

Strip Retail with owner /user component

FOR SALE \$3,999,000

6787 S Clinton Street, Greenwood Village, CO

- 800 Square Foot Patio
- 6,517 square foot Turnkey restaurant space available
- All restaurant FFE is negotiable.
- Anchored by Target (Recently renovated) and surrounded by national retailers.
- NNN leases



CURRENT NOI ON LEASED SPACE: \$129,192



TOTAL SF: 12,580 (\$317.89 per SF)



VACANCY: 48% Leased / 52% available for owner/user



6787 South Clinton Street in Greenwood Village CO is a Retail strip center for sale, anchored by a recently renovated Target on the busy Arapahoe corridor just off of I-25. The property offers a unique opportunity for an owner/user to purchase a multi-tenant retail building for their business while also generating income from the three other existing long-term tenants already at the property. Current tenants include Shapes Plus, Nail Salon and Great Clips. The remaining 6,517 square foot user space is currently used as a turnkey restaurant with full bar, multiple dining areas, banquet space and a large outdoor patio. This space would lend itself well to a new food/restaurant concept or any other business where a buyer is needing retail space with exceptional visibility, great location, substantial parking, monument signage on the corner, easy access in a strong retail corridor, surrounded by hotels, office, flex & industrial buildings with significant rooftops in a high-end demographic area.



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Joshua K. Cohen 303.867.2603 Joshua@johnproppcommercial.com

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BUILDING DETAILS

Building Type	3 Star Retail (Strip Center)
Total Building SF	12,580
Site Size	1 Acre (43,560 SF)
Zoning	M-C (Mixed Commercial)
Stories	1
Construction	Masonry
Year Built	1984
Tenancy	Multi
Frontage	153' on Clinton St (with 1 curb cuts)
Taxes	\$4.83/SF (2022)
Parking	61 dedicated surface Spaces + shared Target parking lot

OTHER DETAILS

- In Ground Grease Trap**
- Monument Signage**
- Full Access Lighted Intersection**
- New Roof in 2014 with 20-year warranty**



2022 DETAILED EXPENSES

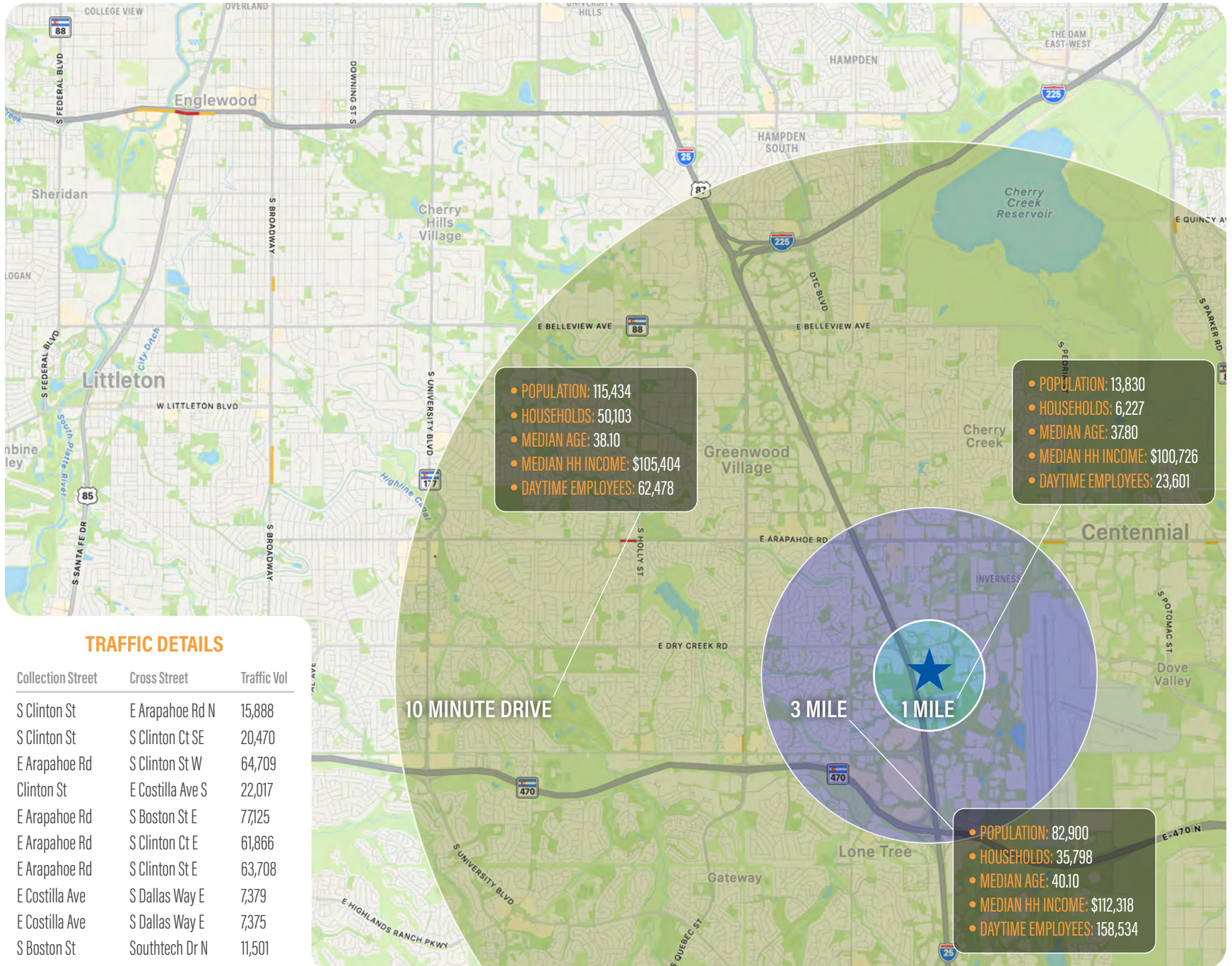
6787 S Clinton Street, Greenwood Village, CO

	Sq. Ft.	Actual 2022	Per Sq. Ft.
Monthly Bookkeeping	12,439	\$1,994.34	\$0.16
Gas and Electric	12,439	\$1,101.24	\$0.09
Water and Sewer	12,439	\$3,593.36	\$0.29
Trash Removal	12,439	\$6,029.39	\$0.48
Snow Removal	12,439	\$430.00	\$0.03
Real Estate Taxes	12,439	\$60,069.22	\$4.83
Liability Insurance	12,439	\$11,168.00	\$0.90
Building Maintenance	12,439	\$2,179.00	\$0.18
HVAC Repairs, RTU Prevent Maintenance	12,439	\$530.00	\$0.04
Plumbing	12,439	\$900.00	\$0.07
Ground Maintenance	12,439	\$10,905.80	\$0.88
Miscellaneous	12,439	\$116.90	\$0.01
Accounting and Tax	12,439	\$650.00	\$0.05
Property Management	12,439	\$—	\$—
TOTAL EXPENSES	12,439	\$99,668.25	\$8.01



- | | | | |
|-----------------------|---------------------|----------------|----------------------|
| 1 Target | 7 Public Storage | 13 ZIG ZAG | 19 Best Western Plus |
| 2 Restaurant Depot | 8 1up Arcade Bar | 14 WENDY'S | 20 Lowes |
| 3 Stay America Suites | 9 Caliber Collision | 15 7-Eleven | 21 Home Depot |
| 4 Hyatt House | 10 KIA | 16 QT | 22 REI |
| 5 Sheraton | 11 WELLS FARGO | 17 Starbucks | 23 PGA Super Store |
| 6 La Quinta | 12 KEY BANK | 18 Chick-fil-A | 24 La Quinta |

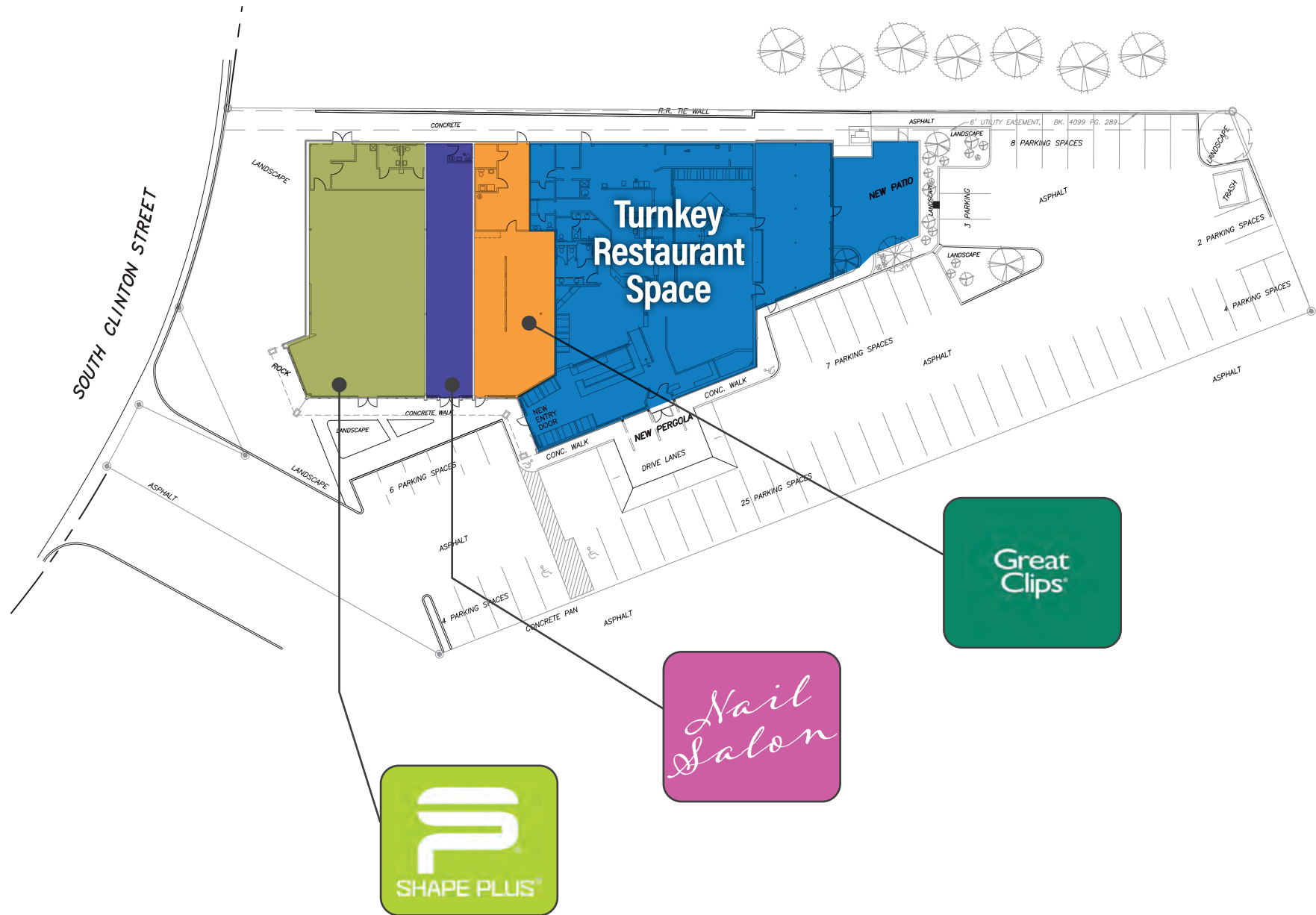
AREA DEMOGRAPHICS



SITE PLAN

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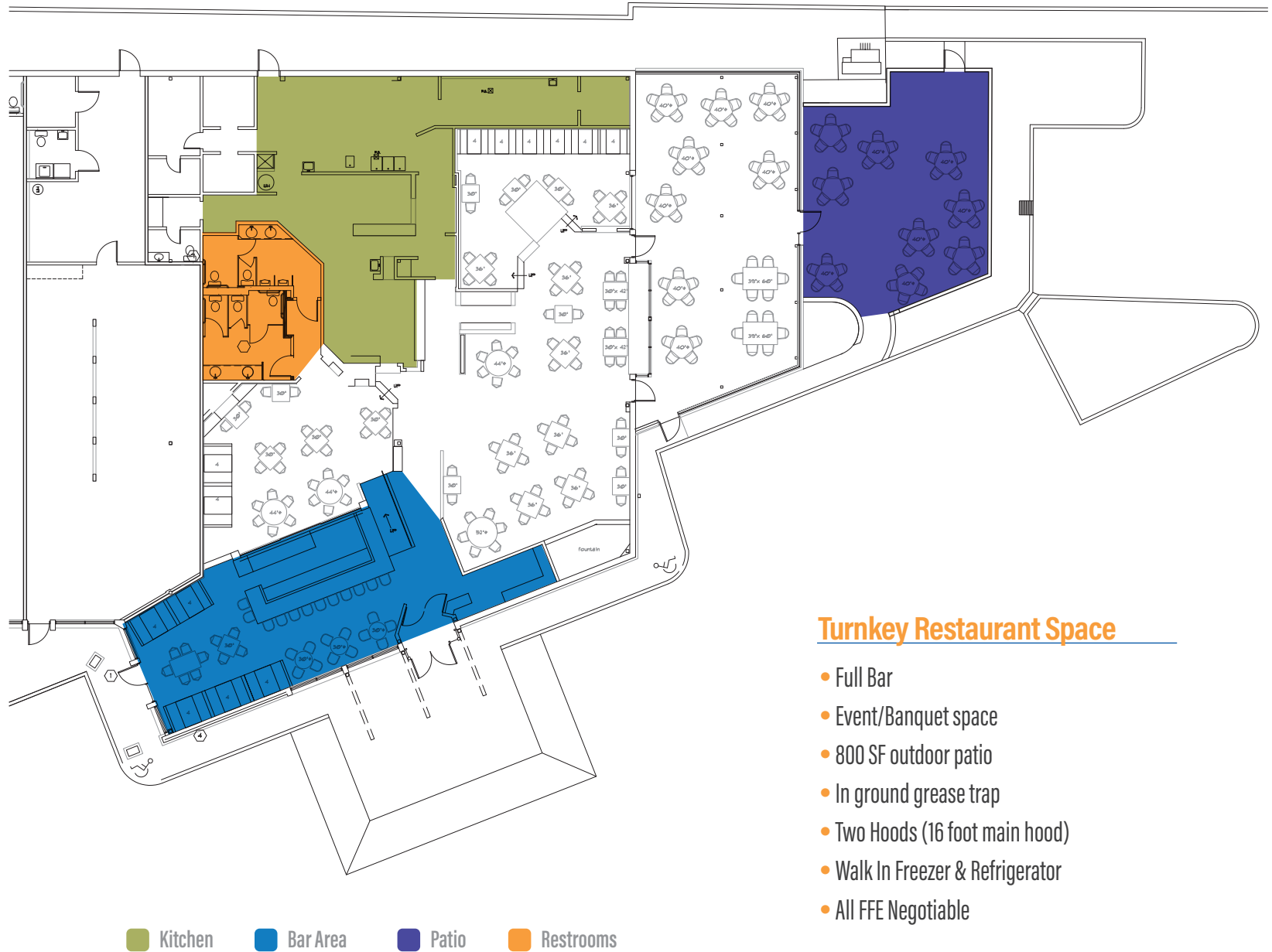
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TURN KEY RESTAURANT SPACE

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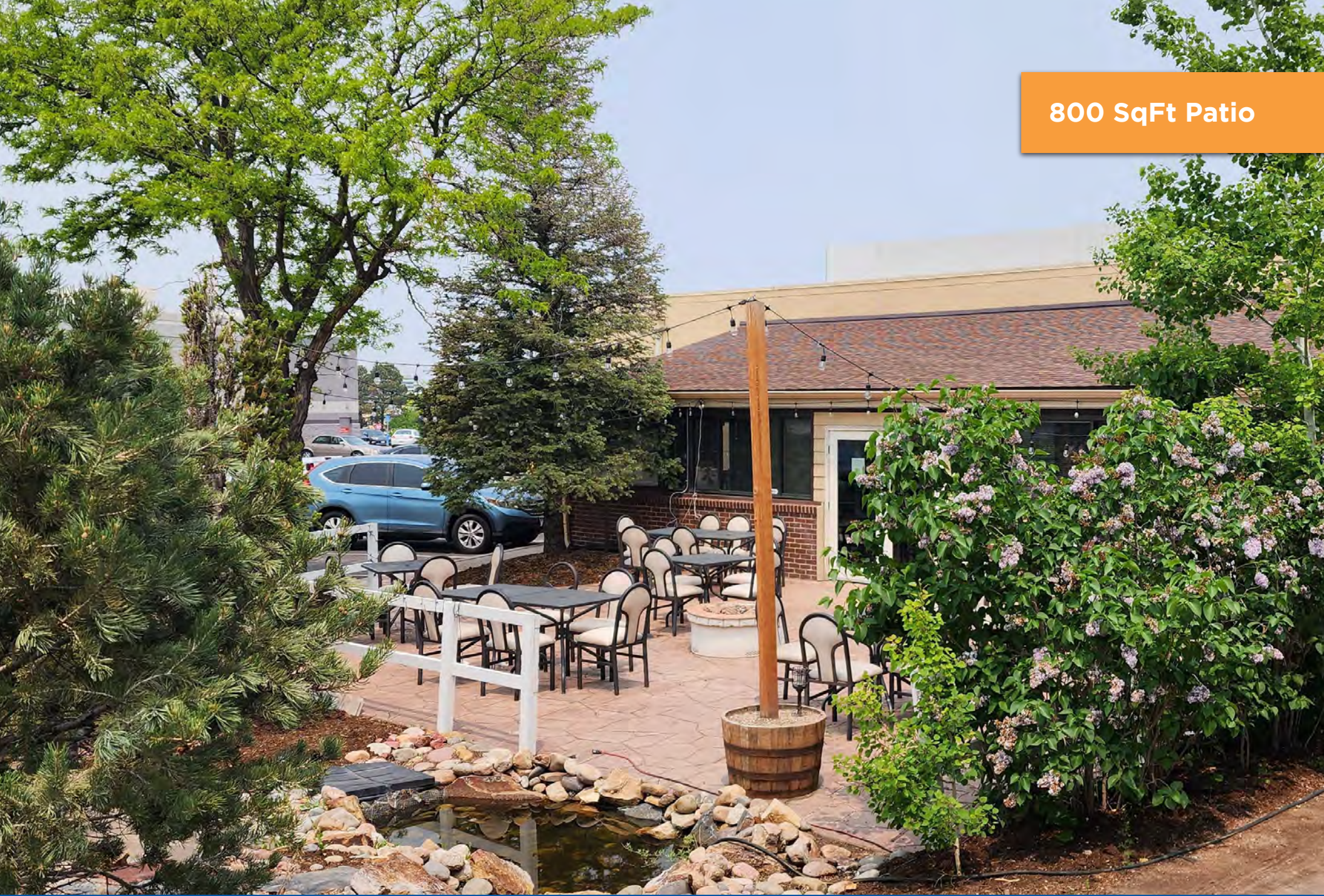
Turnkey Restaurant Space

- Full Bar
- Event/Banquet space
- 800 SF outdoor patio
- In ground grease trap
- Two Hoods (16 foot main hood)
- Walk In Freezer & Refrigerator
- All FFE Negotiable

Dining Area



800 SqFt Patio



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Kitchen



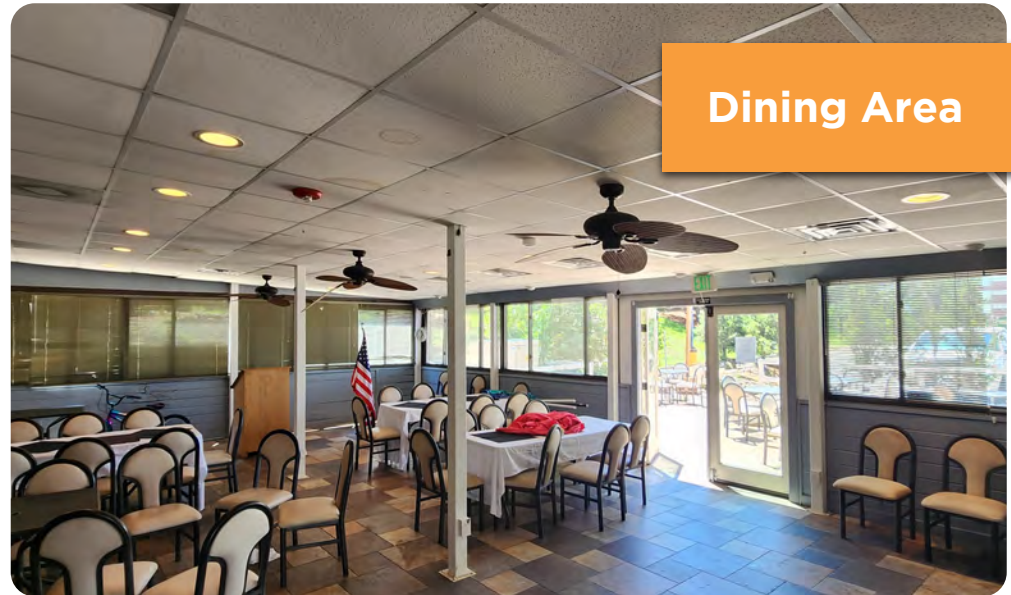
Bar Area



Patio



Dining Area





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John Propp Commercial Group, established in 1997, is a full service Commercial Real Estate Brokerage Company located in Greenwood Village, Colorado. We provide a wide range of services and expertise to Owners, Users and Investors of commercial real estate.

Annually recognized as one of the Top 10 “boutique” commercial brokerage offices in Denver, John Propp Commercial Group has built its reputation and success on providing its clients and customers the utmost in professionalism and respect.



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