

OFFERING MEMORANDUM

NEW 5 YEAR NNN LEASE IN PLACE | 100% OCCUPIED | 6.40% CAP



INVESTMENT ADVISOR



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

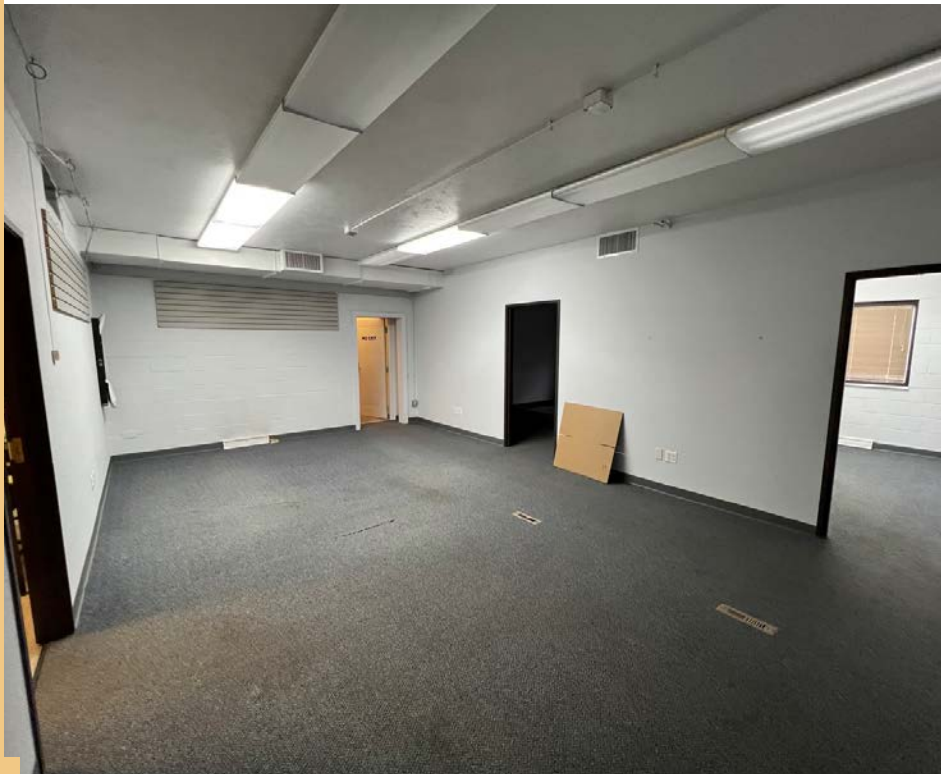
Address	3600 S Huron St. Englewood, CO 80110
Price	\$1,750,000
Building Type	Industrial/Flex
Building Size	8,000 SF
Lot Size	0.42 AC
Year Built	1958
Roof	Flat
Heat	RTU
Parking	13 Spaces

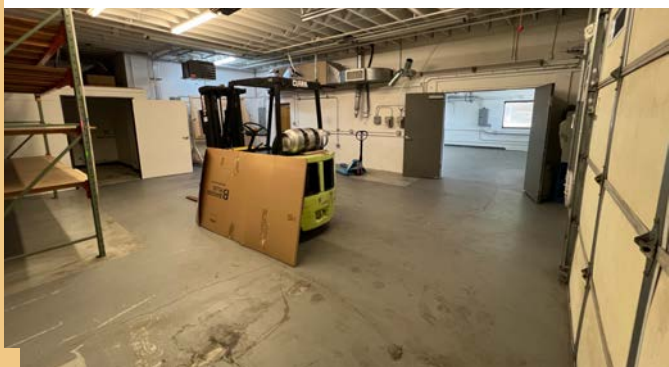
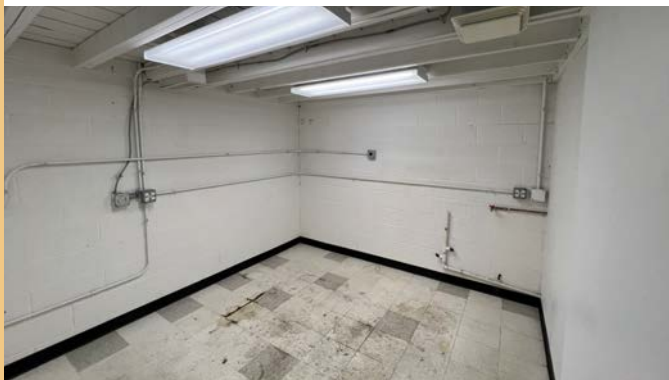
PROPERTY HIGHLIGHTS

- Good access to major roads such as 285 and Santa Fe
- Two drive in doors
- Fenced paved lot
- New 5 year NNN lease in place
- Flex warehouse

3600 S Huron St. is a 8,000 SF brick flex building located in close proximity to the Santa Fe and 285/Hampden junction. The property includes a 4,500± SF fenced and paved yard that provides secure storage and parking, as well as access to two drive in doors for the warehouse space. With a new 5-year NNN lease in place, the building is a perfect fit as a passive investment with long term redevelopment upside.





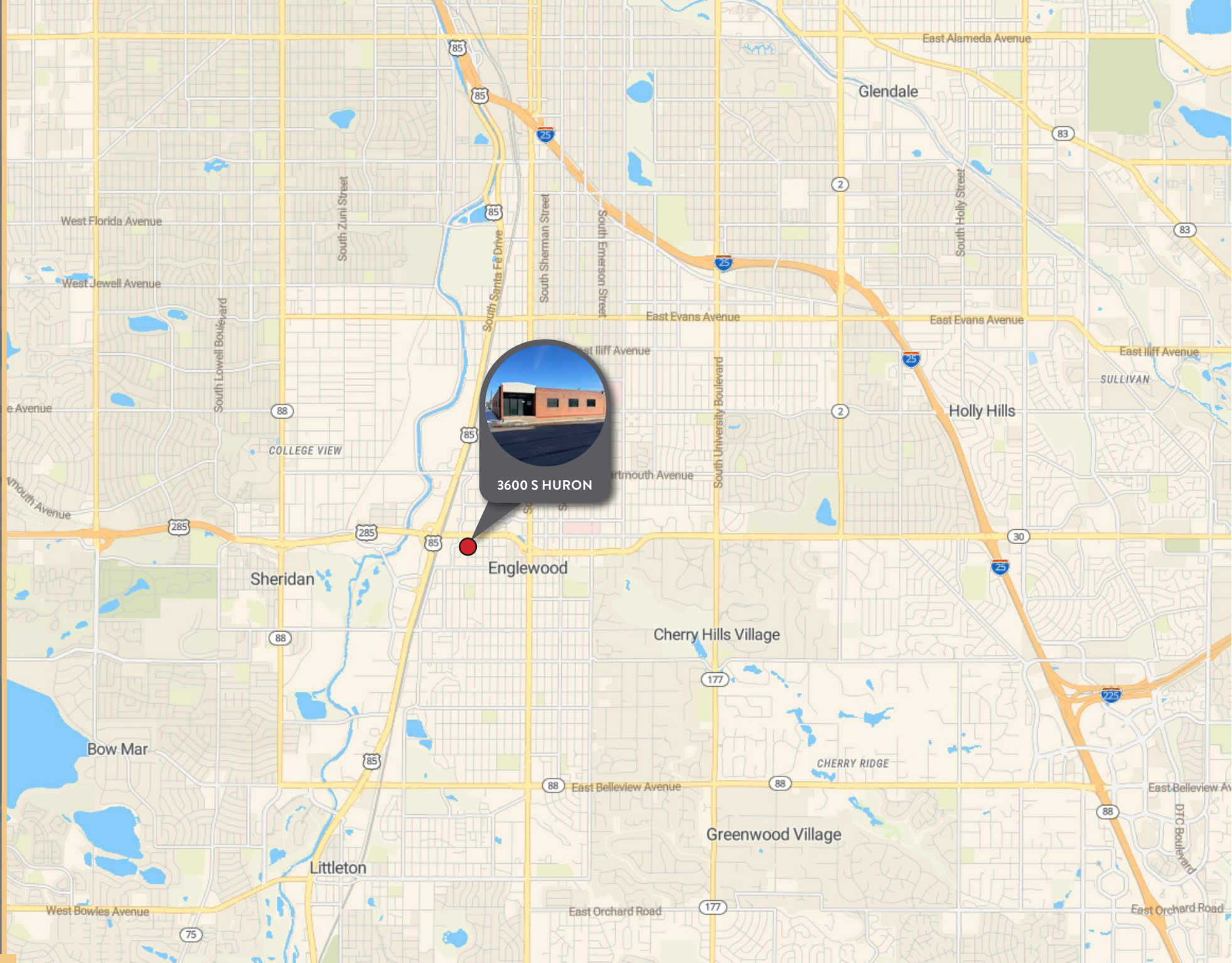




LOCATION OVERVIEW



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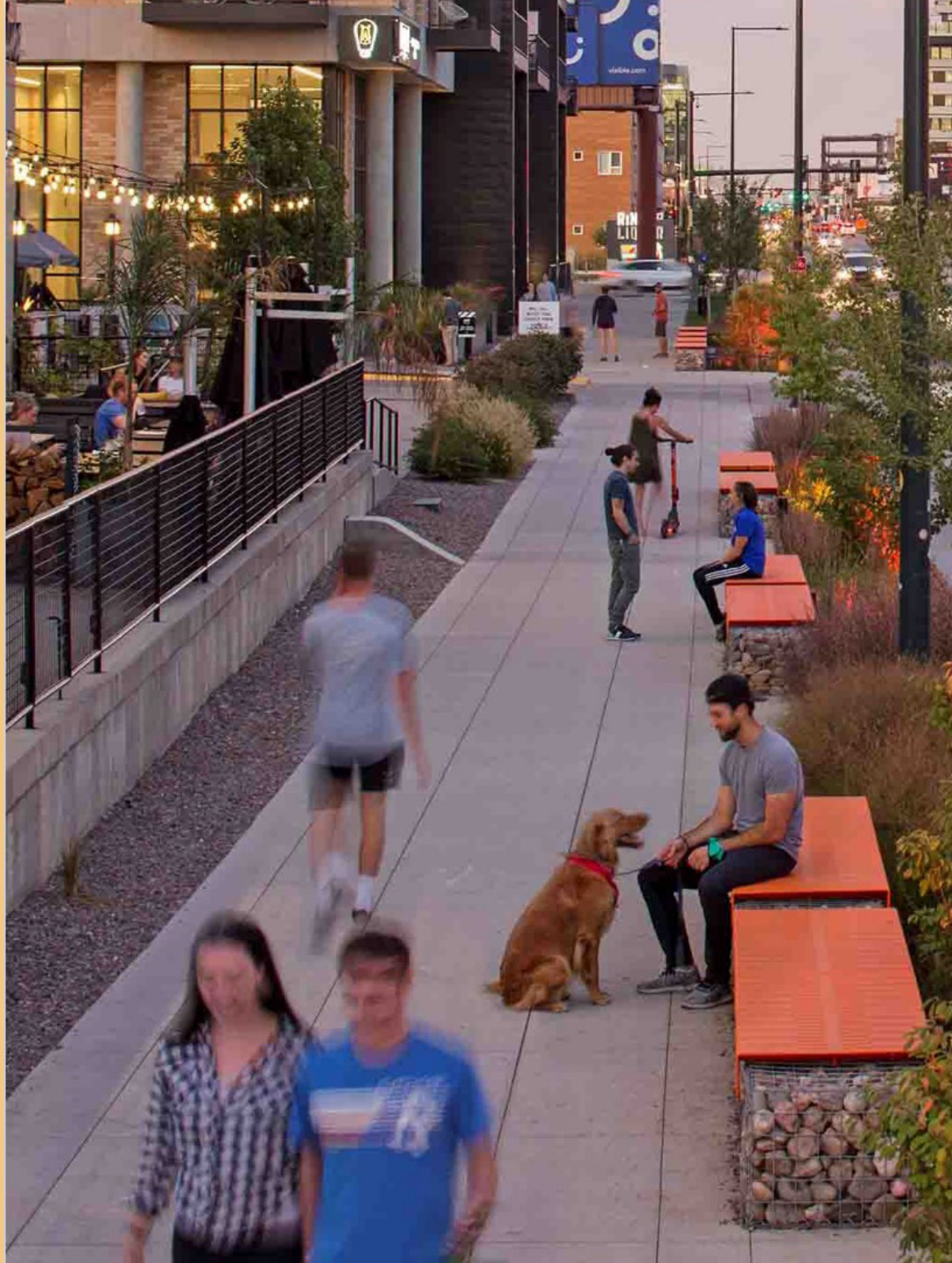


ENGLEWOOD

Englewood is home to 35,000 people in the heart of the Denver metropolitan region. Englewood is a proudly independent, full-service community with the third highest concentration of millennials in Colorado. Minutes from world class art and entertainment venues in downtown Denver and the Rocky Mountain foothills, Englewood is home to major medical and manufacturing facilities along with its own foodie, arts and startup communities centered in historic downtown Englewood and the Central Business District.

Englewood is also a transportation hub with two light rail stops on the Denver regional passenger rail system and exceptional roadway access provided from all directions by US Highway 285 (Hampden Ave.) and US Highway 85 (Santa Fe Blvd.). Bus service is provided by RTD, including the most frequent bus route in the region the O, and the free Englewood Trolley that connects the Englewood light rail station to downtown Englewood, the medical district and civic center.

Englewood has also been ranked #26 on WalletHub's "Best Small Cities for Starting a Business".



INVESTMENT ANALYSIS



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INVESTMENT ANALYSIS

OPERATIONS & CASH FLOW			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Tenant	SF	\$/SF	\$14.00	\$14.42	\$14.85	\$15.30	\$15.76	\$16.23	\$16.72	\$17.22	\$17.73	\$18.27
Tenant 1	8,000	\$14.00	\$112,000	\$115,360	\$118,821	\$122,385	\$126,057	\$129,839	\$133,734	\$137,746	\$141,878	\$146,135
Base Rent			\$112,000	\$115,360	\$118,821	\$122,385	\$126,057	\$129,839	\$133,734	\$137,746	\$141,878	\$146,135
Expense Reimbursements			\$44,000	\$44,880	\$45,778	\$46,693	\$47,627	\$48,580	\$49,551	\$50,542	\$51,553	\$52,584
TOTAL INCOME			\$156,000	\$160,240	\$164,598	\$169,079	\$173,684	\$178,418	\$183,285	\$188,288	\$193,431	\$198,719
Economic Vacancy			3.0%	3.0%	3.0%	3.0%	3.0%	5.0%	3.0%	3.0%	3.0%	3.0%
CAM Increase (2%)			\$5.50	\$5.61	\$5.72	\$5.84	\$5.95	\$6.07	\$6.19	\$6.32	\$6.44	\$6.57
Vacancy & NNN Exp. Loss			(\$4,680)	(\$4,807)	(\$4,938)	(\$5,072)	(\$5,211)	(\$8,921)	(\$5,499)	(\$5,649)	(\$5,803)	(\$5,962)
Property Expenses			(\$44,000)	(\$44,880)	(\$45,778)	(\$46,693)	(\$47,627)	(\$48,580)	(\$49,551)	(\$50,542)	(\$51,553)	(\$52,584)
Total Expense and Rent Loss			(\$48,680)	(\$49,687)	(\$50,716)	(\$51,766)	(\$52,838)	(\$57,500)	(\$55,050)	(\$56,191)	(\$57,356)	(\$58,546)
Net Operating Income			\$107,320	\$110,553	\$113,883	\$117,313	\$120,846	\$120,918	\$128,235	\$132,097	\$136,075	\$140,173

RENTED

VACANT/COMING VACANT



COMPARABLE
SALES



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**SUBJECT PROPERTY**

3600 S Huron St., Englewood, CO

Sale Date	JUST LISTED
List Price	\$1,750,000
Building Size	8,000 SF
Land Area	18,295 SF
Price/SF	\$219

1335 S Inca St
Denver, CO 80223

#1

Sale Date	8/8/24
Sale Price	\$1,325,000
Building Size	5,155 SF
Land Area	9,148 SF
Price/SF	\$257.03

7860 Jewell Ave
Denver, CO 80232

#2

Sale Date	6/2/25
Sale Price	\$2,700,000
Building Size	10,883 SF
Land Area	62,239 SF
Price/SF	\$248.09

2700 S Shoshone St
Englewood, CO 80110

#3

Sale Date	1/23/25
Sale Price	\$1,750,000
Building Size	8,300 SF
Land Area	17,860 SF
Price/SF	\$210.84

1600 W 13th Ave
Denver, CO 80204

#4

Sale Date	10/2/24
Sale Price	\$1,500,000
Building Size	7,120 SF
Land Area	12,309 SF
Price/SF	\$210.67

5550 E Evans Ave
Denver, CO 80222

#5

Sale Date	9/8/23
Sale Price	\$2,300,000
Building Size	10,502 SF
Land Area	24,820 SF
Price/SF	\$219.01

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 3600 S Huron St., Englewood, CO 80110 (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.



3600 S HURON ST. | ENGLEWOOD, CO

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