



**MULTI-TENANT INDUSTRIAL & SERVICE STATION
FOR SALE**

21 COUNTY ROAD 27
BRIGHTON, CO 80603

Property Summary

- Investment or Owner-User: 2,847-8,540 SF Available
- Mark-to-Market Upside: +39% NOI Growth at Market Rents
- 4 Total tenants, including individually-operated Valero Gas Station
- Desirable Corner Location with Immediate Access to Hwy-85 and downtown Brighton
- All Leases NNN — Minimal Landlord Responsibilities
- Valero Anchor Secured Through 2030
- Needs-Based Automotive & Fuel-Service Tenancy

Property Features

Sale Price:	\$2,200,000
Price PSF:	\$187.49
Proforma Cap Rate:	7.79%
Total Building Size:	11,734 SF
Lot Size:	0.88 Acres
Loading:	5 Drive-In Doors
Occupancy:	100% Leased
Tenancy:	4 Tenants (NNN)

RENT ROLL

Suite	Tenant	Square Footage	Lease Length	CURRENT		PROFORMA	
				Rent PSF (Annual)	Monthly Base Rent	Rent PSF (Annual)	Monthly Base Rent
A	Valero Gas Station	3,194	Through 7/7/2030	\$17.85	\$4,750	\$17.85	\$4,750
B	Precision Transmission	2,847*	Month to Month	\$8.43	\$2,000	\$13.00	\$3,084
C	J&S Autobody Inc	5,693*	Month to Month	\$6.32	\$3,000	\$12.00	\$5,693
D	Big Daddy's Burgers	Pad Site	Month to Month	—	\$500	—	\$750
TOTALS		11,734			\$10,251		\$14,277

*Suite SF estimated. All leases NNN. Amber = below-market, month-to-month (the value-add / owner-user space). Market-rate assumptions: \$13.00 PSF NNN (Suite B), \$12.00 PSF NNN (Suite C); Big Daddy's at \$750/mo.

EXPENSES

EXPENSES	2026	\$/SF
Taxes	\$41,099	\$3.50
Insurance	\$9,147	\$0.78
Water & Sewer	\$3,000*	\$0.26
TOTAL	\$53,246	\$4.54

*Water & Sewer estimated. \$/SF based on 11,734 SF. NNN — expenses reimbursed by tenants.

FINANCING ASSUMPTIONS

Purchase Price	\$2,200,000
Price PSF	\$187.49
Loan (65% LTV)	\$1,430,000
Equity / Down (35%)	\$770,000
Interest Rate	6.25%
Amortization	25 years
Annual Debt Service	\$113,199
Monthly Debt Service	\$9,433

RETURNS

	CURRENT	PROFORMA
NOI	\$123,006	\$171,327
Cap Rate	5.59%	7.79%
Cash Flow After Debt	\$9,807	\$58,128
Cash-on-Cash	1.27%	7.55%
Principal Paydown	3.18%	3.18%
TOTAL RETURN	4.46%	10.73%

MARK-TO-MARKET UPSIDE

Bringing the below-market month-to-month suites to market grows NOI from \$123,006 to \$171,327 — about +\$48,300/yr (+39%) — a 5.59% to 7.79% cap rate at the current price.

OWNER-USER OPTION: 2,847 – 8,540 SF available (Suites B and/or C), deliverable vacant, with Valero in place as income through 2030.

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SUBJECT PROPERTY - LOCATION & NEARBY RETAILERS



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