

FOR SALE - CHERRY CREEK NORTH



BUELL



248-250 Detroit Street, Denver, Colorado 80206

ROCHE FORE | (303) 320-6929 Ext. 230 or roche@buellco.com

BUELL & COMPANY | 50 South Steele Street, Suite 1000 | Denver, Colorado | 80209

PROPERTY OVERVIEW



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248-250 DETROIT STREET is situated in prestigious and vibrant Cherry Creek North and is within the Cherry Creek North Business Improvement District (“BID”), the most affluent shopping and residential neighborhood in Denver, Colorado.

Cherry Creek North has long been regarded as the premier retail destination in the Denver Area and with its recent transformation is now a true mixed use location attracting an increasingly affluent population for its live, work and play appeal in addition to the upscale retail experience. Cherry Creek’s current development projects are transforming the shopping district in particular with an influx of new residential, office, retail, and hotel projects. The current development projects alone will contribute approximately 1,500 new residences to Cherry Creek and an approximate 60% increase in office space and a 40% increase in retail inventory and an escalating prosperity with an exponential influx of highly educated and young professionals. Cherry Creek’s allure to the most desirable of this demographic population in terms of household income is well beyond a retail destination incorporating a life quality that will continue to fuel Cherry Creek’s growth and popularity resulting increasing demand. Location, Location, Location, the property that fits all the requirements of desirability in Denver.

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Premium location in Cherry Creek North

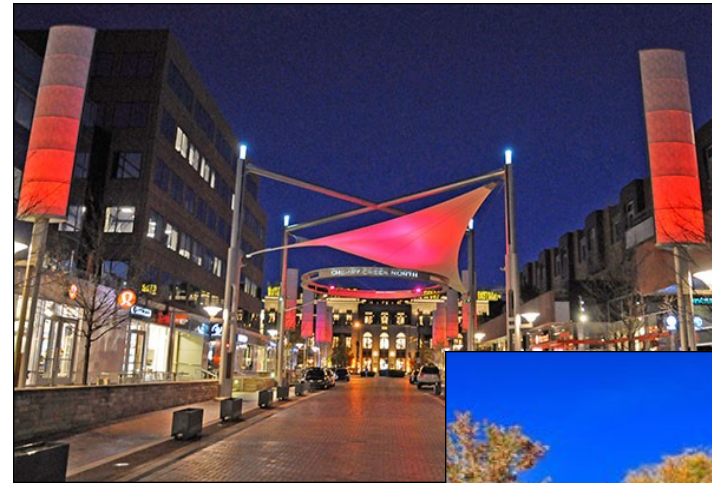
- PROPERTY ADDRESS: 248-250 Detroit Street, Denver, CO 80206
- PROPERTY TYPES: Currently Retail
- YEAR BUILT: 1981
- ZONING: C-CCN-5
- LOT SIZE: 5,563 SF
- TOTAL BUILDING SIZE: 3,382 SF
- SUITE/SIZE: 250 Detroit Street - 1,370 SF (Approx. 40.51%)
248 Detroit Street - 2,012 SF (Approx. 59.48%)

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NNN's

- TAXES: \$52,413.80
- INSURANCE: \$2,936.00
- WATER: \$304.00
- WASTE WATER: \$428.00
- TRASH: \$1,678.00
- FIRE INSPECTION : \$59.50
- PLANTS: \$855.00
- CONCRETE REPAIRS: \$234.00
- **TOTAL:** \$58,935.30
- **TOTAL NNN's PSF:** \$17.43 PSF



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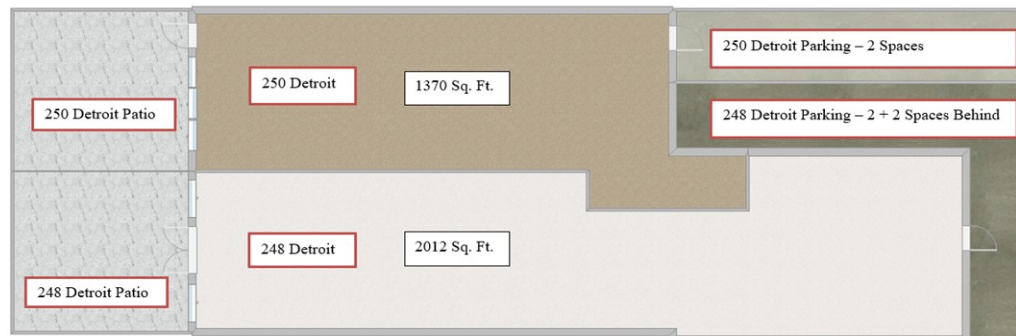
MARGARET O'LEARY-250 DETROIT



SAN FRANCISCO

- CURRENT BASE RENT: \$49.00 PSF with 2% annual increases
- CURRENT NNN'S: \$17.50 PSF
- LEASE TERMINATION: September 30, 2021
- RENEWAL OPTION: 1 Five Year Renewal Option 3% annual increases

Patio approx. 22.1' X 42.5'



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INTERIOR IMAGES



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EXTERIOR IMAGES



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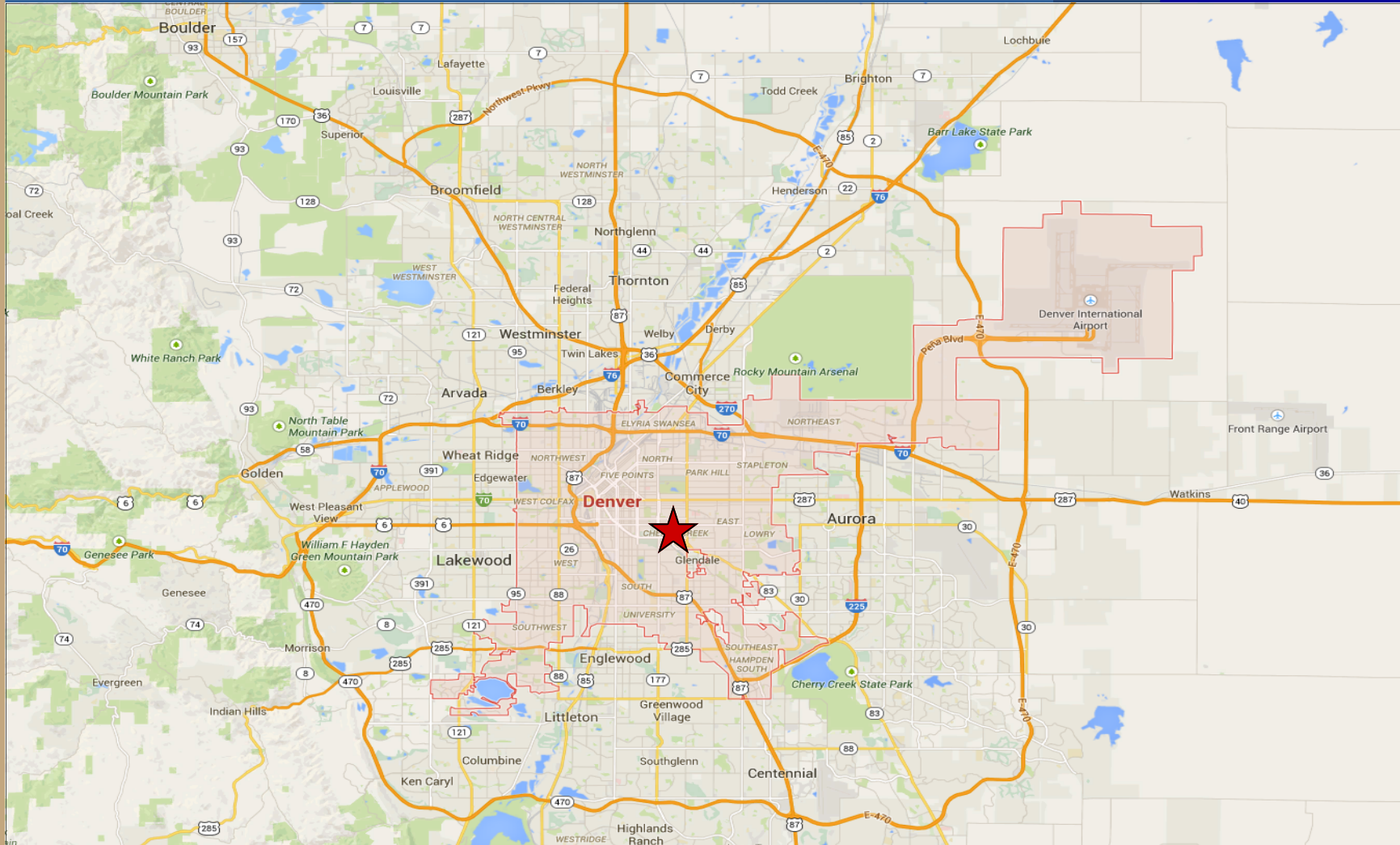
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DENVER METRO LOCATION MAP



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AERIAL PICTURE



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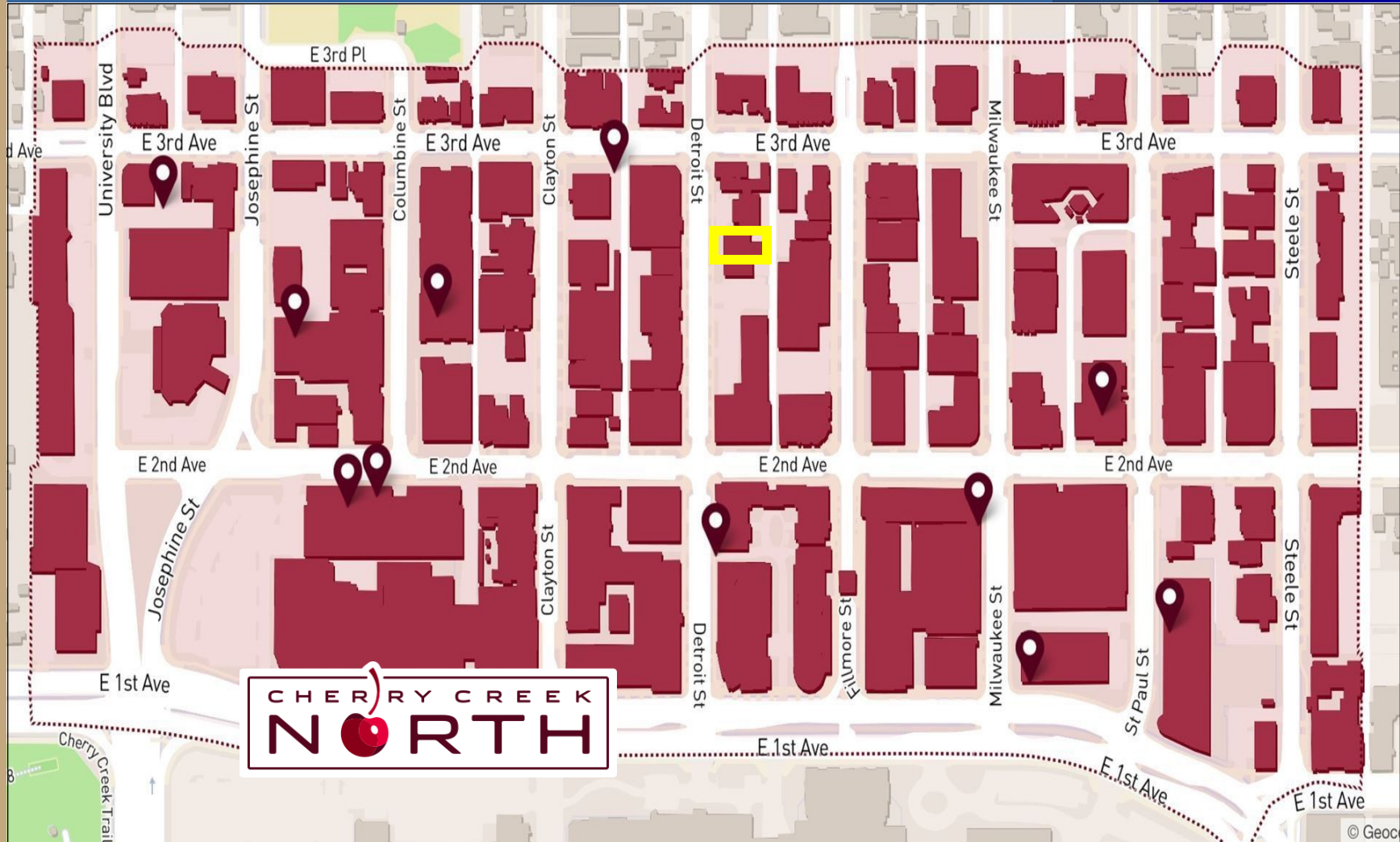
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AERIAL SITE MAP



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