



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

Sale Price:	\$1,500,000
Cap Rate:	6.5%
Current NOI:	\$97,508.04
Building Size:	6,022 SF
Lot Size:	13,115 SF
Loading:	Two (2) Dock High Doors 10'x10'
Clear Height:	14'
Taxes:	\$18,320 (2024)
Zoning:	I-B
Office SF:	±1,500 SF
Sprinklered:	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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