

5750 – 5790 W 44TH AVE

DENVER, CO 80212



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CONTACT US FOR MORE INFORMATION

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Pinnacle Real Estate Advisors is pleased to announce they have been retained as the exclusive marketing advisor for 5750 – 5790 West 44th Ave in Denver, Colorado. 100% leased to Look Optical who have been in the building since 2001. The property is retail/office offering approximately 7,245 square feet on a 0.29-acre lot with excellent street exposure. The masonry building provides a functional commercial setting delivering stable in-place cash flow with a lease extending through December 2029. There can be an opportunity to lease out office/retail suites on the second floor to increase cash flow.

PROPERTY DETAILS

PRICE:	\$1,275,000
IN PLACE CAP RATE:	7.22%
BUILDING SIZE:	7,245 SF (Assessor)
LOT SIZE:	0.29 AC (12,500 SF)
TENANT:	Look Optical (Corporately Guaranteed)

INVESTMENT HIGHLIGHTS

- Look Optical has been in this location for 25+ years
- Versatile space with recently renovated retail on the first floor and offices on the second floor with private access.
- Fully leased to a single tenant through December 2029, providing stable in-place income
- Opportunity for Value Add through lease up of underutilized space



FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

5750-5790 W 44th Ave

Effective Occupied SF: 7,245 sf 100.0%

Effective Vacant SF: 0 sf 0.0%

Total SF: 7,245 sf 100.0%

Tenant	Unit	RSF	Commence	Expiration	Monthly Base Rent	Annual Base Rent	Annual PSF	Total	PSF
Look Optical*	1	7,245	1/1/21	12/31/29	\$9,981	\$119,772	\$16.53 psf	\$119,772	\$16.53 psf
TOTALS		7,245 sf			\$9,981	\$119,772		\$119,772	\$16.53 /sf

* 3% Annual Increases

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this analysis. You are responsible to independently verify its accuracy and completeness.



FINANCIAL ANALYSIS

5750-5790 W 44th Ave

Commercial Analysis	"As-Is"	PSF
Commercial Base Rent	\$119,772	\$16.53
EFFECTIVE GROSS REVENUE	\$119,772	\$16.53
Property Taxes	(\$12,245)	(\$1.69)
Property Insurance	(\$6,992)	(\$0.97)
Water / Sewer	(\$434)	(\$0.06)
Repairs and Maintenance	(\$2,000)	(\$0.28)
Property Management (5%)	(\$5,989)	(\$0.83)
Total Operating Expenses	(\$27,660)	(\$3.82)
NET OPERATING INCOME	\$92,112	\$12.71
Cap Rate (based on Asset Price)	7.22%	
Debt Service	(\$61,984)	
Before Tax Cash Flow	\$30,128	
Cash on Cash	5.91%	
Principal Reduction	\$12,631	
Total Return	8.38%	
ASSET PRICE:	\$1,275,000	\$175.98 psf
Loan Amount	\$765,000	60.00% LTV
Equity Contribution:	\$510,000	40.00%
Interest Rate/Amortization	6.50%	25 Years
Monthly/Annual Amortization Payments	\$5,165	\$61,984
Property Square Feet:	7,245 SF	

As-Is Expenses are 2025 actual. Repairs and Maintenance is an industry average and based on previous capex. Property Taxes are actual 2025.

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FINANCIAL ANALYSIS | PINNACLE REAL ESTATE ADVISORS



DENVER BY THE NUMBERS

#2

**MOST HIGHLY
EDUCATED STATE**

US CENSUS BUREAU

3RD

**BUSIEST AIRPORT
IN THE US**

WALL STREET JOURNAL

#3

**#3 MOST
ENTREPRENURIAL CITY**

YAHOO NEWS

#4

**BEST PLACE FOR
BUSINESS AND CAREERS**

FORBES

#5

**MOST
DESIRABLE CITIES**

CLEVER OFFERS

DENVER, CO

ABOUT

Denver, CO has a population of 711k people with a median age of 34.9 and a median household income of \$85,853. In recent years, the population of Denver, CO grew from 706,799 to 710,800, a 0.566% increase and its median household income grew from \$78,177 to \$85,853, a 9.82% increase.

The median property value in Denver, CO is \$540,400, and the homeownership rate is 49.4%.

ECONOMY

The economy of Denver, CO employs 416k people. The largest industries in Denver, CO are Professional, Scientific, & Technical Services (62,131 people), Health Care & Social Assistance (52,548 people), and Educational Services (37,392 people), and the highest paying industries are Management of Companies & Enterprises (\$119,900), Mining, Quarrying, & Oil & Gas Extraction (\$116,454), and Utilities (\$97,803).

MEDIAN HOUSEHOLD INCOME IN DENVER, CO IS \$85,853.

710,800

0.566% 1-YEAR GROWTH

POPULATION

34.9

MEDIAN AGE

\$85,853

9.82% 1-YEAR GROWTH

MEDIAN HH INCOME

416,271

1.43% 1-YEAR GROWTH

NUMBER OF EMPLOYEES

\$540,400

17.7% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE

LOCATION OVERVIEW



DISCLAIMER

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 5750 – 5790 W 44th Ave, Denver, CO 80212 and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



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