

FOR SALE

375 YUMA STREET

DENVER, COLORADO 80223

NEW 5 YEAR LEASE



LEASED INDUSTRIAL INVESTMENT

PROPERTY OVERVIEW

PRICE	\$925,000
NET OPERATING INCOME	\$63,000/yr
CAP RATE	6.9%
BUILDING SIZE	4,003 SF
LOT SIZE	5,712 SF
YOC/RENOVATION	1936
LOADING	One (1) 10'X12' Drive-In Door
CLEAR HEIGHT	14'
CONSTRUCTION TYPE	Brick and Block
ZONING	I-A (Denver)
PROPERTY TAXES	\$14,478 (2024)
LEASE COMMENCEMENT	5/1/2009

INVESTMENT TEAM

R.C. Myles, CCIM, SIOR

President

T: 303.947.7850

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Craig Myles, SIOR

Vice President

T: 303.570.9641

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OFFICE

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AREA MAP



DOWNTOWN
DENVER



W Colfax Ave



METROPOLITAN
STATE UNIVERSITY
OF DENVER

Federal Blvd

W 10th Ave

Broadway

375
YUMA STREET



W 3rd Ave

W 1st Ave



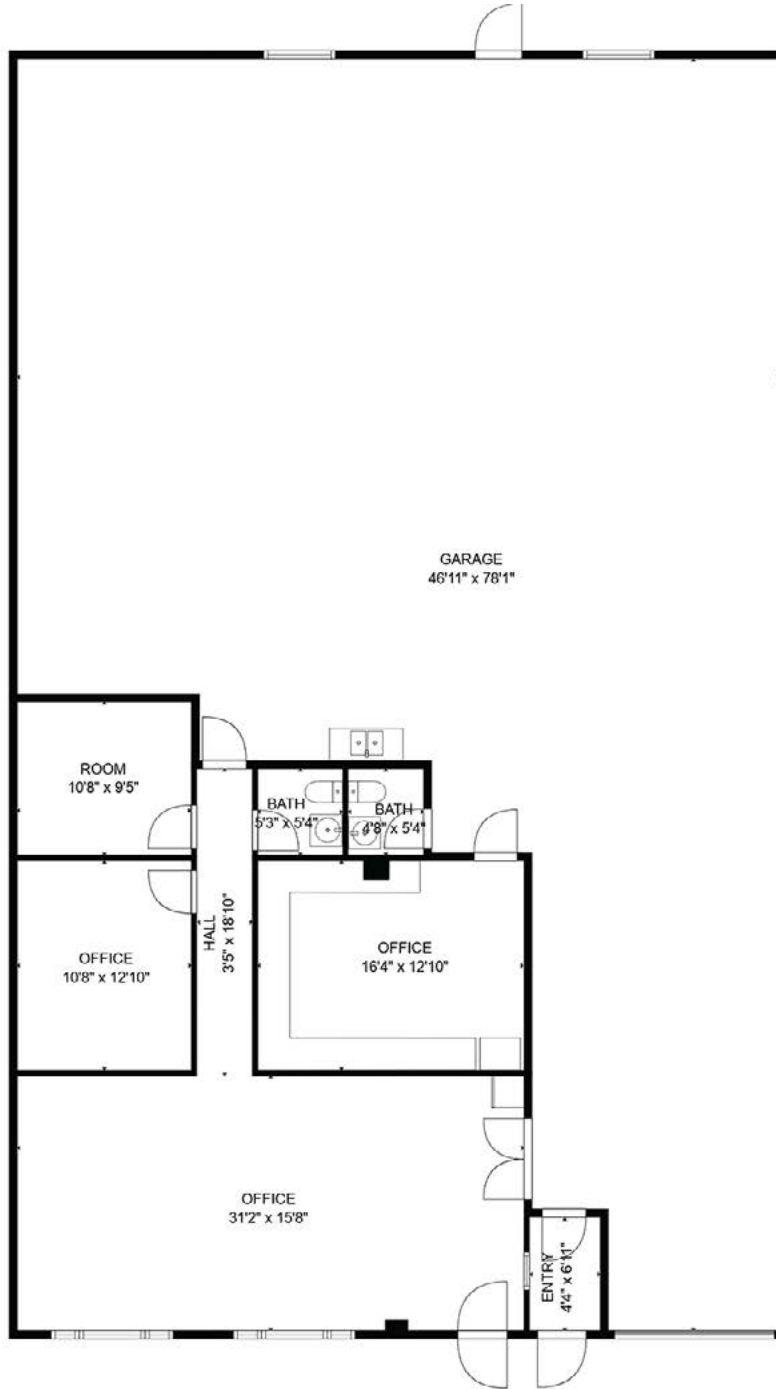
Federal Blvd



W Alameda Ave



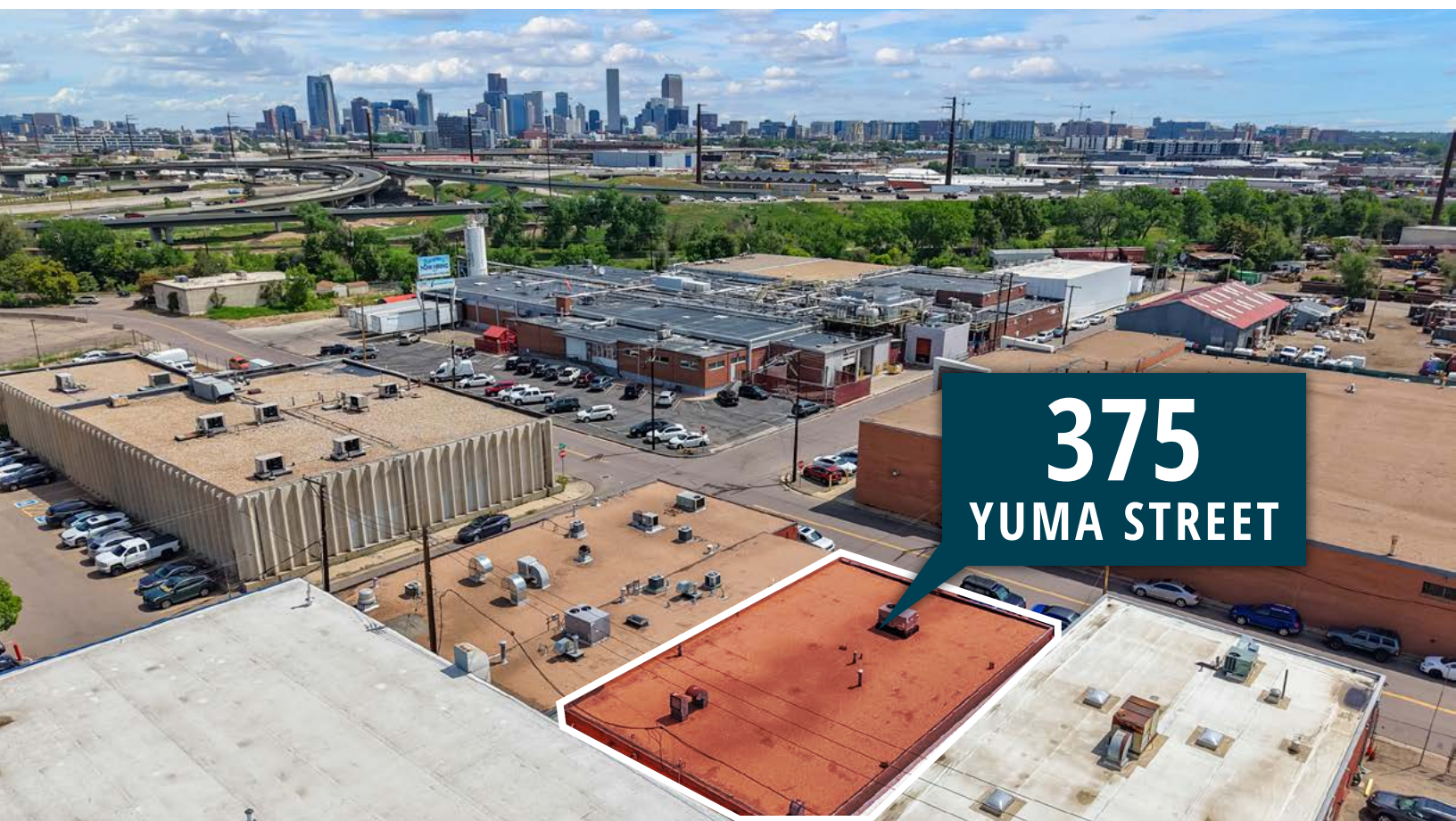
FLOOR PLAN



All Dimensions are Interior and Drawing is Not to Scale

AREA DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVERAGE HH INCOME
1 MILE	255	87	\$62,389
3 MILE	1,399	482	\$69,976
5 MILE	12,990	4,785	\$78,057



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