

OFFERING MEMORANDUM



INVESTMENT ADVISORS



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PROPERTY SUMMARY

EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1715 N Poplar St. Leadville, CO 80461
Building Type	Industrial
Building Size	2,047 SF
Lot Size	1.1 AC
Year Built	1980

PROPERTY HIGHLIGHTS

- 2,047 SF warehouse situated on a 1.1-acre lot in Leadville, CO
- Located along high-visibility Poplar Street, offering excellent exposure and accessibility
- Multiple income streams from warehouse tenants, food truck yard users, and storage sheds
- Diverse rent roll providing stable cash flow with value-add potential through lease adjustments
- Functional warehouse layout with ample yard space for storage, parking, or future use flexibility
- Future redevelopment potential given the property's large lot size, flexible layout, and prominent location

1715 N Poplar St. features a versatile 2,047 SF warehouse situated on a 1.1-acre lot along Poplar Street, one of the most highly visible and active roads in Leadville, Colorado. The property is currently occupied by two short-term tenants in the main warehouse and includes additional income from yard users and storage sheds, providing a healthy and diversified rent roll.

With multiple income streams and flexible site configuration, the property offers strong potential for an investor seeking stable cash flow with value-add upside through future lease adjustments or repositioning. The property's large lot and functional warehouse layout may also appeal to an owner-user looking to occupy part of the space while maintaining supplemental income.

This asset represents an excellent opportunity to acquire a well-located, income-producing property with solid fundamentals and room for future growth.



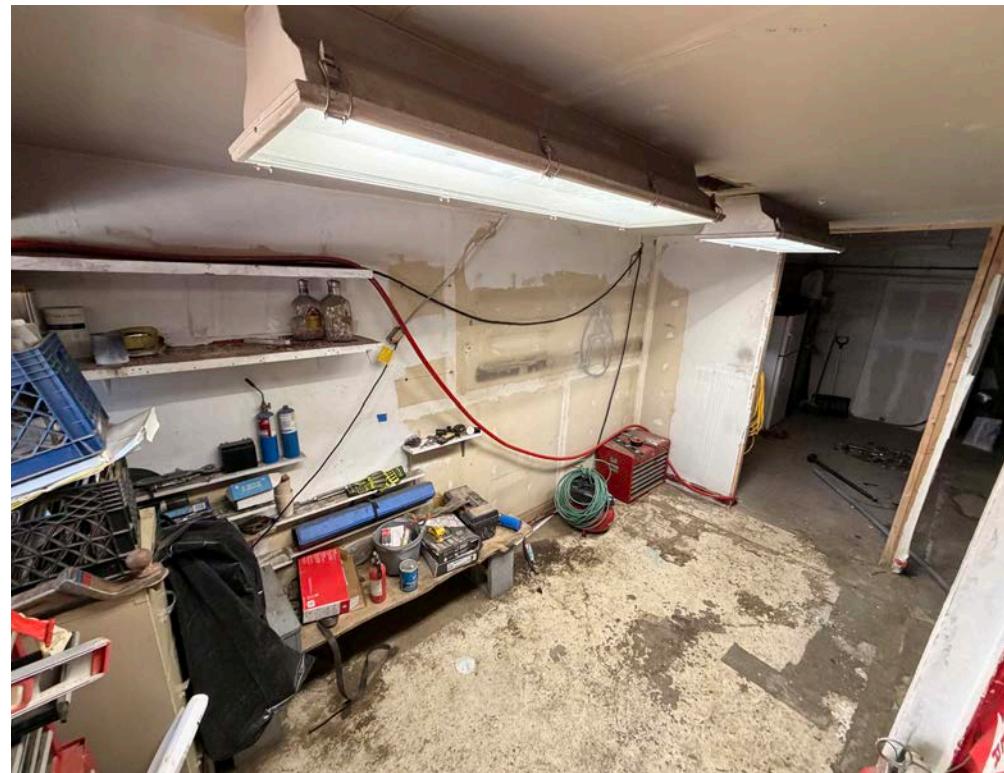
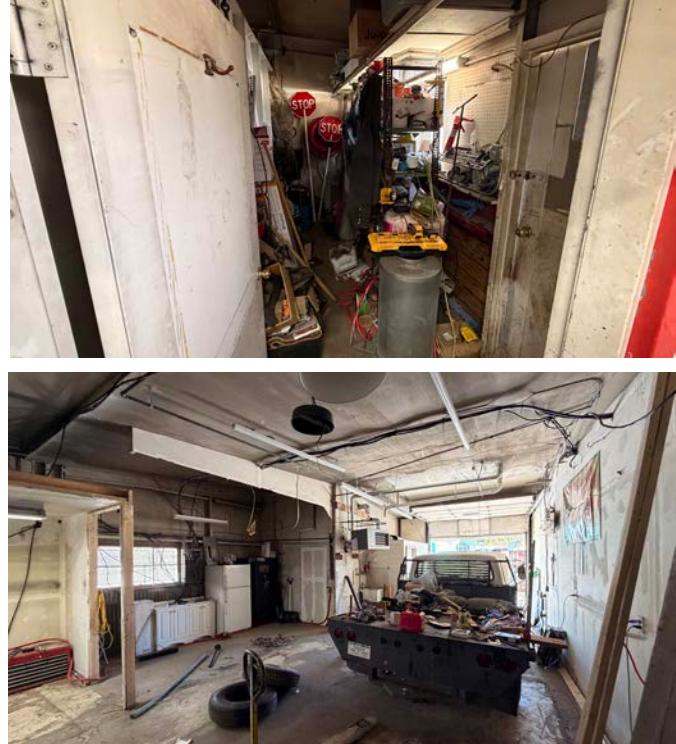


LOCATION OVERVIEW

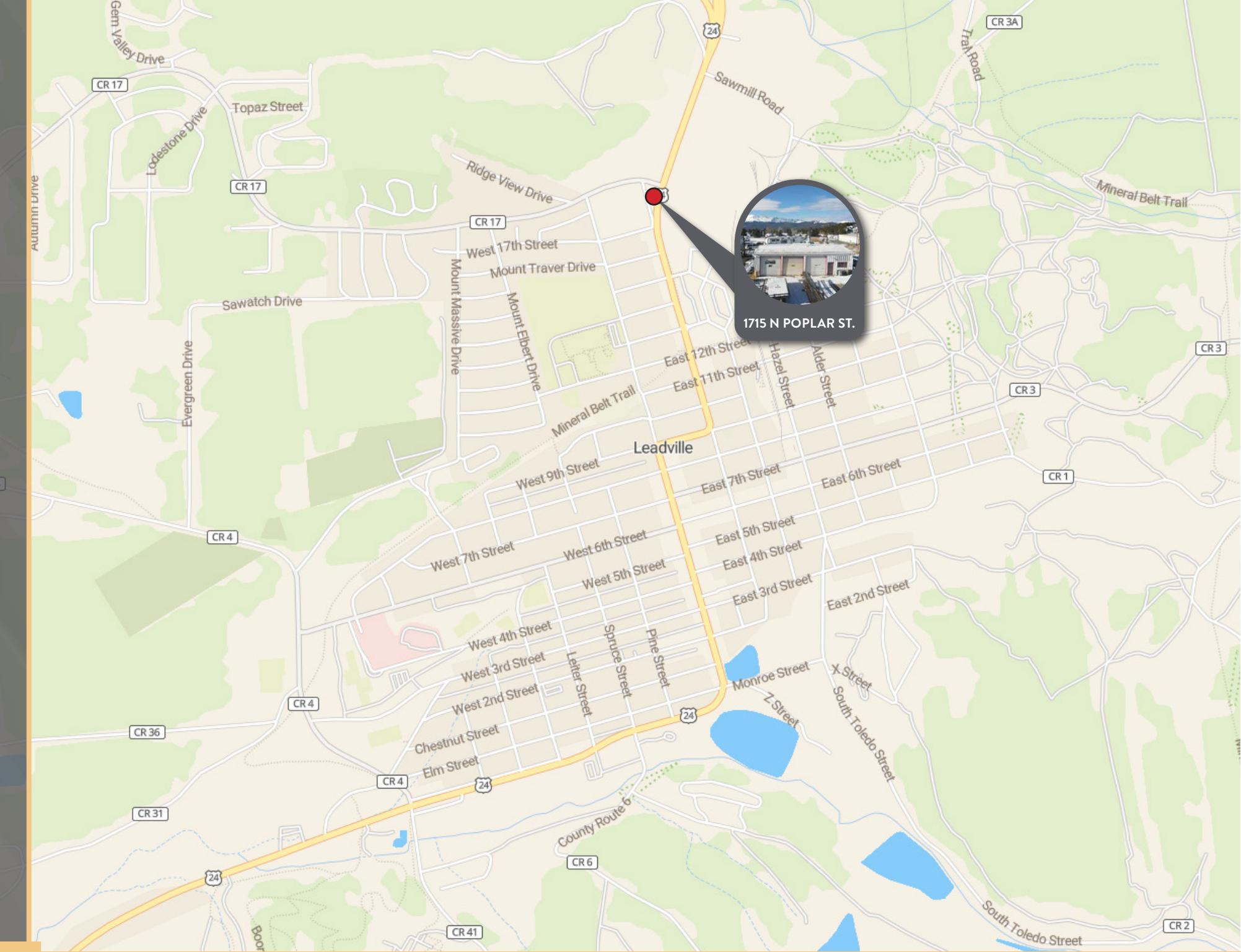


NORTHPEAK
COMMERCIAL ADVISORS

PROPERTY PHOTOS



REGIONAL MAP



LEADVILLE

Nestled high in the heart of the Rockies, Leadville is a vibrant mountain town where history, adventure, and natural beauty converge. At 10,152 feet above sea level, it's the highest incorporated city in North America—and one of Colorado's best-kept secrets. Whether you're looking to explore rugged alpine trails, soak in authentic mining-town charm, or escape the crowds of more commercialized mountain destinations, Leadville offers an unforgettable experience year-round.

Outdoor enthusiasts will find paradise in Leadville's backyard. Surrounded by the towering Sawatch Range and nestled between two of Colorado's highest peaks—Mount Elbert and Mount Massive—Leadville is a gateway to world-class hiking, biking, skiing, fishing, and off-roading. In the summer, the Mineral Belt Trail offers breathtaking views and easy access to the outdoors, while winter transforms the area into a snow-lover's haven with groomed Nordic trails and nearby downhill skiing.

Leadville's storied past is etched into every street and storefront. Once a booming silver mining town, its historic district is a window into the Old West, with beautifully preserved 19th-century architecture, museums, and landmarks that bring Colorado's colorful history to life. Take a stroll down Harrison Avenue and you'll find a welcoming mix of shops, galleries, and cozy cafes with hometown hospitality.



INVESTMENT ANALYSIS



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INCOME		
TENANT	MONTHLY	YEARLY
Warehouse Tenant #1	\$2,800	\$33,600
Warehouse Tenant #2	\$1,800	\$21,600
Food Trucks	\$1,200	\$14,400
Storage Sheds (\$500 each)	\$2,000	\$24,000
Yard Lease	\$300	\$3,600
TOTAL	\$8,100	\$97,200
EXPENSES		
Water & Sewer	\$160	\$1,920
Electric	\$1,000	\$12,000
Insurance	\$375	\$4,500
Taxes	\$148	\$1,776
Total Expenses	\$1,683	\$20,196
Reimbursements	\$500	\$6,000
Net Operating Income	\$6,917	\$83,004
Cap Rate	7.5%	
Price/SF (Building)	\$537.37	
Price/SF (Land)	\$22.96	



COMPARABLE SALES

COMPARABLE SALES



SUBJECT PROPERTY

1715 N Poplar St., Leadville, CO

Sale Date	JUST LISTED
List Price	\$1,100,000
Building Size	2,047 SF
Land Area	1.10 AC
Price/SF Building	\$537
Price/SF Land	\$22.96
Cap Rate	8.0%



22077 US Hwy 285
Fairplay, CO 80440

#1

Sale Date	Jan-24
Sale Price	\$770,000
Building Size	5,280 SF
Land Area	1.57 AC
Price/SF Building	\$145.83
Price/SF Land	\$11.26
Cap Rate	N/A



331 US-24
Leadville, CO 80461

#2

Sale Date	Apr-25
Sale Price	\$1,150,000
Building Size	5,202 SF
Land Area	0.59 AC
Price/SF Building	\$221.07
Price/SF Land	\$44.75
Cap Rate	8.77%



351 US Hwy 285
Fairplay, CO 80440

#3

Sale Date	Nov-23
Sale Price	\$670,772
Building Size	3,336 SF
Land Area	1.19 AC
Price/SF Building	\$201.07
Price/SF Land	\$12.94
Cap Rate	7.00%



522 Antero Cir
Buena Vista, CO 81211

#4

Sale Date	Sep-25
Sale Price	\$825,000
Building Size	3,400 SF
Land Area	0.55 AC
Price/SF Building	\$242.65
Price/SF Land	\$34.44
Cap Rate	N/A



1115 E Rainbow Blvd
Salida, CO 81201

#5

Sale Date	Apr-24
Sale Price	\$1,032,000
Building Size	3,000 SF
Land Area	0.76 AC
Price/SF Building	\$344.00
Price/SF Land	\$31.17
Cap Rate	6.20%



613 S 14th St
Gunnison, CO 81230

#6

Sale Date	Jun-25
Sale Price	\$1,850,000
Building Size	4,512 SF
Land Area	1.79 AC
Price/SF Building	\$410.02
Price/SF Land	\$23.73
Cap Rate	N/A

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 1715 N Poplar St., Leadville, CO 80461 (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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