

CENTRAL MARKET

MULTI-TENANT INVESTMENT OPPORTUNITY

**5830
DOWNING
STREET**

DENVER, COLORADO
80216



FOR SALE

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PROPERTY OVERVIEW

5830 DOWNING is a rare Central Industrial Multi-Tenant property boasting 3 buildings totaling 30,393 SF on a 2.62-acre site. Each building has its own attributes and is uniquely different from the other. Building A is a straight forward 15,000 SF ten tenant building with front parking and rear grade level loading. Building B, a 6,825 SF building known as the “Shop” building, offers thirteen smaller industrial space for hobbyists, car collectors, and companies seeking a central small fabrication space. Building C is 8,568 SF with twenty-one individual units all served by oversized grade level loading doors which have leased to existing tenants for expansion space, storage users and companies needing a central storage location for their business. The property, which has a Denver mailing address, is located in the very sought after Unincorporated Adams County submarket, desired for its low sales tax and easy access to Interstate 25 (I-25). Tenant demand is high for infill smaller spaces geared towards service industries like plumbing, electrical and HVAC. The central location allows tenants to respond to their clients’ needs rapidly.

The I-25 industrial corridor has become one of the most popular markets for new industrial growth with several million feet of new Industrial buildings complete and another few hundred thousand square feet proposed, or currently under construction. The areas quick access onto I-25 to serve from Denver to Fort Collins has driven strong demand and rent growth for the area. 5830 Downing is five minutes from Downtown Denver and only a one hour drive to Fort Collins. The central market will continue to see rent growth as last mile distribution needs and immediate services to customer demand becomes even stronger than it is now.



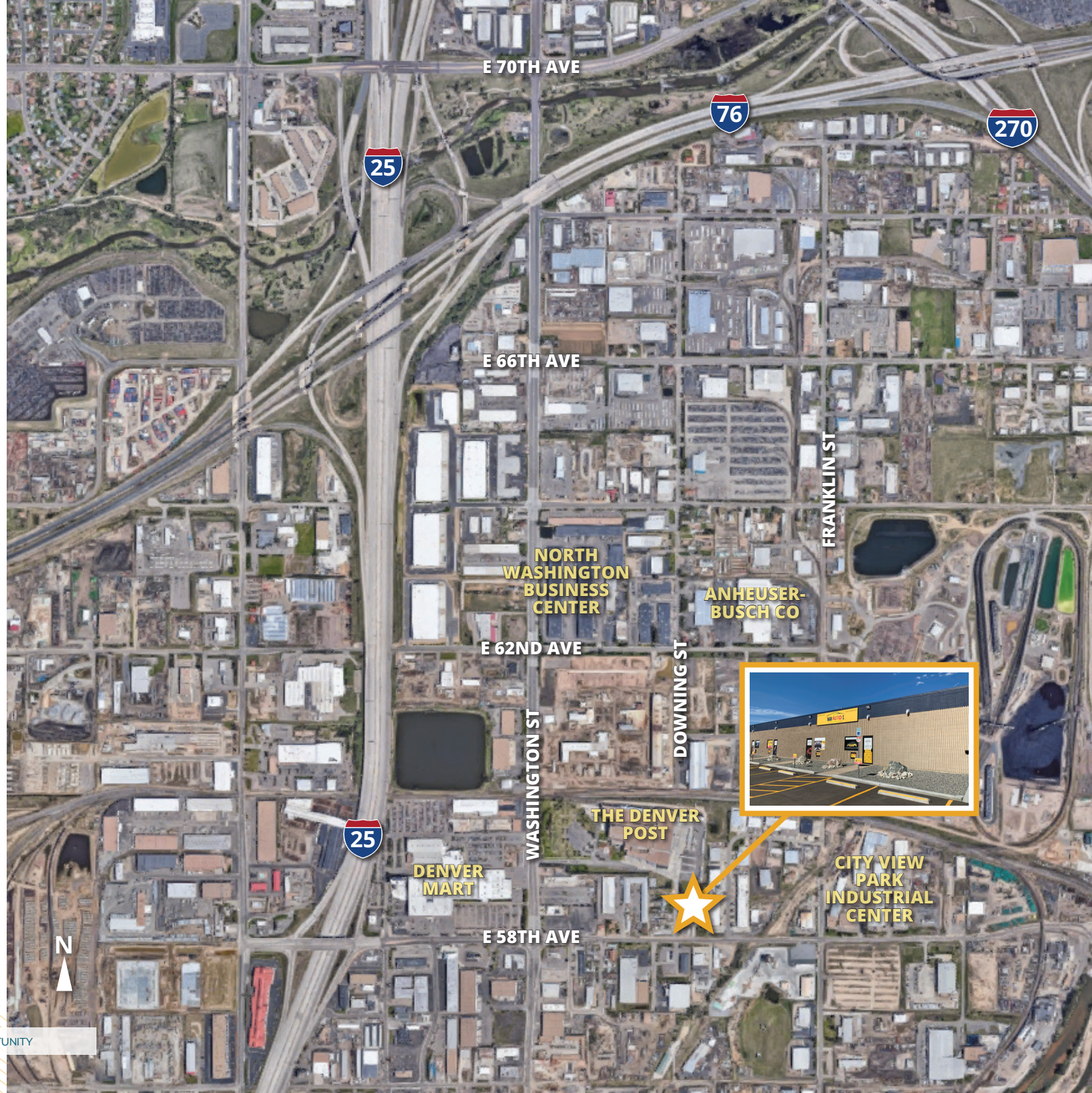
5830 DOWNING STREET

DENVER, COLORADO
80216

CENTRALLY
LOCATED

EASY ACCESS
TO I-25

5 MINUTES TO
DOWNTOWN
DENVER



PROPERTY DETAILS

FULLY LEASED, THREE BUILDING, 2.62-ACRE INVESTMENT
OPPORTUNITY FOR SALE AT **\$5,200,000.00**



PROPERTY ADDRESS:
5830 DOWNING STREET, DENVER, CO 80216



COUNTY:
UNINCORPORATED ADAMS COUNTY



TOTAL BUILDING SQUARE FOOTAGE:
30,393 SF

BUILDING A: 15,000 SF
(10 UNITS TOTAL; 1,500 SF EACH)

BUILDING B: 6,825 SF
(13 UNITS TOTAL; 525 SF EACH)

BUILDING C: 8,568 SF
(21 UNITS TOTAL; 408 SF EACH)



SITE SIZE:
2.62 ACRES



PROPERTY TAXES (2020):
\$55,569.86



ZONING:
I-1 (INDUSTRIAL)



LOADING:
GRADE LEVEL LOADING



SALE PRICE:
\$5,200,000.00



CAP RATE:
6%



NOI:
\$312,000.00

PROPERTY HIGHLIGHTS



100% OCCUPIED MULTI-TENANT INDUSTRIAL PROPERTY



LOCATED WITHIN AN ENTERPRISE ZONE



EASY ACCESS TO I-25 AND DOWNTOWN DENVER



ADAMS COUNTY SALES TAX IS ONLY 4.75% (2021)



FULLY FENCED PROPERTY WITH 2 GATES (1 ELECTRONIC)

THE PROPERTY

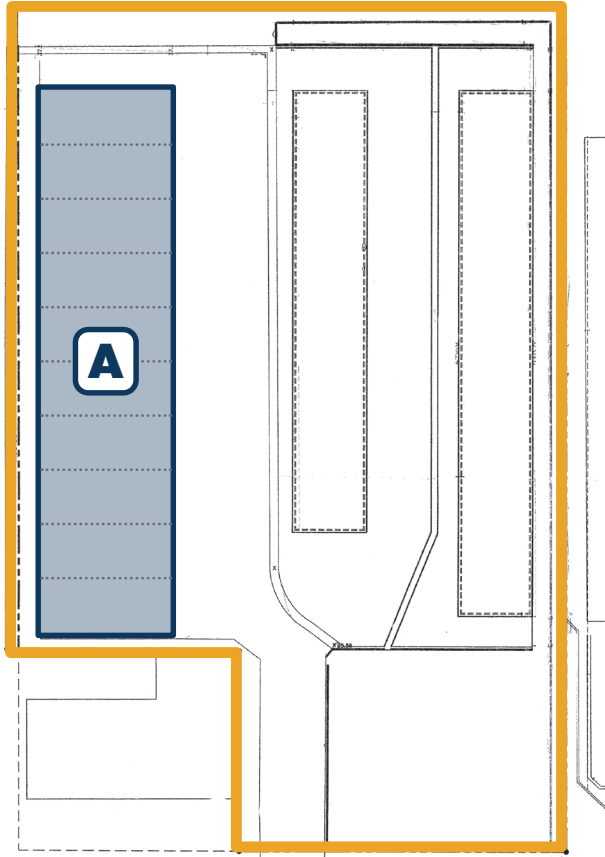


- A** WAREHOUSE
FULLY LEASED
- B** SHOP BUILDING
FULLY LEASED
- C** STORAGE BUILDING
FULLY LEASED



THE PROPERTY

A WAREHOUSE
FULLY LEASED



WAREHOUSE WITH STREET-FACING OFFICE

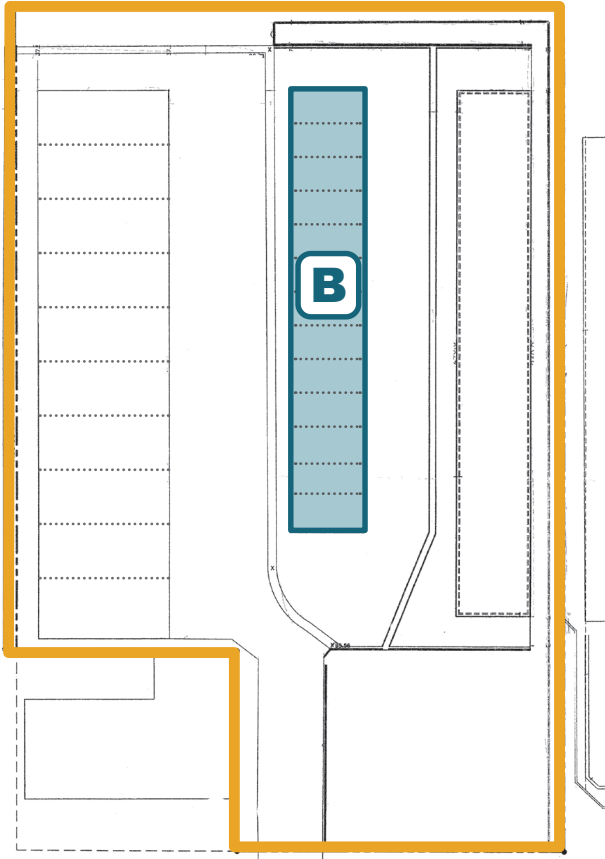


BUILDING DETAILS

- **Total building size:** 15,000 SF (10 total units, each are 1,500 SF)
- **Available:** FULLY LEASED
- **Office:** +/- 250 SF / unit
- **YOC:** 1985, concrete building
- **Loading:** 14 ft. clear, drive-in
- **Front park / rear load**
- **Power:** 3-phase
- **Heat / Air:** Gas forced heat in warehouse, wall unit AC in office

THE PROPERTY

B SHOP BUILDING FULLY LEASED

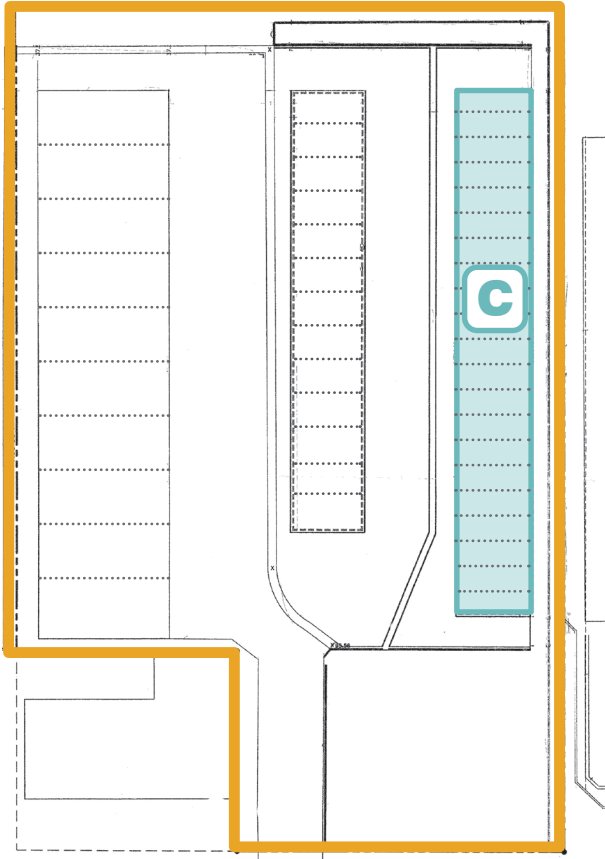


BUILDING DETAILS

- **Total building size:** 6,825 SF (13 total units, each are 525 SF)
- **Available:** FULLY LEASED
- **Office:** N/A
- **YOC:** 2004, metal building
- **Loading:** 14 ft. clear, drive-in
- **Power:** 3-phase
- **Heat / Air:** Gas heaters

THE PROPERTY

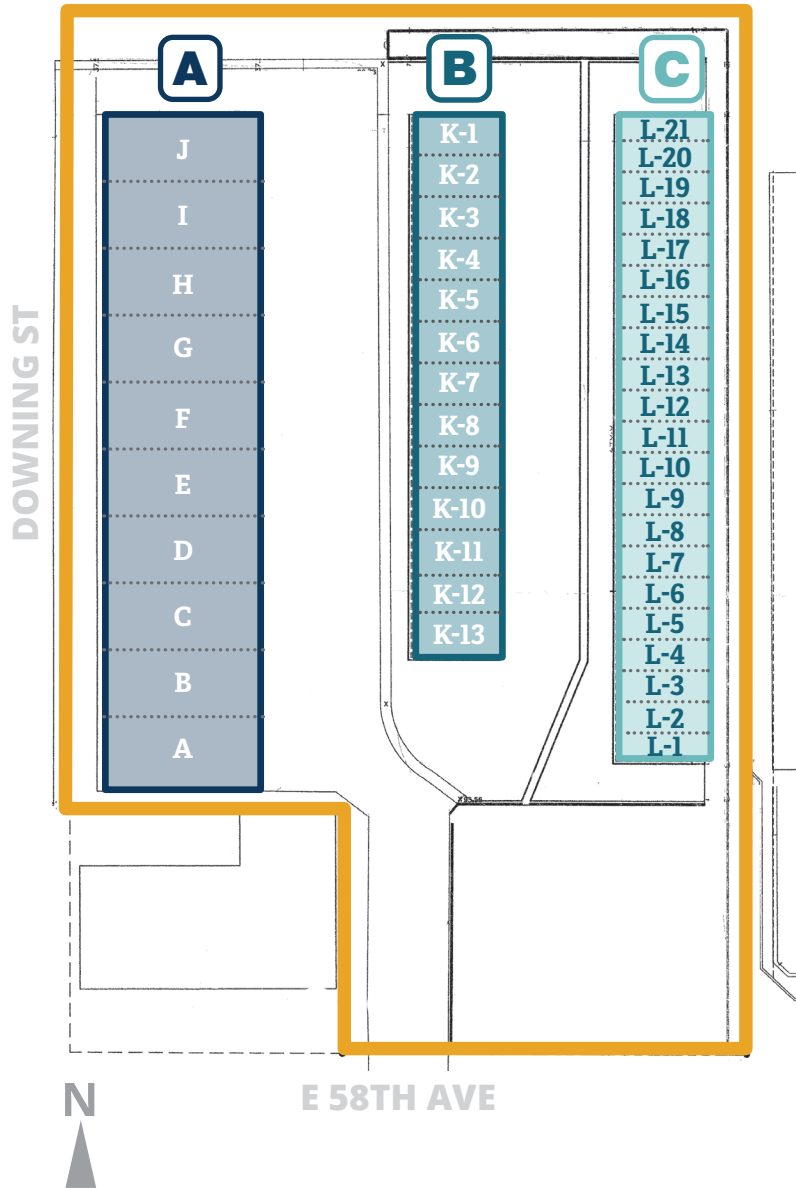
C STORAGE BUILDING FULLY LEASED



BUILDING DETAILS

- **Total building size:** 8,568 SF (21 total units, each are 408 SF)
- **Available:** FULLY LEASED
- **Office:** N/A
- **YOC:** 2007, metal building
- **Loading:** 16 ft. clear, each unit has one grade-level loading door
- **Power:** 3-phase
- **Heat / Air:** None
- **On-Site Bathroom**

TENANT MAP



A 25' X 60'
4.96%

Unit	Tenant	SF
A	Denver Detail Club	1,500
B	Drew Peterson	1,500
C	US Holdings	1,500
D	US Holdings	1,500
E	US Holdings	1,500
F	US Holdings	1,500
G	Ali Jafari	1,500
H	Daniel Hernandez	1,500
I	Black Mountain Beverage	1,500
J	Mark Conley	1,500

B 15' X 35'
1.74%

Unit	Tenant	SF
K-1	Baker Engraving	525
K-2	Scott Bogatz	525
K-3	Christina Graziano	525
K-4	Ryan Donahue	525
K-5	Jon Moore	525
K-6	Extreme Shoe Service	525
K-7	Robert Kinkaid	525
K-8	Cameron Cocalis	525
K-9	Krista Stone	525
K-10	Spiffy Solar	525
K-11	Francisco Espinoza	525
K-12	Edible Beats	525
K-13	Edible Beats	525

C 12' X 34'
1.32%
\$545.00/MO

Unit	Tenant	SF
L-1	Daniel Hernandez	408
L-2	Dennis Brachfeld	408
L-3	Custom Recycling	408
L-4	Onpoint Enterprises	408
L-5	US Holdings	408
L-6	Francisco Espinoza	408
L-7	Avi Roofing	408
L-8	Robin Jones	408
L-9	Robin Jones	408
L-10	Cameron Cocalis	408
L-11	Dale Martinez	408
L-12	Dale Martinez	408
L-13	Heat Meiser	408
L-14	Eagle Wehner	408
L-15	Aaron Garcia	408
L-16	Jon Moore	408
L-17	Jon Moore	408
L-18	Mountain Aire Mechanical	408
L-19	Mountain Aire Mechanical	408
L-20	US Holdings	408
L-21	US Holdings	408

Total Occupied	30,393
Total Vacant	0
Total Leasable	30,393

PRO FORMA RENT ROLL



TENANT	UNIT #	SF LEASE	%NRA	COMMENCES	TERMINATES	ANNUAL RENT/SF	MONTHLY RENT	ANNUAL RENT	INCREASE RENT/SF	INCREASE MONTHLY RENT	INCREASE DATE	
DENVER DETAIL CLUB	A	1,500	4.94%	7/1/2020	4/30/2026	\$16.00	\$2,000.00	\$24,000.00	\$16.64	\$2,080.00	5/1/2022	
										\$2,163.20	5/1/2023	
										\$2,249.73	5/1/2024	
										\$2,339.72	5/1/2025	
DREW PETERSON	B	1,500	4.94%	10/15/2020	10/31/2021	\$16.00	\$2,000.00	\$24,000.00				
US HOLDINGS	C-F	6,000	19.74%	10/1/2020	12/31/2025	\$12.80	\$6,400.00	\$76,800.00	\$12.80	\$6,400.00	1/1/2021	
										\$14.00	\$7,000.00	1/1/2022
										\$15.60	\$7,800.00	1/1/2023
										\$17.20	\$8,600.00	1/1/2024
								\$18.80	\$9,400.00	1/1/2025		
ALI JAFARI	G	1,500	4.94%	10/1/2020	12/31/2025	\$12.80	\$1,600.00	\$19,200.00	\$12.80	\$1,600.00	1/1/2021	
										\$14.00	\$1,750.00	1/1/2022
										\$15.60	\$1,950.00	1/1/2023
										\$17.20	\$2,150.00	1/1/2024
								\$18.80	\$2,350.00	1/1/2025		
DANIEL HERNANDEZ	H	1,500	4.94%	9/1/2020	8/31/2022	\$16.00	\$2,000.00	\$24,000.00				
BLACK MOUNTAIN BEVERAGE	I	1,500	4.94%	6/1/2021	5/31/2024	\$16.80	\$2,100.00	\$25,200.00	\$17.20	\$2,150.00	7/1/2022	
										\$17.60	\$2,200.00	7/1/2023
MARK CONLEY	J	1,500	4.94%	8/1/2020	7/31/2023	\$13.60	\$1,700.00	\$20,400.00				

PRO FORMA RENT ROLL

B SHOP BUILDING
FULLY LEASED

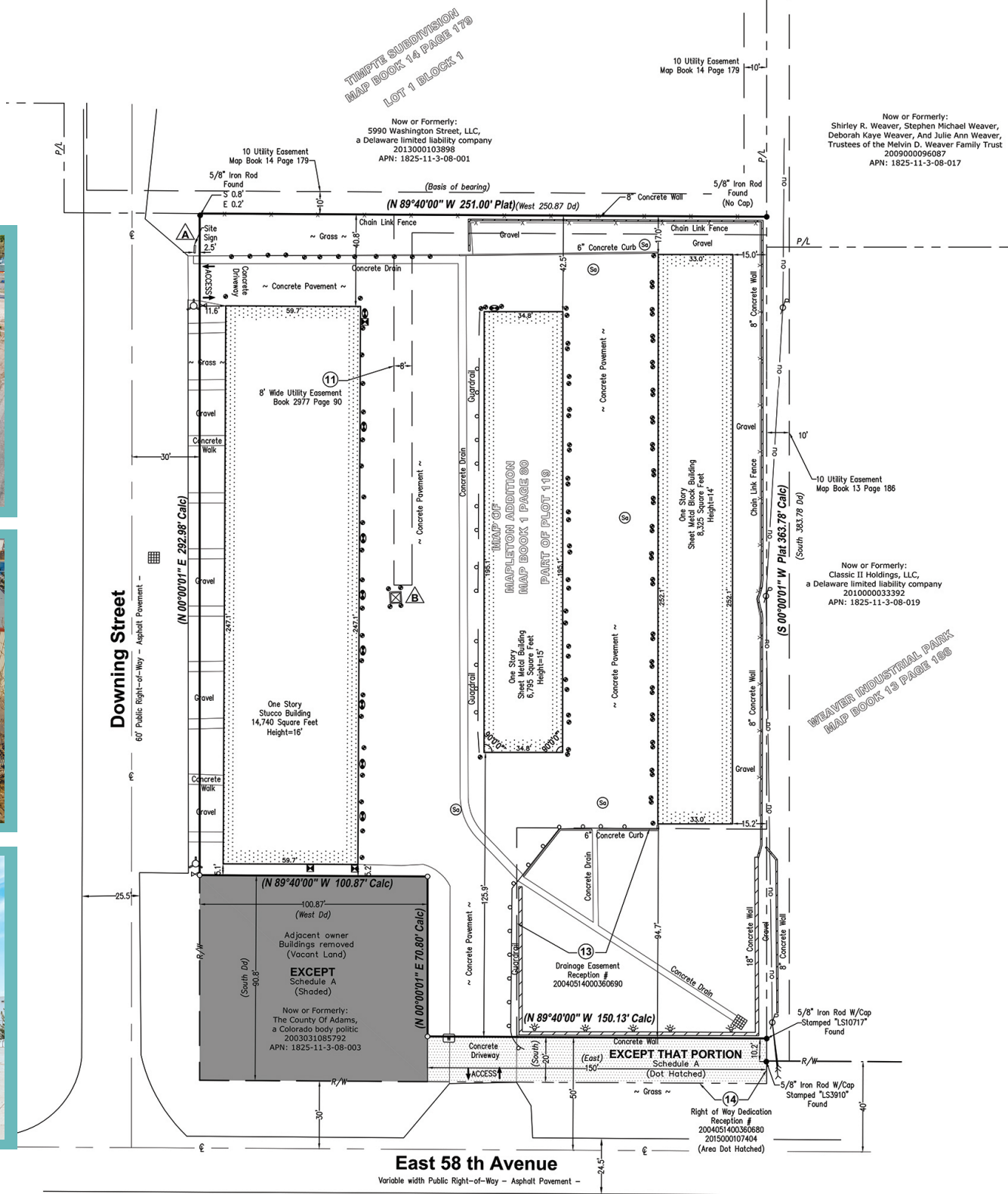
TENANT	UNIT #	SF LEASE	%NRA	COMMENCES	TERMINATES	ANNUAL RENT/SF	MONTHLY RENT	ANNUAL RENT	INCREASE RENT/SF	INCREASE MONTHLY RENT	INCREASE DATE
BAKER ENGRAVING	K-1	525	1.73%	8/1/2020	5/31/2022	\$12.57	\$550.00	\$6,600.00			
SCOTT BOGATZ	K-2	525	1.73%	6/1/2020	5/31/2022	\$16.57	\$725.00	\$8,700.00			
CHRISTINA GRAZIANO	K-3	525	1.73%	9/1/2020	8/31/2021	\$16.00	\$700.00	\$8,400.00			
RYAN DONAHUE	K-4	525	1.73%	8/1/2020	7/31/2021	\$16.57	\$725.00	\$8,700.00			
JON MOORE	K-5	525	1.73%	5/1/2021	4/30/2022	\$17.14	\$750.00	\$9,000.00			
DAN LAWSHE	K-6	525	1.73%	11/1/2020	10/31/2021	\$16.00	\$700.00	\$8,400.00			
ROBERT KINKAID	K-7	525	1.73%	6/15/2020	6/30/2022	\$17.14	\$750.00	\$9,000.00			
CAMERON COCALIS	K-8	525	1.73%	7/1/2020	6/30/2022	\$16.00	\$725.00	\$8,700.00			
KRISTA STONE	K-9	525	1.73%	7/15/2020	12/31/2021	\$16.57	\$725.00	\$8,700.00			
SPIFFY SOLAR	K-10	525	1.73%	12/1/2020	11/30/2021	\$16.57	\$725.00	\$8,700.00			
FRANCISCO ESPINOZA	K-11	525	1.73%	2/1/2021	2/28/2022	\$16.57	\$725.00	\$8,700.00			
EDIBLE BEATS	K-12	525	1.73%	6/1/2020	8/31/2021	\$13.71	\$600.00	\$7,200.00			
EDIBLE BEATS	K-13	525	1.73%	6/1/2020	8/31/2021	\$13.71	\$600.00	\$7,200.00			

PRO FORMA RENT ROLL



TENANT	UNIT #	SF LEASE	%NRA	COMMENCES	TERMINATES	ANNUAL RENT/SF	MONTHLY RENT	ANNUAL RENT	INCREASE RENT/SF	INCREASE MONTHLY RENT	INCREASE DATE
DANIEL HERNANDEZ	L-1	408	1.34%	12/1/2020	8/31/2022	\$15.44	\$525.00	\$6,300.00			
DENNIS BRACHFELD	L-2	408	1.34%	9/1/2020	9/30/2021	\$14.71	\$500.00	\$6,000.00			
CUSTOM RECYCLING	L-3	408	1.34%	month-to-month		\$5.88	\$200.00	\$2,400.00			
ONPOINT ENTERPRISES	L-4	408	1.34%	5/1/2021	10/31/2021	\$15.88	\$540.00	\$6,480.00			
US HOLDINGS	L-5	408	1.34%	3/15/2021	3/31/2022	\$16.50	\$550.00	\$6,600.00			
FRANCISCO ESPINOZA	L-6	408	1.34%	2/1/2021	2/28/2022	\$15.00	\$500.00	\$6,000.00			
AVI ROOFING	L-7	408	1.34%	6/1/2021	5/31/2022	\$15.88	\$540.00	\$6,480.00			
BLACK MOUNTAIN BEVERAGE	L-8	408	1.34%	11/1/2020	11/30/2021	\$15.88	\$540.00	\$6,480.00			
BLACK MOUNTAIN BEVERAGE	L-9	408	1.34%	11/1/2020	11/30/2021	\$15.88	\$540.00	\$6,480.00			
CAMERON COCALIS	L-10	408	1.34%	11/1/2020	12/31/2021	\$11.76	\$400.00	\$4,800.00			
DALE MARTINEZ	L-11	408	1.34%	4/1/2021	3/31/2022	\$16.20	\$540.00	\$6,480.00			
DALE MARTINEZ	L-12	408	1.34%	3/8/2021	3/31/2022	\$16.20	\$540.00	\$6,480.00			
HEAT MEISER	L-13	408	1.34%	5/26/2020	6/30/2022	\$11.76	\$400.00	\$4,800.00			
EAGLE WEHNER	L-14	408	1.34%	month-to-month		\$15.00	\$500.00	\$6,000.00			
AARON GARCIA	L-15	408	1.34%	7/1/2021	6/30/2022	\$16.18	\$550.00	\$6,600.00			
JON MOORE	L-16	408	1.34%	5/1/2021	4/30/2022	\$15.88	\$540.00	\$6,480.00			
JON MOORE	L-17	408	1.34%	5/1/2021	4/30/2022	\$14.71	\$500.00	\$6,000.00			
MOUNTAIN AIRE MECHANICAL LLC	L-18	408	1.34%	2/10/2021	2/28/2022	\$13.97	\$475.00	\$5,700.00			
MOUNTAIN AIRE MECHANICAL LLC	L-19	408	1.34%	2/10/2021	2/28/2022	\$13.97	\$475.00	\$5,700.00			
US HOLDINGS	L-20	408	1.34%	10/1/2020	10/31/2022	\$15.88	\$540.00	\$6,480.00			
US HOLDINGS	L-21	408	1.34%	2/1/2021	10/31/2022	\$14.71	\$500.00	\$6,000.00			
Total Occupied		30,393	100.00%			\$14.69	\$37,195.00	\$446,340.00			
Total Vacant		0	0.00%			-	-	-			
Total Leasable		30,393	100.00%			\$14.69	\$37,195.00	\$446,340.00			

PROPERTY SURVEY



CENTRAL MARKET

MULTI-TENANT INVESTMENT OPPORTUNITY

5830

DOWNING STREET

DENVER, COLORADO 80216

FOR SALE

CONTACT:



RUSSELL GRUBER

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Gruber

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