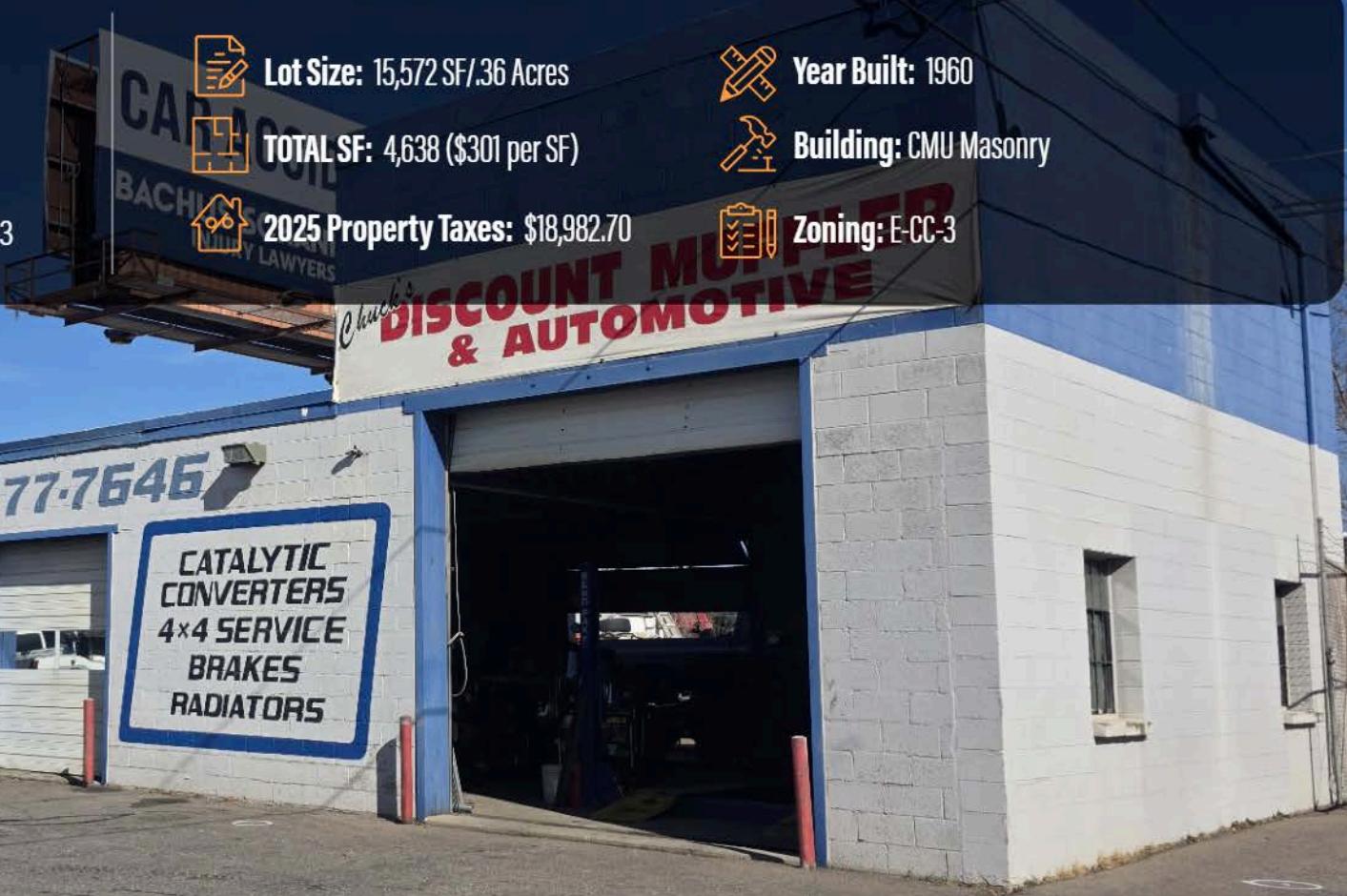


Hard Corner Auto Retail Pad

**FOR SALE
\$1,400,000**

1601 S Cherokee Street, Denver CO 80223



1601 South Cherokee Street Denver CO 80223, is a hard-corner retail/automotive pad site currently operating as an automotive service center in a prime central Denver location. The property sits near the convergence of several major intersections, corridors, and highway interchanges, providing quick access to I-25, South Broadway, and Santa Fe Drive. With exceptional visibility along the Santa Fe Drive corridor—seeing over 90,000 vehicles per day—the site offers strong exposure and easy accessibility. The property includes a dedicated parking lot, additional on-street parking, and an extra yard area suitable for storage. The asset also benefits from additional income via a long-term billboard lease. This rare automotive and/or retail pad site presents multiple pathways for a buyer, including maintaining existing income and tenants, an owner-user opportunity, or future redevelopment potential.

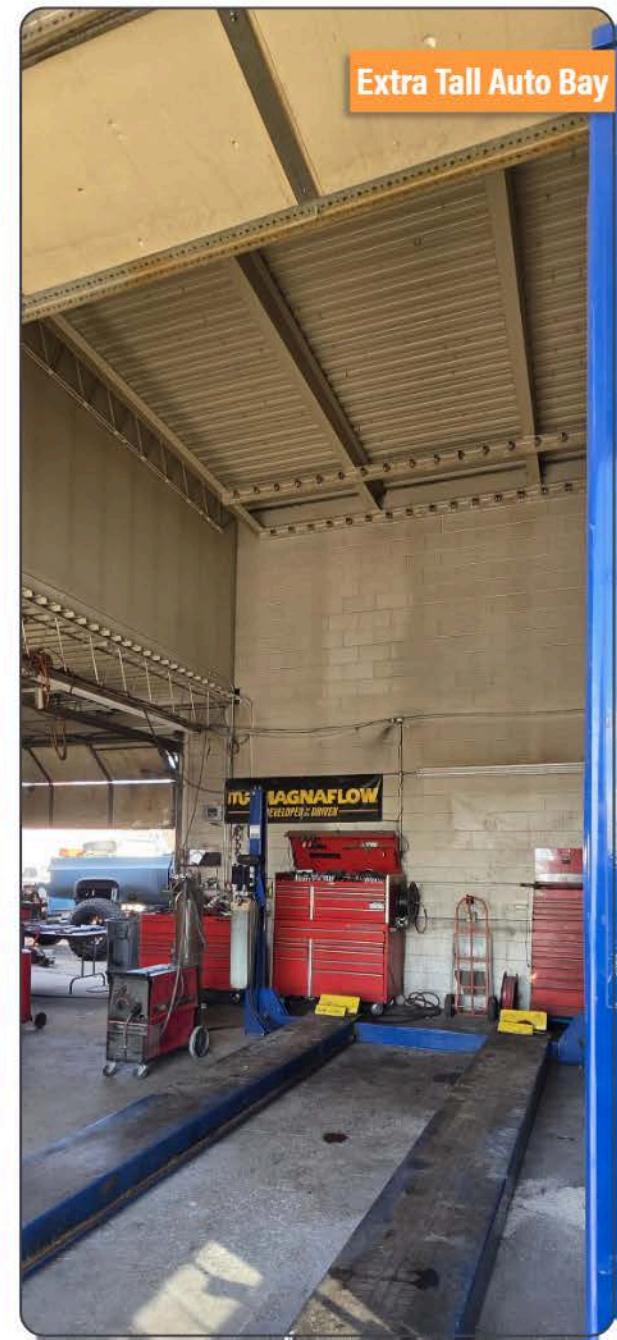
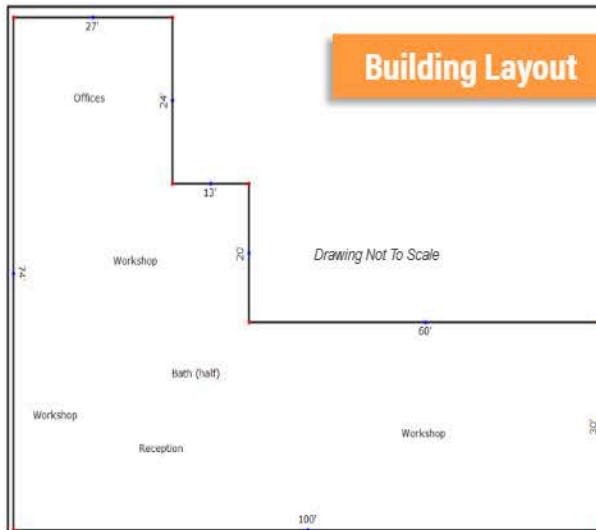
- 4,638 square foot automotive building with storage yard
- Long term billboard lease in place with income
- New roof installed in 2025
- Month-To-Month tenant on NNN lease
- 4 total bays (two drive thru bays), front waiting area, 2 restrooms with shower, offices and additional warehouse/storage
- Central Denver location with over 90,000 vehicles per day
- Adjacent to busy large format gas/convenience/car wash

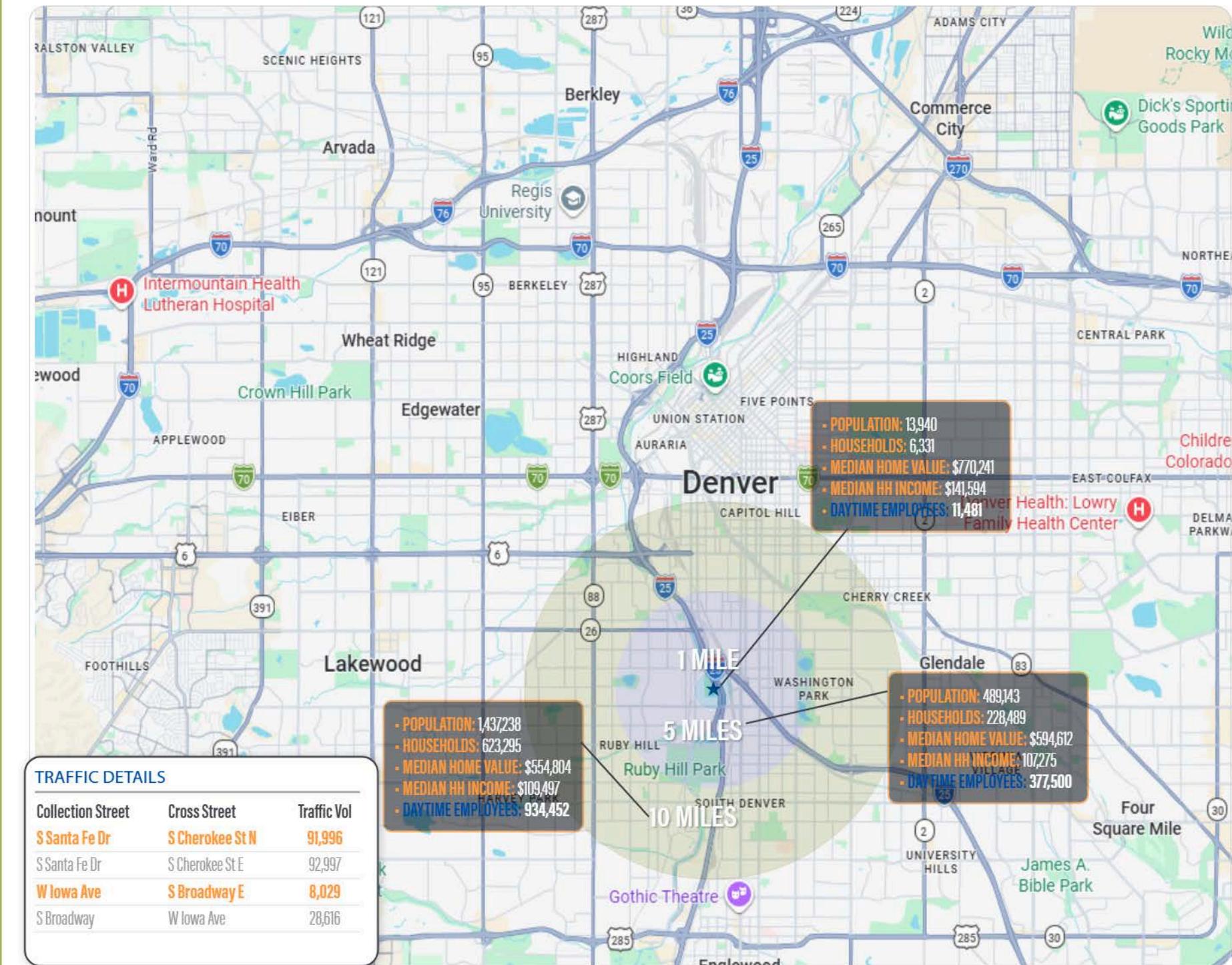
ESTIMATED ANNUAL INCOME & EXPENSES:

Tenant Base Rent:	\$62,010.24 (\$5,167.52/month)
Billboard Income:	\$40,428.44 (based on 2025 Rate & Royalty)
Est. NNN Expenses:	\$45,000.00 (Tenant Pays)
Estimated NOI:	\$102,438.68

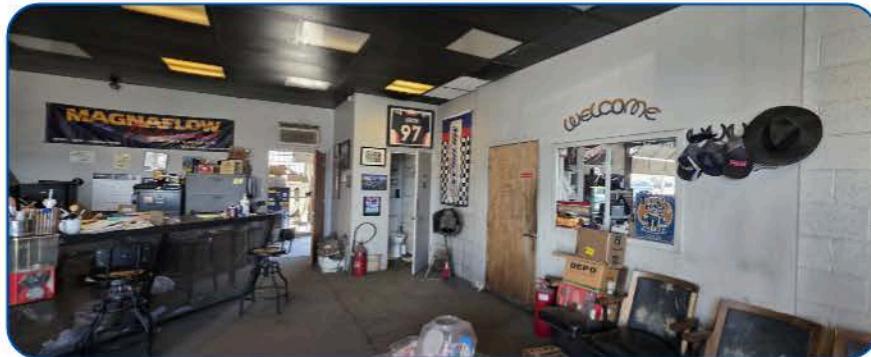
Expenses (NNN)

Property Taxes	\$18,982.70
Building Insurance	\$11,000.00
Estimated CAM	\$15,017.30





AERIAL



WE WORK HARD. WE FIND SOLUTIONS. WE DELIVER RESULTS.

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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