

HERITAGE POOL SUPPLY

1630 W Dartmouth Ave, Englewood, CO 80110



15,000 SF
INDUSTRIAL
PROPERTY FOR
SALE

MARK PYMS

Broker/Owner

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Mark@pcgcre.com



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INDUSTRIAL PROPERTY FOR SALE



PROPERTY DESCRIPTION

This property offers easy access to I-25 via Mississippi and Santa Fe. The warehouse areas have an evaporative cooling system.

Masonry and Brick Construction

1 Drive-In Door and 1 Dock-High

Power: 200a/480v 3ph

Zoning: I-A, UO-2

TENANT INFO

- Heritage Pool Supply
- Term: 9/30/22 - 9/30/37
- Annual Increase: \$.50
- Options: 2 At 5 Years Each
- Details: Heritage Pool Supply Is A Wholly Owned Subsidiary Of Srs Distributions

OFFERING SUMMARY

Sale Price:	\$3,100,000
Lot Size:	0.96 Acres
Building Size:	15,000 SF
NOI:	\$234,000.00
Cap Rate:	7.55%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,864	60,263	163,731
Total Population	12,205	152,318	390,498
Average HH Income	\$74,212	\$89,099	\$98,968

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TENANT LEASE DETAILS

TENANT: HERITAGE POOL SUPPLY GROUP, INC., a Delaware corporation

PREMISES: 1630 W. Dartmouth Ave, Englewood, CO 80110, which is located on the including approximately 0.83 acres of land (the “Land”) and 15,000 square feet (the “Building”), as more particularly described on Exhibit A attached hereto and incorporated herein.

PRIMARY LEASE TERM: Sixty (60) Months

TERMINATION DATE: September 30, 2027

Period	Rentable Square Footage	Annual Rent Per Rentable Square Foot	Annual Rent	Monthly Rent
09/15/2022 – 9/30/2022	15,000	\$0.00	\$0.00	\$0.00
10/1/2022 – 9/30/2023	15,000	\$14.60	\$219,000.00	\$18,250.00
10/1/2023 – 9/30/2024	15,000	\$15.10	\$226,500.00	\$18,875.00
10/1/2024 – 9/30/2025	15,000	\$15.60	\$234,000.00	\$19,500.00
10/1/2025 – 9/30/2026	15,000	\$16.10	\$241,500.00	\$20,125.00
10/1/2026 – 9/30/2027	15,000	\$16.60	\$249,000.00	\$20,750.00

OPTION PERIODS. If Tenant is not in default, it shall have two option to extend the Lease for five years each (each, a “Renewal Term” and collectively, the “Renewal Terms”). Tenant may exercise its option to renew the Lease by giving the Landlord written notice of the exercise of such intent to renew at ninety (90) days’ prior to the expiration of the Primary Lease Term or the applicable Renewal Term. All of the terms and conditions of this Lease will be applicable during each Renewal Term, except:

- (a) The base rent for first Renewal Term shall be the lesser of (i) Fair Market Value or (ii) 110% of the base rent for the previous Lease Year; and
- (b) The base rent for the second Renewal Term shall be the Fair Market Value.

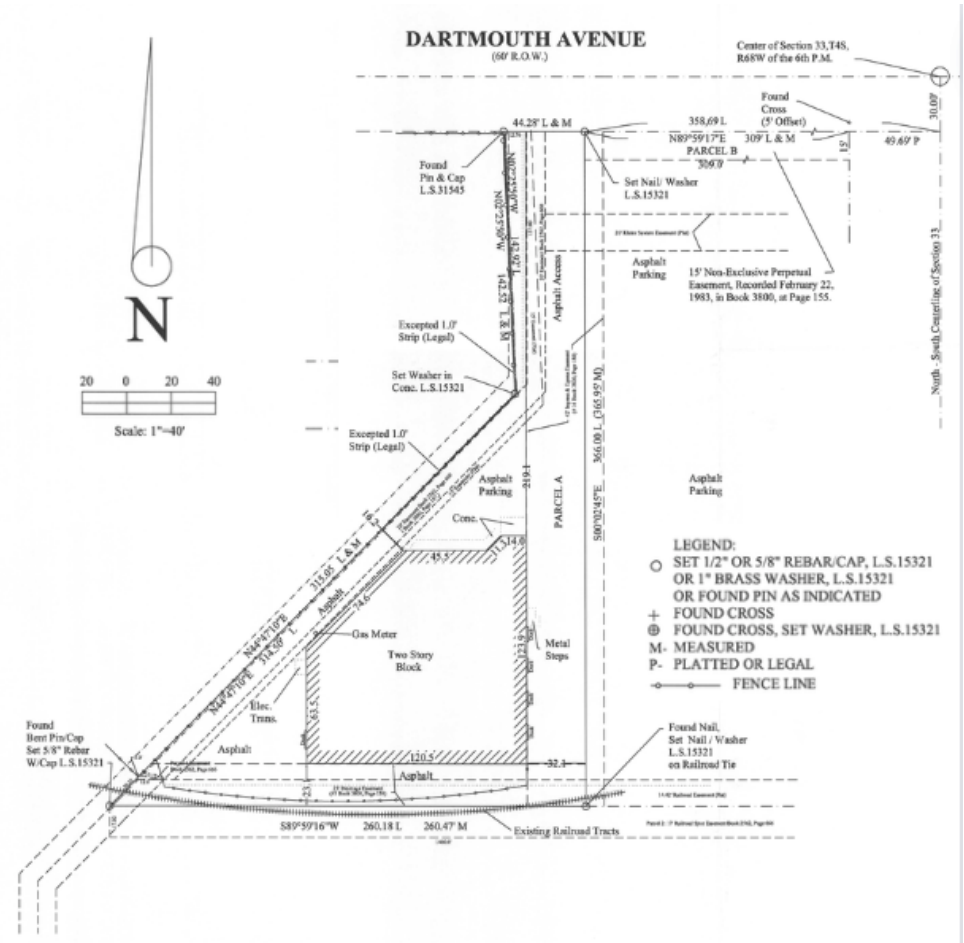
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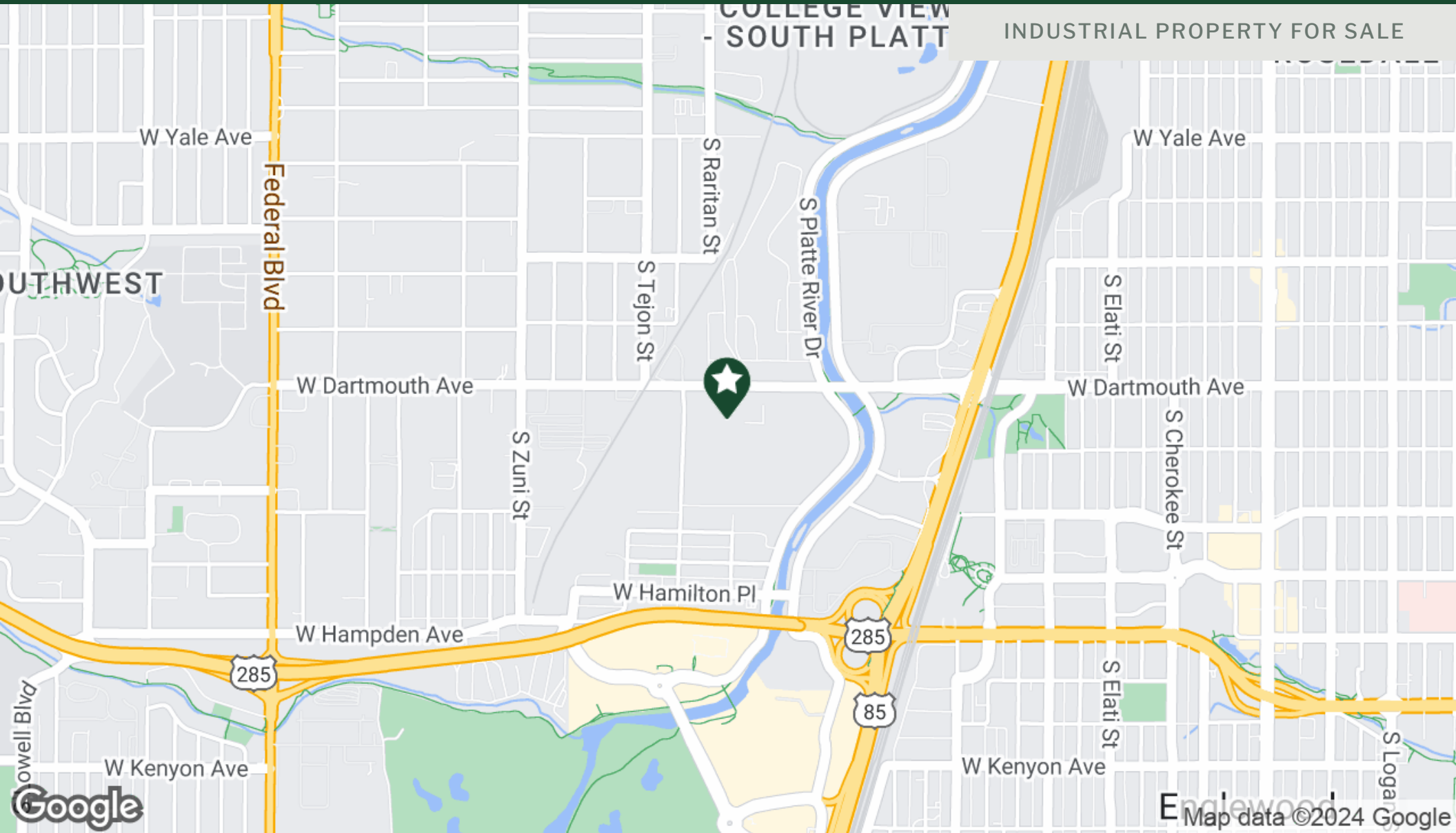
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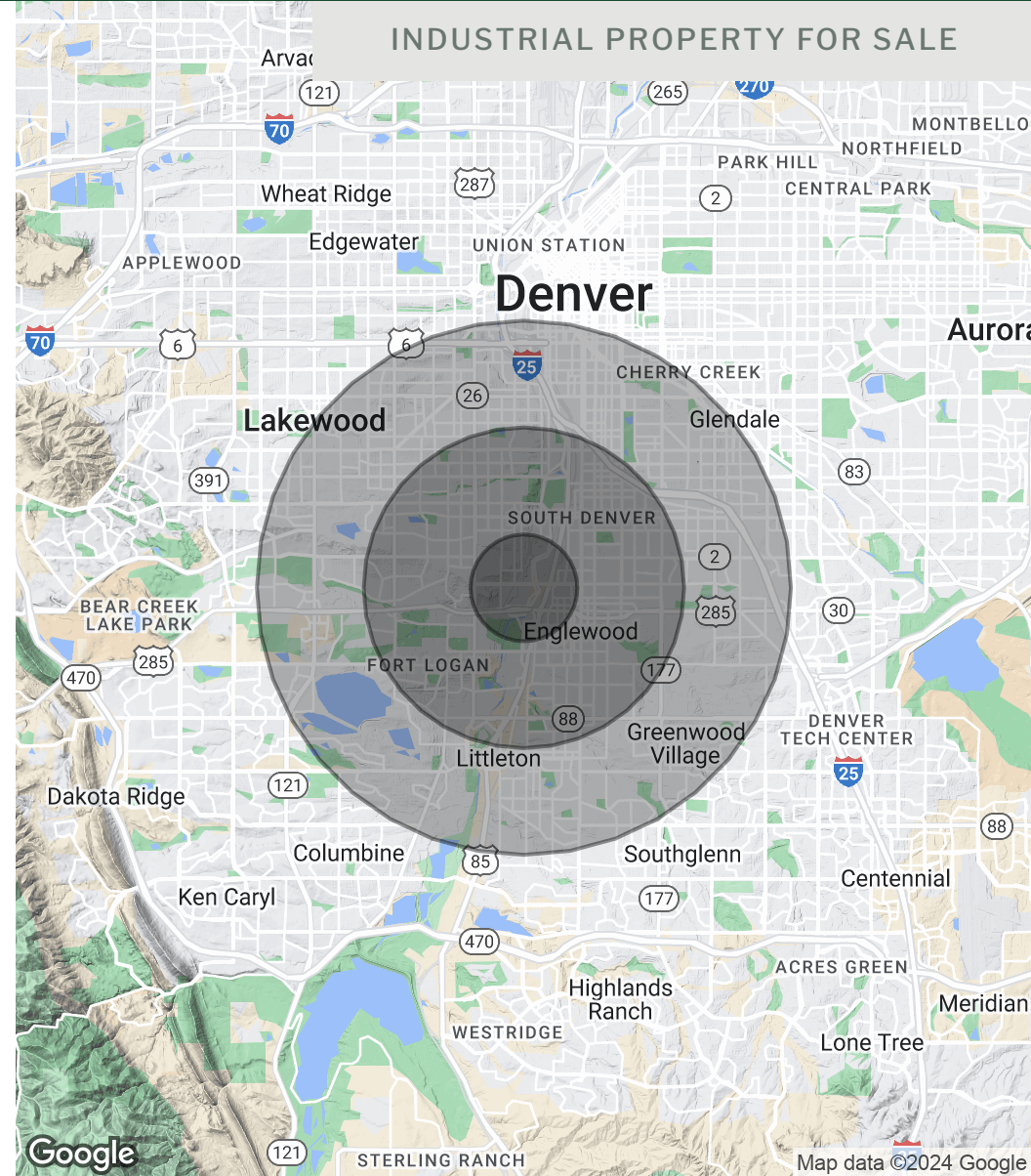


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,205	152,318	390,498
Average Age	34.7	36.2	37.5
Average Age (Male)	35.4	36.3	37.1
Average Age (Female)	32.2	36.2	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,864	60,263	163,731
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$74,212	\$89,099	\$98,968
Average House Value	\$252,586	\$386,963	\$437,127

2020 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Mark has been a commercial real estate broker since 1984. Prior to joining the Panorama Commercial Group, Mark was at RE/MAX Commercial. Before relocating to Colorado, Mark was president of Florida Land and Acreage, a land development company where he assisted in the acquisition and development of several hundred acres in north Florida.

Mark has been a commercial real estate broker since 1984 and specializes in investment and lease transactions and has successfully brokered and negotiated the sale and/or leasing of several apartment complexes, shopping centers, office buildings, and multi-tenant industrial buildings in the metropolitan Denver area.

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