

45,564 TURN-KEY SCHOOL IN LOWRY WITH LEASE INCOME IN-PLACE THROUGH JUNE 2027



801

YOSEMITE ST.

DENVER, CO 80230

CBRE



THE OPPORTUNITY

This 69,811 SF school built in 2006 by Ability Connection Colorado has been subdivided into two separate schools. Currently, Vanguard Classical Charter School, the tenant in place since 2007, has a current lease through June 2027 in the 45,564 SF portion of the building being offered For Sale. Vanguard has an enrollment of over 300 students Grades K-8, with capacity to grow to over 500 students in the space.

The property is available as an investment or for the school owner-user group who would like to occupy the property once the lease reaches expiration. The owner of the property, ACCO, operates in the remaining ~24k square feet and have subdivided the building to create a “condominium” within the building which they are offering For Sale.



INVESTMENT HIGHLIGHTS



100% leased through June 2027 providing income



Modified Gross lease for annual income of \$911,280



110 shared parking spaces
(additional parking available at church neighbor)



Elevator, sprinkler system, and life/safety/alarm systems



Full gymnasium/multi-purpose room with stage



Fenced outdoor playground



Tiered level computer lab



Exclusive use of north field and playground



Site size 4.09 acres (shared with ACCO)



Priced at \$11,900,000





Building Facts

Year Built	2006
Square Footage for Sale	45,564
Parking	110 shared spaces with additional parking available at church neighbor
Property Taxes	With regard to property leased by a charter school, based upon our conclusion that charter schools are part of the school district in which they are located, the property is exempted pursuant to § 22-32-127(1)(b), C.R.S.
County	City and County of Denver
HVAC	Gas, forced air, central air, and three (3) dedicated RTU's for property
Roof	EPDM rubber membrane
Sprinkler	Throughout entire building
Alarm/Key Card	Access cards and full security
Zoning	B-1
Exterior	Masonry and Aluminum
Elevator	One elevator services Tenant/School space. Landlord has separate elevator.



Floor Plans



Lease Information

LANDLORD RESPONSIBILITIES

- HVAC, Elevator, and Roof repair and maintenance.
- Landscaping and snow removal except north field.
- Parking Lot repair and maintenance.
- Water and sewer.
- Electricity. Prorated share of Tenant portion billed back to Tenant.
- Life/Safety Systems and inspections.



TENANT RESPONSIBILITIES

- All maintenance on Premises
- Janitorial services and supplies
- Light bulb replacement
- Irrigation, fencing and landscaping of north field and playground

Shared responsibilities of kitchen. Use of kitchen is not guaranteed in a sale for new owner-user. Tenant has a 15-day Right of First Refusal (ROFR) upon acceptance of third-party offer.



Site Map



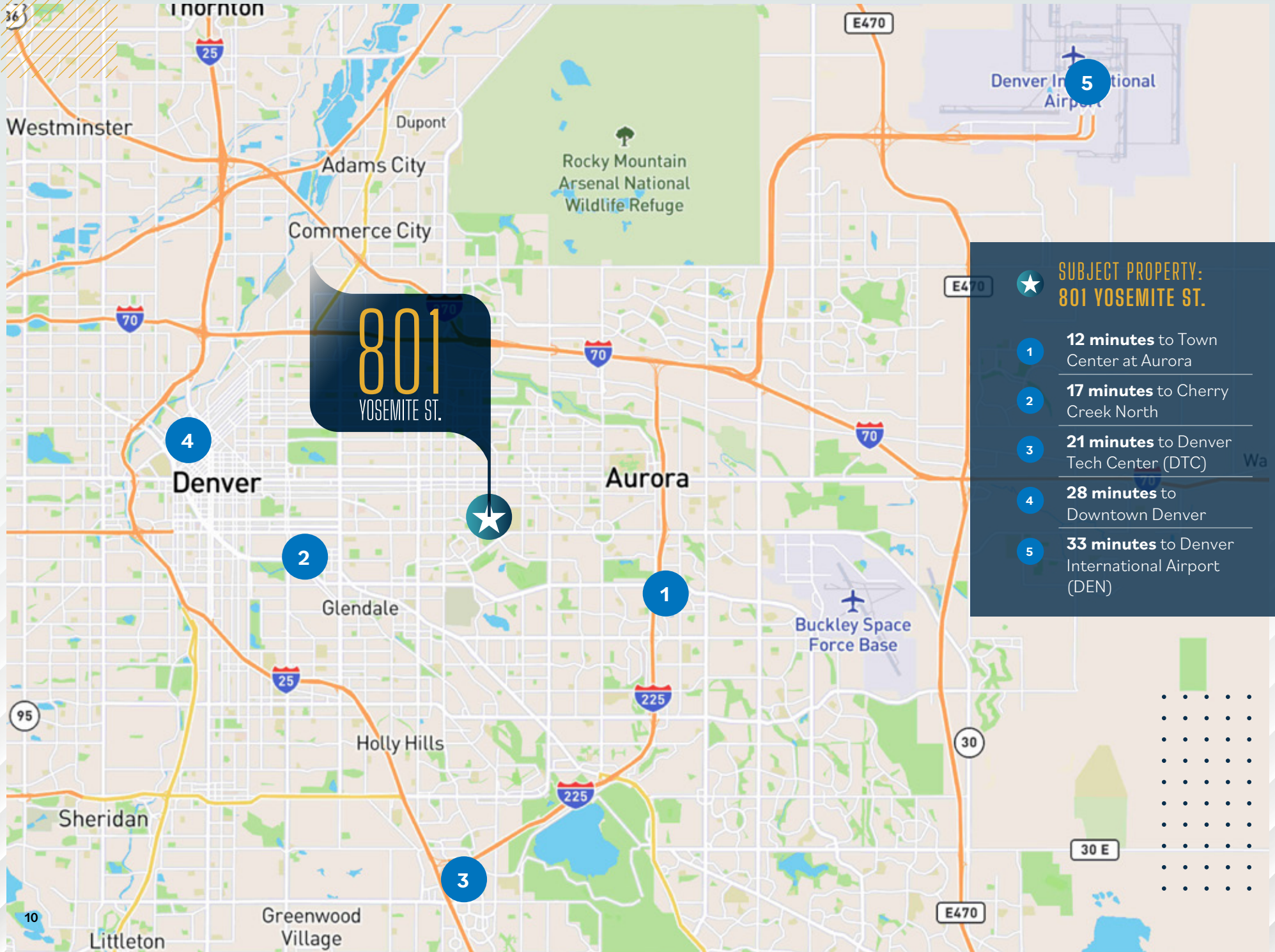
DOWNTOWN
DENVER

801
YOSEMITE ST.
DENVER, CO 80230

AREA FOR SALE



Overview Map



801
YOSEMITE ST.



SUBJECT PROPERTY:
801 YOSEMITE ST.

- 1 12 minutes to Town Center at Aurora
- 2 17 minutes to Cherry Creek North
- 3 21 minutes to Denver Tech Center (DTC)
- 4 28 minutes to Downtown Denver
- 5 33 minutes to Denver International Airport (DEN)

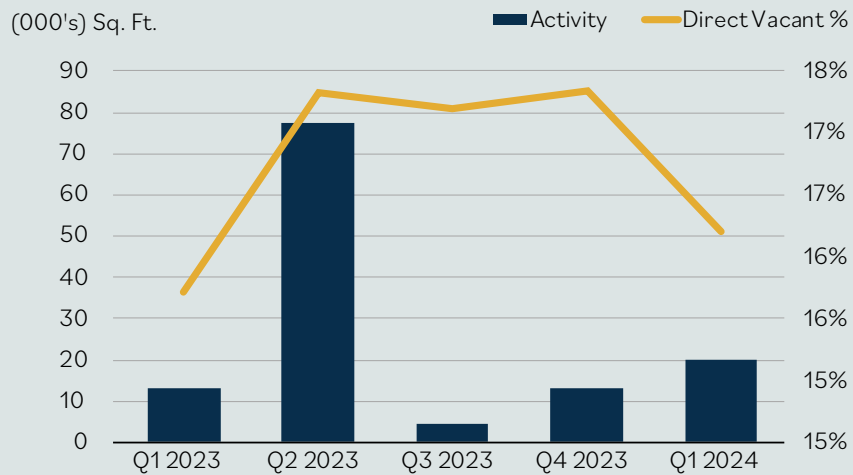


NORTHEAST OFFICE, Q1 2024

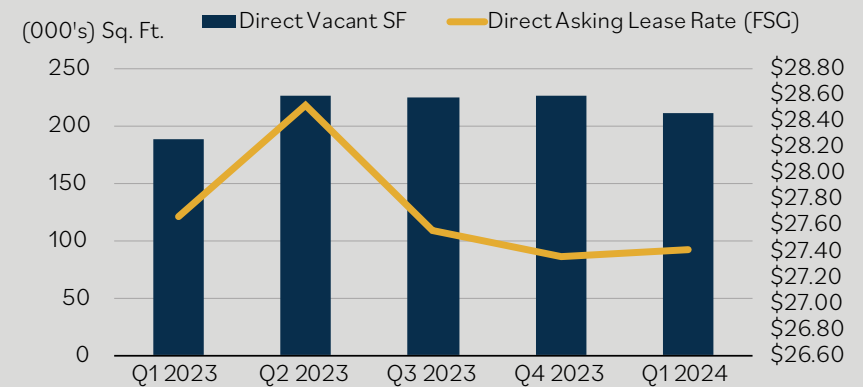
	Q1 2023	Q2 2023	Q3 2023	Q4 2023	Q1 2024
Total NRA	1,198,063	1,304,590	1,304,590	1,305,269	1,305,269
Under Construction SF	106,527	N/A	N/A	N/A	N/A
Direct Vacant %	15.7%	17.3%	17.2%	17.3%	16.2%
Sublease Vacant %	0.9%	3.4%	7.1%	6.9%	6.9%
Direct Available %	18.0%	18.1%	18.6%	19.0%	17.9%
Sublease Available %	8.2%	7.1%	7.1%	6.9%	6.9%
Sublease Available SF	97,815	92,275	92,275	90,181	90,181
Direct Net Absorption SF	120	34,763	(46,026)	170	14,723
Direct Asking Lease Rate (FSG)	\$27.67	\$28.52	\$27.55	\$27.36	\$27.42



ACTIVITY VS. DIRECT VACANT PERCENT



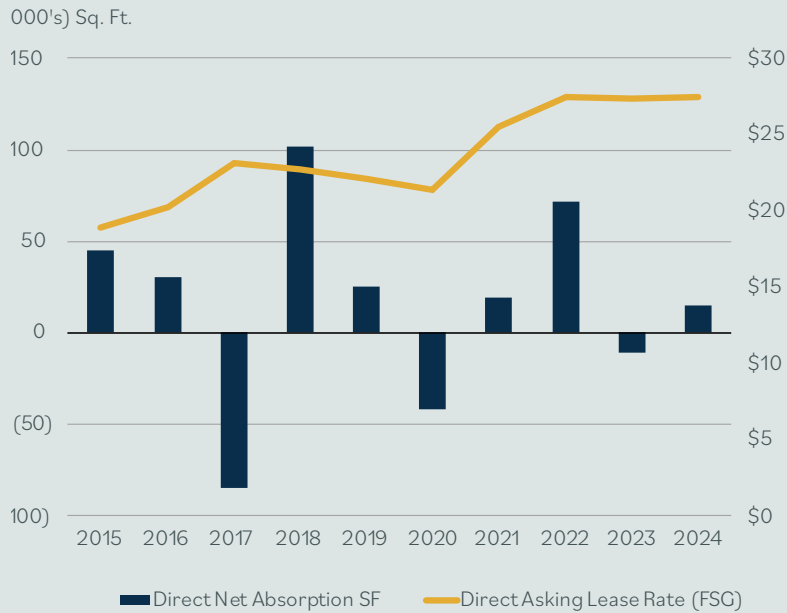
DIRECT VACANT SF VS. DIRECT ASKING LEASE RATE (FSG)



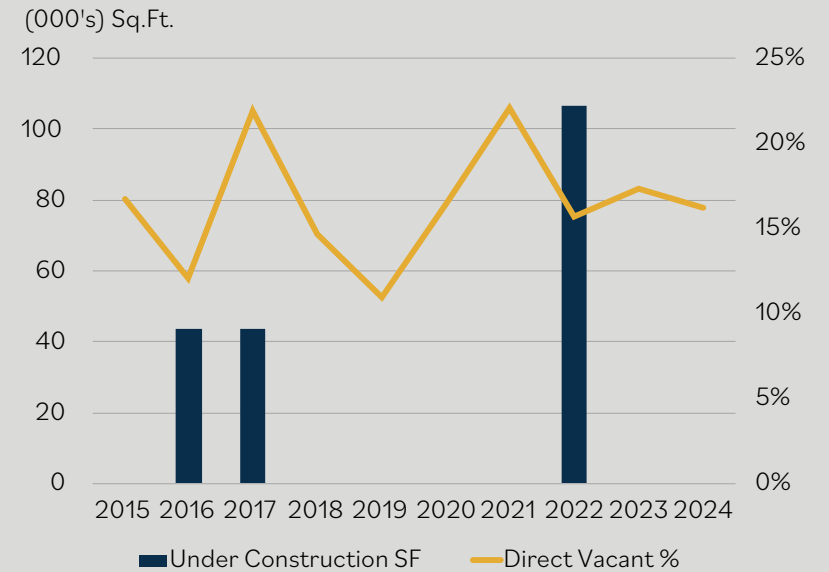
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
# of Buildings	17	20	19	20	21	22	22	22	23	23
Total NRA	830,790	902,734	886,336	929,922	1,017,123	1,093,650	1,198,063	1,198,063	1,305,269	1,305,269
Under Construction SF	N/A	43,568	43,586	N/A	N/A	N/A	N/A	106,527	N/A	0
Direct Vacant %	16.8%	12.1%	21.9%	14.6%	10.9%	16.4%	22.0%	15.7%	17.3%	16.2%
Total Available SF	177,366	136,618	196,310	157,964	225,709	250,432	360,740	330,845	338,586	324,401
Sublease Available SF	800	800	2,249	10,566	87,201	N/A	126,760	105,133	90,181	90,181
YTD Change in Avail.	(43,349)	(40,748)	59,692	(38,346)	67,745	24,723	72,515	(29,895)	7,741	(14,185)
Direct Asking Lease Rate (FSG)	\$18.88	\$20.21	\$23.10	\$22.72	\$22.07	\$21.34	\$25.52	\$27.47	\$27.36	\$27.42
Direct Net Absorption SF	44,708	30,236	(85,067)	101,432	24,848	(41,854)	19,389	71,651	(10,973)	14,723



ABSORPTION VS. DIRECT ASKING LEASE RATE



UNDER CONSTRUCTION VS. DIRECT VACANT PERCENT



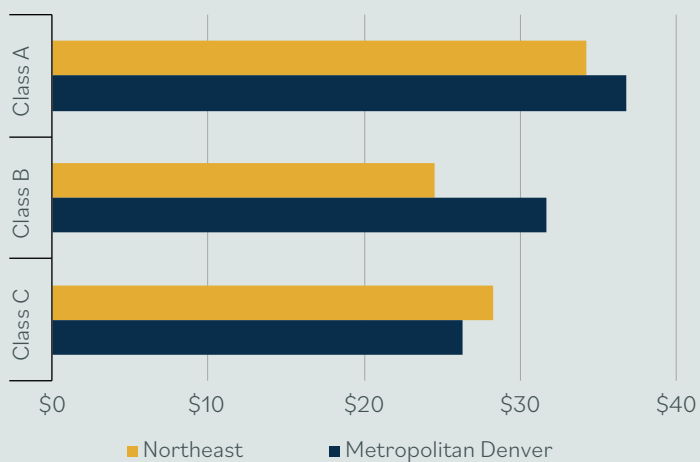


Trends*	Year-over-Year	Quarter-over-Quarter
Construction	▼	■
Vacancy	▲	▼
Absorption	▲	▲
Lease Rates	▼	▲
Activity	▲	▲

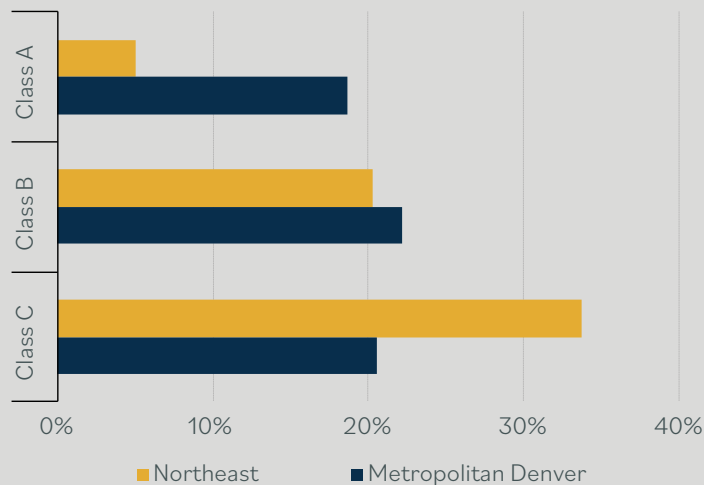
	Total NRA	Direct Asking Lease Rates	Direct Vacancy
Metropolitan Denver	121,505,791	\$33.18	20.4%
Class A	54,535,636	\$36.78	18.6%
Class B	52,849,465	\$31.71	22.2%
Class C	14,120,690	\$26.33	20.6%
Northeast	1,305,269	\$27.42	16.2%
Class A	572,934	\$34.28	5.1%
Class B	479,355	\$24.48	20.3%
Class C	252,980	\$28.29	33.7%

*The arrows indicate trends over a time period and don't represent a positive or negative value (e.g. absorption could be negative, but represent a positive trend).

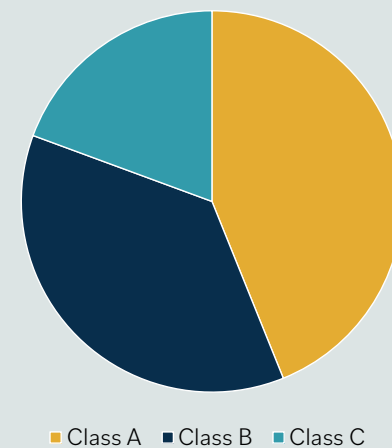
DIRECT ASKING LEASE RATES (FSG)



DIRECT VACANCY



NORTHEAST NRA BY CLASS



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FOR MORE INFORMATION,
PLEASE CONTACT

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