

FOR SALE 375 YUMA STREET DENVER, CO 80223



Leased Industrial Investment REDUCED PRICE: \$975,000 \$925,000 (6.8% CAP)

PROPERTY OVERVIEW

Building Size:	4,003 SF
Lot Size:	5,712 SF
YOC:	1936
Loading:	One (1) 10'X12' Drive-In Door
Clear Height:	14'
Construction Type:	Brick and Block
Zoning:	I-A (Denver)
Property Taxes:	\$14,164
Lease Commencement:	5/1/2009
Lease Expiration:	7/31/25

For more information, please contact:

CRAIG MYLES, SIOR

Vice President 303.570.9641 CMyles@PinnacleREA.com

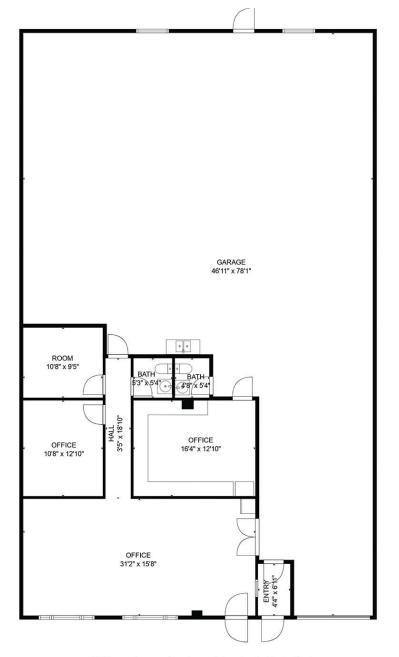
RC MYLES, CCIM, SIOR

President 303.947.7850 RCMyles@PinnacleREA.com

Pinnacle Real Estate Advisors One Broadway Suite A300 Denver, CO 80203 303.962.9555 | www.pinnaclerea.com



FOR SALE 375 YUMA STREET DENVER, CO 80223



All Dimensions are Interior and Drawing is Not to Scale

For more information, please contact:

CRAIG MYLES, SIOR Vice President 303.570.9641 CMyles@PinnacleREA.com RC MYLES, CCIM, SIOR

President 303.947.7850 RCMyles@PinnacleREA.com

Pinnacle Real Estate Advisors

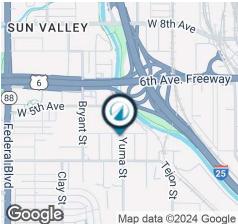
One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclerea.com

© 2024 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.

FOR SALE 375 YUMA STREET DENVER, CO 80223







AREA DEMOGRAPHICS:

					\$
Popul	Population Households		Average HH Income		
1 Mile	255	1 Mile	87	1 Mile	\$62,389
3 Mile	1,399	3 Mile	482	3 Mile	\$69,976
5 Mile	12,990	5 Mile	4,785	5 Mile	\$78,057

For more information, please contact:

CRAIG MYLES, SIOR Vice President 303.570.9641 CMyles@PinnacleREA.com RC MYLES, CCIM, SIOR President

303.947.7850 RCMyles@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclerea.com

© 2024 Pinnacle Real Estate Advisors, LLC. All information contained herein has been obtained from sources we believe to be reliable. However, we accept no responsibility for its accuracy and encourage verification of all information prior to making financial decisions.