

SINGLE TENANT NET LEASE
INFILL LOCATION IN DENVER'S
HIGHLAND NEIGHBORHOOD



PERFECT TEETH

3300 N Irving St, Denver, CO 80211



BROCKMAN
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PERFECT TEETH™



ADDRESS

**3300 N. Irving St.
Denver, CO 80211**



PRICE

\$1,500,000



NOI

\$67,500



CAP RATE

**4.50% (current)
5.06% (option period)**



SIZE

**Building Size: 2,585 SF
Land Size: 12,400 SF**



YEAR BUILT

1952/2005



TENANT RESPONSIBILITIES

- Taxes
- Insurance
- The cost of operating, maintaining, repairing and/or replacing the building, site and common areas

LEASE OVERVIEW

Tenant	Perfect Teeth
Historical Occupancy	Initial Lease Commencement: December 31st, 2009 Lease Renewal: January 1st, 2015 New Lease: January 1st, 2020
Current Lease Term	5 years, 3 months
Renewal Options	1, 5-year option

YEARS	LEASE PERIOD	MONTHLY BASE RENT	ANNUAL RENT	RENT PER SF	CAP RATE
1/1/2020–3/31/2026	Current Term	\$5,625.00	\$67,500.00	\$26.11	4.50%
4/1/2026–3/31/2031	Option	\$6,328.13	\$75,937.50	\$29.38	5.06%





LOCATION

- Rare opportunity to own a property in Denver's highly desirable Highland Neighborhood
- Less than 10 minutes from Downtown Denver
- Easy access to Speer Boulevard and I-25



BELOW MARKET RENT

Multiple lease comps in the immediate vicinity ranging from \$37.00/SF NNN to \$47.00/SF NNN (source: Costar.com)



HISTORICAL OCCUPANCY

Tenant has occupied the property since 2009, renewed the lease in 2015, and signed a new lease in 2020



OFF STREET PARKING

Significant competitive advantage in this infill setting



COVERED LAND PLAY

Tremendous upside with a cost basis of \$121/SF for the land



HARD CORNER, SIGNALIZED INTERSECTION

Prominently located at the corner of N Irving St and W 34th Ave

AREA OVERVIEW

QUICK FACTS

	1 MILE	3 MILES	5 MILES
POPULATION	31,577	199,325	486,275
HOUSEHOLDS	15,062	93,053	220,008
AVG. HOUSEHOLD INCOME	\$127,210	\$102,532	\$96,359

AREA HIGHLIGHTS

- Property is walking distance to Highlands Square and 32nd Avenue. Just minutes away from restaurants, coffee shops, and shopping.
- Minutes from I-25 and I-70



AREA MAP



BDC
ATOMIC COWBOY
FAT SULLY'S
HOPS & PIE
SPROUTS FARMERS MARKET
NATURAL GROCERS

linger EATURIES
MY NEIGHBOR FÉLIX MEXICAN KITCHEN-BAR
COREPOWER YOGA
TAP & BURGER
UNCLE
Happy

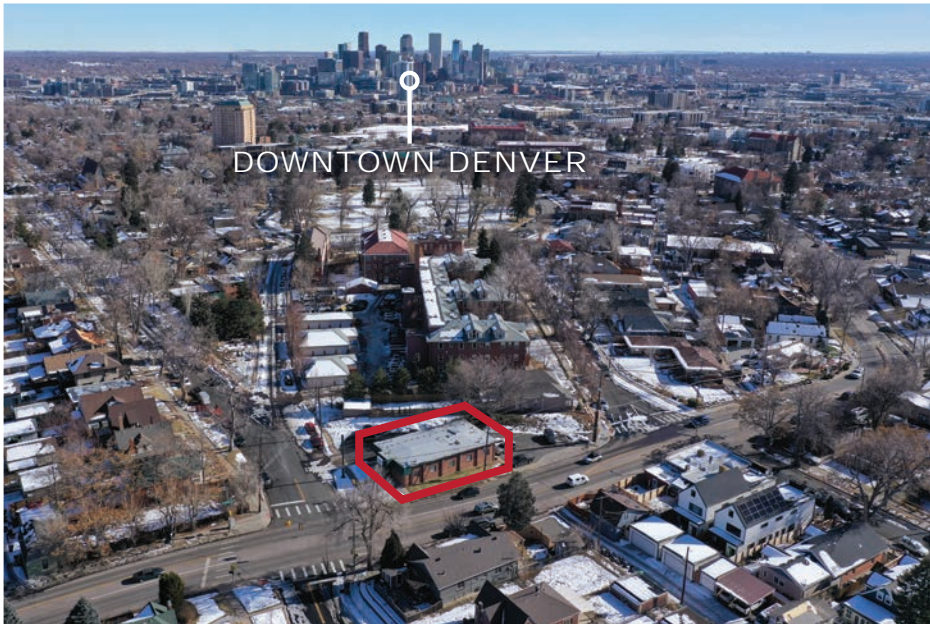
blue pan DETROIT STYLE PIZZA
FIRE MOUNTAIN
CHIPOTLE MEXICAN GRILL
ORANGETHEORY FITNESS
SWEET COW
TACOS TEQUILA WHISKEY

Coors FIELD

EMPOWER FIELD AT MILE HIGH

Ball Arena

PROPERTY PHOTOS



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