

FOR SALE: \$1,685,000
5.5% Cap Rate



1001 Tejon Street Denver, CO 80204

For more information:

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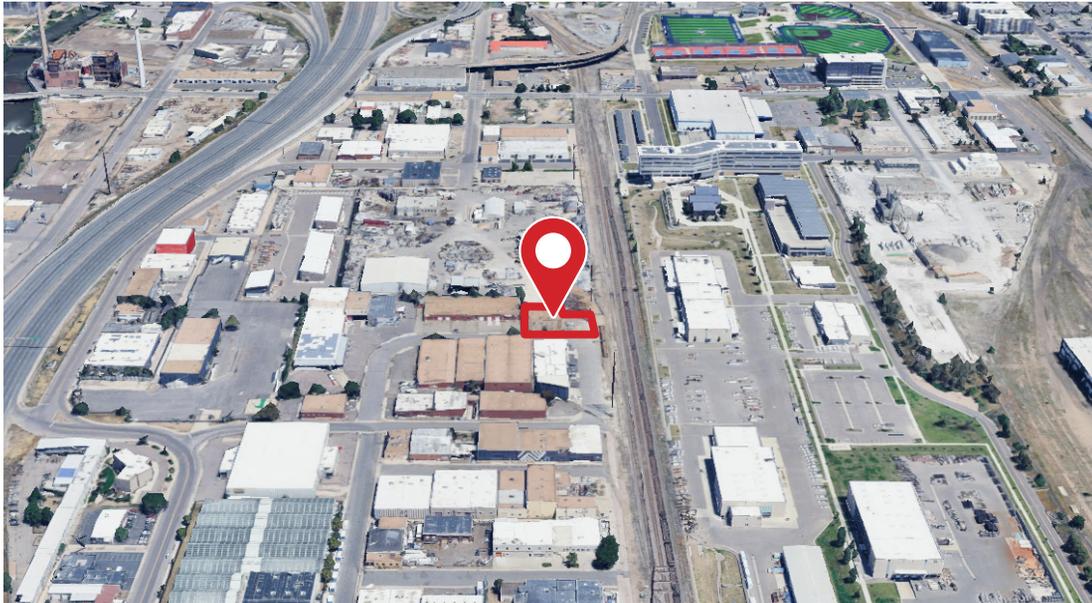
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Property Highlights

- » Directly across the train tracks from the new Denver Broncos stadium in Burnham Yards
- » Excellent opportunity for an investor or developer
- » Tenant in place creating cash flow while the area develops and stadium district begins construction
- » Current tenant is a cannabis cultivation
- » 24' clear allowing for a wide variety of uses
- » Close proximity to major interstates and easy access to 6th Avenue, I-25 and I-70



Property Details

Building Size	5,048 SF
Land Size	7,650 SF
Zoning	I-B
Clear Height	24'
Loading	1 Dock High
Current NOI	\$92,700
Current Cap Rate	5.5%
Lease Expiration	June 20, 2027
Options	One 3-year at FMV
Lease Type	NNN
Taxes	\$23,347.28 (2025)

Sale Price: \$1,685,000

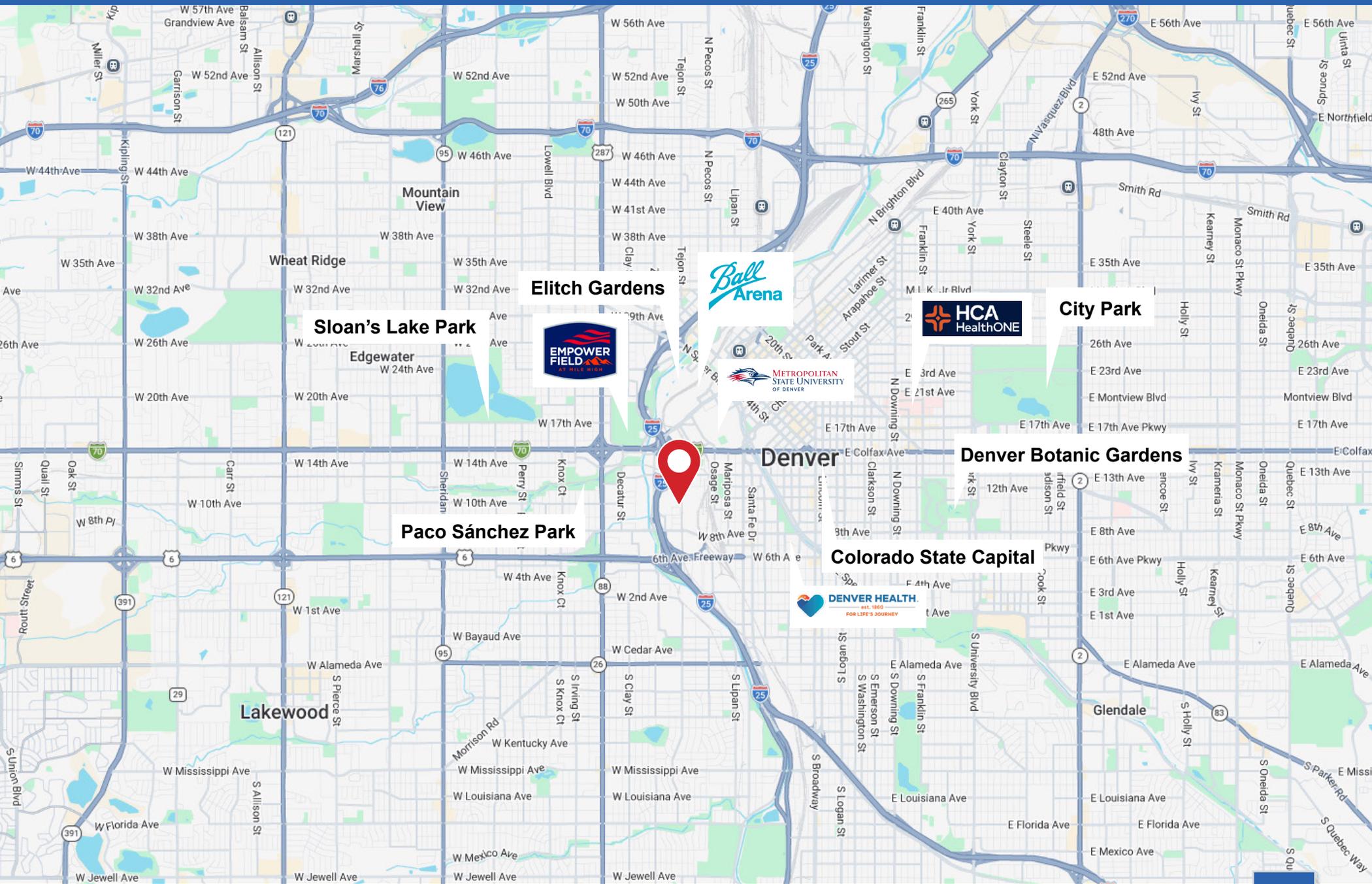
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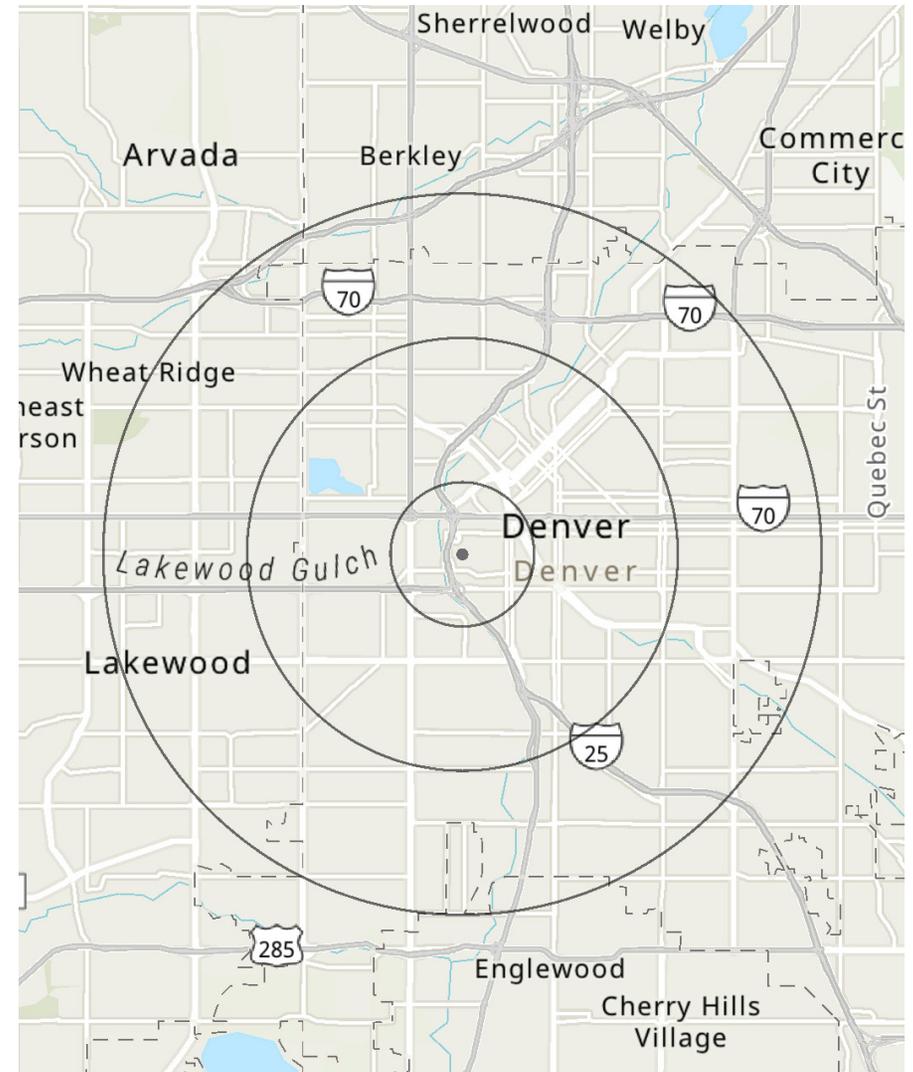
Demographics

Population	1 Mile	3 Miles	5 Miles
Population (2020)	11,522	250,578	513,525
Population (2025)	13,053	272,422	545,729
2025-2030 Annual Rate	5.50%	1.53%	1.11%

Households	1 Mile	3 Miles	5 Miles
Total Households (2020)	5,185	126,539	239,653
Total Households (2025)	5,881	138,769	255,958
2025-2030 Annual Rate	5.11%	1.59%	1.17%

Median Household Income	\$70,652	\$97,174	\$98,589
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Business and Employment	1 Mile	3 Miles	5 Miles
Total Employees	24,588	225,442	374,032



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Meet the Broker



Jake Malman represents sellers, landlords, tenants and buyers with their leasing and disposition needs across all product types including office, industrial, retail, and land.

Jake has a passion for commercial real estate and is extremely knowledgeable in all asset types. Jake prides himself on superior customer service, helping clients with creative, out-of-the-box solutions no matter how difficult.

Jake has a strong understanding of the Colorado market. He has been involved in the sales and leasing of many high profile properties in Colorado and can assist in any of your commercial real estate needs. Jake has completed over \$300M of transactions in the Colorado market.



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Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial

or environmental conditional of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any individual or entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations there under have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for

financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

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