

OFFERING MEMORANDUM

NNN OFFERING | 3.5% ANNUAL RENT INCREASES | 6.14% CAP RATE



1930 W 41ST AVENUE
Denver, CO 80211

List Price: ~~\$2,800,000~~ \$2,600,000

INVESTMENT ADVISORS



Drew Williams
Advisor

303-917-5232
Drew@NorthPeakCRE.com



Kevin Calame
Principal

303-263-6260
Kevin@NorthPeakCRE.com



Matt Lewallen
Principal

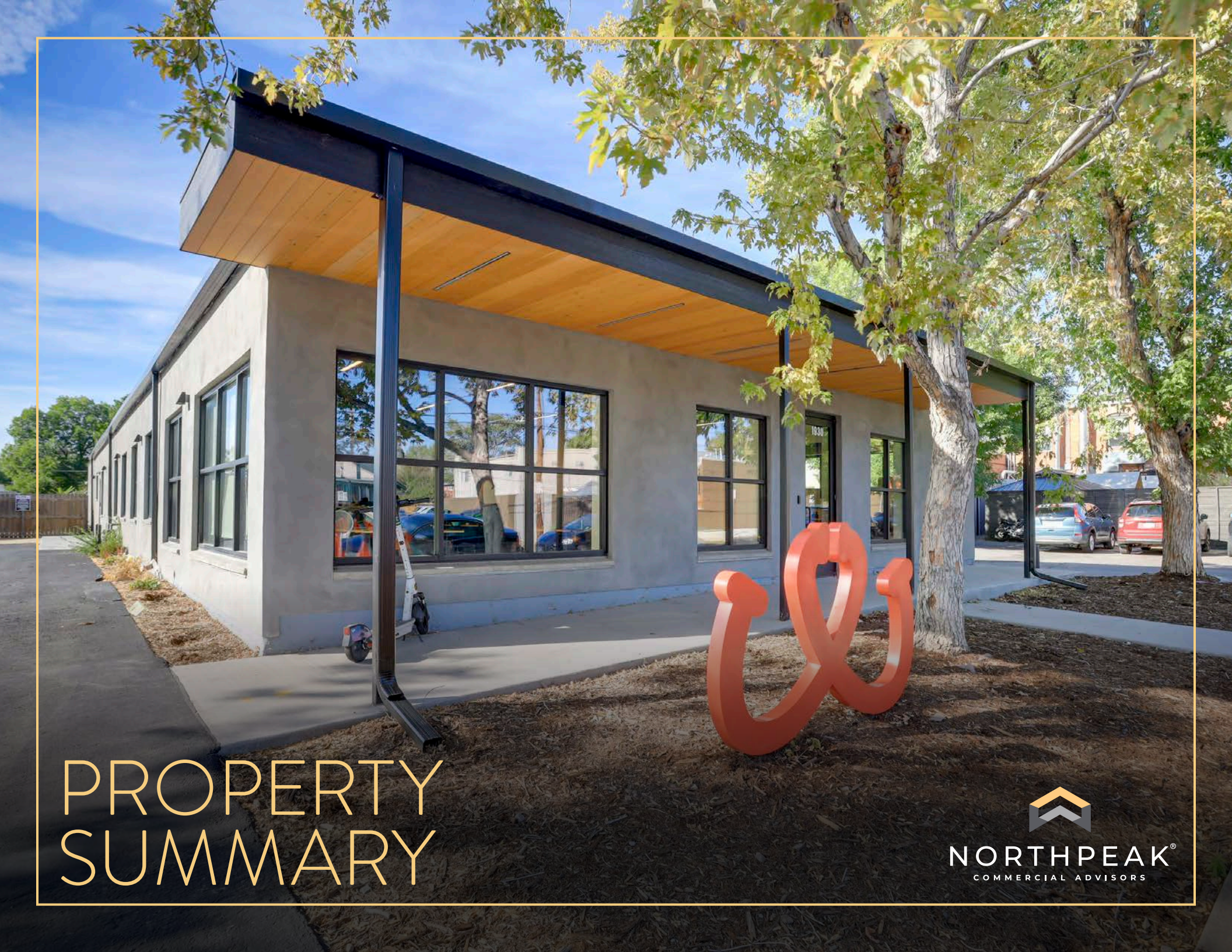
303-210-1623
Matt@NorthPeakCRE.com



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COMMERCIAL ADVISORS

NorthPeak Commercial Advisors
1720 S Bellaire St. Suite 701
Denver, CO 80222
720-738-1949 • NorthPeakCRE.com





PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1930 W 41st Ave. Denver, CO 80211
Price	\$2,600,000
Office Size	3,402 SF
Warehouse Size	1,022 SF
Covered STG	847 SF
Lot Size	18,937 SF
Zoning	U-MS-2x*

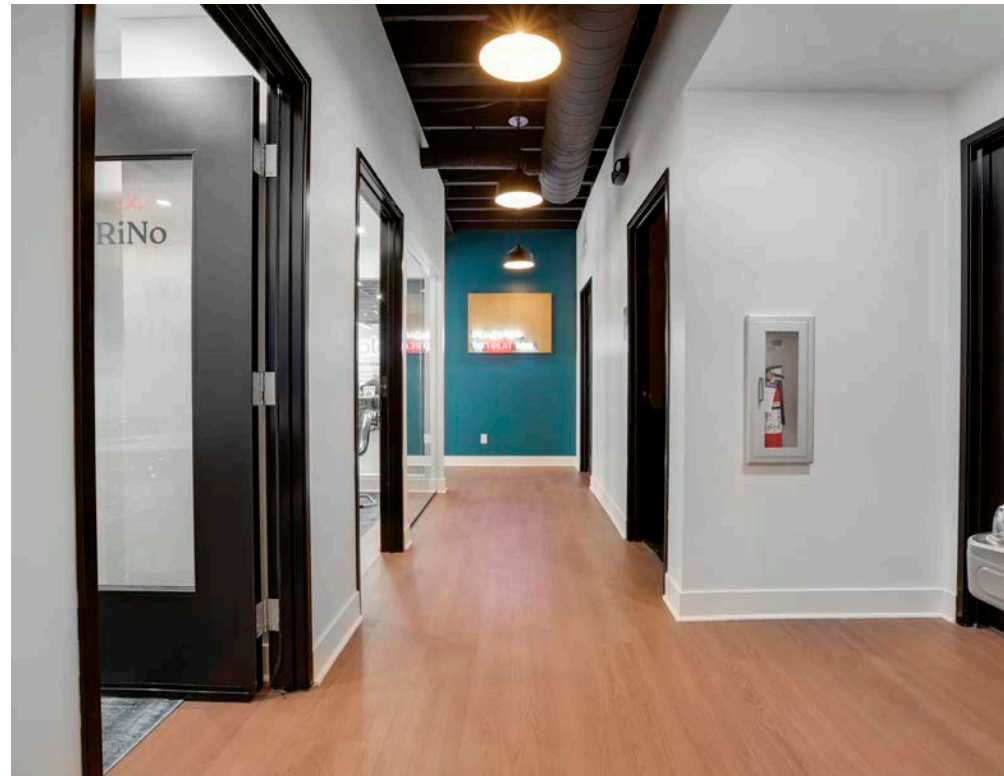
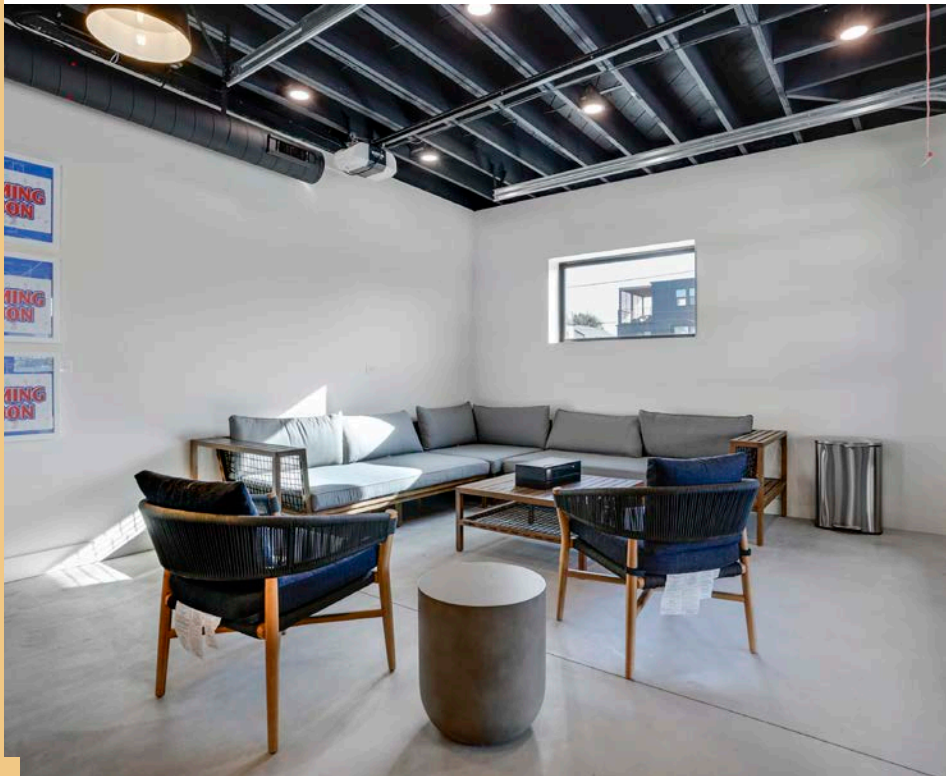
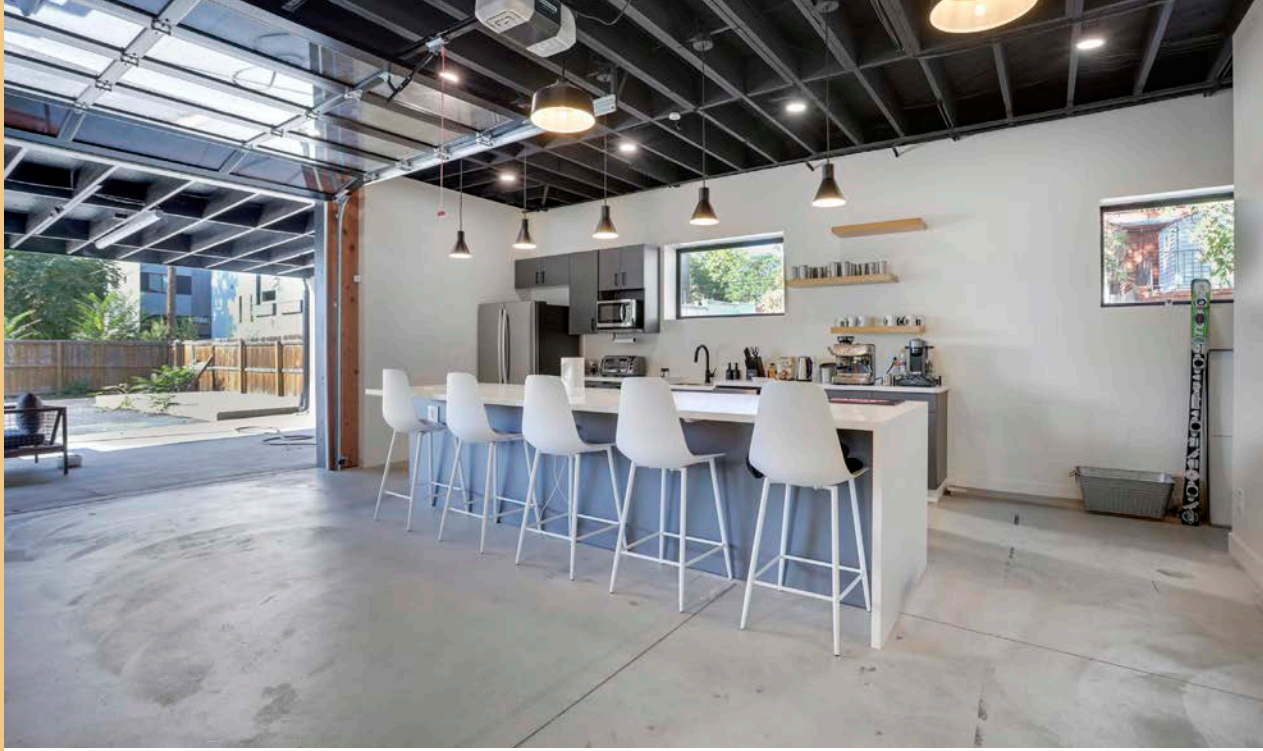
PROPERTY HIGHLIGHTS

- Located in the desirable Sunnyside Neighborhood
- Long term lease
- Large yard space
- 11 off street parking spaces
- Warehouse space
- High-end exterior design and landscape

*U-MS-2x zoning supports a variety of tenant, owner, and developer use options in the future including Residential, Commercial, Mixed Use, additional height, and design flexibility that will add long term value to the property

1930 W 41st. Avenue is on a long term lease to Sploot and has been fully renovated into 3,402 SF of office space, 1,022 SF of warehouse space, 847 covered outdoor storage, and 5,535 SF of fenced yard space with an additional 11 off-street parking spaces. The property is being offered for sale and is a great opportunity to own a quality asset that will have a stable cash flow over the next 5 to 10 years. The property is well located in the highly desirable Sunnyside neighborhood, within walking distance to retail, bars and restaurants.







SITE AERIAL



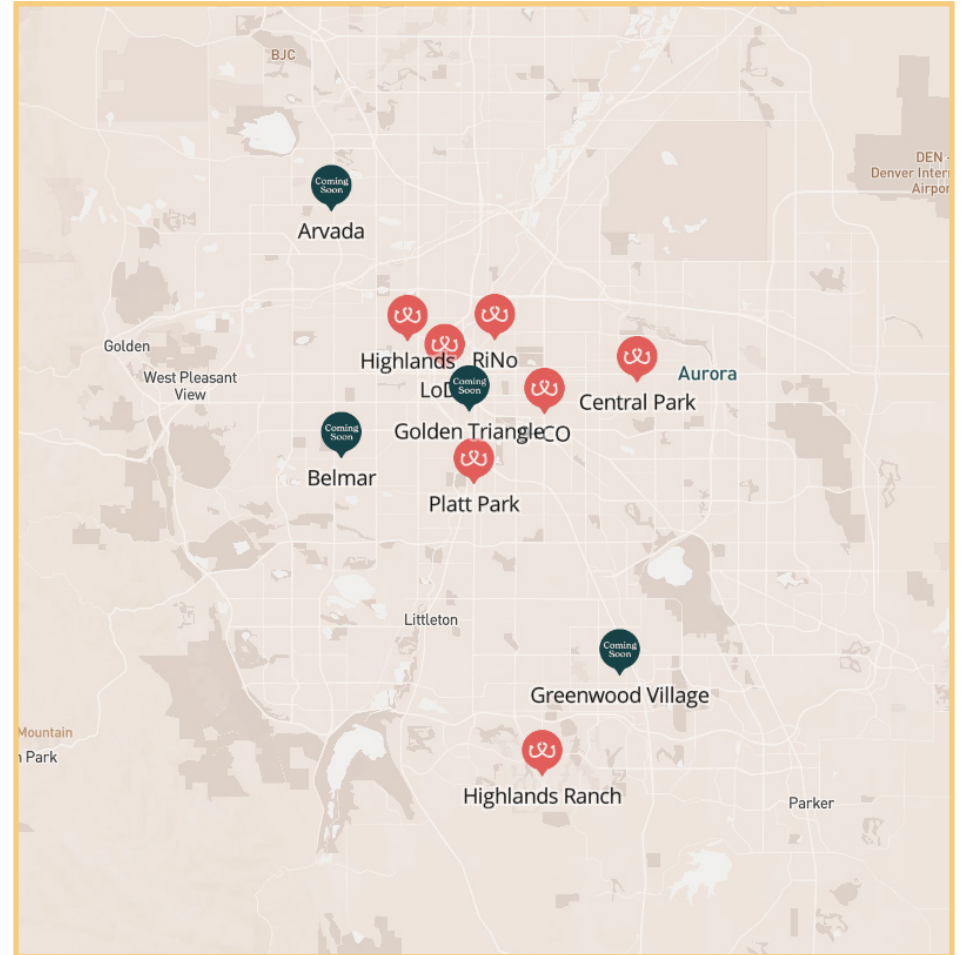
TENANT SUMMARY

SUITE	GLA	LEASE TERM	PSF	CURRENT MONTHLY RENT	LEASE TYPE	EXP. PSF	EXP. TOTAL
100	4,424 SF	5 Years	\$36.00	\$13,272	NNN	\$13.05	\$57,711

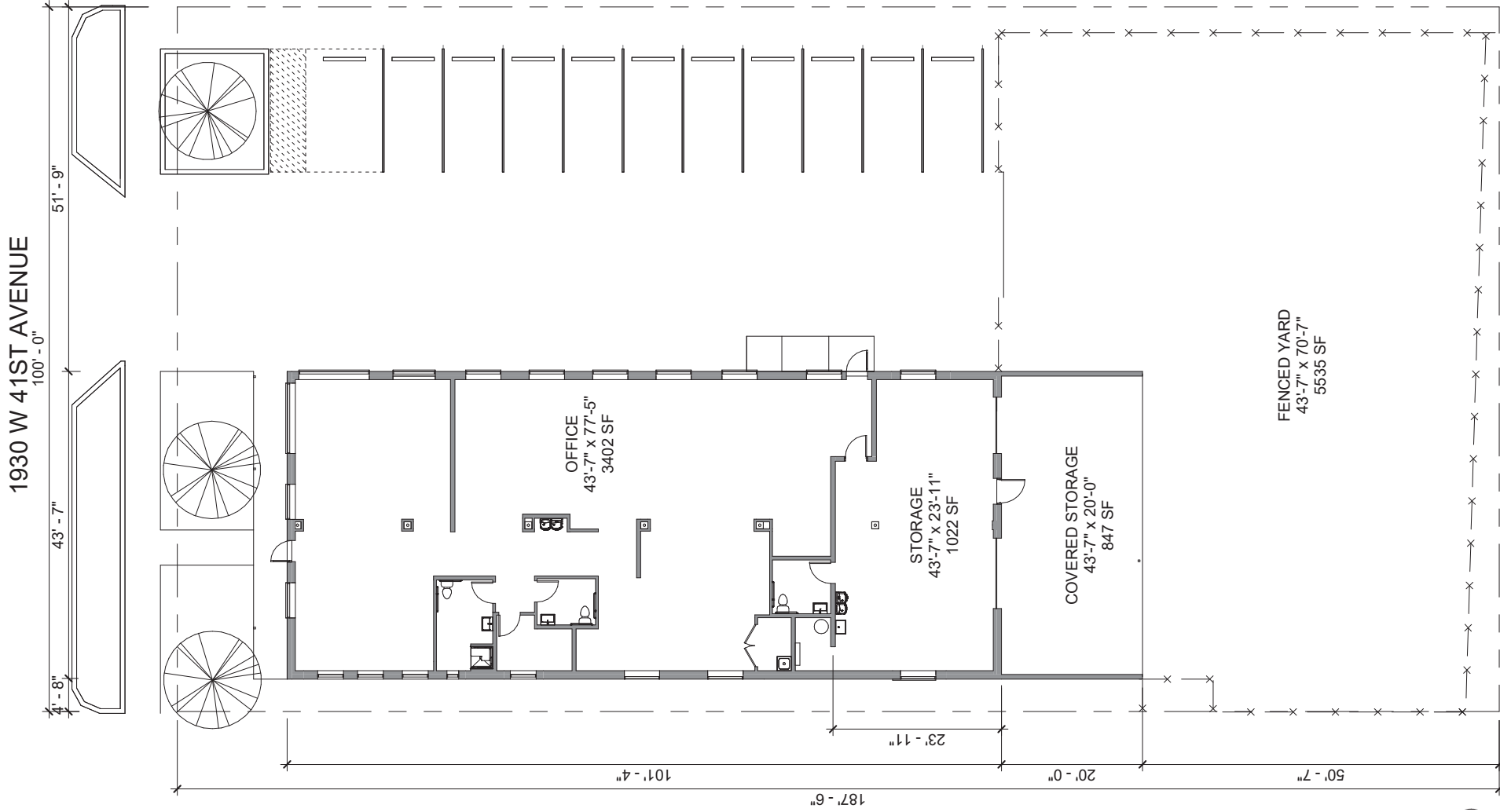


Sploot is a strong business due to its unique focus on pet care, leveraging a growing market of pet ownership and the increasing demand for specialized services. Its innovative platform connects pet owners with reliable service providers, ensuring convenience and trust. The emphasis on quality, safety, and customer satisfaction fosters loyalty and repeat business.

Additionally, Sploot's strategic marketing and community engagement initiatives help build a strong brand presence, while its scalable model allows for expansion into new markets. With locations throughout Denver, including the Highlands, RiNo, Platt Park, LoDo and Lohi, Highlands Ranch, Central Park, Arvada, and Belmar, Sploot has a proven model that is continuing to expand.



FLOORPLAN





LOCATION OVERVIEW



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SUNNYSIDE

Northwest Denver's Sunnyside neighborhood blends historic charm and big-city convenience to appeal to buyers who want a hip, urban neighborhood at a relatively reasonable price.

The neighborhood's location offers easy access to Interstate 70 and light rail service to downtown Denver, the western suburbs, and Boulder.

The Sunnyside neighborhood has crafted a likable reputation thanks to an influx of new eateries, shops, and residents.

Where people move, breweries and wineries open. So it goes in Sunnyside, home to Diebolt Brewing, Factotum Brewhouse, and 13-year-old Bonacquisti Wine Company.

Walk Score
89

VERY WALKABLE

Most errands can be accomplished on foot.

Transit Score
45

SOME TRANSIT

A few nearby public transportation options.

Bike Score
88

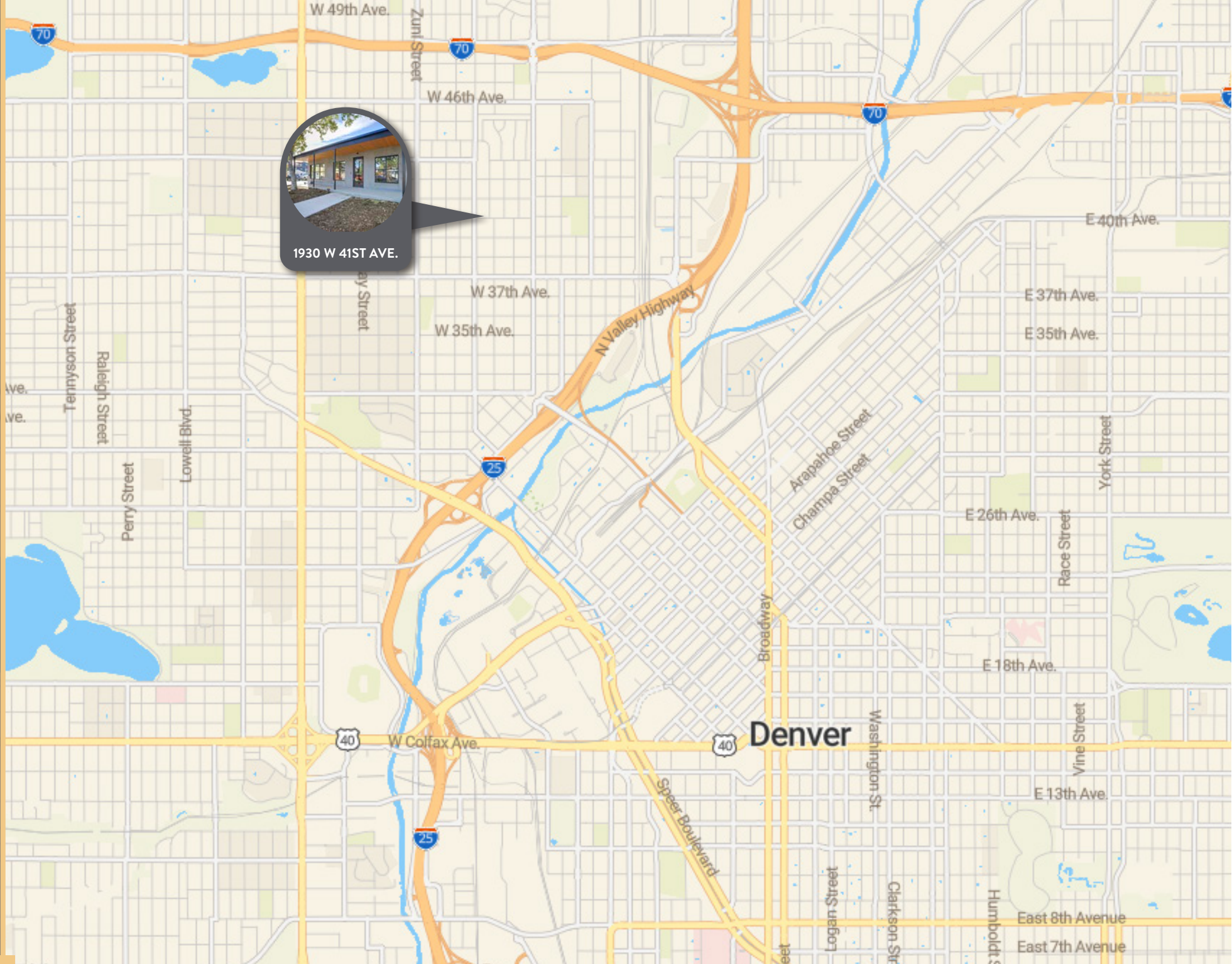
VERY BIKEABLE

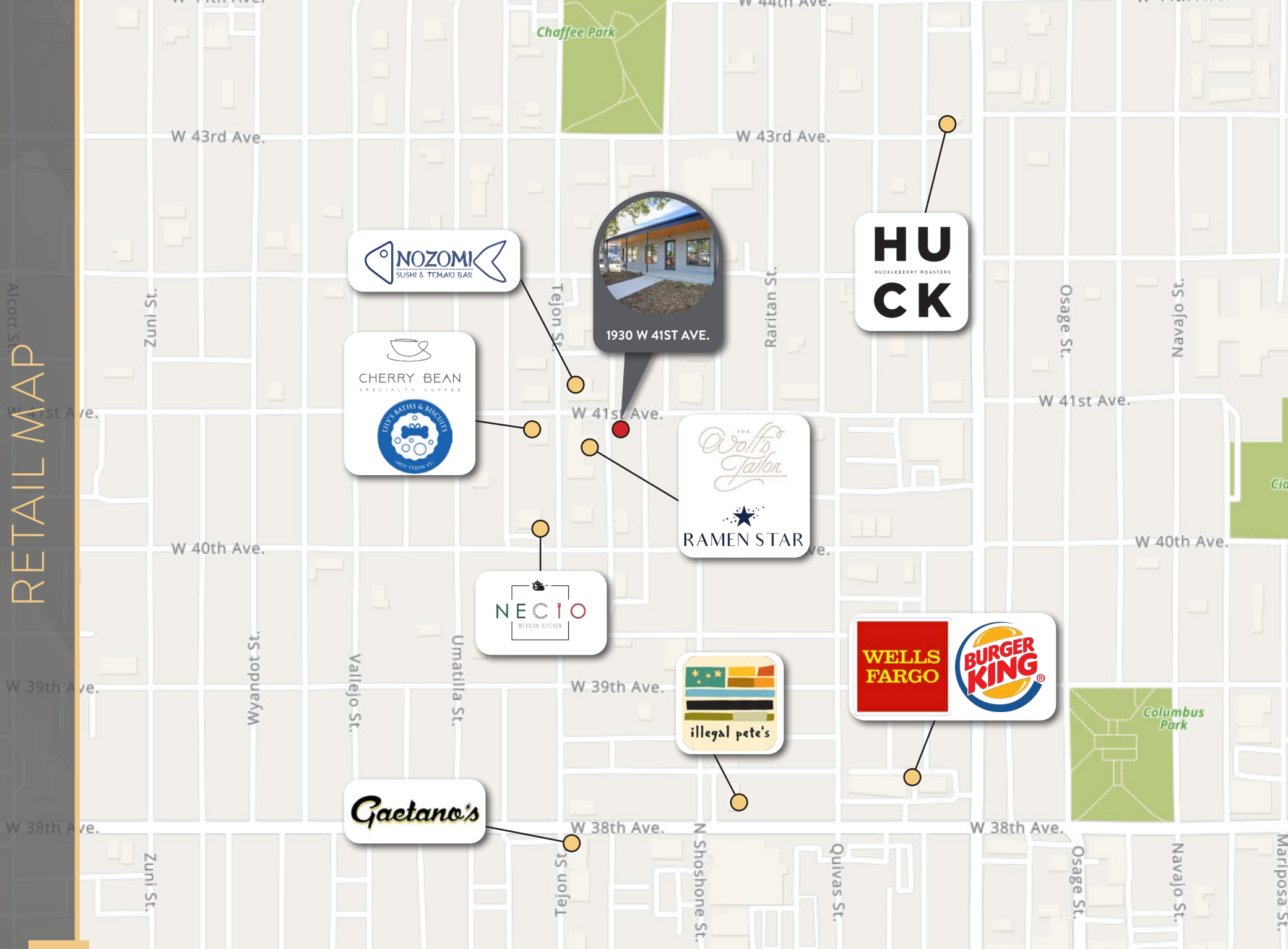
Biking is convenient for most trips.





1930 W 41ST AVE.





1930 W 41ST AVE.





COMPARABLE SALES



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SUBJECT PROPERTY
1930 W 41st Ave., Denver, CO

Sale Date	JUST LISTED
List Price	\$2,600,000
Building Size	4,424 SF
Price/SF	\$587



4565 Kipling St #1
Wheat Ridge, CO 80033

Sale Date	11/30/22
Sale Price	\$4,678,495
Building Size	8,300 SF
Price/SF	\$564



9200 Teddy Ln #2
Lone Tree, CO 80124

Sale Date	12/1/22
Sale Price	\$5,050,000
Building Size	9,093 SF
Price/SF	\$555



5632 S Chambers Rd #3
Aurora, CO 80015

Sale Date	11/16/22
Sale Price	\$1,925,000
Building Size	3,600 SF
Price/SF	\$535



2900 S University Blvd #4
Denver, CO 80210

Sale Date	6/21/23
Sale Price	\$2,195,000
Building Size	4,450 SF
Price/SF	\$493



10455 E Colfax Ave #5
Aurora, CO 80010

Sale Date	5/15/24
Sale Price	\$2,100,000
Building Size	4,551 SF
Price/SF	\$461

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 1930 W 41st Ave., Denver, CO 80211 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.



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