

FOR SALE & FOR LEASE

5 SOUTH 1ST AVENUE

BRIGHTON, COLORADO 80601

RARE OPPORTUNITY – PERFECT 1031 EXCHANGE PROPERTY!



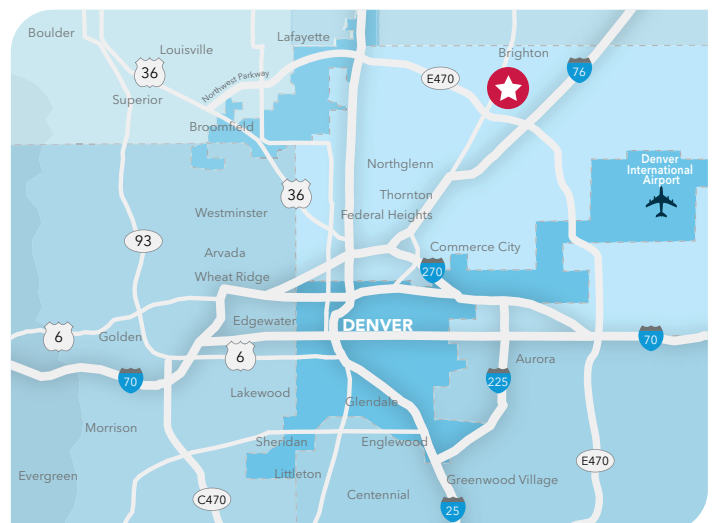
NATIONAL CREDIT TENANT IN PLACE WITH NEW 5-YEAR LEASE AND 3% YEARLY INCREASES

PROPERTY OVERVIEW

BUILDING SIZE	11,000 SF
AVAILABLE TO LEASE	5,500 SF
LAND SIZE	±0.32 AC
ZONING	C-3 Brighton
YEAR RENOVATED	2003
PRICE/LEASE RATE	\$1.8 Million \$1.2 Million
PRICE/SQUARE FOOT	\$109

HIGHLIGHTS

- Building is half occupied and has a vacancy
- Available space well suited for contractor or retail use with large roll-up door in place
- Property well suited for auto storage
- Visibility to highway at exit with over 40,000 vehicles per day!



RAY ROSADO, CCIM

Principal

720.209.5546

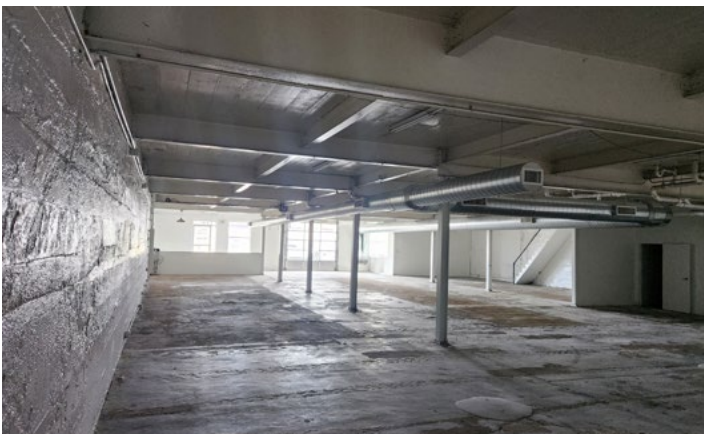
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INTERIOR IMAGES



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EXTERIOR IMAGES



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AERIAL



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