

1475

S. ACOMA STREET

DENVER, CO 80223

BUILDING SIZE:

52,868 SF
With 61,334 SF of
Leasable Space
(Fully Leased)

SITE SIZE:

1.37 Acres
(59,870 SF)



Fully Leased Two-Tenant Industrial Building in
Path of South Broadway Development

INVESTMENT/FUTURE DEVELOPMENT OPPORTUNITY

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property, abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Gruber Commercial Real Estate Services, Inc and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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FULLY LEASED INVESTMENT/FUTURE DEVELOPMENT OPPORTUNITY

1475 S. ACOMA STREET, DENVER, CO 80223

CURRENT NOI:
\$284,014.00
YEAR ONE PROFORMA NOI: \$399,977.00

SALE PRICE:
**CONTACT
BROKER**

PROPERTY DETAILS:



BUILDING SIZE:
**52,868 SF WITH 61,334 SF
OF LEASABLE SPACE**



SITE SIZE:
**1.37 ACRES
(59,870 SF)**



OFFICE:
**6,694 SF
(TWO LEVELS)**



YOC: 1975, 1980 WITH
A 2019-2020 MAJOR
RENOVATION



PROPERTY TAX:
\$108,265.36



POWER: **4,000 AMPS
(TO BE VERIFIED)**



ZONING:
**I-A, UO-2 (POTENTIAL
FOR I-MX-5 ZONING)**



LOADING:
**2 DOCK-HIGH
DOORS ON SOUTH**



AC/HEAT:
**FULLY TEMPERATURE
CONTROLLED
BUILDING**



CLEAR HEIGHT:
12' TO 14.5'



SPRINKLER:
FULLY SPRINKLERED



1475
S. ACOMA STREET

S SANTA FE DRIVE

E ARIZONA AVENUE

E LOUISIANA AVENUE

S ACOMA STREET

W ARKANSAS AVENUE

S BROADWAY



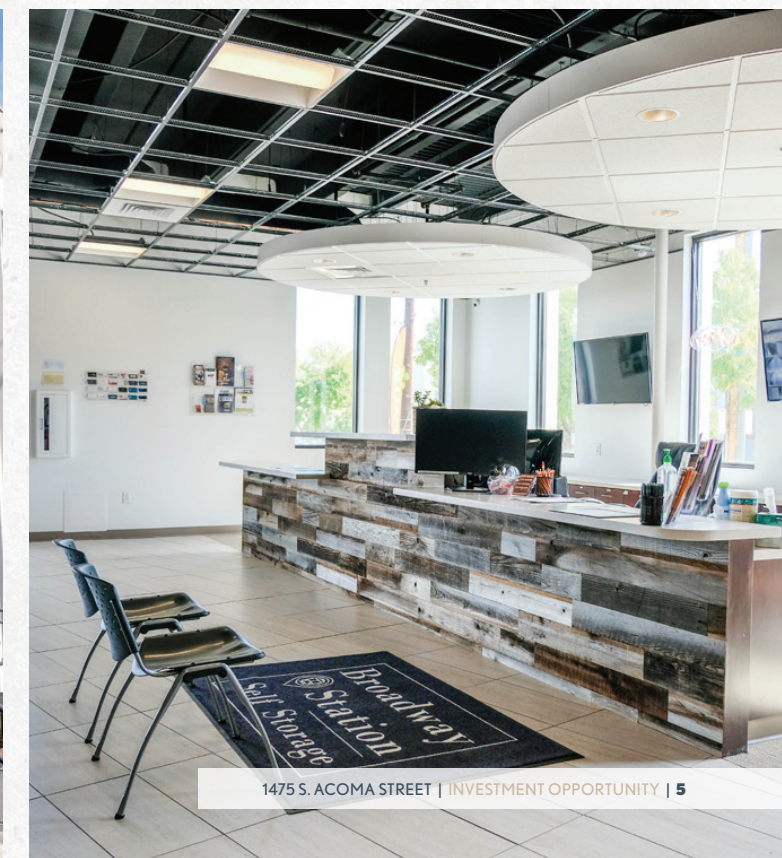
LOCATION:

1475 S. Acoma is located in Platt Park, a South Central Denver neighborhood, which was just voted #5 in 5280 Magazines 2021 best neighborhoods. The neighborhood is made up of mostly single family homes, several multi-family complexes, and retail. The median age for the neighborhood is currently 35.6 years old with an average annual income of \$110,243.00. Roughly 81% of the adults in the neighborhood hold a bachelor's degree or higher as well. Current average home sales price is \$811,690.00.

The neighborhood is very well known for its popular dining and shopping stores along South Broadway and South Pearl Street. Dining in the area includes Sushi Den, Hoja, Bird, Maria Empanada, Platt Park Brewing Co, Snarfs Sandwiches, Herman's Hideaway, and many more options, all of which are walking distance to the 1475 S. Acoma property.

ACCESS:

1475 S. Acoma has several very easy major points of access being just one block west of South Broadway. Head a few short blocks north and you can jump onto I-25 either north to Down Town Denver or south bound to the Denver Tech Center. Public transportation is also highly accessible from the subject property by using the Broadway Light Rail station or one of the many RTD Bus traveling up and down South Broadway 24 hours a day. If walking or biking is your thing then you can hop onto the South Platte River biking trail which is only a block from the subject property.



TENANTS

Revved Industries, LLC (Southern 29,022 SF)

Revved Industries, LLC entered into a Ninety-Five (95) month lease beginning on July 15th, 2020 for a total of 29,022 SF. The current NOI is \$222,102.00 (\$7.65 NNN) with annual rent increase. Their use of the building include showroom, office and manufacturing space.

Revved Industries specializes in thermoplastic carbon fiber manufacturing. Their manufacturing innovations enable cost-effective U.S. carbon fiber production and a short supply chain. Revved has OEM capabilities in the cycling industry and beyond.

Revved utilizes a revolutionary, patented manufacturing process for thermoplastics. The new process allows for creating hollow, structural units.

Revved's mission is to use manufacturing technologies to provide partners with strategic supply chain solutions, while also improving their product quality and reducing their carbon footprint.

The above was copied from <https://www.revvedindustries.com/>

RENT ROLL

Rent Period	Net Monthly Rent	Annual Net Income
August 1, 2021 - July 31, 2022	\$18,508.50	\$222,102.00
August 1, 2022 - July 31, 2023	\$18,994.25	\$227,931.00
August 1, 2023 - July 31, 2024	\$19,494.58	\$233,934.96
August 1, 2024 - July 31, 2025	\$20,009.92	\$240,119.04
August 1, 2025 - July 31, 2026	\$20,540.72	\$246,488.64
August 1, 2026 - July 31, 2027	\$21,087.44	\$253,049.28
August 1, 2027 - July 31, 2028	\$21,650.56	\$259,806.72



TENANTS

Broadway Station Self Storage (Northern 32,312 SF)

The Broadway Station Self Storage, which opened in October 2019, consists of 280 Storage units ranging in size from 5'x5' to 10'x20'. Currently, the Self-Storage facility is at a 89% occupancy, with a NOI of \$8,917.41/month. Occupancy continues to trend up weekly.

At Broadway Station Self Storage located at 1475 S Acoma St, we offer value and convenience to accommodate every self-storage need and budget. Our Denver, CO storage facility is fully equipped with video surveillance allowing us to monitor the storage units throughout our storage property 24/7. We also offer shipping services and have affordable boxes and packing supplies available for purchase - just stop by our storage rental office and find what you need! Depending on the items you plan to store and how long you plan to store, an indoor climate controlled storage unit is your best option. These self-storage units are built to protect your belongings from intense temperatures and humidity levels year-round. Climate controlled storage units also add an extra layer of protection since they're enclosed and less susceptible to break-ins or vandalism.

We provide our self-storage tenants flexible and extended access hours so that they are able to access their storage units on their time, not our time. At Broadway Station Self Storage, we understand how busy life can be and how having a convenient way to rent and pay online is necessary; which is why we make it easy to rent a storage unit online as well as make your monthly unit rental payment online. Take advantage of our handcarts that available to help you move loads from your vehicle to your storage unit.

We promise that storing at Broadway Station Self Storage is the right choice for self-storage in Denver, CO. Ready to reserve or move into your storage unit? Reserve or move in to your storage unit today!

This information was copied from https://www.proselfstorage.com/1475-s-acoma-st-Denver-co-80223?utm_source=GoogleLocal&utm_medium=storEDGE&utm_content=GMB



1475 S. ACOMA STREET 5 YEAR PROFORMA

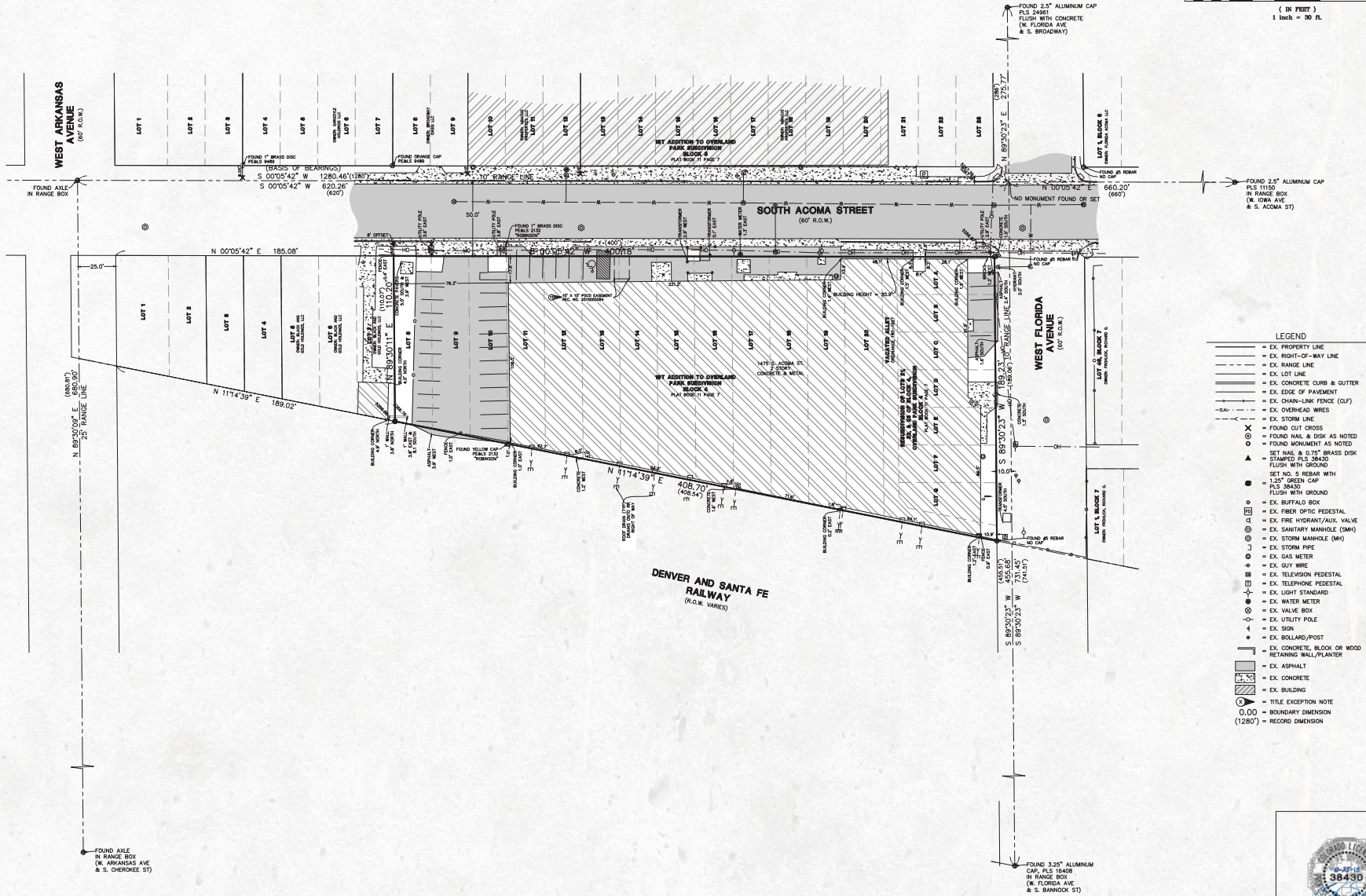
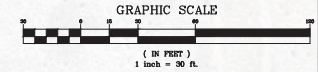
	May-Jul 2021 T-3 Annualized	Year 1	Year 2	Year 3	Year 4	Year 5
\$/SF RATES	\$1.29	\$1.42	\$1.56	\$1.60	\$1.65	\$1.70
Potential Gross Rental Income	369,684	406,652	447,318	460,737	474,559	488,796
Vacancy, Discounts & Credit Loss	(158,692)	(81,330)	(44,732)	(46,074)	(47,456)	(48,880)
Gross Rental Income	210,992	325,322	402,586	414,663	427,103	439,916
Warehouse Rent	222,102	228,765	235,628	242,697	249,978	257,477
Late/Admin/Other Fee Income	12,680	13,060	13,452	13,856	14,271	14,700
Retail Product Sales (locks, boxes, etc.)	8,168	8,413	8,665	8,925	9,193	9,469
Tenant Insurance	6,872	7,078	7,291	7,509	7,734	7,967
Other Revenue:	348	358	369	380	392	403
Effective Gross Revenue	461,162	582,997	667,991	688,031	708,672	729,932

	May-Jul 2021 T-3 Annualized	Year 1	Year 2	Year 3	Year 4	Year 5
Marketing & Advertising	15,023	15,248	15,477	15,709	15,945	16,184
Retail Product Costs	1,524	1,547	1,570	1,594	1,618	1,642
Bank & Credit Card Charges	4,225	5,668	6,918	7,125	7,339	7,559
Insurance	8,500	8,628	8,757	8,888	9,022	9,157
Dues/Subscriptions & Licenses/Permits	500	508	515	523	531	539
Off-Site Management Fees	18,000	17,712	21,618	22,267	22,935	23,623
Office Supplies & Expenses	2,000	2,030	2,060	2,091	2,123	2,155
Postage & Handling	500	508	515	523	531	539
Cost Of On-Site Management & Payroll Costs	35,000	35,525	36,058	36,599	37,148	37,705
Repairs & Maintenance	5,281	5,360	5,441	5,522	5,605	5,689
Real Estate Taxes	52,716	53,506	54,309	66,937	67,941	68,960
Telephone & Internet	2,500	2,538	2,576	2,614	2,653	2,693
Utilities	18,000	18,270	18,544	18,822	19,105	19,391
Landscaping/Snow Removal	3,250	3,299	3,348	3,398	3,449	3,501
Software	3,494	3,546	3,600	3,654	3,708	3,764
Trash Removal	1,791	1,818	1,845	1,873	1,901	1,929
Outside Services: Auctioneer, Elevator, Security	4,845	4,918	4,991	5,066	5,142	5,219
Total Operating Expenses	177,149	180,627	188,142	203,205	206,694	210,249
Expense Ratio	38%	31%	28%	30%	29%	29%
Capital Reserves	-	2,394	2,429	2,466	2,503	2,540
Net Operating Cash Flow	284,014	399,977	477,420	482,360	499,475	517,143



PROPERTY SURVEY

LOTS 8-20, BLOCK 4, OVERLAND PARK SUBDIVISION & LOTS A-G, 1ST ADDITION TO OVERLAND PARK SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO



- LEGEND
- EX PROPERTY LINE
 - EX RIGHT-OF-WAY LINE
 - EX RANGE LINE
 - EX LOT LINE
 - EX CONCRETE CURB & GUTTER
 - EX EDGE OF PAVEMENT
 - EX CHAIN-LINK FENCE (CLF)
 - EX OVERHEAD WIRES
 - EX STORM LINE
 - FOUND CUT CROSS
 - FOUND NAIL & DISK AS NOTED
 - FOUND MONUMENT AS NOTED
 - SET NAIL & 0.75" BRASS DISK STAMPED P.L.S. 28420 FLUSH WITH GROUND
 - SET NO. 5 REBAR WITH 1.25" GREEN CAP P.L.S. 28420 FLUSH WITH GROUND
 - EX BUFFALO BOX
 - EX FIBER OPTIC PEDESTAL
 - EX FIRE HYDRANT/AUX. VALVE
 - EX SANITARY MANHOLE (SM)
 - EX STORM MANHOLE (SM)
 - EX STORM PIPE
 - EX GAS METER
 - EX CUY WIRE
 - EX TELEVISION PEDESTAL
 - EX TELEPHONE PEDESTAL
 - EX LIGHT STANDARD
 - EX WATER METER
 - EX VALVE BOX
 - EX UTILITY POLE
 - EX SIGN
 - EX BOLLARD/POST
 - EX CONCRETE, BLOCK OR WOOD RETAINING WALL/PLANTER
 - EX ASPHALT
 - EX CONCRETE
 - EX BUILDING
 - TITLE EXCEPTION NOTE
 - 0.00 = BOUNDARY DIMENSION
 - (1280') = RECORD DIMENSION



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DENVER, CO 80223

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Path of South Broadway Development

INVESTMENT/FUTURE DEVELOPMENT OPPORTUNITY

CONTACT:



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🌐 <https://grubercommercial.com/>

Gruber

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