



# FOR SALE

## 227-229 VALLEJO STREET

DENVER, COLORADO 80223

### PROPERTY OVERVIEW

<b>LIST PRICE:</b>	<b>\$2,500,000</b>
<b>CAP RATE:</b>	6.15%
<b>BUILDING TYPE:</b>	Office/Warehouse
<b>BUILDING SIZE:</b>	12,832 SF
<b>LOT SIZE:</b>	0.32 AC/14,319 SF
<b>ZONING:</b>	I-A
<b>OCCUPANCY:</b>	100%
<b>LEASE TYPE:</b>	Single Tenant NNN
<b>YOC:</b>	1969

### BROKER CONTACTS

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### INVESTMENT HIGHLIGHTS



100% LEASED  
INVESTMENT  
OPPORTUNITY



CENTRALLY LOCATED  
WITH QUICK ACCESS  
TO I-25 AND 6<sup>TH</sup> AVE



HIGH QUALITY  
OFFICE  
FINISHES



ON-SITE  
PARKING



NEAR THE NEW  
BRONCOS STADIUM  
DEVELOPMENT  
(BURNHAM YARDS)



CONDITIONED  
WAREHOUSE  
AREA



# EXECUTIVE SUMMARY

227-229 Vallejo St is a single tenant, 100% leased, investment opportunity in Central Denver. This location provides easy access to the entire Denver Metro area via I-25 and 6th Avenue and is located near the new Denver Bronco's Stadium development site at Burnham Yards. The property features on-site parking, high quality office finishes, numerous upgrades including a solar array and substantial power. This hands off NNN leased investment opportunity provides an attractive return with a reliable tenant in a strong industry sector.





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