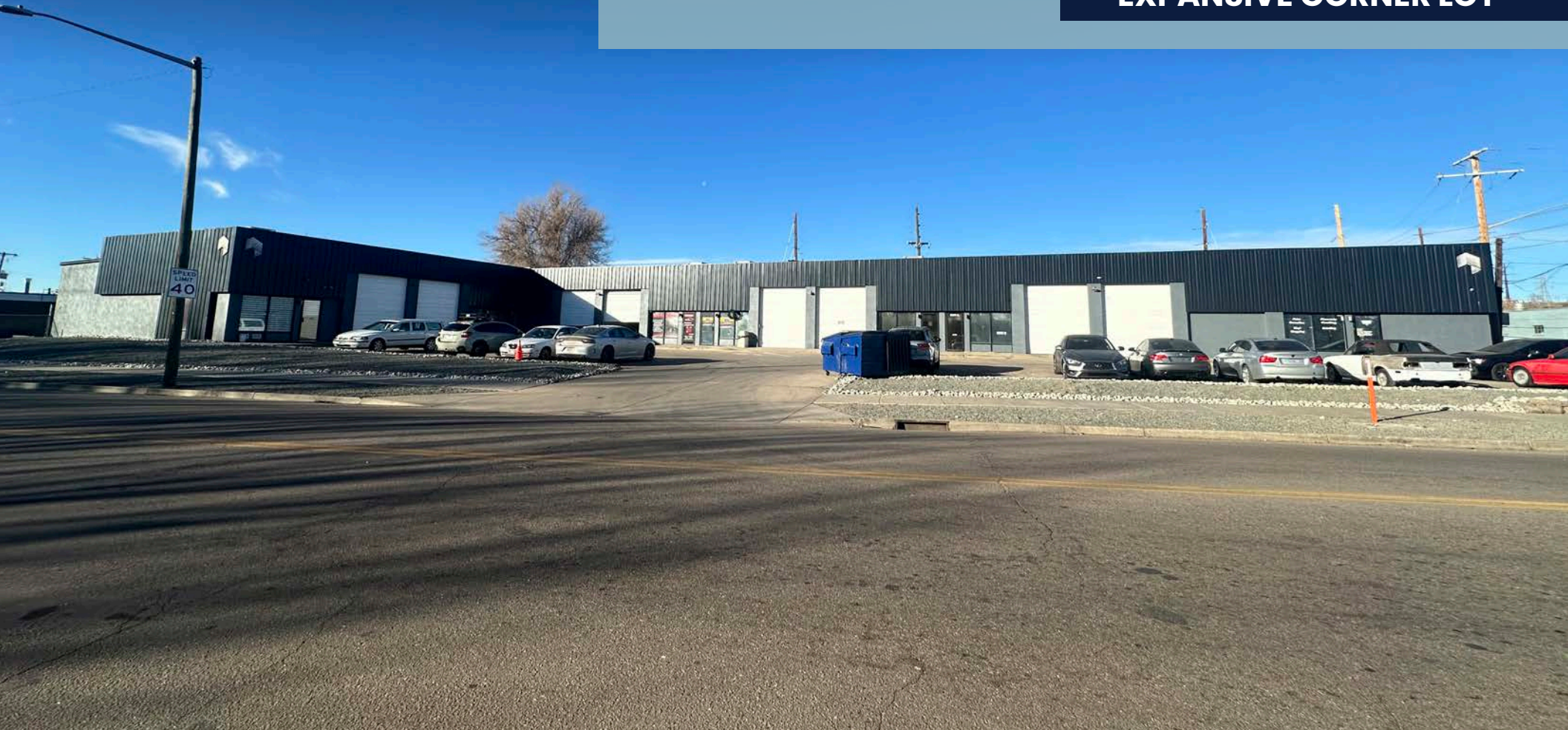




MULTI TENANT SMALL BAY INDUSTRIAL 15,144 SF ON .61 AC – 8 UNIT PROPERTY

2101 S PLATTE RIVER DR | DENVER, CO 80223

EXPANSIVE CORNER LOT



OFFERED BY:

Greg Knott

Executive Vice President
303-521-3648
gknott@uniqueprop.com

Earl Duffy

Senior Broker Associate
303.968.4929
eduffy@uniqueprop.com



INVESTOR OR OWNER USER



HIGHLY SOUGHT AFTER PRODUCT



HIGH VISIBILITY PROPERTY DIRECTLY ON W EVANS
& S PLATTE RIVER DR.

A background image of an industrial building with a corrugated metal roof and several large white roll-up doors. A speed limit sign for 40 is visible on the left. The sky is clear and blue.

TABLE OF **CONTENTS**

4 INVESTMENT OVERVIEW

- 5 Rent Roll
- 6 Executive Summary
- 7 Property Photos
- 10 Parcels
- 11 Aerial

13 SOUTH CENTRAL INDUSTRIAL MARKET

- 14 Location Overview

18 BROKERAGE DISCLOSURE

INVESTMENT SALES CONTACTS

Greg Knott

Executive Vice President

303-521-3648

gknott@uniqueprop.com

Earl Duffy

Senior Broker Associate

303.968.4929

eduffy@uniqueprop.com

OFFERS SHOULD BE SUBMITTED WITH THE FOLLOWING:

- Purchase Price
- Total Earnest Money
- Timeline
- Description of Purchasing Entity
- Intended Capital/Debt Sources



UNIQUE PROPERTIES

400 South Broadway

Denver, CO 80209

www.uniqueprop.com

CONFIDENTIALITY & CONDITIONS

All materials and information received or derived from Unique Properties directors, officers, agents, advisors, affiliates and /or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Unique Properties directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Unique Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by

obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties does not service as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and /or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.

INVESTMENT OVERVIEW

2101 S PLATTE RIVER DR | DENVER, CO 80223

4



ADDRESSES

2101 S PLATTE RIVER DR
DENVER, CO 80223



SALE PRICE

\$3,100,000



YEAR OF CONSTRUCTION

1986/2023



BUILDING SIZE

15,144 SF



TAXES

\$43,523.08



ZONING

I-A
(DENVER - [HTTPS://TINYURL.COM/37RWVF9R](https://tinyurl.com/37RWVF9R))



LOT SIZE

.61 AC



CURRENT NOI

\$171,648.48



CLEAR HEIGHT

12'



OCCUPANCY

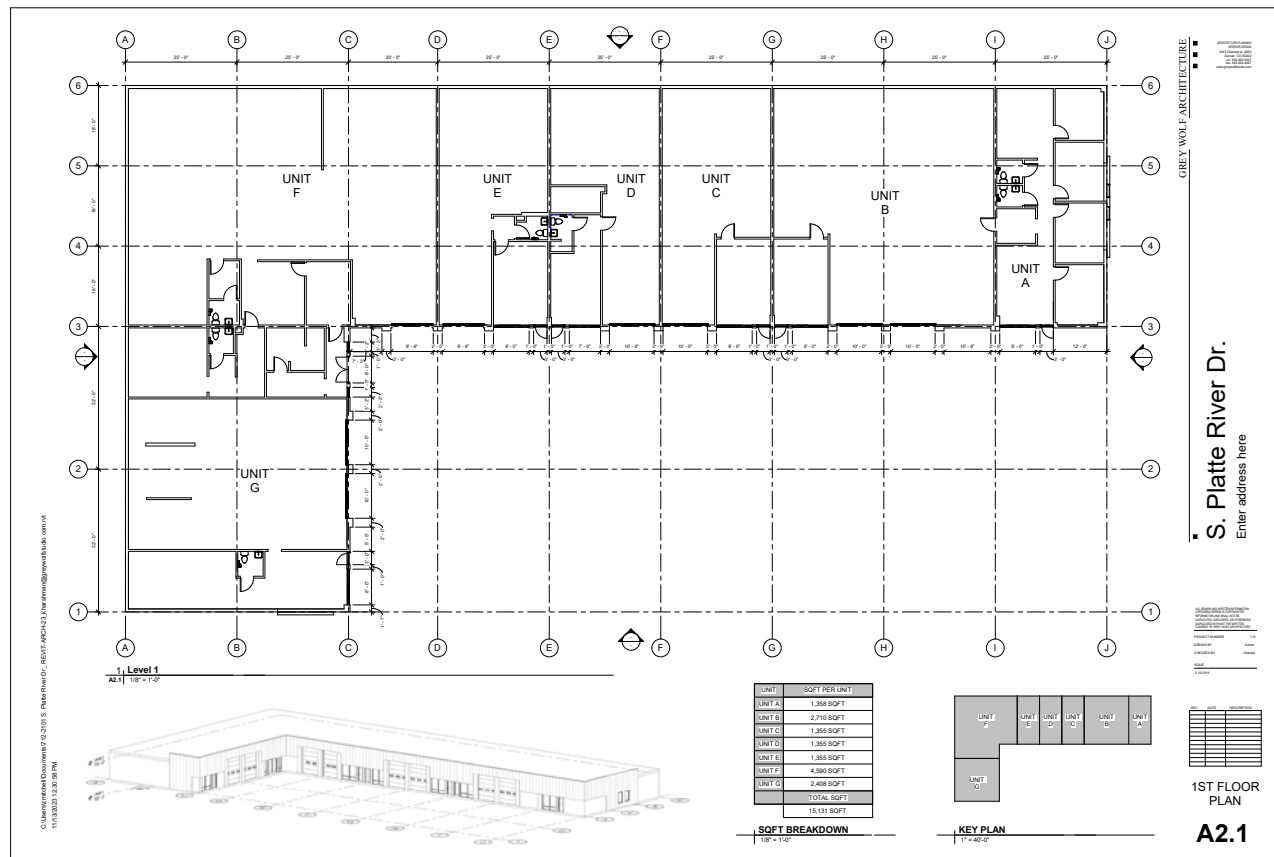
70%



STABILIZED NOI/ CAP RATE

\$227,160/7.32%

UNIT	TENANT	SQUARE FEET	LEASE START	LEASE END	MONTHLY BASE RENT	MONTHLY BASE RENT/SF
A & B1	Rise Rehab.	2713	8/1/2024	8/31/2027	\$4,191.59	\$18.54
B2	Quality 1st Plumbing	1,355	5/1/2025	4/30/2026	\$1,919.58	\$17.00
C	Premium Masonry	1,355	5/1/2024	6/30/2027	\$1,744.56	\$15.45
D	Underpinning the Rockies	1,355	5/1/2025	6/30/2028	\$1,693.75	\$15.00
E	Luxury Autowerks	1,355	6/1/2024	7/31/2027	\$1,744.56	\$15.45
F	VACANT	4,590				
G & H	Custom Stainless	2,408	4/2/2009	2/28/2028	\$3,010.00	\$15.00
Averages		2162		8/15/2027		\$16.07



8
UNITS/TENANTS

15,144
SQUARE FEET

.61
TOTAL ACRES

\$171,648.48
CURRENT NOI

12'
CLEAR HEIGHT

I-A
ZONING

This offering presents a rare opportunity to acquire a recently renovated (2023), highly functional 15,144 SF multi-tenant industrial property in one of Denver's premier industrial submarkets. The property features excellent visibility, strong identity, and a highly desirable small-bay configuration that remains extremely difficult to source in today's market.

A new owner has the ability to immediately occupy up to 4,590 SF while benefiting from stable in-place income and the flexibility to expand into additional space over time. Alternatively, an investor can acquire a largely stabilized asset where the majority of the heavy lifting has already been completed, with only one remaining vacancy currently being actively marketed.

The property is supported by a diverse and durable tenant mix, including service-oriented users, physical therapy, high-end auto detailing, and other complementary uses.

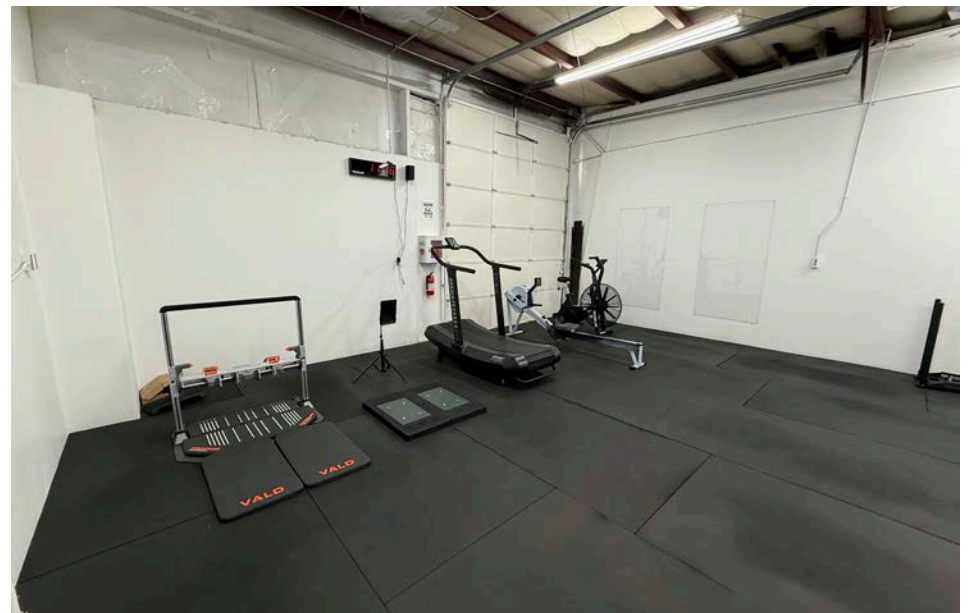
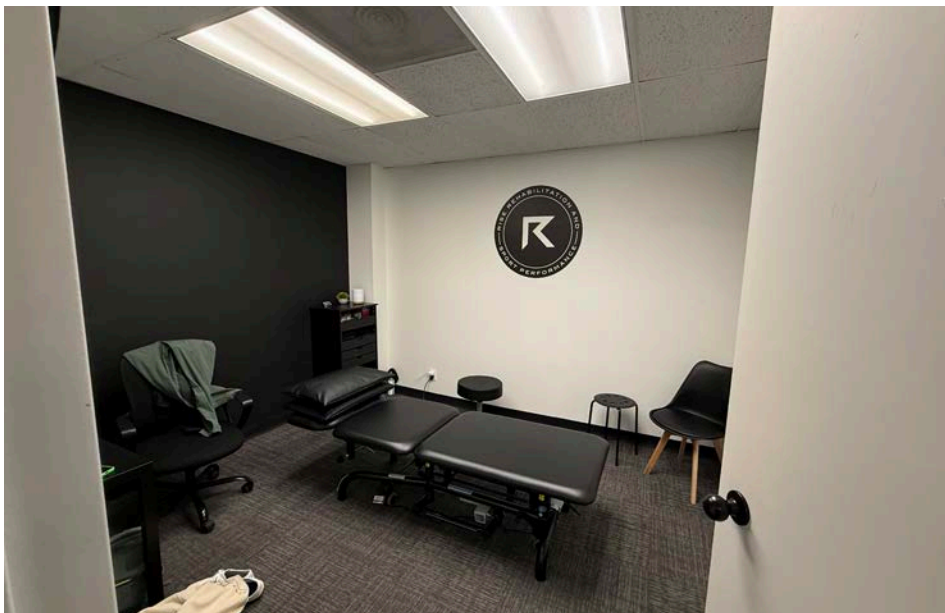
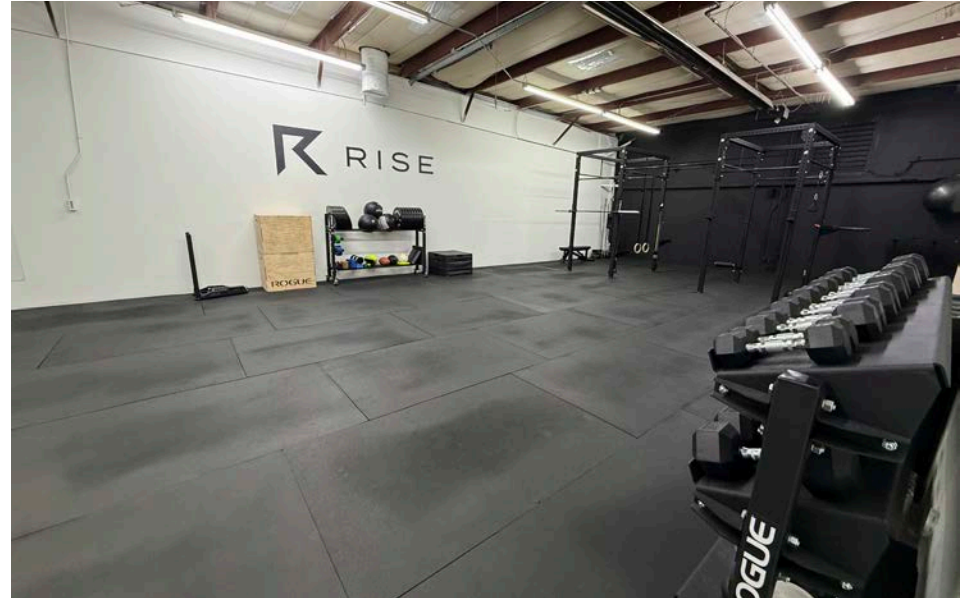
This opportunity is well suited for an owner-user or investor seeking a well-located, modernized industrial asset offering strong functionality, income stability, and long-term flexibility.

INVESTMENT HIGHLIGHTS

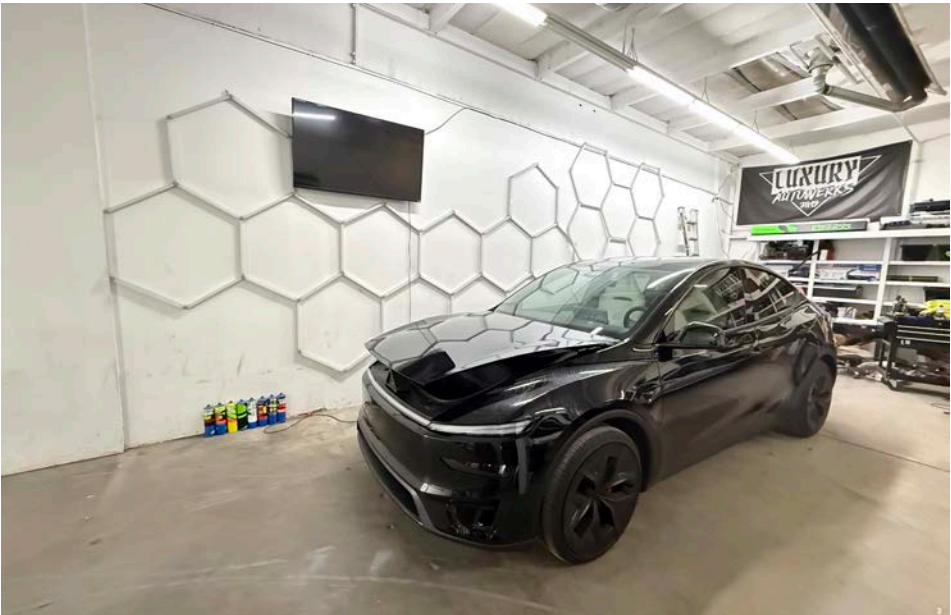
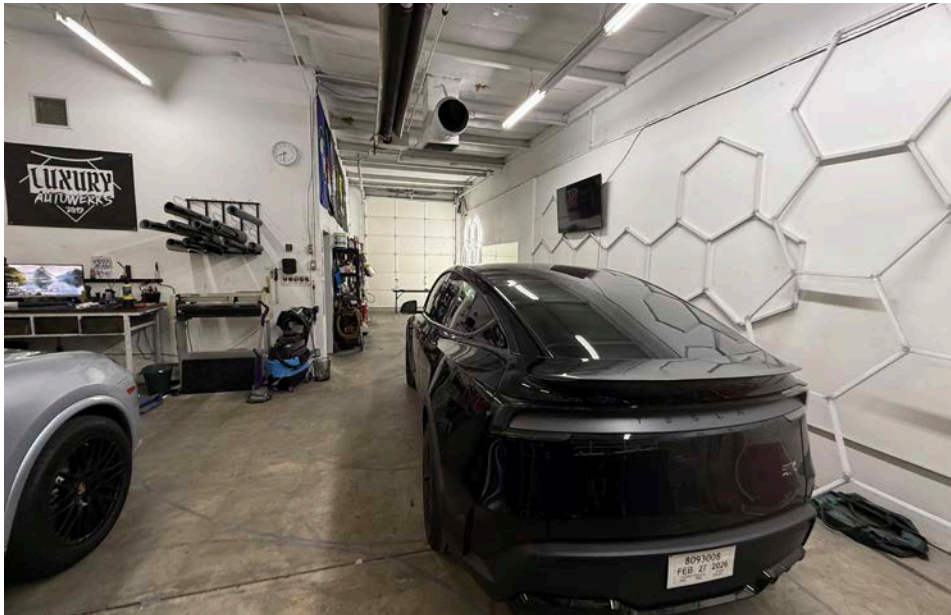
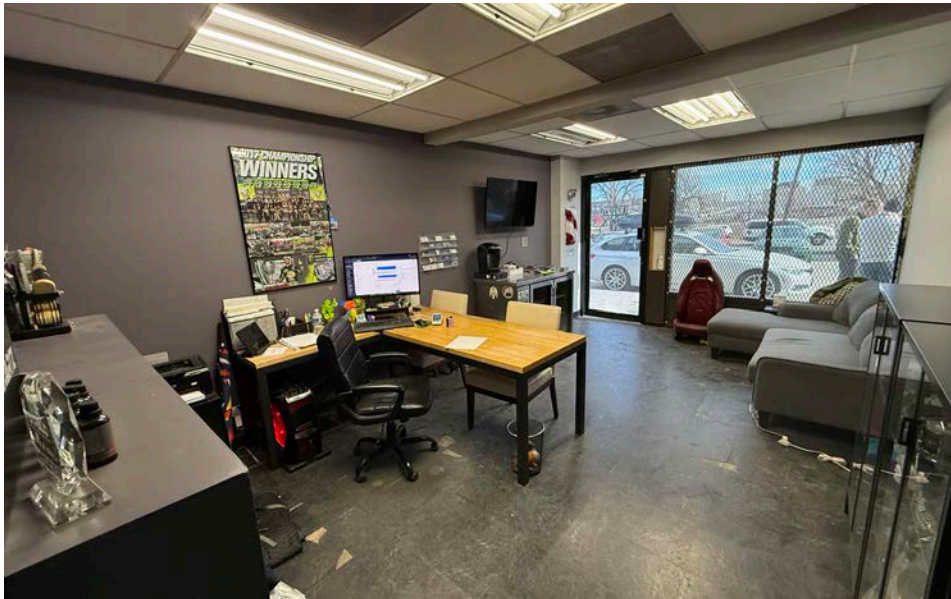
- Well Located, High Identity Corner of Evans & S Platte River Dr
- Every Unit has at least 1 if not 2 10'x12' Drive In Loading Door
- New Owner Can Occupy up to 4,590 immediately
- Radiant Heating in Each Warehouse Unit
- Free Span (Column Free) Units



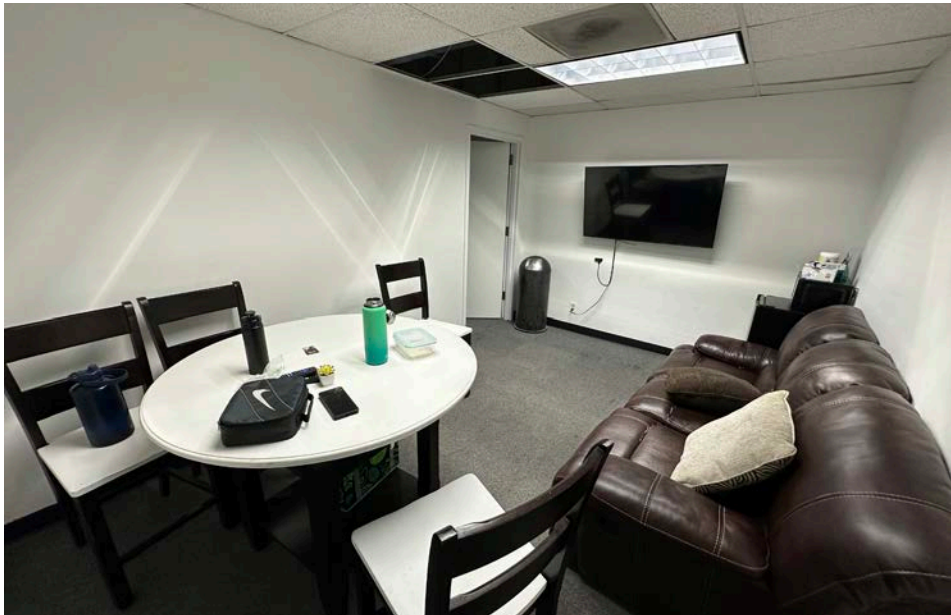
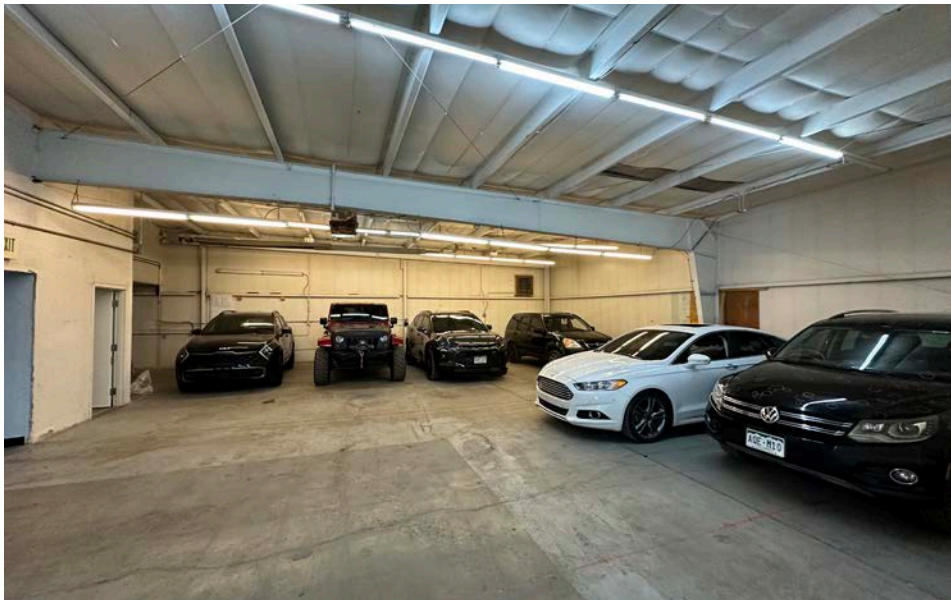
PROPERTY PHOTOS



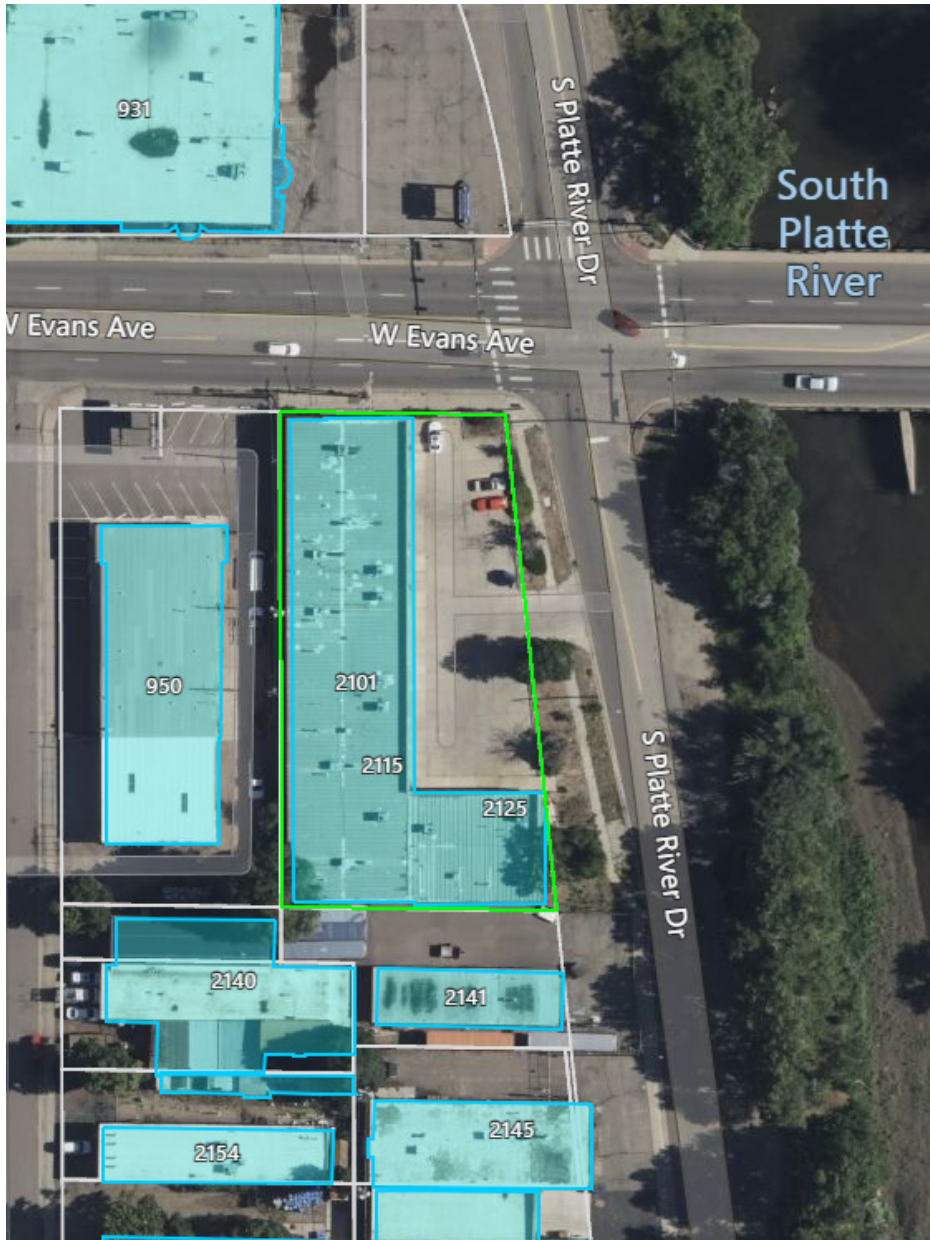
PROPERTY PHOTOS



PROPERTY PHOTOS



PARCELS

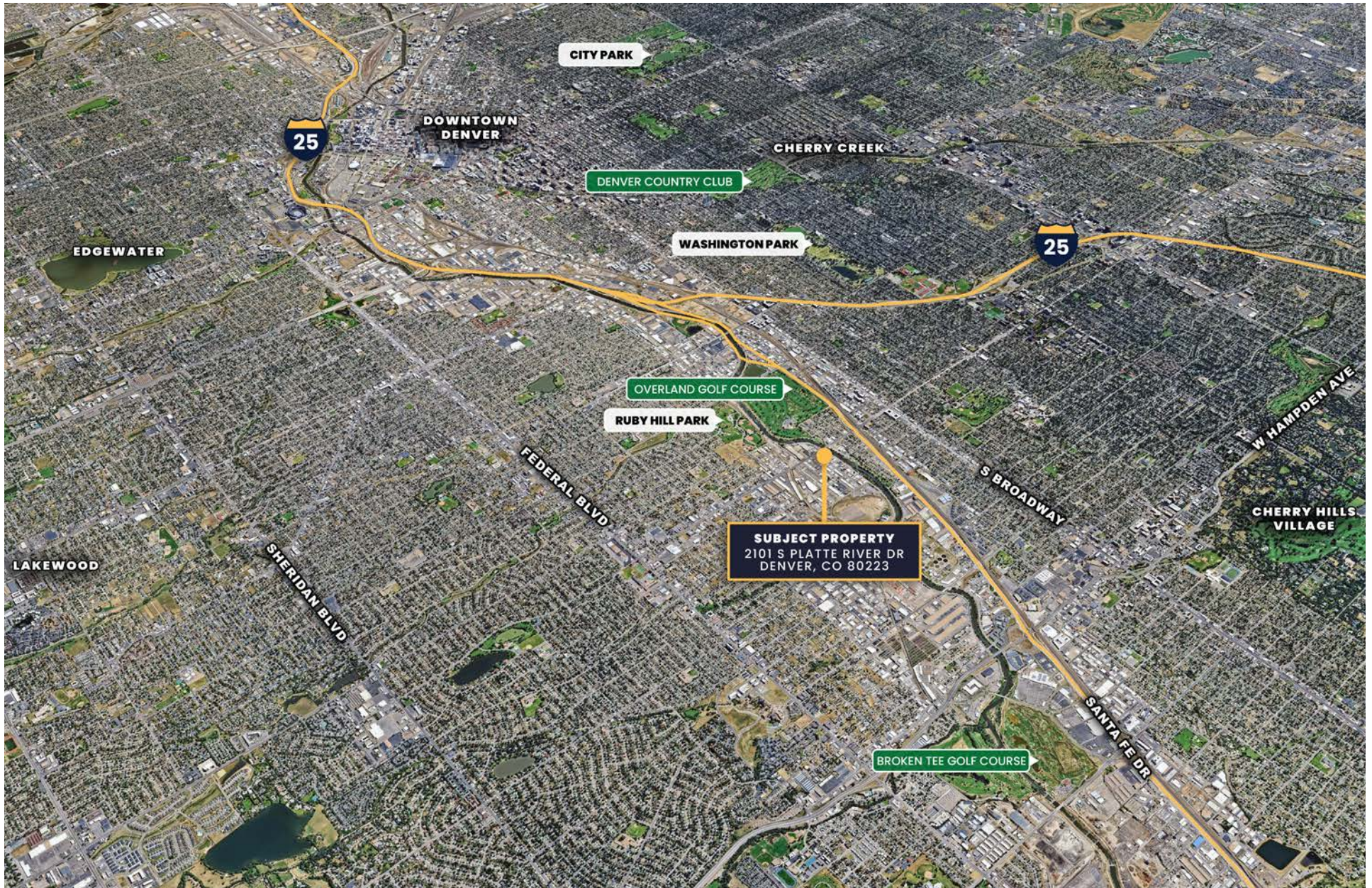


LOCATION MAP

2101 S PLATTE RIVER DR | DENVER, CO 80223

11





The Lower South Central industrial submarket remains one of Denver's most established and supply-constrained industrial corridors, with just 4.5% vacancy and no new construction currently underway. With only 510,000 SF of space available across an 8.8 million SF inventory base, tenants have limited options—particularly for well-located small-bay and contractor-friendly product. This scarcity continues to support long-term rent stability, reflected in five- and ten-year average annual rent growth of 4.2% and 5.2% respectively, despite temporary market cooling. The submarket's blend of logistics, flex, and specialized industrial assets provides broad demand drivers, and the lack of new development further reinforces the value of existing, well-positioned buildings.

Investment activity has remained consistent, with 42 industrial trades totaling roughly 500,000 SF and nearly \$50 million in sales volume over the past year. Current market pricing in Lower South Central averages \$168/SF, while the greater Denver market averages \$175/SF—highlighting that quality, infill industrial assets such as this offering continue to command premium values. Strong fundamentals, minimal new supply, and long-term occupancy trends make the acquisition price well-supported within both the submarket and broader metro benchmarks.



DEMOGRAPHICS



722,825

Residents

Denver City/County



3,005,131

Residents

Denver Metro



\$94,157

Median Household Income

Denver City/County



\$103,055

Median Household Income

Denver Metro



194,485

Renter Occupied Housing Units



35.4

Average Age of Residents



1,719,572

Total Labor Force

Denver Metro



\$626,500

Median Home Value



The Denver metropolitan area continues to perform as one of the Mountain West's most resilient multifamily markets. Home to over three million residents, the region benefits from consistent in-migration, a diversified job base, and a population that is among the most educated and highest-earning in the country. Median household income exceeds \$100,000, with nearly half of adults holding a bachelor's degree or higher, reinforcing a strong professional tenant profile.

Economic growth has remained steady through 2025 as Denver's employment base expands across sectors such as technology, aerospace, healthcare, and finance. The metro's labor force participation rate is among the nation's highest, and new business formation continues to outpace most peer cities. These fundamentals underpin a durable economy that supports stable occupancy and predictable rent performance.

While new deliveries remain active in select corridors, absorption has consistently kept pace, with vacancy tightening modestly throughout 2024 and into early 2025. Developers have moderated new starts in response to higher financing costs, allowing the market to rebalance favorably. Denver's maturing rent growth—now largely driven by organic turnover and operational improvements rather than heavy concessions—underscores the market's stability.

With limited land availability, strong household income growth, and sustained in-migration, Denver remains one of the most balanced and dependable apartment markets in the nation. Long-term investors continue to view the metro as a strategic hold supported by population growth, economic diversity, and enduring lifestyle appeal.



DAILY CONVENIENCES

A sampling of conveniences within walking distance or in close proximity to the property are:



Hair and beauty salons, fitness centers, gas stations, auto repair shops and parts supply stores, insurance services, and medical clinics are also nearby.



SHOPPING AND DINING

River Point at Sheridan

- 135-acre, open-air collection of major retailers, shops, dining, and entertainment options in Englewood
- Target, Costco, Conn's, Michaels, PetSmart, Burlington, Regal Cinemas
- Panera Bread, Steak 'N Shake, Chick-Fil-A, Texas Roadhouse, Buffalo Wild Wings

Cherry Creek Shopping Center

- Premiere shopping and dining center
- Over 160 retailers including Macy's, LOFT, The Container Store, Apple, Neiman Marcus

16th Street Mall / Denver Pavilions

- Denver's mile-long, pedestrian-friendly mall with free shuttle service stops on every corner
- Denver Pavilions features 12 movie theaters, over 40 shops and restaurants, and indoor parking
- Ross Dress for Less, Banana Republic, Express, Forever 21, Hard Rock Café, Maggiano's Little Italy

Eateries

- | | |
|---------------------|---------------------|
| ■ Star Kitchen | ■ Tortas San Pancho |
| ■ Lollicup | ■ La Michoacana |
| ■ Pho 96 Vietnamese | ■ Taco Bell |
| ■ SUPIVA Thai Food | ■ McDonald's |
| ■ Pizza Hut | |



RECREATION / ENTERTAINMENT

Denver is a world-renowned outdoor recreational hub and offers a thriving arts and culture scene, from world-class museums to eclectic art districts. Colfax Avenue offers galleries, shopping and dining, and buzzing nightlife venues. The expansive Denver City Park features two scenic lakes; trails; a golf course; a playground; and athletic fields. City Park is home to the Denver Zoo, the Denver Museum of Nature and Science, and events like the City Park Jazz festival.

- Cheesman Park / Denver Botanic Gardens
- Ogden Theatre
- Landry's Downtown Aquarium
- Bluebird Theater
- Museum of Contemporary Art
- Colfax Nightlife District
- Fillmore Auditorium Music Venue
- Colfax Museum
- Echo Mountain
- Loveland Ski Resort



AIRPORT

Denver International Airport (DEN) – DEN facilitates non-stop service with all major carriers to over 200 destinations throughout North America, Latin America, Europe, and Asia.



HIGHER EDUCATION

The Auraria Campus in downtown Denver is home to **The University of Colorado Denver, Metropolitan State University of Denver, and Community College of Denver**. The campus has a total enrollment of over 45,500 students.

The University of Colorado Denver (CU Denver)

This public research university is a part of the University of Colorado system. The university has two campuses, one in downtown Denver at the Auraria Campus and the other at the Anschutz Medical Campus located in neighboring Aurora. CU Denver offers more than 140 degree programs in 13 schools and colleges and has an enrollment of approximately 19,500 students.



HEALTH CARE

Denver Health Main Campus – This long-established, 453-bed, non-profit, acute care facility and contains both adult and pediatric emergency departments. The full-service hospital is a principal employer in Denver, supporting over 6,500 positions.

Porter Adventist Hospital – This long-established, full-service hospital is part of the Centura Health system. The campus provides emergency services and has an on-site regional training center and assisted living facility.

METRO DENVER'S LARGEST PRIVATE EMPLOYERS (NON-RETAIL)

EMPLOYER	EMPLOYEES
HealthONE Corporation	12,410
SCL Health System	9,970
Centura Health	9,450
UCHealth	9,380
Lockheed Martin Corporation	8,990
Comcast Corporation	7,250
Children's Hospital Colorado	7,150
United Airlines	7,000
Kaiser Permanente	6,610
CenturyLink	6,500

Sources: US Census Bureau, US Bureau of Labor, Wikipedia, CoStar Analytics, Google Maps, City of Aurora, Aurora Chamber of Commerce, Visit Aurora, Denver Post, Westword, Denver.org, Metro Denver Economic Development Corp., Livability, Forbes, University of Colorado Anschutz Medical Campus, University of Colorado Denver, University of Denver.



BROKERAGE DISCLOSURE



Unique Properties Inc
400 S Broadway, Denver, CO 80209
303-321-5888

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BDB24-6-24) (Mandatory 8-24)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

2101 S Platte River Dr., Denver, CO 80223

or real estate which substantially meets the following requirements:

N/A

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.



Unique Properties Inc
400 S Broadway, Denver, CO 80209
303-321-5888

CHECK ONE BOX ONLY:

☒ **Customer.** Broker is the ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☐ Show a property ☒ Prepare and convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ **Customer for Broker's Listings – Transaction Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ **Transaction Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS BROKERAGE DISCLOSURE TO BUYER IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via Offering Memorandum and retained a copy for Broker's records.

Brokerage Firm: Unique Properties, Inc.

Broker Greg Knott | Earl Duffy

BROKERAGE DISCLOSURE



Unique Properties Inc
400 S Broadway, Denver, CO 80209
303-321-5888

BUYER'S BROKER'S COMPENSATION AGREEMENT

Compensation charged by brokerage firms is not set by law and is fully negotiable.

In consideration of the services to be performed by Buyer's Broker as Buyer's transaction-broker, Buyer's Broker's brokerage firm (Brokerage Firm) will be paid a fee equal to N/A% of the purchase price or \$ N/A (Success Fee) with no discount or allowance for any efforts made by Buyer or any other person. Unless approved by Buyer, in writing, Brokerage Firm is not entitled to receive additional compensation, bonuses, and incentives paid by listing brokerage firm or seller.

The Success Fee is earned by Brokerage Firm upon Buyer's Broker performing services that result in Buyer entering into a contract to purchase property acceptable to Buyer and is payable upon closing of the transaction. If any transaction fails to close as a result of the seller's default, with no fault on the part of Buyer, the Success Fee will be waived. If any transaction fails to close as a result of Buyer's default, in whole or in part, the Success Fee will not be waived; such fee is due and payable upon Buyer's default, but not later than the date that the closing of the transaction was to have occurred.

Broker is authorized and instructed to request payment of the Success Fee from one or both of the following: (1) the seller's brokerage firm; (2) seller. Buyer is obligated to pay any portion of the Success Fee which is not paid by the seller's brokerage firm or seller, but only if Broker discloses to Buyer the amount Buyer must pay, in writing and prior to Buyer entering into a contract with the seller.

Buyer:

Buyer's Signature	Date
Street Address	
City, State, Zip	
Phone No.	
Fax No.	
Email Address	

Buyer's Brokerage Firm:

Broker's Signature	Date
400 S Broadway	
Brokerage Firm Street Address	
Denver, CO 80209	
Brokerage Firm City, State, Zip	
303.321.5888	
Broker Phone No.	
303.321.5889	
Broker Fax No.	
gnott@uniqueprop.com, cduffy@uniqueprop.com	
Broker Email Address	

Buyer's Signature	Date
Street Address	
City, State, Zip	
Phone No.	
Fax No.	
Email Address	



UNIQUE PROPERTIES

400 South Broadway

Denver, CO 80209

www.uniqueprop.com



OFFERED BY:

Greg Knott

Executive Vice President

303-521-3648

gknott@uniqueprop.com

Earl Duffy

Senior Broker Associate

303.968.4929

eduffy@uniqueprop.com

Copyright © Unique Properties Inc. All rights reserved. Although the information contained herein has been obtained from sources deemed reliable, Unique Apartment Group Inc. makes no express or implied guaranty, warranty, or representation that the information is complete or accurate. Further, any projections, opinions, assumptions, or estimates used or offered herein are for the purpose of example only and do not and cannot be deemed to represent the present or future performance of the subject property. Accordingly, Unique Apartment Group Inc. recommends that you conduct your own investigation of the property in order to reach your own conclusions or opinions as to value of the property. Physical condition of the property, including without limitation the potential presence of mold, asbestos, lead based paint, and hazardous materials may affect the property, its value, and may, if present, pose health risks. The property should be independently examined by experts selected by you. Any recipient of these materials from Unique Apartment Group Inc. should not and may not rely on these materials for any purpose beyond general introductory information concerning the property.