

5959 East 39th Avenue

Denver, CO 80207

FOR SALE **\$6,500,000**
FOR LEASE **\$5/sf NNN**



FOR MORE INFORMATION:

JAKE MALMAN

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DAN PREVEDEL

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MALMAN
COMMERCIAL REAL ESTATE

5959 East 39th Avenue, Denver, CO 80207

Property Facts

Price	\$6,500,000
Building Size	54,210 SF
Price Per SF Building	\$119.90/SF
Land Size	80,683 SF (1.85 AC)
Price Per SF Land	\$80.56/SF
Loading	2 Dock High for the Vacancy
Clear Height	16'5"-17'6"
Zoning	I-A
Parking	30 Spaces + Street Parking
County	Denver
Year Built	1967
Power	Heavy (4,000 AMPs)
Taxes	\$134,943.42 (2023)

Highlights

- Owner/User or Investor Opportunity
- Entire building for Sale or 40,067 SF for Lease
- Owner/User can occupy 40,067 SF (comprised of 4,000 +/- SF office space and 36,067 SF warehouse) and collect rent from tenant in additional 14,143 SF space
- Excellent location on 39th Avenue and Holly Street
- Heavy HVAC with 40+ RTU's
- Strong area demographics
- Close proximity to I-70





POPULATION

	2 mile	5 mile	10 mile
2010 Population	36,950	307,137	1,213,556
2023 Population	45,691	387,330	1,402,250
2028 Population Projection	45,770	390,753	1,404,526

INCOME

	2 mile	5 mile	10 mile
Avg Household Income	\$128,118	\$104,733	\$95,461
Media Household Income	\$100,323	\$74,758	\$71,895



Smith Rd

Holly St

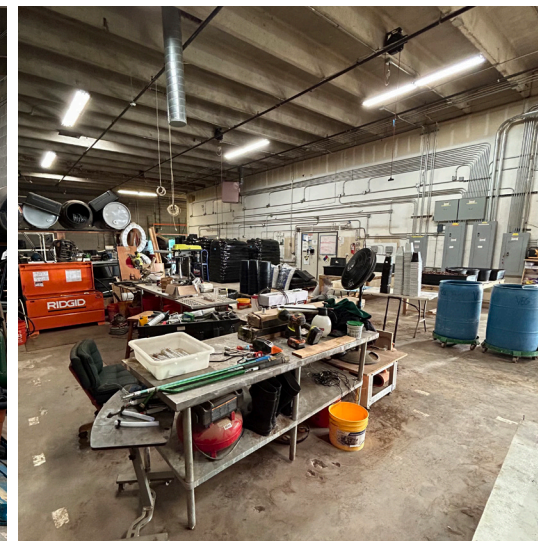
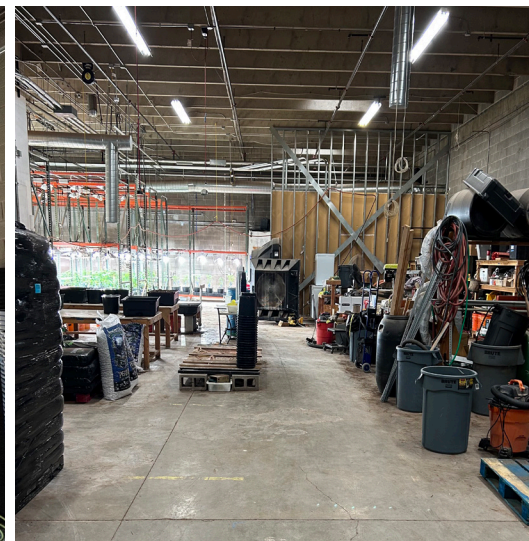
Monaco St

E 38th Ave



5959 East 39th Ave.

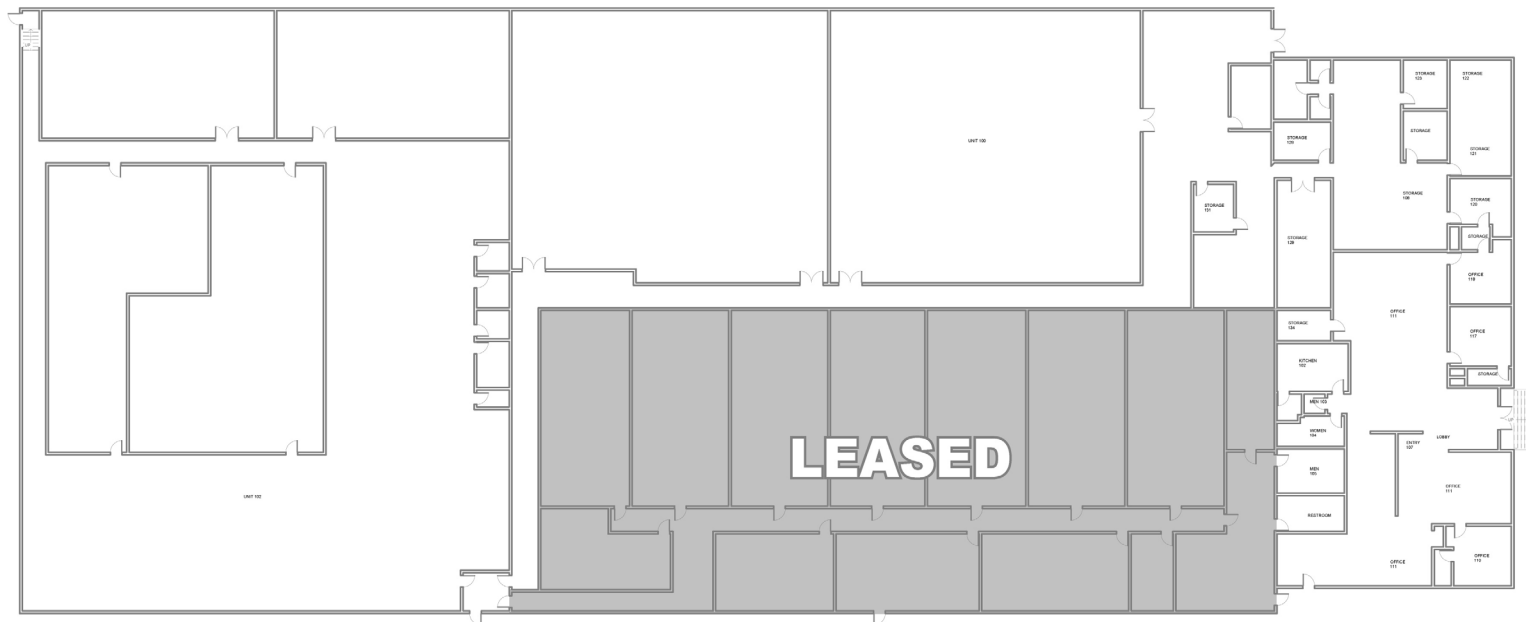
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Rent Roll

Unit	Tenant	Square Footage	Lease Commencement	Lease Expiration	Options	Rental Rate	Monthly Base Rent	Annual Base Rent	Lease Type	Annual Escalations
A	Whole Meds/MJLO	14,143 SF	2/1/2015	1/31/2027	No	\$11.25/sf NNN	\$13,259.06	\$159,108.72	NNN	2.25%
B	Vacant	40,067 SF								

Floor Plan



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Meet the Brokers



Jake Malman represents sellers, landlords, tenants and buyers with their leasing and disposition needs across all product types including office, industrial, retail, and land.

Jake has a passion for commercial real estate and is extremely knowledgeable in all asset types. Jake prides himself on superior customer service, helping clients with creative, out-of-the-box solutions no matter how difficult.

Jake has a strong understanding of the Colorado market. He has been involved in the sales and leasing of many high profile properties in Colorado and can assist in any of your commercial real estate needs. Jake has completed over \$250M of transactions in the Colorado market.



Dan Prevedel joined Malman Commercial Real Estate in August 2022 with a focus on lease negotiations and acquisitions/dispositions in all asset types and classes. Prior to joining Malman CRE, Dan began his career in tenant representation for TB Advisors, assisting clients with identifying and aligning their strategic business, financial and operational objectives with their commercial real estate requirements.

He has quickly developed a trustworthy reputation with his clients through his knowledge base and accountability.

Dan is a Colorado native and holds a bachelor's degree in Business Management from Whittier College.



The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer,

with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental conditional of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any individual or entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations there under have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not

photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

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