

55TH & HARLAN INDUSTRIAL PORTFOLIO ARVADA, CO 80002

**POSSIBLE
ACQUISITION**

DIGBY
COMMERCIAL ADVISORS

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PROPERTY INFORMATION

55TH & HARLAN ARVADA, CO 80002



PRICE	\$5,315,000
GROSS INCOME	\$586,839.96
TAXES	\$139,119
INSURANCE	\$22,533
NOI	\$425,187.96
ENTRY CAP RATE	8%
TOTAL BUILDING SIZE	32,800 SF
TOTAL LOT SIZE	2.146 AC
ZONING	I-1 & PUD (JEFFCO)
TOTAL BUILDINGS	6
WALT	> 1 Year
SUBMARKET	Northwest Denver
TOTAL UNITS	13
OCCUPANCY	96%

**THIS IS A SELF-MANAGED PROPERTY AND THE OPEX DOES NOT INCLUDE A MANAGEMENT FEE.*

PROPERTY HIGHLIGHTS

- Rare small bay industrial portfolio with value add opportunity
- Above market entry cap rate
- Short WALT
- Northwest Denver Submarket
- Ability to raise rents
- Unincorporated Zoning allow for rare industrial uses



RENT ROLL - FINANCIALS

FOR 1/1/2026

55TH & HARLAN
ARVADA, CO 80002

3/11/26

Unit #	Security Deposit	Tenant	Approx. sq. ft.	Rent/ sq. ft.	Rent Annual	Rent Monthly	Commence Date	Termination Date
5555 Harlan St	XFR	Stealth Auto	3,000	\$18.00	\$ 54,000.00	\$ 4,500.00	6/1/23	12/31/26
5545 W 55th Pl	\$ 2,500.00	Alvaro Franco Aguilar	1,200	\$25.00	\$ 30,000.00	\$ 2,500.00	1/15/26	2/28/27
6025 W 55th Pl	\$ 500.00	Juan Auto	1,200	\$33.58	\$ 40,299.96	\$ 3,358.33	11/16/23	10/31/26
6035 W 55th Pl	\$ 1,500.00	Drift Colorado Ltd	6,248	\$13.20	\$ 82,500.00	\$ 6,875.00	1/1/26	12/31/30
6055 & 6065	\$ 1,500.00	Alkaline Hydrolysis dba Natural Transition	5,000	\$20.93	\$ 104,640.00	\$ 8,720.00	1/1/18	5/31/26
6075 W 55th Pl	\$ 1,000.00	Geter Done Cabinets	1,800	\$15.67	\$ 28,200.00	\$ 2,350.00	6/10/25	5/31/26
6085 W 55th Pl	\$ 500.00	DF Auto	5,350	\$12.90	\$ 69,000.00	\$ 5,750.00	9/16/20	10/31/26
6100 W 55th Pl	\$ -	VACANT - 01/01/2025	2,025	\$0.00			8/1/25	1/31/26
6096 W 55th Pl	\$ 2,500.00	Jabez Patrick Yasin Dean	1,475	\$28.47	\$ 42,000.00	\$ 3,500.00	1/1/26	1/31/27
6070 W 55th Pl	\$ 500.00	Paragon Concrete	900	\$33.33	\$ 30,000.00	\$ 2,500.00	1/20/22	12/31/26
6080 W 55th Pl	\$ 1,000.00	Twin V	900	\$31.33	\$ 28,200.00	\$ 2,350.00	6/1/25	12/31/26
6090 W 55th Pl	\$ 2,500.00	Leonel Rigoberto Cazares	4,000	\$19.50	\$ 78,000.00	\$ 6,500.00	1/1/26	2/28/27
Totals/Average	\$ 14,000.00		33,098	\$20.99	\$ 586,839.96	\$ 48,903.33		

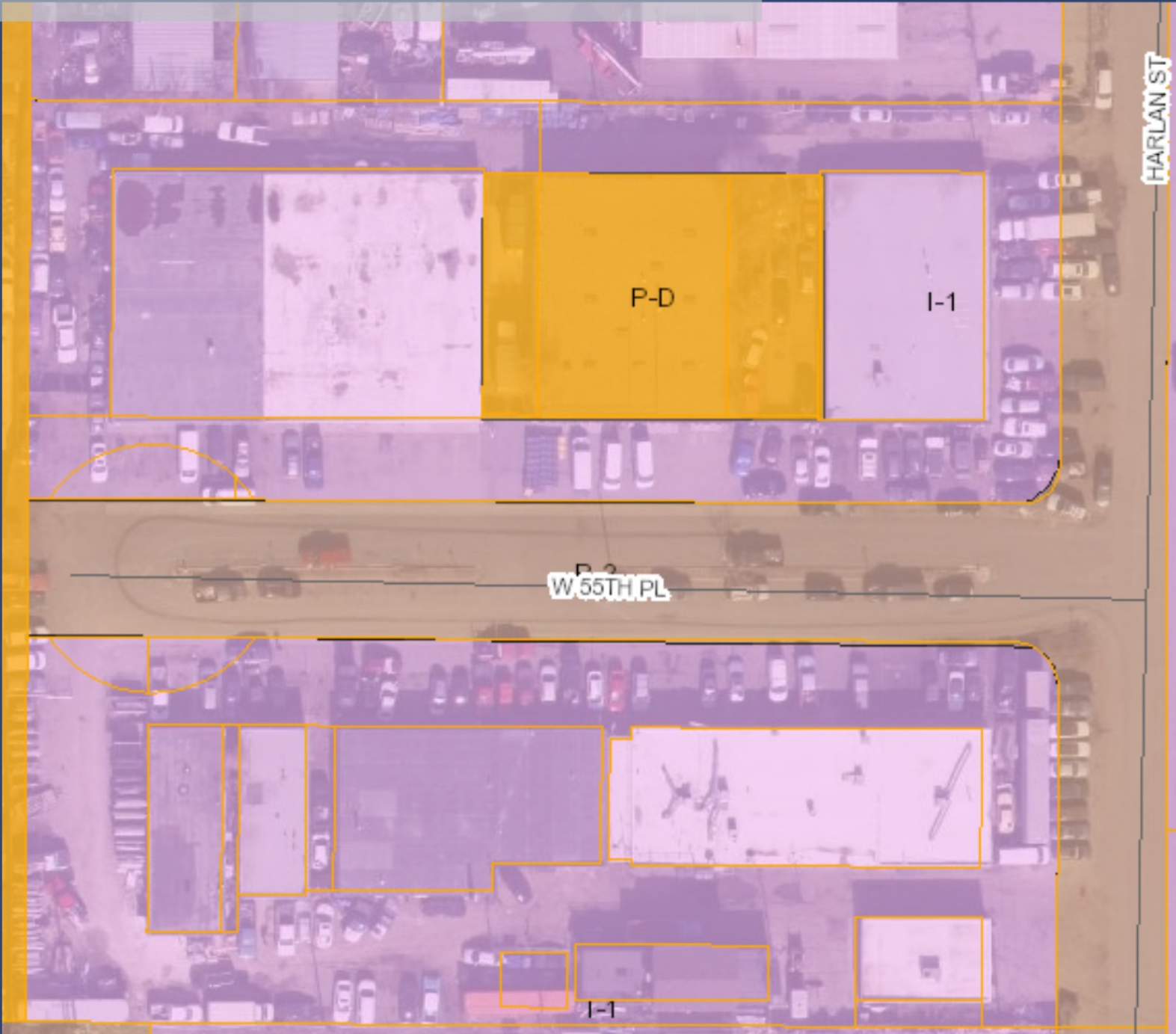
MODIFIED GROSS LEASE

- LANDLORD PAYS PROPERTY TAXES AND PROPERTY INSURANCE
- TENANTS PAY WATER, TRASH, GAS AND ELECTRIC

AERIAL PHOTO

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LOCATION MAP

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