



Fully Leased Central Denver Warehouse with Yard



## 1835 W COLFAX AVE DENVER, CO 80204

### Property Features

- Central Denver location w/ easy access to I-25, Downtown and Colfax
- Outdoor Storage Space
- Clear Span Warehouse
- 10+ Year Lease with Local Pet Industry Tenant
- Highway Signage Option Available
- Recent Renovations, Including: New Parking Lot, New Paint, New Fencing, New Lighting (Interior & Exterior), New Space Heaters, New Doors (Loading & Entrance).- Office Renovations Flexible to Tenant
- Paved & Fenced Parking Lot / Yard
- Ability to Split Building into 2 units in the future. Separately Metered for both electric and gas.

### Property Features

<b>Sale Price:</b>	\$1,500,000
<b>Cap Rate:</b>	6.5%
<b>Current NOI:</b>	\$97,508.04
<b>Building Size:</b>	6,022 SF
<b>Lot Size:</b>	13,115 SF
<b>Loading:</b>	Two (2) Dock High Doors 10'x10'
<b>Clear Height:</b>	14'
<b>Taxes:</b>	\$18,320 (2024)
<b>Zoning:</b>	I-B
<b>Office SF:</b>	±1,500 SF
<b>Sprinklered:</b>	No

For more information:



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**Unique Properties**  
400 S Broadway | Denver, CO 80209  
303.321.5888 | UNIQUEPROP.COM

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## LEASE SYNOPSIS

Lease Term:	10.8 years
Lease Commencement:	3/1/2024
Lease End:	8/31/2034
Current NOI:	\$97,508.04
Lease Type:	NNN



Tailwagger supplements offer exceptional health benefits for dogs. Our TailPrime Immune Support features a potent blend of mushrooms and Vitamin C for robust immune defense. For mobility and comfort, our hip and joint supplements, enriched with glucosamine and chondroitin, ensure healthy cartilage and joints. Our all-in-one multivitamin supports immune health, digestion, skin and coat, cognitive function, and joint care. Tailwagger's commitment to natural, high-quality ingredients makes our supplements a top choice for holistic pet health. Promote your dog's longevity and quality of life with Tailwagger!

## RENT ROLL

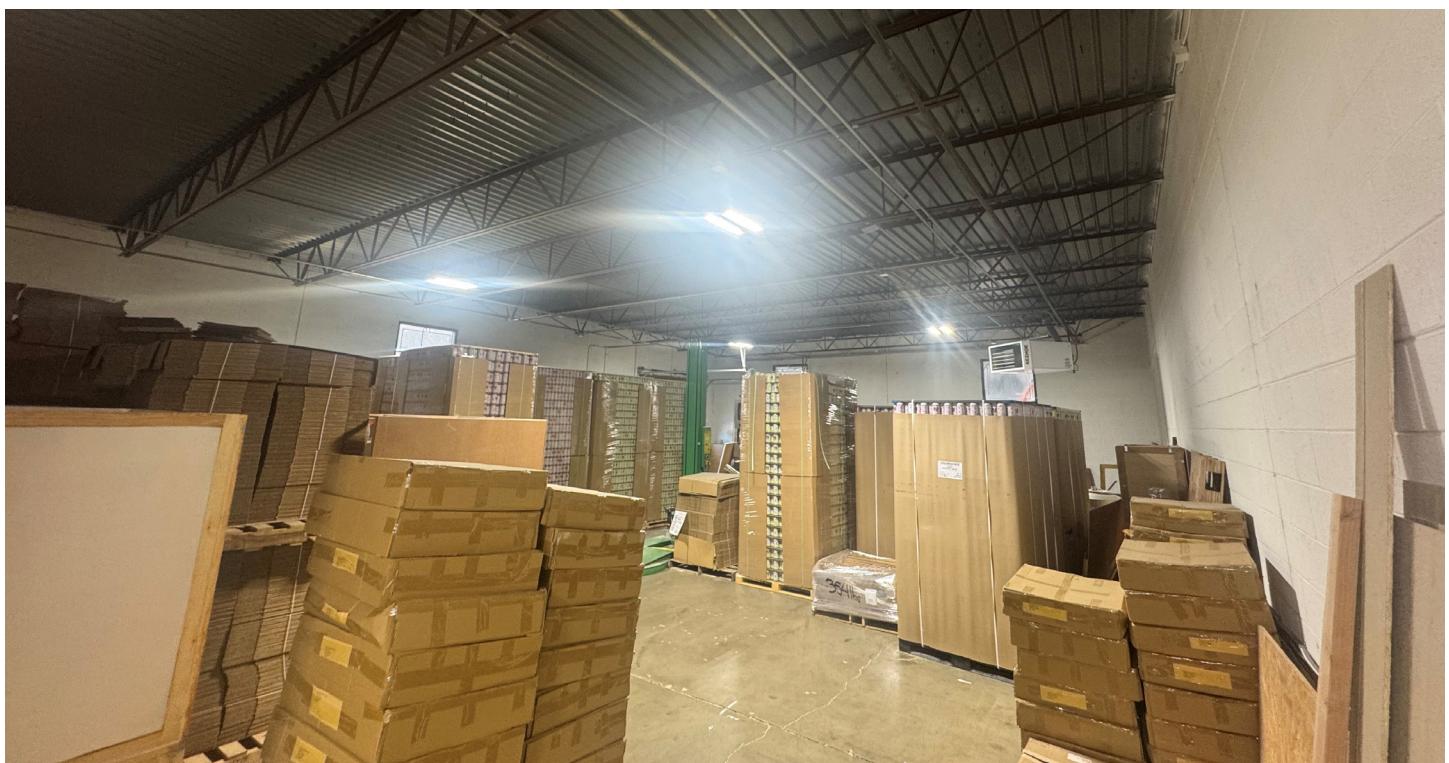
START	END	MONTHLY	ANNUAL	RENT/SF
3/1/2025	2/ 31/ 2026	\$8,125.67	\$97,508.04	\$16.19
3/1/2027	2/31/2028	\$8,376.59	\$100,519.08	\$16.69
3/1/2028	2/31/2029	\$8,627.50	\$103,530.00	\$17.19
3/1/2029	2/31/2030	\$8,878.42	\$106,541.04	\$17.69
3/1/2030	2/31/2031	\$9,129.33	\$109,551.96	\$18.19
3/1/2031	2/31/2032	\$9,380.25	\$112,563.00	\$18.69
3/1/2032	2/31/2033	\$9,631.17	\$115,574.04	\$19.19
3/1/2033	2/31/2034	\$9,882.08	\$118,584.96	\$19.69
3/1/2034	8/31/2034	\$10,133.00	\$121,596.00	\$20.19

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