



NET LEASE INVESTMENT OFFERING

Luminescence Labs (Condo)

Recent Lease Extension | Extremely Affluent Area | Floyd Hill Business Park | Flex Space

Evergreen, CO (Denver MSA)





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Investment Highlights

- » Located within the Denver MSA
- » Tenant recently extended their lease demonstrating commitment to the location
- » Approximately 5 years remaining on the lease
- » Colorado's cannabis industry is estimated to exceed \$3 billion in revenue in 2025
- » Space is currently being used as a cannabis extraction facility
- » Flex condo located within the Floyd Hill Business Park
- » Extreme barriers to entry
- » Approximately 25 miles west of Downtown Denver and 37 miles south of Boulder
- » Extremely affluent area with average annual household income exceeding \$220,000 within 5 miles



Investment Overview

& Income Statement



PRICE
\$617,000



CAP RATE
12.00%



BASE RENT
\$108,000



NOI
\$74,008



 [35715 US Highway 40
Building D, Units D305-306
Evergreen, CO 80439](#)

RENTAL INCREASES:

5.55% on 11/1/2028 &
5.26% on 11/1/2029

LEASE EXPIRATION:

October 31, 2030

OPTIONS:

None

LEASE TYPE:

Modified Gross

TENANT:

Luminescence Labs, Inc.

GLA:

4,209 SF

YEAR BUILT:

1997

PROPERTY USE:

Cannabis Extraction Facility

Income Statement

Income

Base Rent \$108,000

Total Income \$108,000

Expenses:

CCT Building D Owners Association: (\$16,800)

Property Taxes: (\$12,392)

Insurance: (\$4,800)*

Total Expenses:

(\$33,992)

Net Operating Income:

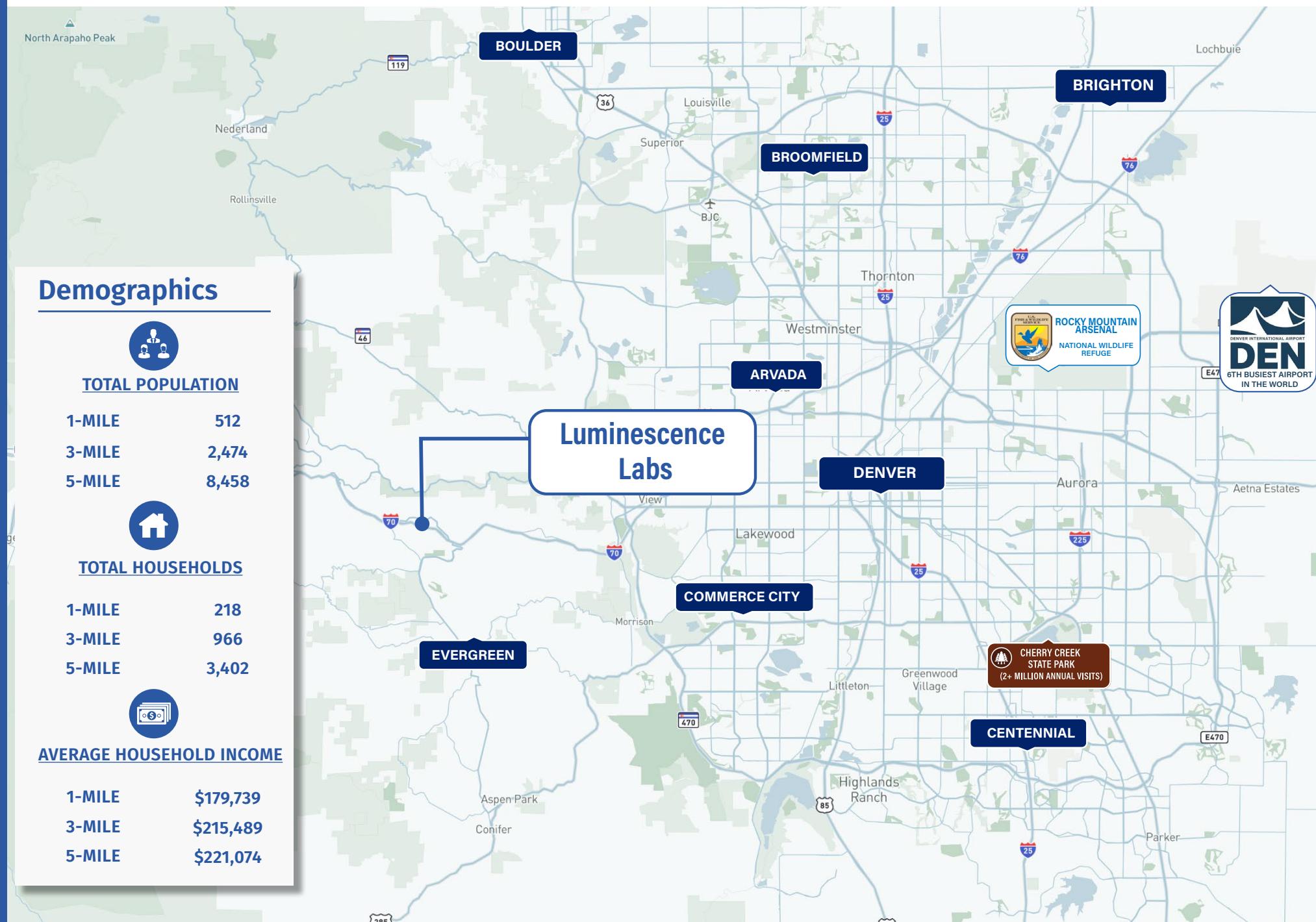
\$74,008

* Insurance expense is estimated to be \$4,800/Yr.

Property Photographs



Map



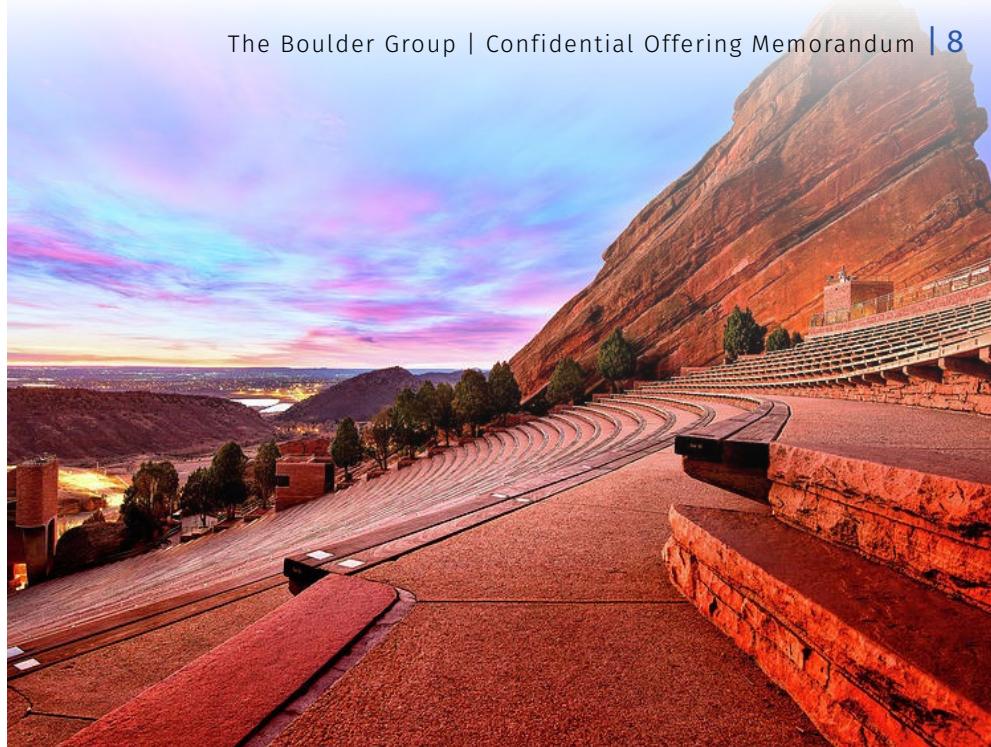


Location Overview

EVERGREEN, COLORADO

Evergreen, CO is a picturesque mountain community that combines small-town charm with exceptional access to the outdoors and the Denver metropolitan area. Located in the foothills just west of the city at an elevation of over 7,000 feet, Evergreen offers residents a peaceful, forested setting while remaining within convenient commuting distance of Denver's employment and cultural amenities. Home to roughly 9,000 residents, Evergreen boasts a well-educated and highly affluent population, reflected in its strong median household income and high rate of homeownership.

The local economy is supported by professional services, healthcare, education, retail, hospitality, and a robust tourism and outdoor recreation sector driven by year-round activities such as hiking, biking, fishing, and skiing. Known for its tight-knit community, natural beauty, and exceptional quality of life, Evergreen attracts young professionals, families, and retirees who value access to nature without sacrificing proximity to major urban conveniences.



MSA Overview

DENVER MSA

Denver is the economic and cultural center of Colorado and the largest city in the Rocky Mountain region. With nearly 3.0 million residents in the MSA, the market benefits from steady population growth, a highly educated workforce, and a diversified economy.

The city is a hub for aerospace, healthcare, financial services, energy, and technology, supported by major employers such as Lockheed Martin, Ball Aerospace, Arrow Electronics, DaVita, and Molson Coors Beverage, reinforcing its role as a corporate stronghold.

Denver International Airport is one of the busiest in the world enhancing connectivity and serving as a powerful economic driver, attracting commerce, tourism, and global investment.

Denver consistently ranks among the nation's best places to live, with over 300 days of sunshine annually, extensive parks and trails, and proximity to world-class outdoor recreation. Cultural amenities, a vibrant food and arts scene, and significant investment in transit and housing add to its appeal. Combining demographic strength, economic diversity, and lifestyle advantages, Denver remains a premier market for long-term real estate investment.



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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



www.bouldergroup.com



EXCLUSIVELY LISTED BY:

BRANDON WRIGHT

Associate
720-604-2256
brandon@bouldergroup.com

ZACH WRIGHT

Vice President
720-604-2220
zach@bouldergroup.com

The Boulder Group | 1805 S Bellaire Street, Suite 355 | Denver, CO 80222

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