

# 1450

**S. SANTA FE DRIVE**  
Denver, CO

PRICE REDUCED TO:  
**\$1,999,000**

**RETAIL/OFFICE OPPORTUNITY**  
**INVESTMENT OR OWNER/USER**



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# PROPERTY SUMMARY



1450-1470 S. SANTA FE DRIVE | DENVER, CO 80223

## LOCATION

Address: 1450-1470 S. Santa Fe D, Denver, CO 80223  
County: Denver

## PROPERTY

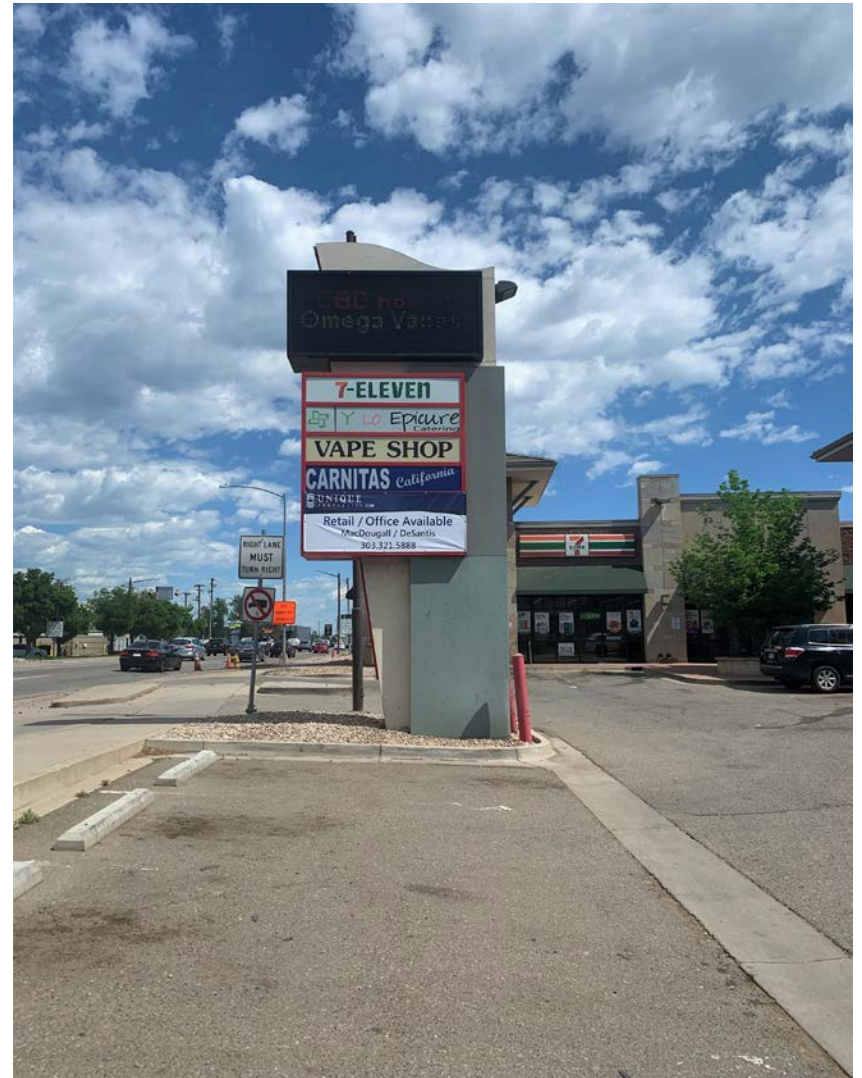
Sale Price: \$1,999,000  
Number of Buildings: Two (2)  
Tenancy: Multiple (Up to 6)  
Total Building Area: 10,270 SF  
Land Area: 25,264 SF / 0.58 AC  
Zoning: B-4 General Business District  
Property Type: Shopping Center  
Taxes: \$43,147 (2019)  
Parking: 38 Spaces  
Year of Construction: 2006

## EXECUTIVE SUMMARY

The property was built in 2006 and offers retail & office spaces. The property is comprised of two (2) buildings totaling 10,270 SF, on a half-acre lot. The current zoning allows for up to a 4-story building on the premises.

## PROPERTY HIGHLIGHTS

- High Visibility Location | Over 80,000 Vehicles Per Day
- 7-Eleven Anchored Property | Prominent Signage for All Tenants
- Close Proximity to the Gates District at Broadway Station  
Redevelopment
- Quick Access to I-25, University of Denver and Public Transit
- Value-Add Opportunity Through Lease-Up
- Owner/User Space available | Office & Retail



# SITE OVERVIEW



## SITE

Cross Streets: W. Arkansas Ave and W. Florida Ave

Land Area: 25,276 SF | 0.58 AC

## ZONING

Zoning: B-4 General Business District

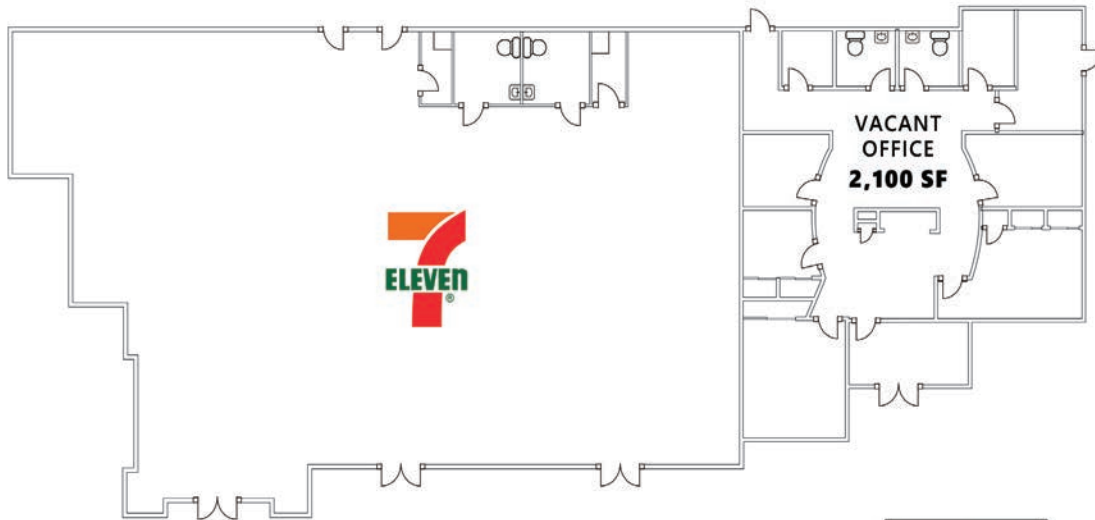
This district is intended to provide for and encourage appropriate commercial uses adjacent to arterial streets, which are normally transit routes. Uses include a wide variety of consumer and business services and retail establishments that serve other business activities, and local transit-dependent residents within the district as well as residents throughout the city. The regulations generally allow a moderate intensity of use and concentration for the purpose of achieving compatibility between the wide variety of uses permitted in the district. Building height is not controlled by bulk standards unless there is a property line to property line abutment with a residential use. Building floor area cannot exceed twice the site area.

## SOURCE

<https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/denver-zoning-code/zone-descriptions.html>

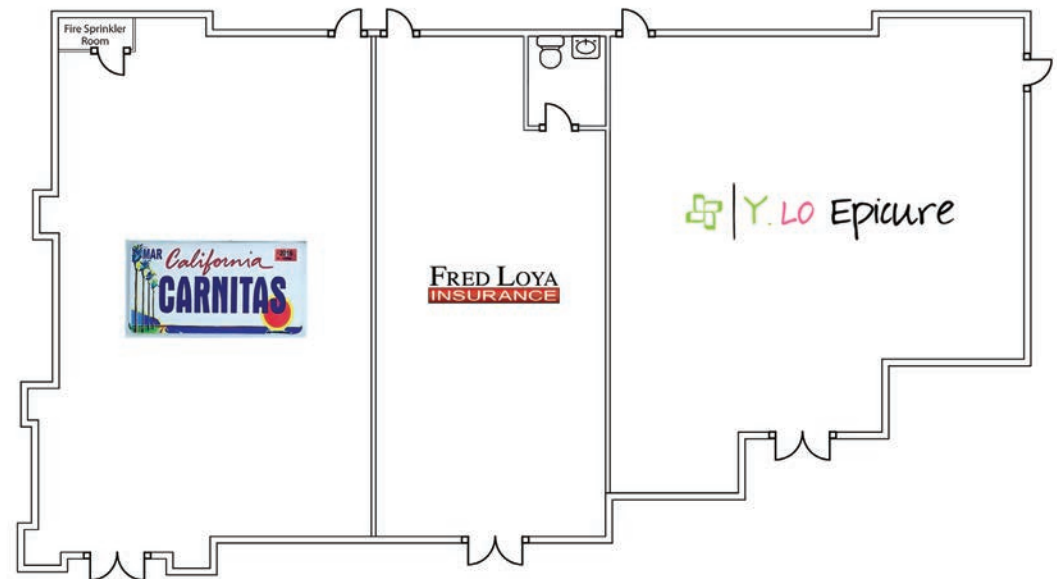


# FLOOR PLANS



1450 S. SANTA FE DRIVE

1470 S. SANTA FE DRIVE



# PROPERTY PHOTOS



# RENT ROLL



TENANT	SUITE	RSF	%RSF	MONTHLY RENT	ANNUAL RENT	CURRENT RATE PER SF	LEASE START	LEASE END	SECURITY DEPOSIT	NOTES
7-Eleven, Inc.	A-1450	3,000	29.91%	\$4,250.00	\$51,000.00	\$17.00	9/1/2012	8/31/2022	-	Options: Four 5-year
Vacant	B-1450	2,100	20.94%	-	-	-	-	-	-	Move-In Ready Office Space
California Carnitas	A-1470	1,400	13.96%	\$1,466.69	\$17,600.26	\$12.57	11/1/2015	10/31/2020	\$2,050.00	-
Fred Loya Insurance Agency, Inc.	B-1470	750	7.03%	\$1,100.00	\$13,200.00	\$17.60	09/29/2020	09/28/2025	-	-
Y.LO Epicure Catering	C-1470	1,017	10.14%	\$1,240.03	\$14,880.36	\$14.63	10/1/2015	Tenant Currently on Month-to-Month Lease	\$1,101.75	Full Commerical Kitchen Build Out
Y.LO Epicure Catering	D-1470	1,495	14.91%	\$1,822.86	\$21,874.34	\$14.63	5/23/2012	Tenant Currently on Month-to-Month Lease	\$2,430.00	Full Commerical Kitchen Build Out
<b>TOTAL:</b>		<b>9,762</b>	<b>96.89%</b>	<b>\$9,879.58</b>	<b>\$118,554.96</b>	<b>AVERAGE \$15.29</b>			<b>\$5,581.75</b>	

# DEMOGRAPHICS



Radius	1 Mile	2 Mile	3 Mile
<b>Population</b>			
2025 Projection	14,918	199,947	548,331
2020 Estimate	14,117	189,512	517,774
2010 Census	12,472	167,598	440,570
Growth 2020-2025	5.67%	5.51%	5.90%
Growth 2010-2020	13.19%	13.08%	17.52%
2020 Population Hispanic Origin	4,093	62,949	150,412

2020 Population by Race			
White	12,879	166,916	446,506
Black	296	5,122	24,820
Am. Indian & Alaskan	213	3,987	10,184
Asian	345	8,024	20,242
Hawaiian & Pacific Island	30	327	864
Other	355	5,137	15,158

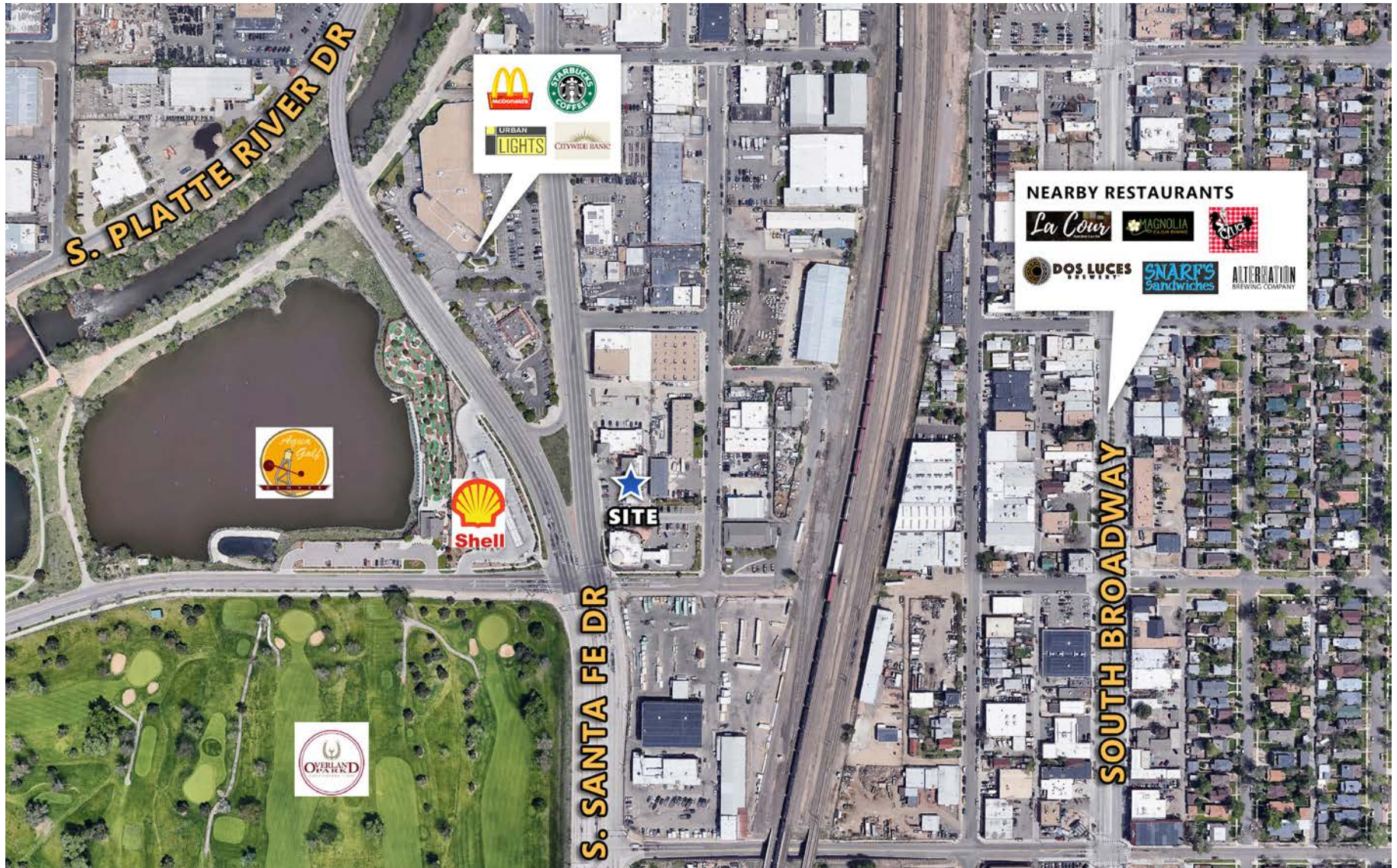
U.S Armed Forces	1	94	264
<b>Households</b>			
2025 Projection	6,584	88,460	252,376
2020 Estimate	6,241	83,831	238,104
2010 Census	5,590	73,889	201,306
Growth 2020 - 2025	5.50%	5.52%	5.99%
Growth 2010 - 2020	11.65%	13.46%	18.28%
Owner Occupied	3,359	38,698	106,326

Radius	1 Mile	2 Mile	3 Mile
2020 Avg Household Income	\$117,704.00	\$97,238.00	\$95,505.00
2020 Med Household Income	\$88,929.00	\$66,886.00	\$68,017.00

Radius	1 Mile	2 Mile	3 Mile
<b>2020 Households by Household Inc</b>			
<\$25,000	895	15,287	43,763
\$25,000 - \$50,000	977	16,560	45,461
\$50,000 - \$75,000	810	14,664	40,806
\$75,000 - \$100,000	787	8,743	27,324
\$100,000 - \$125,000	719	7,610	21,055
\$125,000 - \$150,000	413	4,794	15,897
\$150,000 - \$200,000	596	6,474	19,208
\$200,000+	1,044	9,697	24,592



# RETAIL MAP



The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



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