

FOR SALE: 69,811 SF TURN-KEY SCHOOL (45,564 SF) AND EARLY CHILDHOOD CARE FACILITY (24,247 SF) PRICE: \$14.5M

801
YOSEMITE ST.

DENVER, CO 80230

CBRE



THE OPPORTUNITY

This 69,811 SF school built in 2006 by Ability Connection Colorado is divided into two separate schools. Currently, Vanguard Classical Charter School, the tenant in place since 2007, has a current lease through June 2027 in the 45,564 SF, K-8 portion of the building being offered For Sale. Vanguard has an enrollment of over 300 students Grades K-8, with capacity to grow to over 500 students in the space.

The property is available as an investment or for the school owner-user group who would like to occupy the property once the lease reaches expiration. The current owner of the property, ACCO, operates an early childhood care facility from the first floor portion of the remaining 24k SF and has administrative office on the second floor. ACCO is interested in leasing back all or a portion of the 24K SF in the event of a sale to a User or Investor.



INVESTMENT HIGHLIGHTS



K-8 School Section Leased through June 2027 to Vanguard



Modified Gross lease for annual income of \$911,280



Seller (ACCO) prepared to leaseback remaining ~24K SF on a long term basis



Seller (ACCO) occupied space to be leased back contains 12 early childhood care classrooms and commercial kitchen



110 shared parking spaces
(additional parking available at church neighbor)



Elevator, sprinkler system, and life/safety/alarm systems



Full gymnasium/multi-purpose room with stage



Fenced outdoor playground



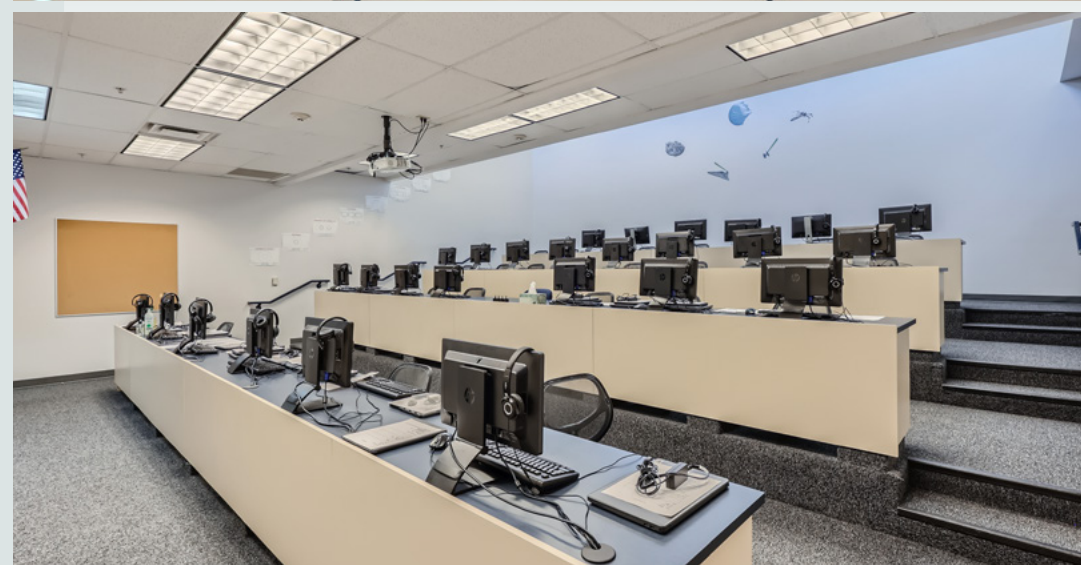
Tiered level computer lab



Exclusive use of north field and playground



Site size 4.09 acres (shared with ACCO)

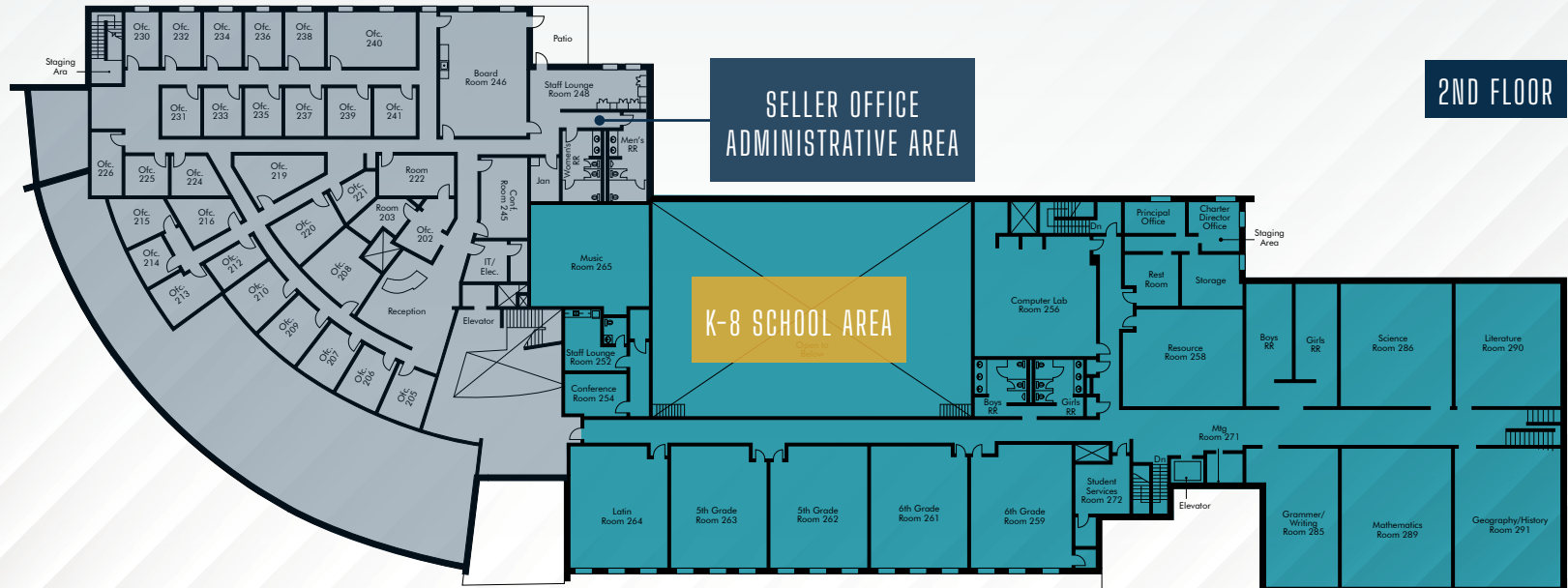
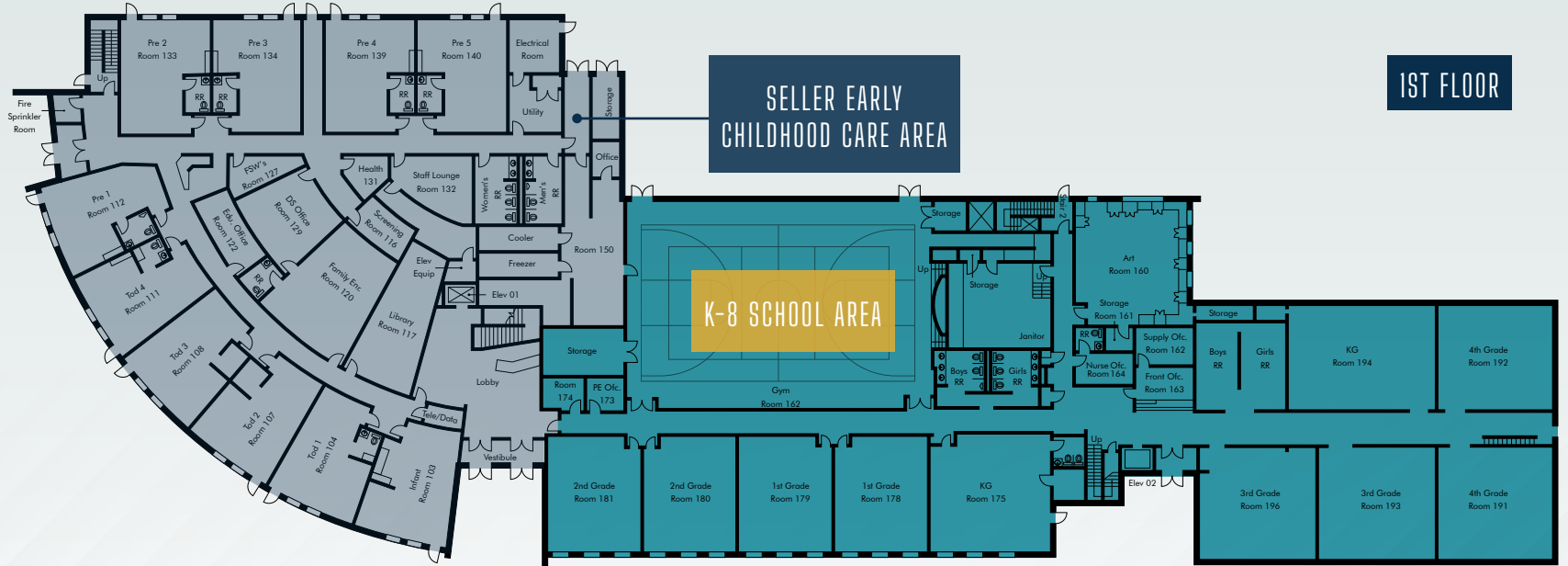


Building Facts

Year Built	2006
Square Footage for Sale	69,811 SF
Parking	110 shared spaces with additional parking available at church neighbor
Property Taxes	With regard to property leased by a charter school, based upon our conclusion that charter schools are part of the school district in which they are located, the property is exempted pursuant to § 22-32-127(1)(b), C.R.S.
County	City and County of Denver
HVAC	Gas, forced air, central air, and three (3) dedicated RTU's for property
Roof	EPDM rubber membrane
Sprinkler	Throughout entire building
Alarm/Key Card	Access cards and full security
Zoning	B-1
Exterior	Masonry and Aluminum
Elevator	One elevator services K-8 school space and one elevator services early childhood care and office space



Floor Plans



K-8 School Lease Information

LANDLORD RESPONSIBILITIES

- HVAC, Elevator, and Roof repair and maintenance.
- Landscaping and snow removal except north field.
- Parking Lot repair and maintenance.
- Water and sewer.
- Electricity. Prorated share of Tenant portion billed back to Tenant.
- Life/Safety Systems and inspections.



TENANT RESPONSIBILITIES

- All maintenance on Premises
- Janitorial services and supplies
- Light bulb replacement
- Irrigation, fencing and landscaping of north field and playground

Shared responsibilities of kitchen. Use of kitchen is not guaranteed in a sale for new owner-user. Tenant has a 15-day Right of First Refusal (ROFR) upon acceptance of third-party offer.



Site Map





DOWNTOWN
DENVER

801
YOSEMITE ST.
DENVER, CO 80230

SELLER OCCUPIED
EARLY CHILDHOOD CARE
AND OFFICE AREA

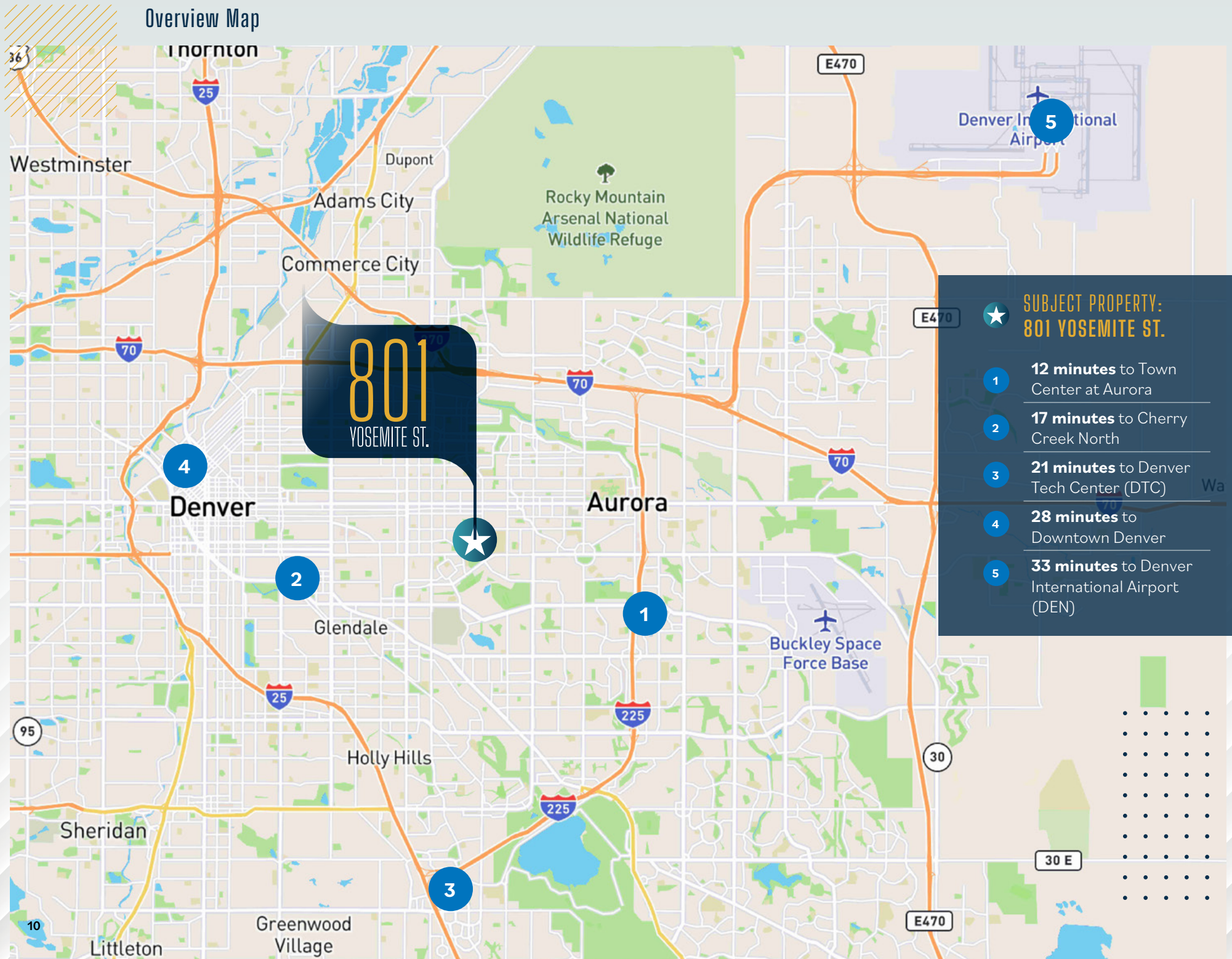
K-8 SCHOOL AREA



SELLER OCCUPIED
EARLY CHILDHOOD CARE
AND OFFICE AREA

K-8 SCHOOL AREA

Overview Map



SUBJECT PROPERTY:
801 YOSEMITE ST.

1

12 minutes to Town Center at Aurora

2

17 minutes to Cherry Creek North

3

21 minutes to Denver Tech Center (DTC)

4

28 minutes to Downtown Denver

5

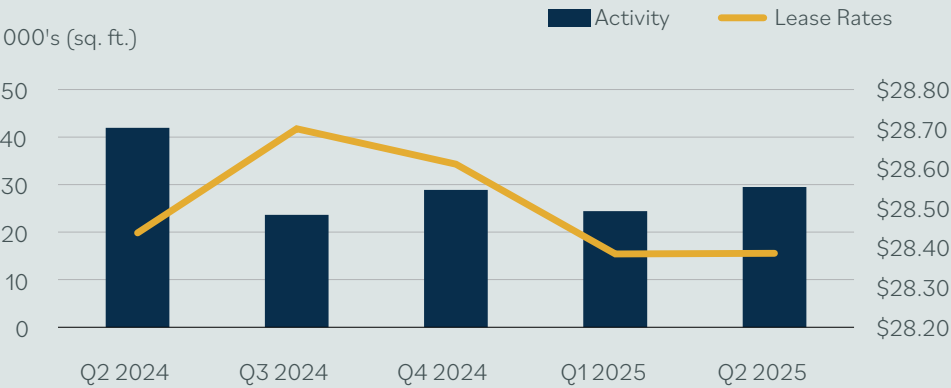
33 minutes to Denver International Airport (DEN)

NORTHEAST OFFICE, Q2 2024

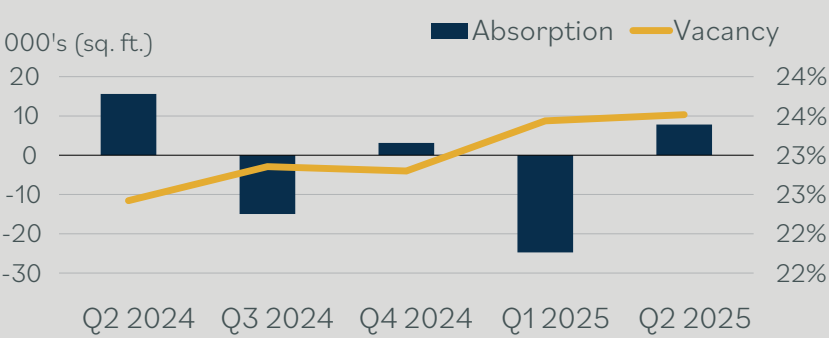
Direct Vacancy	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025
Metropolitan Denver	22.8%	23.1%	23.4%	24.0%	24.7%
Class A	22.0%	21.9%	22.4%	22.8%	23.4%
Class B	24.0%	24.8%	25.0%	25.8%	26.7%
Class C	21.0%	20.9%	21.2%	22.1%	22.0%
S. Colorado/Midtown Submarket	18.2%	19.0%	18.3%	19.3%	20.2%
Class A	14.3%	15.5%	14.7%	15.4%	15.9%
Class B	24.2%	24.4%	24.6%	25.0%	26.6%
Class C	13.7%	15.0%	13.0%	15.7%	15.8%
Glendale/Lowry	22.4%	22.9%	22.8%	23.4%	23.5%
Class A	16.3%	17.9%	17.6%	17.5%	16.3%
Class B	26.6%	26.7%	26.7%	27.9%	28.7%
Class C	15.7%	12.7%	13.2%	12.7%	12.7%



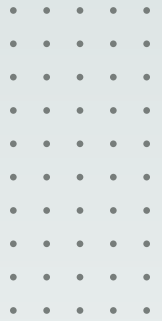
ACTIVITY VS LEASE RATES



ABSORPTION VS. VACANCY

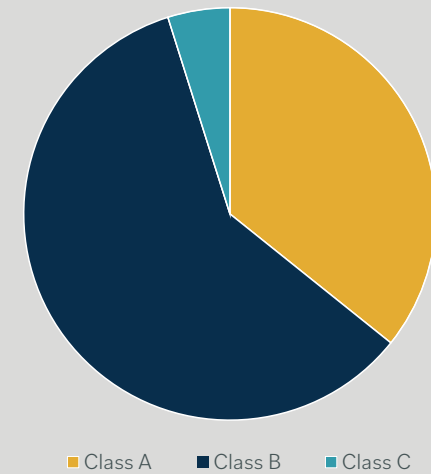


	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025
# of Buildings	24	24	24	24	24
Total NRA	3,122,907	3,122,907	3,122,907	3,122,907	3,122,907
Vacant Percent	22.4%	22.9%	22.8%	23.4%	23.5%
Available Percent	28.6%	28.4%	27.2%	29.4%	29.3%
Activity	41,936	23,626	28,876	24,411	29,519
YTD Activity	87,875	111,501	140,377	24,411	53,930
Net Absorption	15,580	(14,972)	3,105	(24,755)	7,806
YTD Net Absorption	76,593	61,621	64,726	(24,755)	(16,949)
Direct Lease Rates	28	29	29	28	28



	NRA	Lease Rates	Vacancy
Metropolitan Denver	115,874,701	\$33.86	24.7%
Class A	52,109,859	\$39.01	23.4%
Class B	50,171,274	\$31.04	26.7%
Class C	13,593,568	\$25.46	22.0%
S. Colorado/Midtown Submarket	6,608,989	\$27.60	20.2%
Class A	2,459,278	\$29.23	15.9%
Class B	2,659,246	\$29.06	26.6%
Class C	1,490,465	\$21.07	15.8%
Glendale/Lowry	3,122,907	\$28.39	23.5%
Class A	1,116,526	\$28.66	16.3%
Class B	1,854,480	\$28.60	28.7%
Class C	151,901	\$18.15	12.7%

CURRENT GLENDALE/LOWRY NRA BY CLASS



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FOR MORE INFORMATION,
PLEASE CONTACT

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