

BRIGHTON BLVD. & YORK ST.

OPPORTUNITY ZONE



Site Information

- > Price: \$9,995,000
- > Lot: 4.95 Acres (215,218 SF)
- > Buildings: 28,508 SF (4 Buildings)
- > Occupancy: 100%
- > Zoning: I-B; IOS Friendly
- > Taxes: \$109,097 (2024)

Features



Existing short-term leases allow for ability to re-tenant at market rates, or begin redevelopment



2 blocks to new "N" line light rail station



Emerging development corridor adjacent to National Western Stock Show redevelopment



Located within the opportunity zone

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BROKERAGE
DISCLOSURE

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Denver, Colorado

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5150 Brighton Boulevard

SF: 8,900 **Lot:** 1.48 Acres (64,571 SF) **Occupancy:** 100% Owner Occupied (Vacate or lease back)

Seller would lease building back or vacate upon a sale. There is a brand new commercial kitchen built out within that could be leased to a separate tenant, or utilized by a whole building tenant. Projected market lease rate for the building is \$18.00 - \$25.00/SF/YR NNN.



5151 York Street

SF: 12,387 SF **Lot:** 1.98 Acres (86,190 SF)

Occupancy: 100% Leased (90 day landlord termination option)

Currently leased to Rojas Detailing at below market rates (\$14.75/SF NNN). Market rates for this site are closer to \$15.00/SF/YR NNN, range between \$18.00/SF/YR and \$25.00/SF/YR pending level of improvements.



5201 York Street

SF: 4,276 **Lot:** 0.5 Acres (21,649 SF) **Occupancy:** 40% Owner Occupied; 60% leased through September 2022

Owner occupies 1,776 square feet for personal storage, balance is leased to Rocky Mountain Drilling for \$20.00/SF/YR NNN.



5190 Brighton Boulevard

SF: 2,945 **Lot:** 0.62 Acres (27,029 SF) **Occupancy:** 100% Leased through September 2025

Restaurant lease in place with ample parking and exposure on Brighton Boulevard. Leased below market at \$14.47/SF.



5175 York Street

SF: Structure **Lot:** 0.38 Acres **Occupancy:** 100% Owner Occupied

Diesel gas station operated by owner. Seller would lease back or vacate. Current operations gross over \$80,000 per year net.

NOTE: Additional existing income in place via short-term outdoor storage leases.