



Investment Property  
**FOR SALE**

Long-Term NNN Leased  
Veterinary Clinic

**Sale Price: \$1,923,500**  
**Going-In Cap Rate: 7.0%**

**6777**

E HAMPDEN AVENUE  
Denver, CO 80224

**cresa** ::::

Exclusively Marketed by Cresa:

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## INVESTMENT HIGHLIGHTS

- Fully leased by Midwest Veterinary Partners through September 30, 2031
- Current Rent of \$26.87/SF NNN
- 2% annual rent escalations
- Tenant right to renew for 5 years at 2% rent escalations
- Current NOI = \$134,640
- Sale Price = \$1,923,500
- Going-in Cap Rate of 7.0%

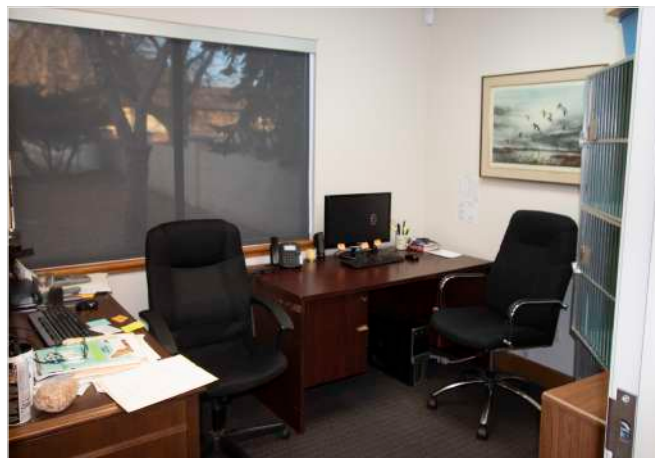
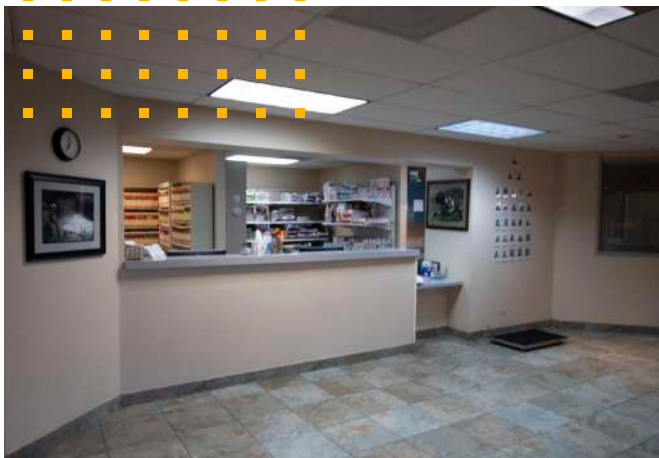
Cresa is pleased to offer the sale of 6777 E. Hampden Avenue in Denver, Colorado, which is 100% leased to a successful veterinary practice under long-term lease through September 30, 2031. Goldsmith Veterinary Clinic has operated a successful business in southeast Denver since 1977 and has operated at this location since 2011. Goldsmith Veterinary Clinic has averaged 12% year over year revenue growth since 1997.





## TENANT OVERVIEW

- Goldsmith Veterinary Clinic has successfully operated in SE Denver since 1977 (since 2011 at the Property)
- Goldsmith Veterinary Clinic has averaged ~12% annual revenue growth under previous ownership from 1997 - 2021
- Midwest Veterinary Partners (now Mission Veterinary Partners), a Shore Capital Partner's company, signed a 10-year lease through 9/30/2031
- Mission Veterinary Partners is a veterinarian owned and managed network of general practice animal hospitals providing best-in-class care

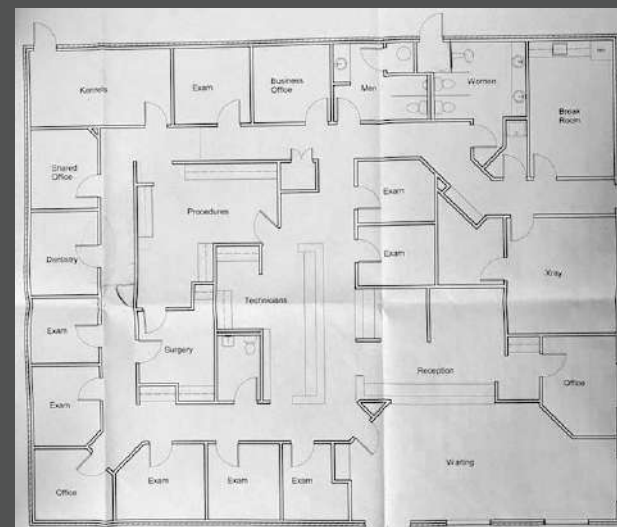
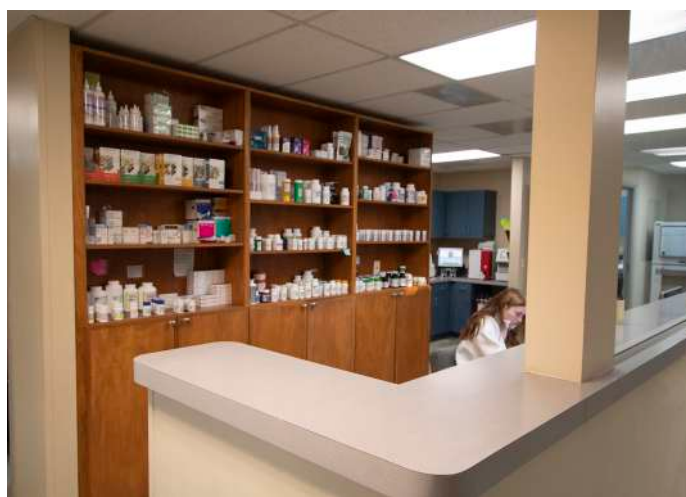






● Building Size	5,011 SF
● Site Size	.48 Acres / 21,005 SF
● Built / Reno	1979 / 2011
● Parking	5:1,000+ on-site, plus access to parking lot west of Property

- |                |   |
|----------------|---|
| • Signage      | Pylon sign on E Hampden   |
| • Zoning       | S-MX-2  |
| • Ground Lease | Property on Ground Lease through Oct 2057<br>No rent due until Nov 2027 then \$12,500/year  |
| • Layout       | 8 exam rooms, 4 offices, surgery suite, dentistry suite, radiology, treatment area, lab, kennel room, reception & waiting room, staff lounge, men's, women's, and ADA restrooms |

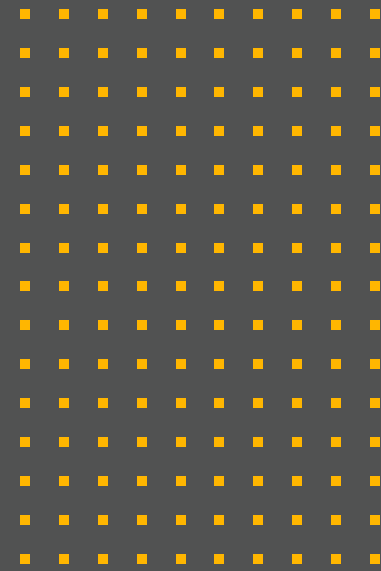






## LOCATION OVERVIEW

- Located in an affluent area of southeast Denver, ½ mile east of I-25
- Over 45,000 vehicles per day along E. Hampden Avenue
- 2-mile population of 66,858 / 5-mile population of 386,872
- Average HH income \$102,995 (2 miles) / \$106,995 (5 miles)
- Nearby amenities include Starbucks, Santiago's Mexican, Torchy's Tacos, Panera Bread, Chipotle, King Soopers, Whole Foods, Chipotle
- RTD Bus Line along Hampden Avenue
- Less than 1 mile to Southmoor Light Rail Station







#### CONFIDENTIALITY

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be allinclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. All financial projections and information is provided for general reference purposes only and is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Client and Cresa. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreage, square footage, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither Client, Cresa, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. You are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property.

Client expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. Client shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by Client and any conditions to Client's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of Client or Cresa. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of Client or Cresa.

FOR ADDITIONAL INFORMATION REGARDING THIS OPPORTUNITY,  
PLEASE CONTACT:

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**cresa** 

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