

FOR SALE: CENTRAL DENVER WAREHOUSE/FLEX

1055-1075 GALAPAGO ST & 1052 INCA ST
DENVER, CO 80204



NNN INVESTMENT – 16,848 SF W/ OVER .55 AC
LARGE WAREHOUSE/FLEX BLDG WITH ADDITIONAL LOT



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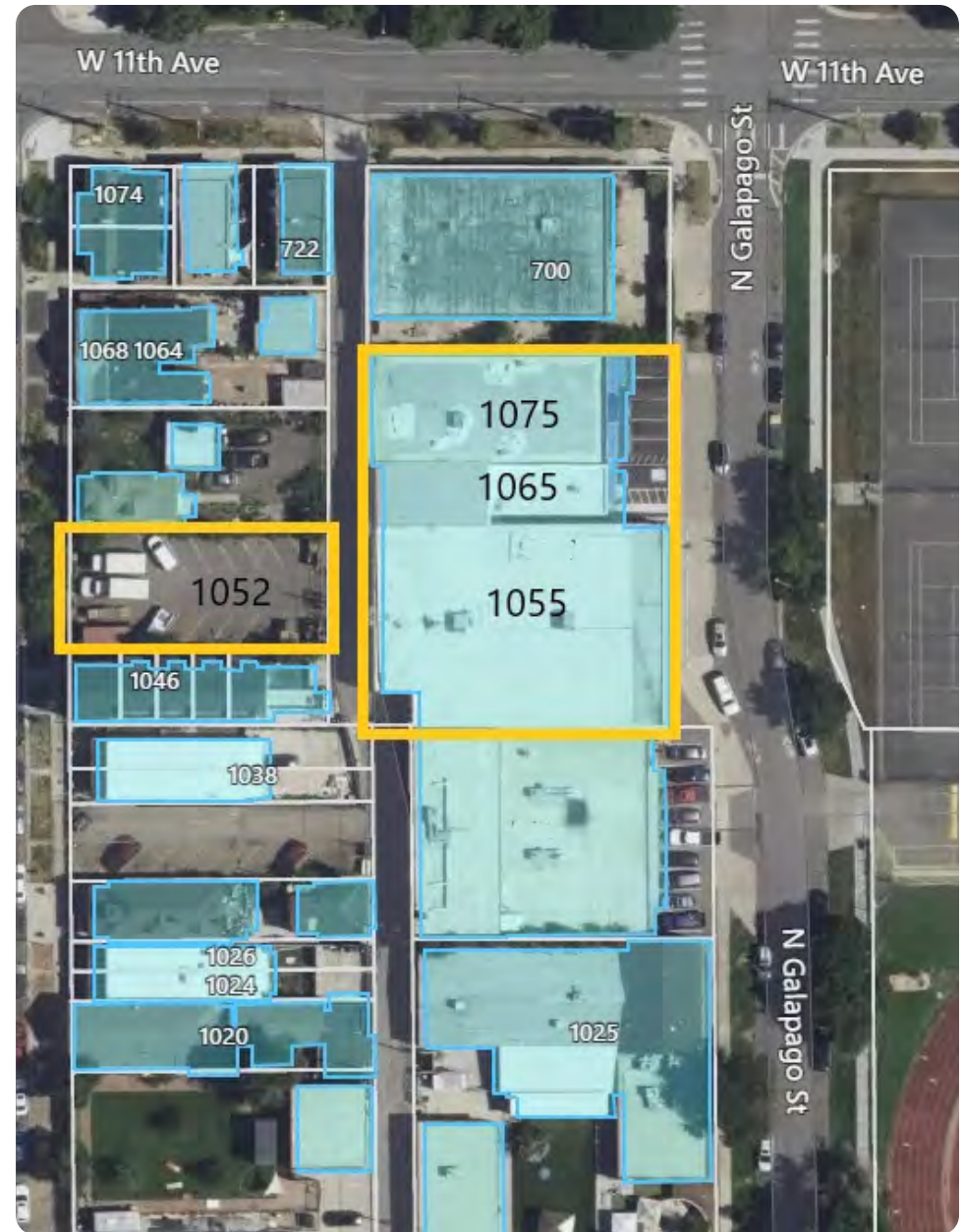
PROPERTY HIGHLIGHTS

Address	1055-1075 Galapago St & 1052 Inca St Denver, CO 80223
Purchase Price:	\$3,800,000 (\$225/SF)
Building Size	16,848 SF
Galapago Lot Size:	18,846 SF
Inca Lot Size	5,360 SF
Total Land Area:	24,206 SF (0.56 AC)
Current NOI:	\$205,212
Loading:	1 Drive in Door - 12'w x 14'h
Clear Height:	10'-16'
Construction:	Brick Masonry & Twin T
Power:	800a 480v 3ph - TBV
Zoning:	C-MX-5 - Enterprise Zone
Total Taxes:	\$61,288.80

PROPERTY DESCRIPTION

±16,848 SF office/warehouse building on a ±24,206 SF (±0.56-acre) infill site in Denver's Mid Central submarket, minutes from downtown and positioned at the doorstep of the Burnham Yard redevelopment and the emerging stadium district. The Galapago building is complemented by an adjacent Inca Street parcel providing on-site parking and storage yard in a supply-constrained submarket where no new industrial or flex product has delivered in a decade.

- Multiple ADA Bathrooms w/ Showers & Washer/Dryer
- Freezer, Cooler, 3 Compartment Sinks & Floordrains Throughout
- Heavy Power (800a 480v 3ph TBV) & New 12'w x 14'h Loading Door
- ±0.56 acres of C-MX-5 (5-story) infill at the doorstep of Denver's biggest redevelopment and the emerging stadium district - Burnham Yards
- Highly Functional Property - Heavy Power, Tall Ceilings, Additional Parking



INVESTMENT SUMMARY



TENANT DESCRIPTION – TENANTS SINCE 2003 (23 YEARS)

The property is fully leased to WellPower (formerly the Mental Health Center of Denver), one of Denver's largest and most established community mental-health providers, on a triple-net (NNN) basis through July 31, 2028. In-place NOI of \$205,212 – delivering stable, passive current income with clear mark-to-market upside at renewal, in a supply-constrained submarket where no new industrial or flex product has delivered in a decade.

WellPower (formerly the Mental Health Center of Denver) is Colorado's largest and most comprehensive provider of mental health and behavioral health services. Founded in 1989 as Denver's community mental health center, the nonprofit today serves more than 20,000 people a year across 30-plus sites and nearly 200 community locations throughout the metro area.

wellpower.org

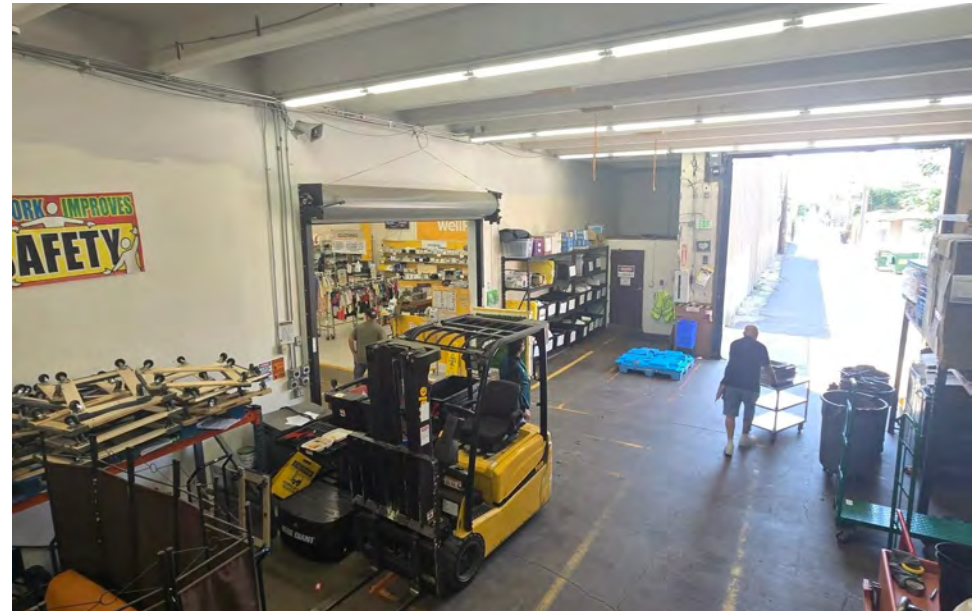
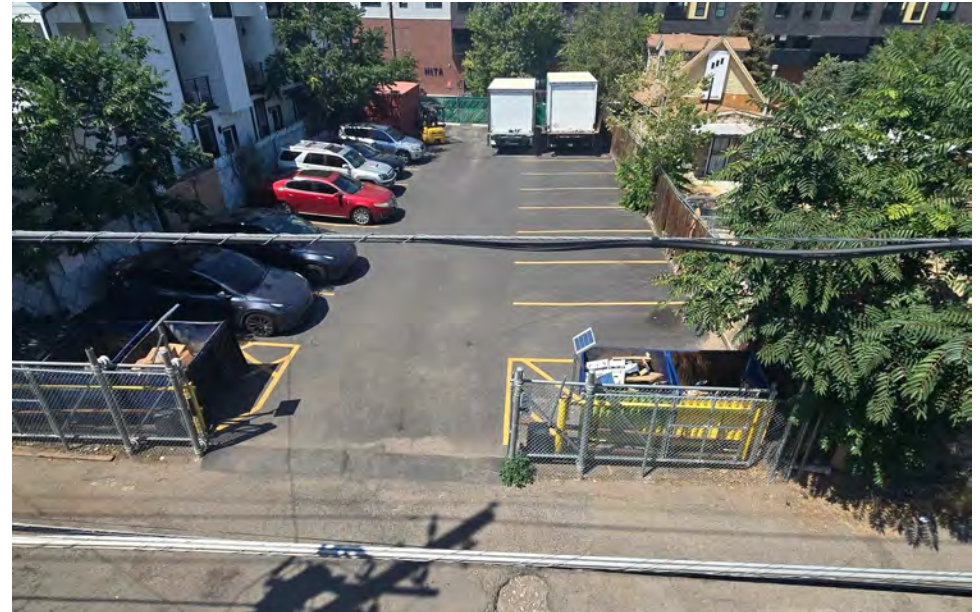
LOCATION DESCRIPTION – GOLDEN TRIANGLE

Positioned in Denver's Mid Central submarket just south of downtown, 1055–1075 Galapago and 1052 Inca sit at the center of the city's most active redevelopment corridor. The property lines up directly with **Burnham Yard** – the 58-acre former rail yard being transformed into one of Denver's largest mixed-use districts, connecting the Santa Fe arts district, La Alma/Lincoln Park, and the Sun Valley neighborhood.

Blocks away, the **new Denver Broncos stadium and entertainment district** – a multi-billion-dollar development anchoring the reimagined Burnham Yard area – is set to reshape the surrounding blocks with housing, retail, and public space over the coming decade. The property also benefits from immediate access to Interstate 25, Santa Fe Drive, and the 10th & Osage light rail station, placing it minutes from the Central Business District, the Denver Health campus, and the Golden Triangle.

It's a rare pocket of infill land in the direct path of growth – held today by stable income, positioned tomorrow for redevelopment.

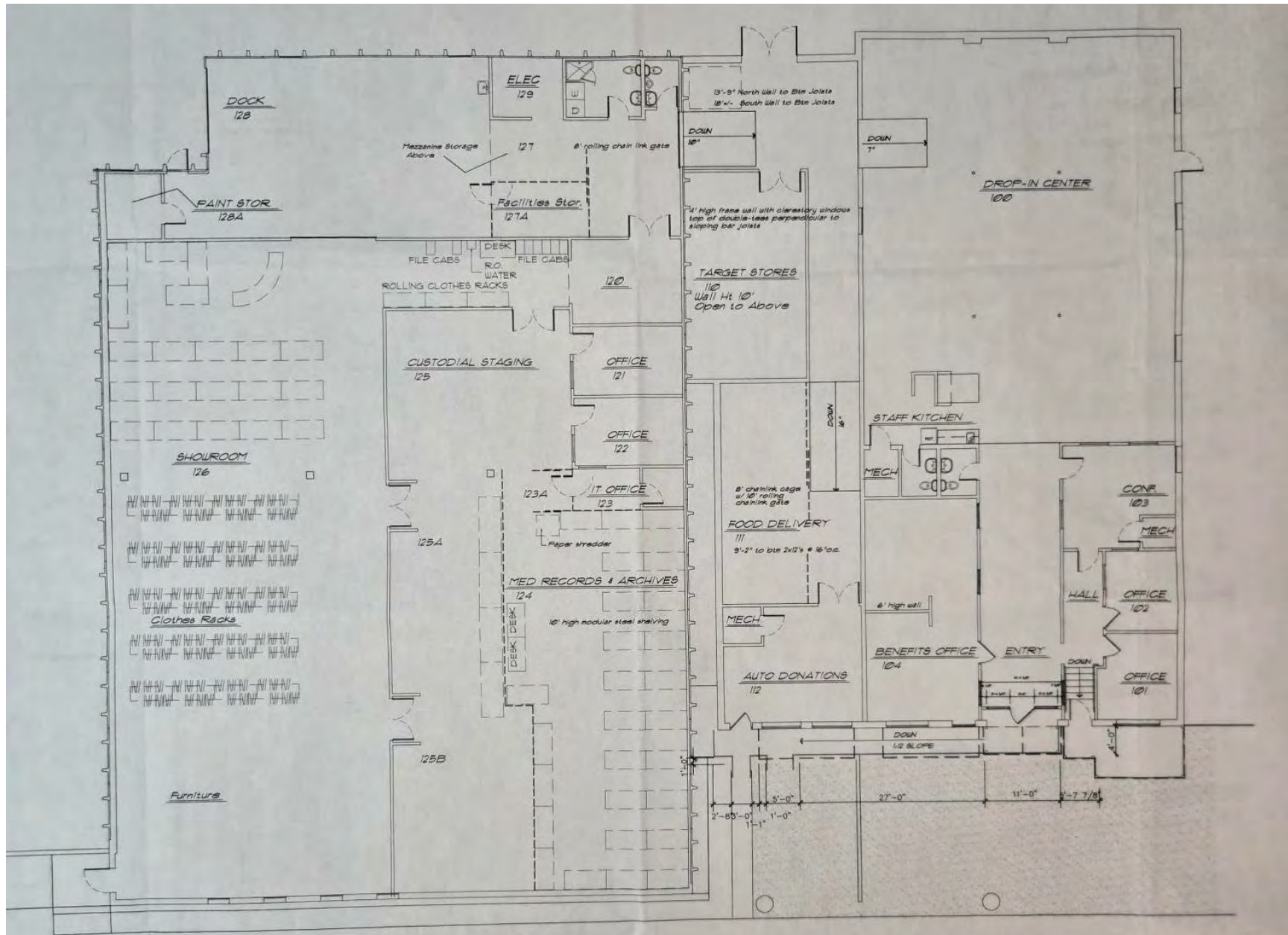
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



FLOOR PLAN



AERIAL MAP

