

Prime Value-Add Opportunity - Existing Industrial/Flex & 3 Acres of Prime Development Land

# 103 Granby

103 US Highway 34, Granby, Colorado 80446



**SUN OUTDOORS**  
ROCKY MOUNTAINS

**230+/- Acre**  
Mixed-Use RV Resort  
& Residential Development

Excellent Access  
& Connectivity



*Development Opportunity*

**Existing Income**  
Industrial / Flex



170 EXIT

**1 HR 5 MIN**

**GRANBY**  
Business Park

**GRANBY WEST**  
STORAGE

**navpoint**  
REAL ESTATE GROUP



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**PRICE:**  
**\$3,212,000**



# '103 Granby

*Existing Industrial/Flex & 3.0 Acres of Tourist Zoned Land*



**Zoning Link**  
[Click Here](#)

# Investment Overview

**\$ Purchase Price**  
**\$3,212,000.00**

**Number of Buildings**  
**4 Existing & many other uses**

**Building Size**  
**13,151 SF**

**Number of Grade Level Doors**  
**7**

**Zoning**  
**Tourist**  
[\(View Here\)](#)

**Construction Status**  
**Existing** ✓  
**Development** ✓

## PRICE IMPROVEMENT

**NavPoint Real Estate Group** is pleased to present this prime value-add investment opportunity with dual income-generation potential:

### South Side Existing Industrial/Flex Property:

- Income in place

### North Side Development Land Uses:

- Single-family dwellings
- Multiple-family dwellings
- Boarding and rooming houses, rest homes
- Schools, churches and hospitals
- Medical and dental offices and clinics
- Parks and playgrounds
- Outdoor recreational areas
- Hotels, motels, lodges
- Private riding stables
- Commercial uses, Antique stores
- Bakeries
- Banks
- Barber and Beauty Shops
- Clothing stores
- Drug stores
- Eating and drinking
- Florists
- Grocery stores
- Home Improvement
- Mini-storage warehouse
- Retail and rental sporting

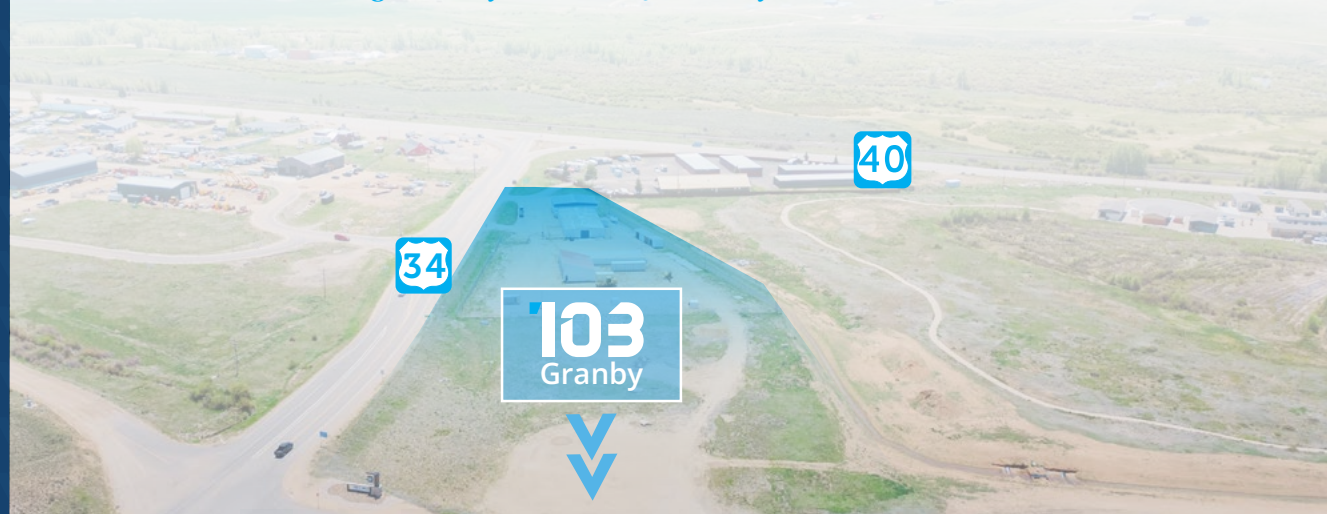
  
**Existing Industrial**  
*Cash Flow*

  
**Lease-Up**  
*Value-Add Opportunity*

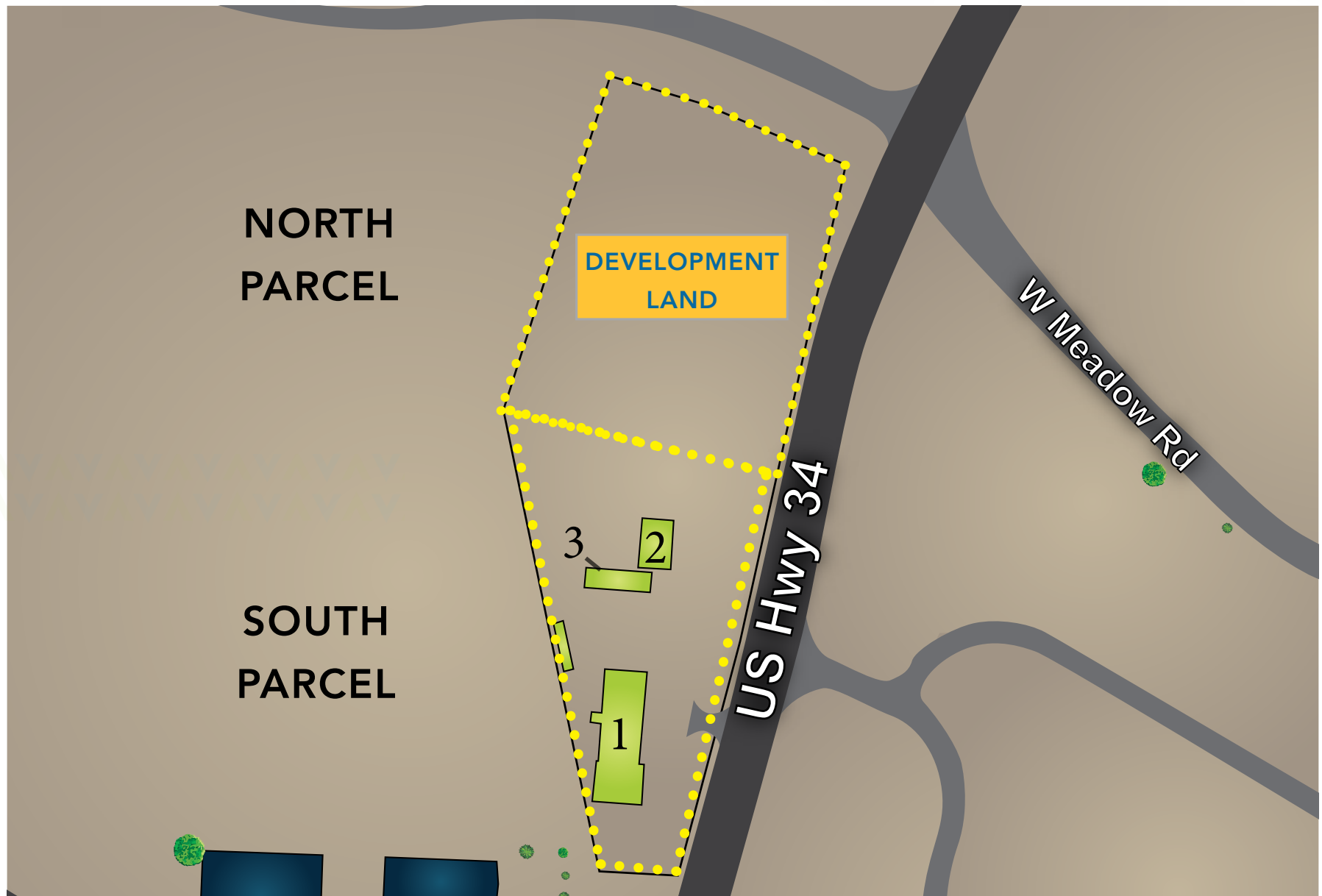
  
**5.8 Acres of Land**  
*2.8 Acres with income & 3.0 acres of prime Development ground*

  
**HWY 40 & HWY 34**  
*High Visibility*

  
**Excellent Location**  
*Connectivity & Access*



## Site Overview





# Investment Highlights

## Current Market Value of Subject Property

### South Parcel Existing Industrial/Flex

8.46% CAP on \$172,000 of NOI  
= \$2,036,000\*

\*Income in place

### North Parcel 3 Acre Vacant Land

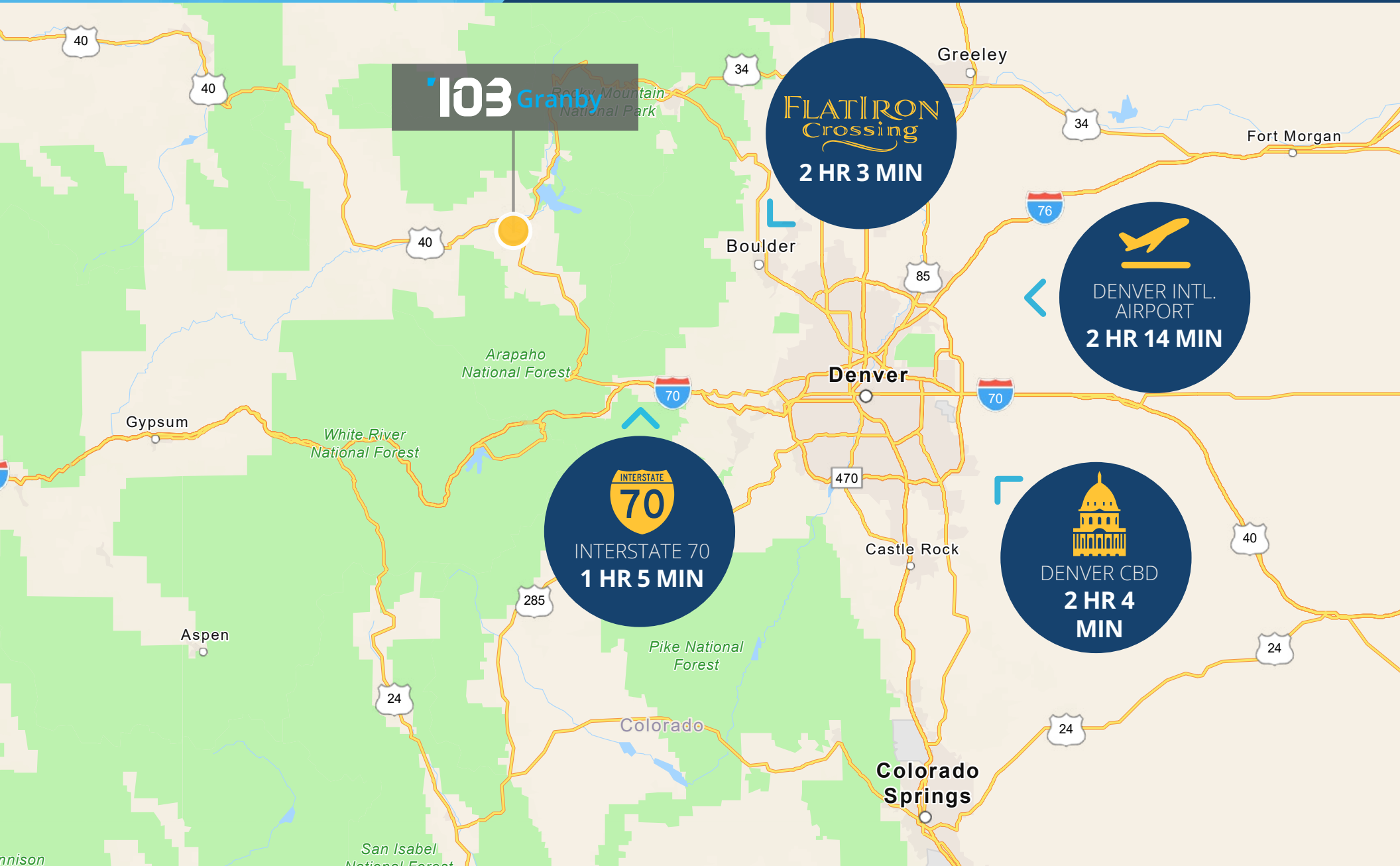
\$8.99/SF on 130,724 SF = \$1,176,000

**Purchase Price = \$3,212,000**



# Location Map

# Front Range Drive Times



# Location Map

## Grand County Drive Times



# Financial Overview

## South Parcel

### Existing Industrial/Flex Site





# Property Overview

## South Parcel Existing Industrial/Flex Site



**YEAR BUILT**  
1973/1980



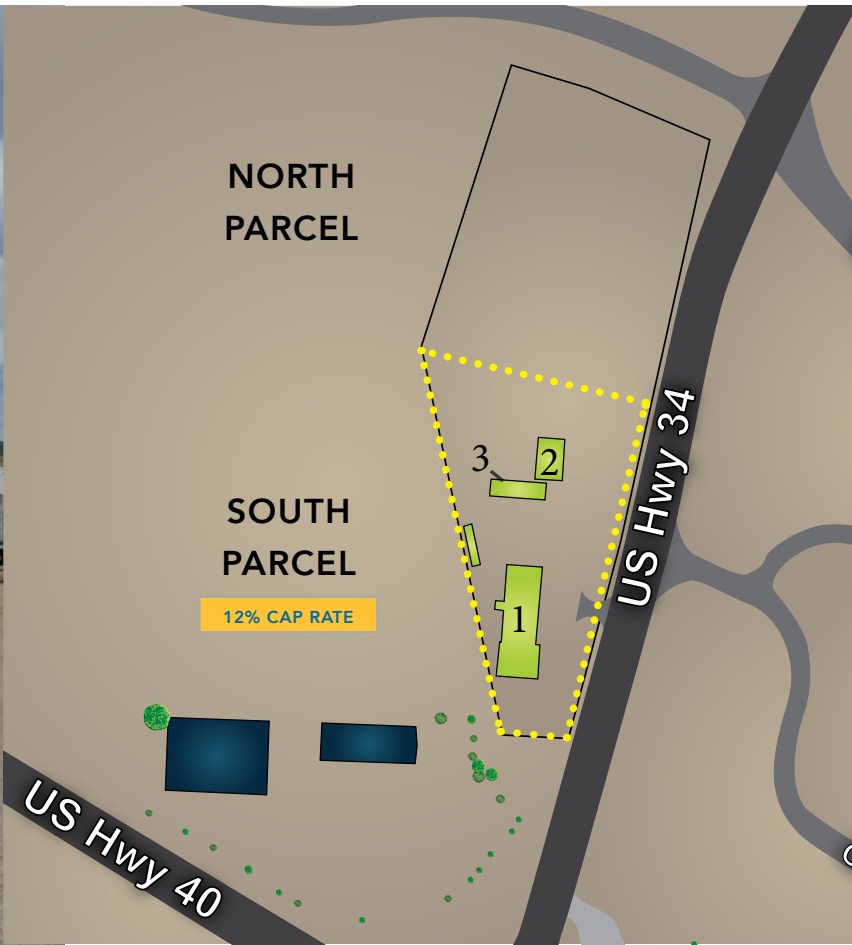
**SIZE**  
13,151 SF



**TENANTS**  
2



**OCCUPANCY**  
100%



# Sun Outdoors



**FOUNDED**  
1978



**TICKER SYMBOL**  
NYSE: SUI



**ENTERPRISE VALUE**  
\$25 Billion



**PROPERTIES**  
650+



**The Property** sits at the intersection of **Highway 40** (the main thoroughfare through Grand County) and **Highway 34** (the main entrance to Rocky Mountain National Park), resulting in a high volume of vehicular traffic by mountain market standards. **Sun Communities**, a 230+/- acre mixed use RV resort and residential development, contributes largely to these traffic counts and surrounds The Property to the north and west. This development is brand new to Grand County in **2023**, catering to tourists, local residents, and vacation rental investors alike. This presents an excellent opportunity for The Property to offer storage units to visitors and owners right at the entrance of the Sun Community development.





# Sun Outdoors – Rocky Mountains



**Sun Outdoors – Rocky Mountains** is a luxury RV and camping resort sitting on **167 acres** offering tourists a selection from over **400 RV pads, 25 tent sites**, wagon tents, airstream RVs, or nearly **120 cabins for short- or long-term rental**, or even purchase. The resorts also features amenities such as fishing ponds, sport court complex, playground and pool areas, comfort stations for restrooms, showers, and laundry, dog parks, arcades and lawn games, and finally two restaurants and general store. Sun Outdoors Rocky Mountains also caters to local residents, offering day passes to enjoy everything the vacation resort has to offer! Community development.



[Click here for more news](#)

[Click here for more news](#)

Cabin, RV and glamping resort promises to transform Granby as development wave rolls through Grand County



Channel Your Inner Pioneer When You Spend The Night At This Covered Wagon Campground In Granby, Colorado

 **ONLY IN YOUR STATE**

# Smith Creek Crossing – Sun Communities



**Smith Creek Crossing** is a manufactured home community directly adjacent to the Sun Outdoors Rocky Mountain resort. This community offers affordable homes for every lifestyle, with spacious open-concept layouts, designer accents and appliances and a range of amenities including clubhouse, fitness center, playground and dog park. With over **300** planned modular homes ranging from **1,500 to 1,900** square feet, The Property can offer residents of all ages convenient and secure access to a variety of options to fit their storage needs



[Click here for more news](#)

[Click here for more news](#)

*A second neighborhood located near the resort for affordable single-family homes...*

*Smith Creek Crossing kicks off housing sales...*

THE DENVER POST

SKY-HI NEWS











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