

## Full Property View

6101 Washington Street, Denver, CO 80216

**\$2,900,000** - Active



Listing ID:	<b>3258671</b>	MLS Status:	<b>Active</b>
Property Type:	<b>Commercial Sale</b>	List Price:	<b>\$2,900,000</b>
Property Subtype:	<b>Industrial</b>	Original List Price:	<b>\$3,300,000</b>
County:	<b>Adams</b>	Structure Type:	<b>Free Standing</b>
Year Built:	<b>2019</b>	Lease Considered:	<b>Yes</b>
Lease Amount:	<b>\$14 Per SqFt / Year</b>	Listing Terms:	<b>Cash, Conventional</b>
Listing Contract Date:	<b>03/25/2025</b>	Spec. Listing Cond:	
Days in MLS:	<b>148</b>	Tax Year:	<b>2024</b>
Tax Annual Amt:	<b>\$65,807</b>	Tax Exemptions:	<b>Qualified Opportunity Zone</b>
Tax Legal Desc:	<b>SUB:MAPLETON ADD BLK:53 DESC: S 104 FT OF THAT PT BLK 53 LYING E OF UNITED WATER CO DT EXC RD (REC NO 2011000043622)</b>		

**Recent: 08/20/2025 : DOWN : \$3,300,000->\$2,900,000**

### Building Information

Building Area Total (SqFt Total):	<b>11,925</b>	Building Class:	<b>Class B</b>	Stories:	<b>1</b>
Security Features:	<b>Air Quality Monitor, Fire Alarm, Fire Sprinkler - Wet, Firewall(s), Security System</b>				
Construction Materials:	<b>Metal Frame, Metal Siding</b>	Roof:	<b>Metal</b>		
Building Features:	<b>Drive Indoors</b>	Ceiling Height (Clear Span):	<b>12</b>	Architectural Style:	
# Doors:	<b>6</b>	Door Features:	<b>Drive In Door(s), Pass Through Door(s)</b>	Door Dimensions:	<b>12' x 12'</b>
PSF Total:	<b>\$243</b>				

### Site & Location Information

Lot Size:	<b>0.97 Acres / 42,118 SqFt</b>	Fencing:	
Current Use:	<b>Agricultural, Commercial, Industrial, Retail</b>	Lot Features:	
Road Surf/Front:	<b>Paved/Public Road</b>	Road Responsibility:	
Zoning:	<b>I-1</b>	Building (Complex) Name:	<b>The Green Box Development</b>
Walk Score:	<b>31</b>	Parcel Number:	<b>R0103458</b>
		<a href="#">View Walk, Bike, &amp; Transit Scores</a>	

### Water & Utilities

Water Included:	<b>Yes</b>	Water Source:		Sewer:	<b>Public Sewer</b>
Irrigation Source:		Electric:	<b>220 Volts, Phase 3</b>		

### Financials & Expenses

Cap Rate:	<b>8.27</b>	Cap Rate Calculation:	<b>Based on fully leased value</b>
<u>Actual</u>		<u>Projected</u>	
Gross Income:	<b>\$162,876</b>	Gross Income:	<b>\$327,060</b>
Operating Expense:	<b>\$87,284</b>	Annual Expense:	<b>\$87,284</b>
Annual Net Income:	<b>\$75,592</b>	Annual Net Income:	<b>\$239,776</b>
Operating Expense Includes: <b>Insurance, Maintenance, Real Estate Tax, Utilities</b>			

### Tenant Information

Tenant	Area (SqFt) Occupied	Lease End Date	Tenant Options
<b>TBD</b>	<b>2,650</b>		<b>End Cap Retail / Restaurant</b>
<b>KBA</b>	<b>3,975</b>	<b>10/31/2026</b>	<b>Grower</b>
<b>TBD</b>	<b>2,650</b>		<b>Retail or Light Industrial</b>
<b>J&amp;J Enterprises</b>	<b>1,325</b>	<b>03/31/2025</b>	<b>Retail or Light Industrial</b>
<b>Soiku Bano</b>	<b>1,325</b>	<b>12/31/2025</b>	<b>Manufacturing</b>
<b>Alvarado Plastering</b>	<b>4,450</b>	<b>07/31/2027</b>	<b>Fenced Yard Space</b>

### Unit Information

# Units Total:	<b>6</b>	# Units Vacant:	<b>2</b>	# Units Furnished:	
<u>Unit Type</u>	<u>#Units</u>	<u>Unit Area (SqFt)</u>	<u>Actual Rent</u>	<u>Total Rent</u>	<u>Unit Description</u>
<b>Flex</b>	<b>1</b>	<b>2,650</b>	<b>\$0</b>	<b>\$6,617</b>	<b>Retail Space/Restaurant?</b>
<b>Flex</b>	<b>2</b>	<b>3,975</b>	<b>\$6,294</b>	<b>\$8,709</b>	<b>Grow Space</b>
<b>Flex</b>	<b>1</b>	<b>2,650</b>	<b>\$0</b>	<b>\$4,710</b>	<b>Retail or Light Industrial</b>
<b>Flex</b>	<b>1</b>	<b>1,325</b>	<b>\$0</b>	<b>\$2,355</b>	<b>Retail or Light Industrial</b>
<b>Flex</b>	<b>1</b>	<b>1,325</b>	<b>\$3,205</b>	<b>\$4,014</b>	<b>Extraction</b>
		<b>4,450</b>	<b>\$850</b>	<b>\$850</b>	<b>Outside Storage</b>

### Parking

Parking Total:	<b>32</b>	Garage Spaces:	<b>0</b>	Offstreet Spaces:	<b>32</b>
Parking Ratio:	<b>2.7</b>				
<u>Parking Type</u>	<u># of Spaces</u>	<u>Parking Description</u>			
<b>Parking Lot</b>	<b>32</b>	<b>9' + wide spots</b>			
Parking Features:	<b>Asphalt</b>				

### Public Remarks

**We are proud to present this newly constructed building located at 6101 Washington Street just North of the heart of the City of Denver and just South of the City of Thornton. Having the ultimate in synergy with three independent tenants all supporting the cannabis industry from seed to sale and everything in between. Starting with Soiku Bano, who is one of the hottest brands around Colorado, @soiku bano who specializes in the finest Solventless Extraction available. Next we have a booming hemp extraction company. Finally, there is an active Grower that produces some of the highest quality product in the State! These tenants are licensed through Adams County as well as the State of Colorado. Included with this incredible**

opportunity is expansion space which may be leased out to one of the current tenants or any of the various cannabis supporting industries, or any other industrial use. Each lease contains an annual acceleration rate of 3%. Although our end cap retail space, intended for a Dispensary, is currently unoccupied, we have plans to fill the vacancy soon. Call today to schedule your private tour.

**Directions**

Exit I-25 at 58th Ave and head East 4 blocks go North on Washington St 3 blocks, The Blue building is on the West side of Washington St.

**Confidential Information**

Private Remarks: **Thank you for your interest in this amazing opportunity! Serious inquiries are encouraged to call to schedule your private tour today. We will be happy to take you through the tenants' spaces once we have reviewed the Buyers' qualifications. Please do not discuss this sale with the active tenants as they will not have any information regarding this sale. Thank you for your understanding, and I look forward to hearing from you!**

Sale Type: **Either** Existing Lease Type: **NNN** Possession: **Closing/DOD**  
Contract Earnest Check To: **Chicago Title CO**  
Contract Min Earnest: **\$40,000** Listing Terms: **Cash, Conventional** Ownership:  
Title Company: **Chicago Title CO** Docs Available: **Architectural Plans, Building Plans, Leases** Home Warranty:  
Investor Blackout End Date:  
Expiration Date: **04/30/2026**

**Showing Information**

Showing Service: **Other** Show Email: [donclapsre@aol.com](mailto:donclapsre@aol.com) No Showings Until:  
Showing Contact Phone: **3034502400**  
Showing Considerations: **Audio and/or Voice Recording Inside, Audio and/or Voice Recording Outside**  
Showing Instructions: **Feel free to give me a call anytime and I will meet you at the property at your convenience.**  
Occupant Type: **Tenant (Multiple)**

**List Agent**

List Agent: [Don Claps](#) Phone: **303-450-2400** List Office ID: **LR001**  
List Agent ID: **044015** Mobile: **303-450-2400**  
List Office: [Better Value Real Estate](#) Office: **303-450-2400** Email: [DonClapsRE@aol.com](mailto:DonClapsRE@aol.com)



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