

Englewood Boardwalk  
Offered For Sale for the First Time



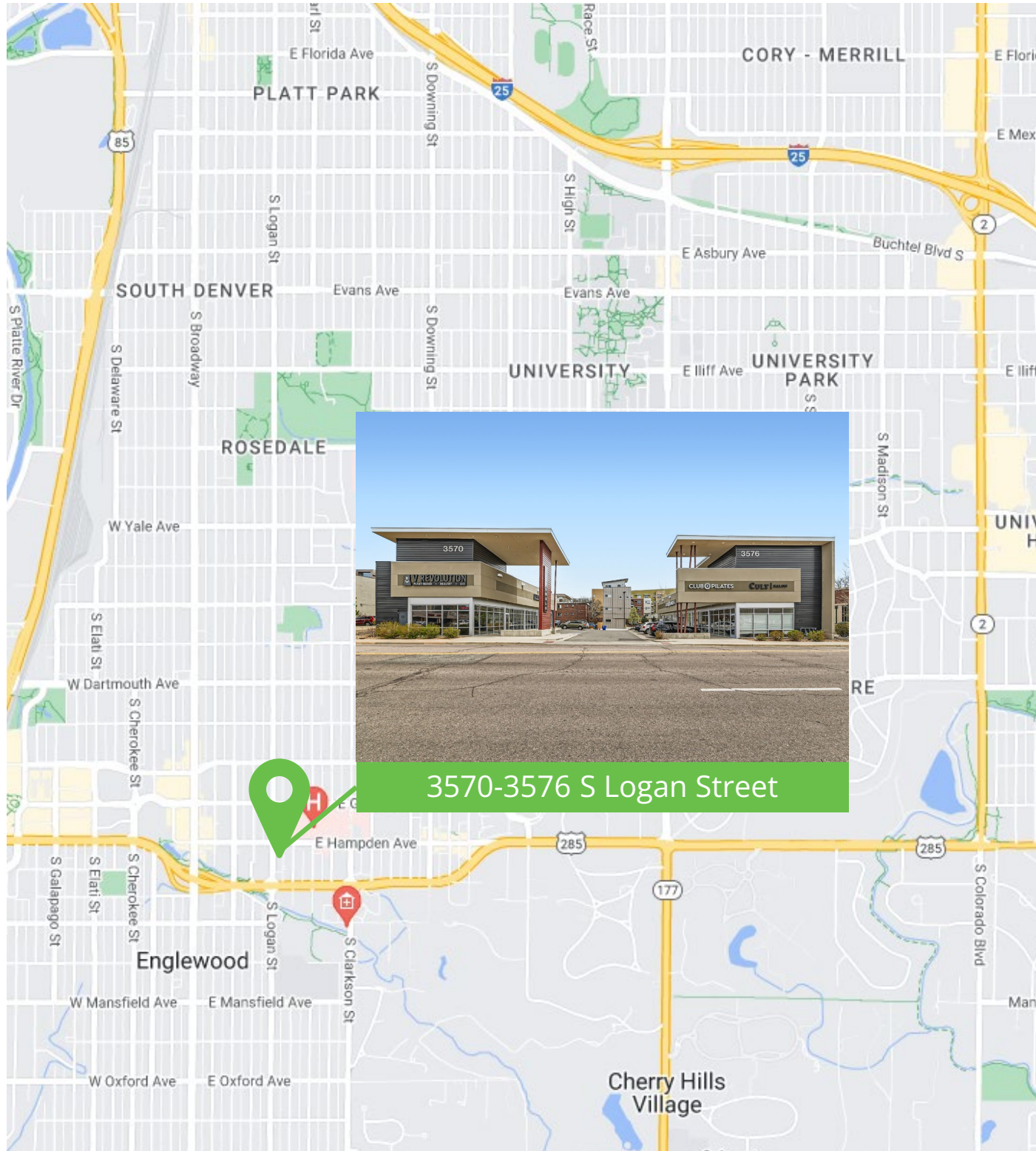
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REQUIRED  
PROPERTIES

FOR SALE

3570 – 3576 S Logan St, Englewood, CO 80113





3570-3576 S Logan Street

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OVERVIEW



Address	3570-3576 S Logan St Englewood, CO 80113
County	Arapahoe County
List Price	\$2,850,000
Cap Rate	5.68%
Building Size	5,475 SF
Land Size	16,875 SF
Year Built	2018
Parking	23 off-street







### BUILDING

- 100% occupied, newly constructed multi-tenant commercial buildings
- Highly desirable mix of suite sizes
- Ample head-in parking
- Tenants take advantage of store front signage and street facing signage

### LOCATION

- Located in the heart of Englewood, CO
- Close proximity to Swedish Medical Center, Craig Hospital and surrounding employers
- Visibility from signalized intersection of E Hampden Ave and S Logan St
- Shadow anchored by regional Safeway store
- High density of apartments and condos

# RENT ROLL & EXPENSES

Income	Annual	\$/SF
Scheduled Base Rent	\$161,857	\$29.56
Expense Reimbursement	\$78,212	\$14.29
<b>Total Gross Income</b>	<b>\$240,069</b>	<b>\$43.85</b>
Expenses		
Property Tax (2023 Payable 2024)	\$37,564	\$6.86
Insurance	\$2,260	\$0.41
CAM	\$38,388	\$7.01
<b>Total Expenses</b>	<b>\$78,212</b>	<b>\$14.29</b>
<b>Net Operating Income</b>	<b>\$161,857</b>	<b>\$29.56</b>



Tenant Name	Unit	Lease Start	Lease End	Sq Ft	PRS	Annual Rent	Current Rate	Rental Increase	Annual Rent	Rental Rate	Options	Expense Recovery
<b>Cult Salon</b>	3576 - Unit A	9/1/2021	8/30/2031	1,100	20.74%	\$32,681.00	\$29.71	9/1/2024	\$33,660.00	\$30.60	1, 5-Year	NNN
								9/1/2025	\$34,661.00	\$31.51		
								9/1/2026	\$35,706.00	\$32.46		
								9/1/2027	\$36,773.00	\$33.43		
								9/1/2028	\$37,884.00	\$34.44		
								9/1/2029	\$39,017.00	\$35.47		
								9/1/2030	\$40,183.00	\$36.53		
<b>RiserFit Club Pilates</b>	3576 - Unit B	3/1/2018	5/31/2028	1,815	34.22%	\$59,895.00	\$33.00	6/1/2024	\$61,710.00	\$34.00	N/A	NNN
								6/1/2025	\$63,525.00	\$35.00		
								6/1/2026	\$65,340.00	\$36.00		
<b>V Revolution</b>	3570	4/1/2020	3/31/2026	2,389	45.04%	\$69,281.00	\$29.00	4/1/2025	\$71,671.00	\$30.00	2, 5-Year	NNN

Total SF: 5,304      Occupied SF: 5,304  
 Occupancy: 100.00%      Available SF: 0,000







3401-3421 E Colfax Ave, Denver, CO

Price	\$1,720,000
Cap Rate	5.91%
Price/SF	\$550/SF
Building Size	3,125 SF
Sale Date	2/8/2024



211 E 7th Ave, Denver, CO

Price	\$3,600,000
Cap Rate	5.51%
Price/SF	\$766/SF
Building Size	4,697 SF
Sale Date	8/29/2022

SALE COMPS

Address	Price	Price/SF	Cap Rate	Building Size	Land Size	Sale Date	YOC
3401-3421 E Colfax Ave Denver, CO	\$1,720,000	\$550	5.91%	3,125 SF	3,125 SF	2/8/2024	1948/2017
211 E 7 <sup>th</sup> Ave Denver, CO	\$3,600,000	\$766	5.51%	4,697 SF	11,225 SF	8/29/2022	2017
3200 N Tejon St Denver, CO	\$4,200,000	\$516	5.75%	8,145 SF	7,405 SF	4/22/204	1890/2005
1155 S Tower Rd Aurora, CO	\$2,800,000	\$476	6.00%	5,880 SF	39,275 SF	4/4/2023	2008
3299 S Broadway Englewood, CO	\$2,875,00	\$412	5.38%	6,975 SF	21,780 SF	1/31/2023	1940/2008
2305 S Colorado Blvd Denver, CO	\$5,500,000	\$615	5.41%	8,930 SF	23,522 SF	6/1/2022	2000/2018
<b>Average</b>		<b>\$556</b>	<b>5.66%</b>				



3200 N Tejon St, Denver, CO



1155 S Tower Rd, Aurora, CO



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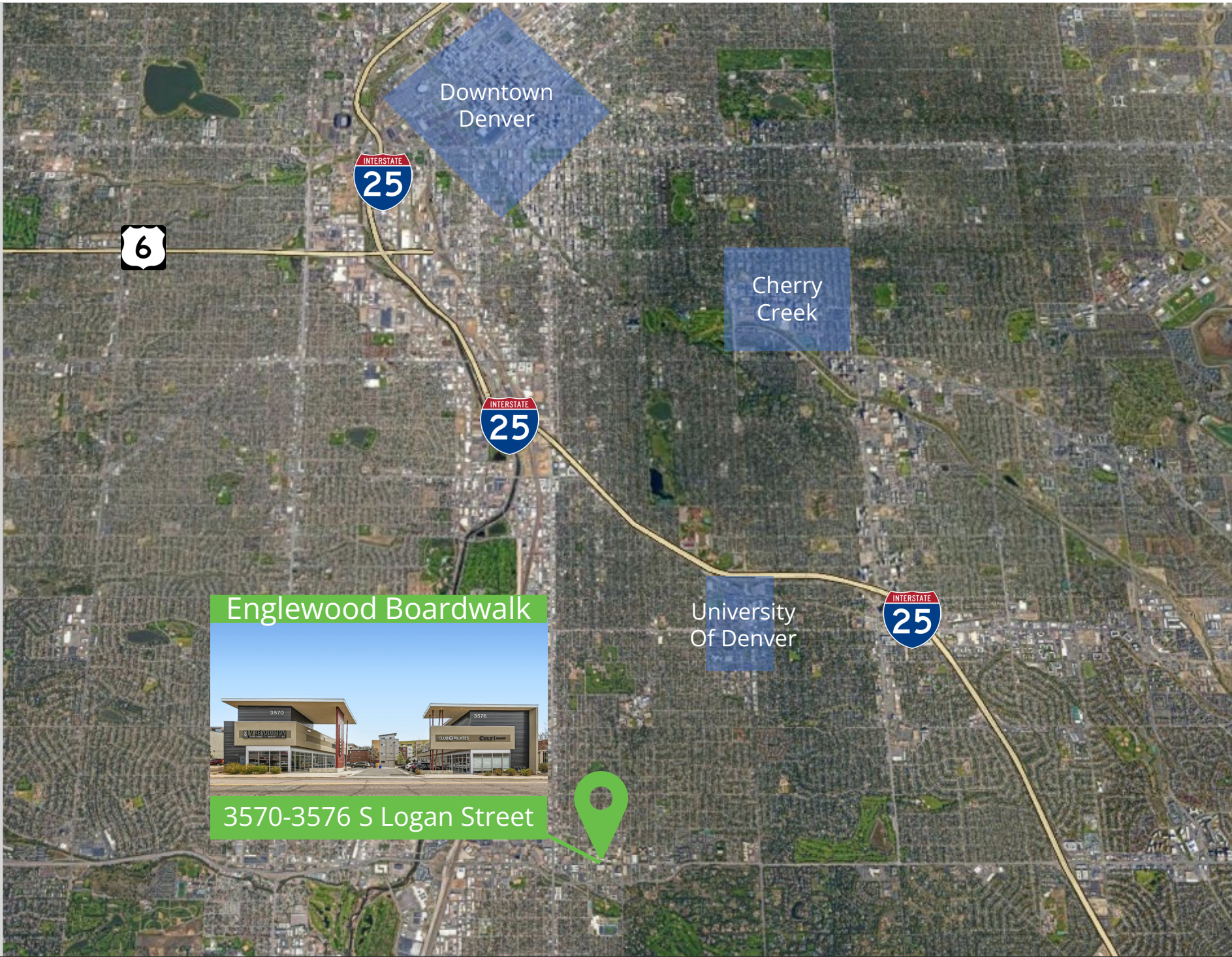
3299 S Broadway, Englewood, CO



2305 S Colorado Blvd, Denver, CO



AREA MAP



Englewood Boardwalk



3570-3576 S Logan Street



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**REQUIRED**

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