

Infill Industrial
1001 Tejon Street
Denver, CO 80204

FOR SALE
\$1,000,000
(\$205.68/SF) 8.4% Cap Rate



FOR MORE INFORMATION:

JAKE MALMAN

720 471 1763

jake@malmancre.com



MALMAN
COMMERCIAL REAL ESTATE

1001 Tejon Street, Denver, CO 80204

Property Facts

Price	\$1,000,000
Current NOI	\$84,000
Current Cap Rate	8.4%
Building Size	4,862 SF
Price Per SF Building	\$205.68/SF
Land Size	7,650 SF
Price Per SF Land	\$130.72/SF
Zoning	I-B
County	Denver
Year Built	1969
Taxes	\$20,827.48 (2023)
Loading	One (1) Dock High
Clear Height	24'

Highlights

- 100% Leased to a cannabis cultivation
- Prime infill industrial
- Easy access to major interstates
- Incredible clear height (24') with a small mezzanine (can be demolished)
- 15+ parking spaces
- Heavy power

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Lease Abstract

Tenant	Square Footage	Rent Schedule	Lease Commencement	Lease Expiration	Options	Guaranty Type
High Ryse LLC	4,862	5/13/24-5/12/25 \$6,500/mo NNN	5/13/2024	9/12/2027	One 3-Year Option	Personal
		5/13/25-5/12/26 \$7,500/mo NNN				
		5/13/26-9/12/27 7,725/mo NNN				

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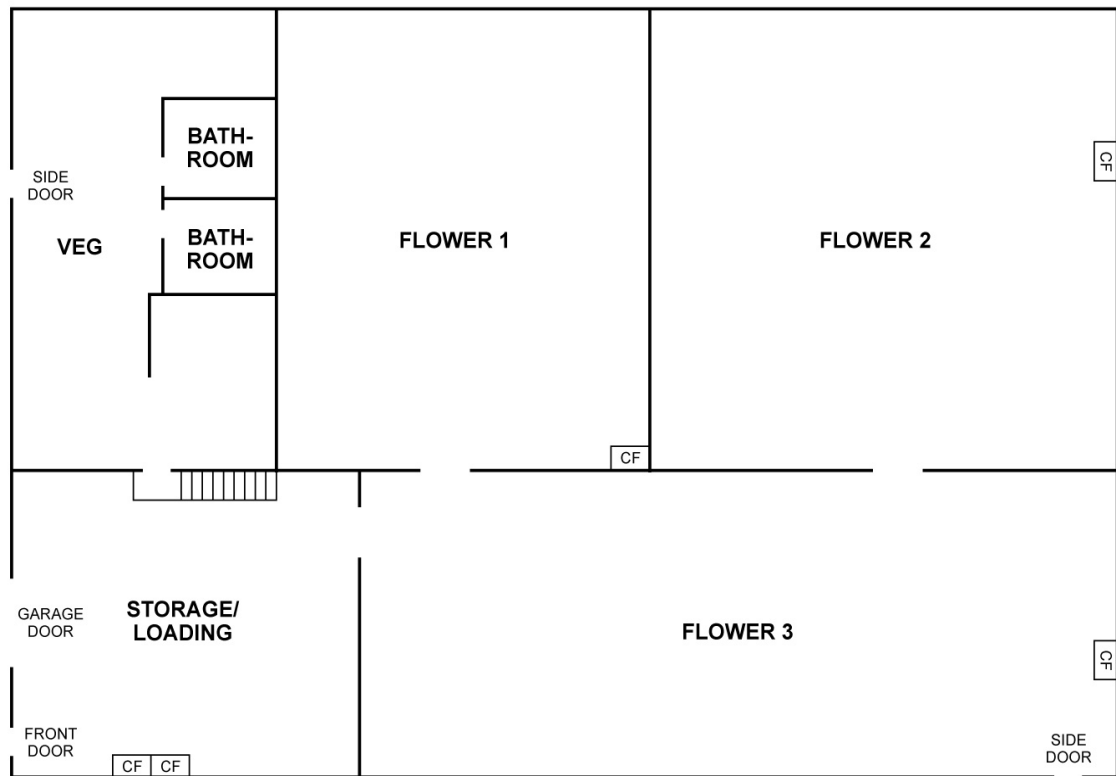
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CF = CARBON FILTER

Meet the Broker



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 \$225M of transactions in the Colorado market.



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

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