

FOR SUBLEASE

OFFERING 3 MONTHS FREE RENT

1393 S SANTA FE DR | DENVER, CO 80223



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PROPERTY HIGHLIGHTS



• **\$10.50/SF NNN**

SUBLEASE RATE

*RENT INCREASE 03/26



\$5.07/SF

ESTIMATED OPEX



±20,000 - ±68,414 SF

AVAILABLE FOR SUBLEASE



ENTIRE 2ND FLOOR

AVAILABLE FOR
SUBLEASE



TERM

THROUGH 2/29/2028

RARE SUBLEASE OPPORTUNITY

This prime showroom/flex space offers an exceptional infill location with outstanding visibility, convenient access in the heart of Denver, and also has potential for an outside storage yard as well as additional parking. Situated in the highly sought-after Central Submarket, just off South Santa Fe Drive and near I-25, the property benefits from nearly 90,000 VPD and is strategically positioned between top-performing retailers, including McDonald's. The property offers ample on-site parking, 2 dock-high doors, 2 curb cuts capturing traffic from both north and south bound Santa Fe Dr, and a flexible layout with showroom, warehouse, and office space. The entire 2nd floor is available for sublease, consisting of 20,000 – 68,414 square feet. This is an unparalleled location for any business looking to thrive in a high-traffic area that is centrally located in Denver, CO.

- Showroom/Warehouse space located in Denver's Central Submarket, directly off South Santa Fe Dr, with close proximity to I-25
- Fantastic exposure with nearly 90,000 AADT off North and South Santa Fe
- Positioned between McDonald's and Starbucks for vehicle and foot traffic, near Ruby Hill Park and Overland Golf Course
- 2 dock-high doors | 12' clear height | Ample on-site parking
- 2 curb cuts available to capture traffic coming from North & South Santa Fe Dr
- Zoning: E-CC-3, allows for a range of retail, service, and employment uses.



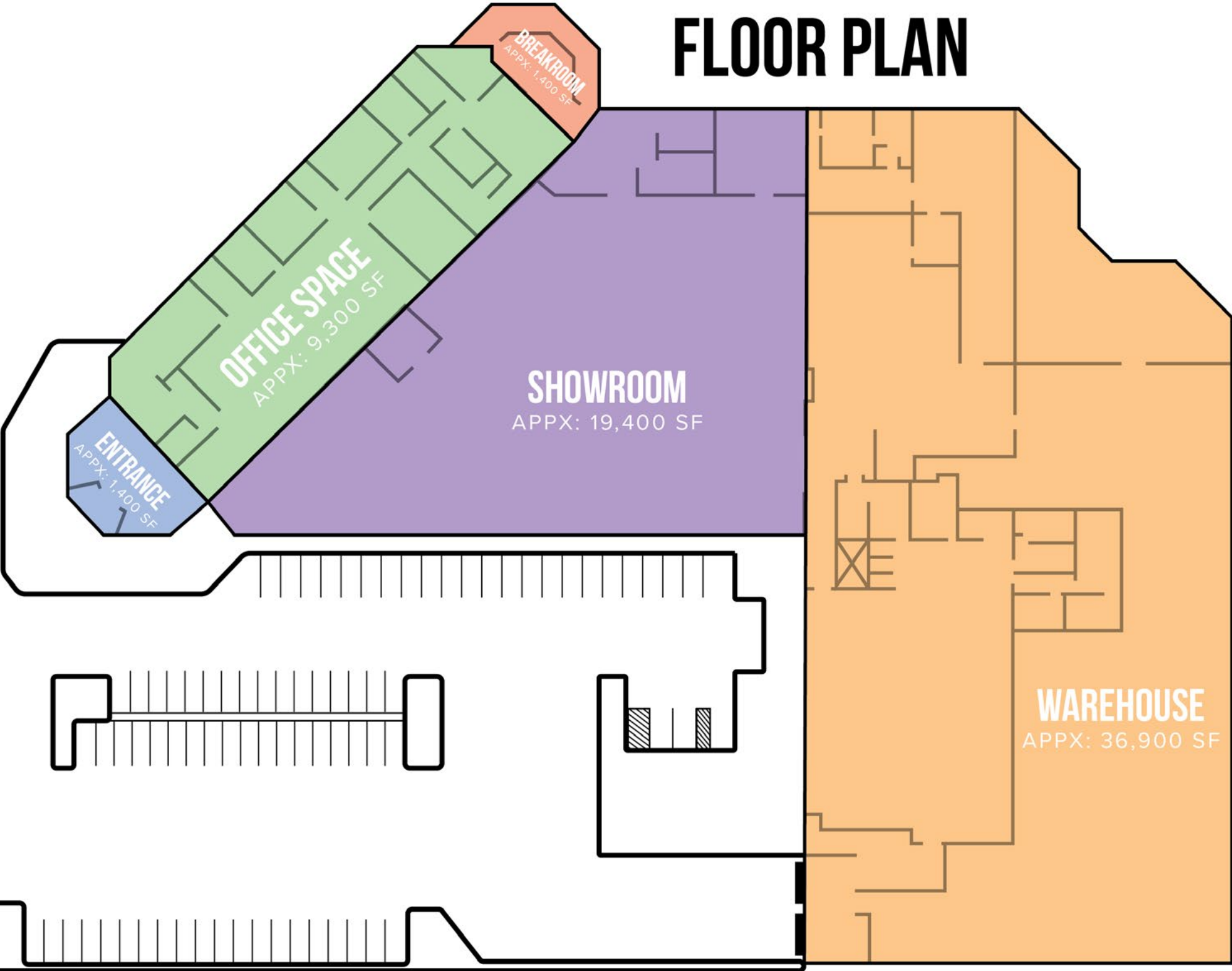
±40,000 VPD



±48,000 VPD



FLOOR PLAN





DOWNTOWN DENVER
±4.6 MILES

PASCAL GARDENS
216 UNITS

ROCKET Supply
SALES • RENTAL • REPAIR

SAFEWAY
sam's club **Office DEPOT**

AUSTIN HARDWOODS

THE HOME DEPOT

1-25 & BROADWAY LIGHTRAIL STATION

McGee Company
Since 1951

CARPET EXCHANGE
Your floor store.

INTERSTATE 25
± 191,000 VPD

BEACON BUILDING PRODUCTS

GCR
TIRES & SERVICE

Smart Spaces
MURPHY & WALL BEDS

COMMUNITY UNITED PAIR
303-691-0717

EASTON TRAINING CENTER
JIU JITSU & MMA YOUTH

BOB'S ELECTRIC MOTOR SERVICE INC.

CARLTON ELECTRIC

Granite IMPORTS

Elite Cabinetry & Granite

LVRTD

SUBJECT PROPERTY

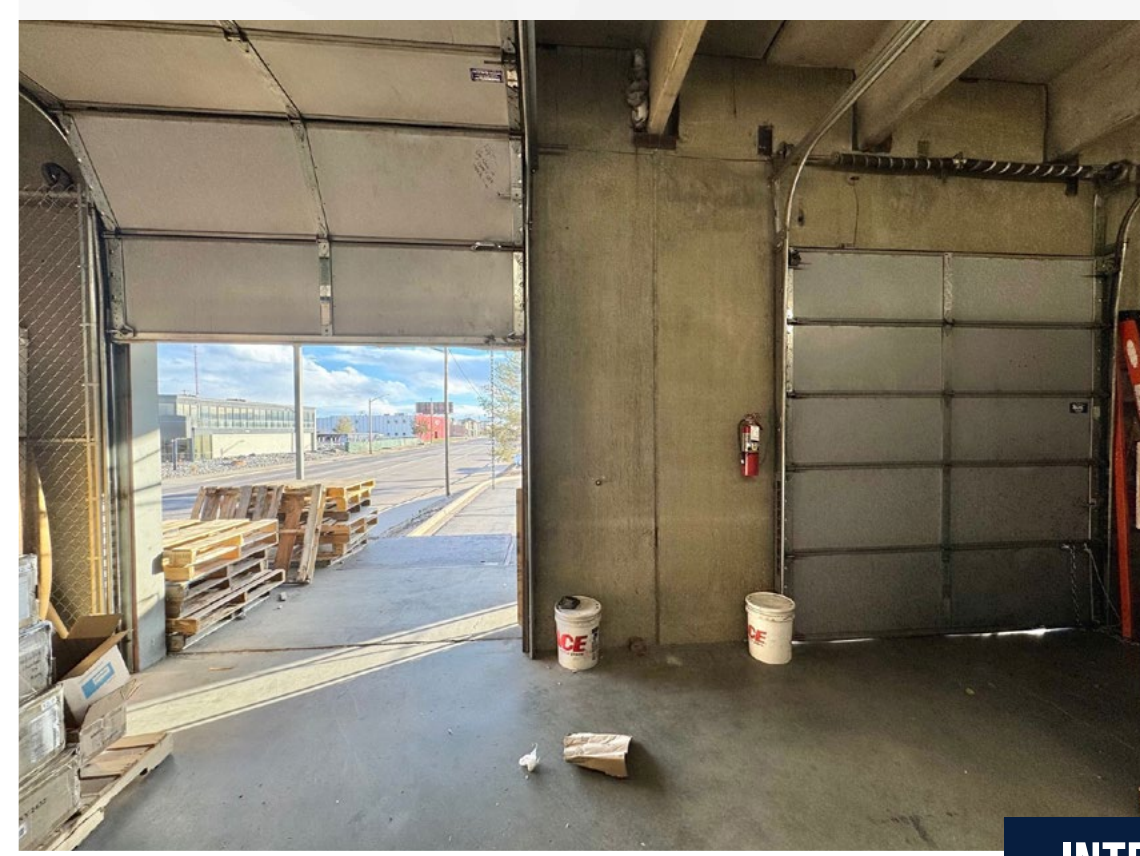
US 85
S SANTA FE DR ± 40,000 VPD

US 85

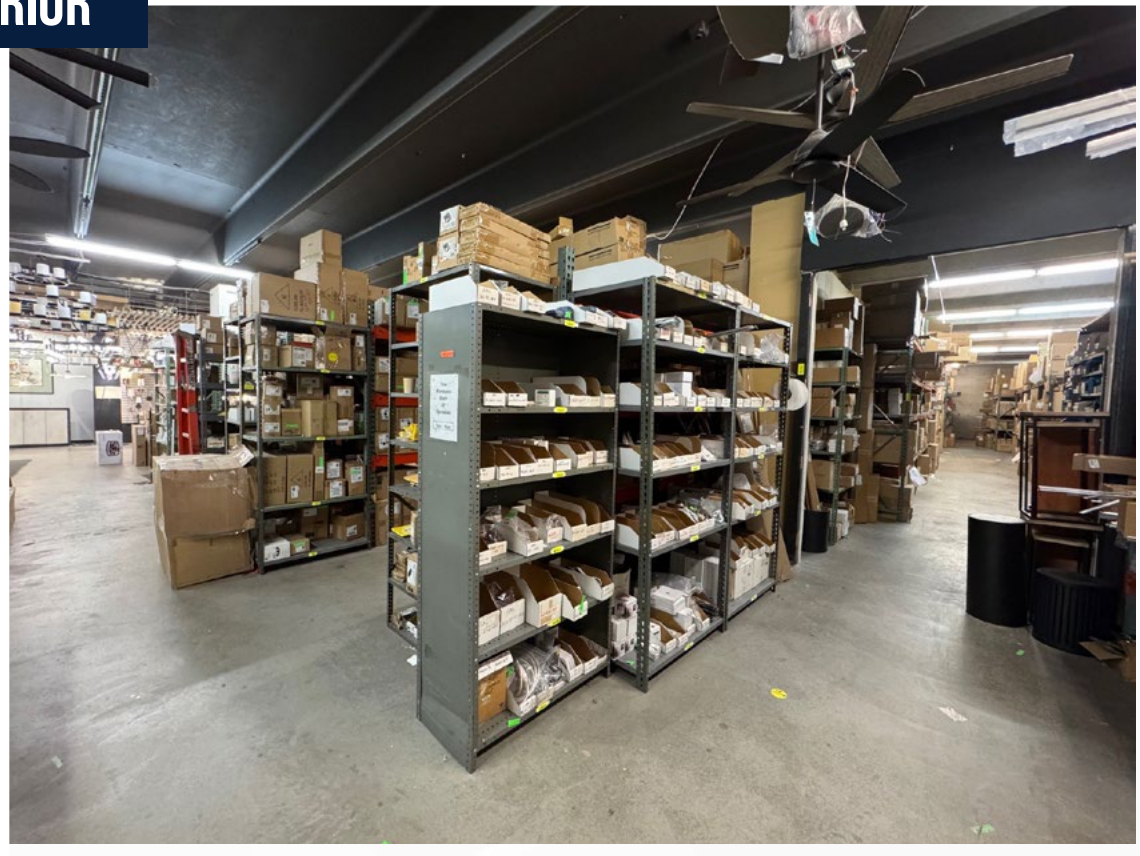
S SANTA FE DR
± 48,000 VPD

CG
CORREY ELECTRIC COMPANY

McDonald's
NUMBER OF AVERAGE MONTHLY VISITORS ±27,330

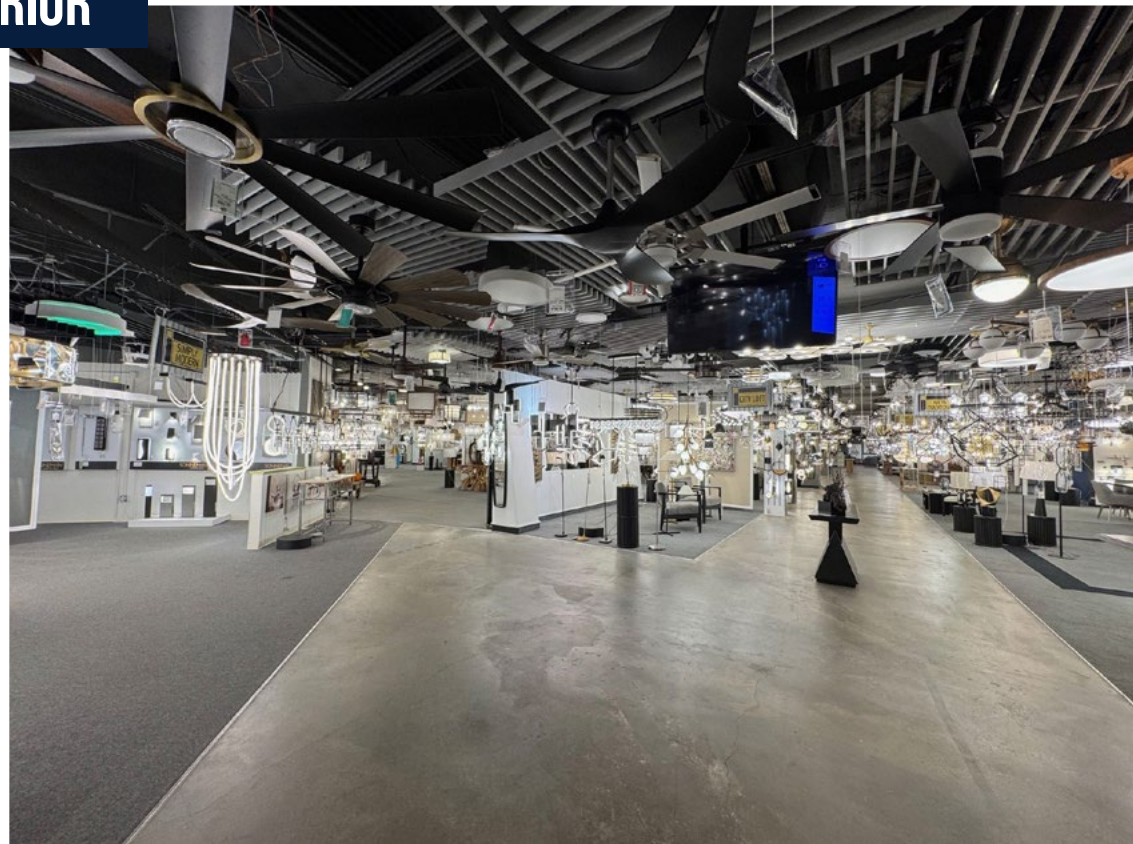


INTERIOR



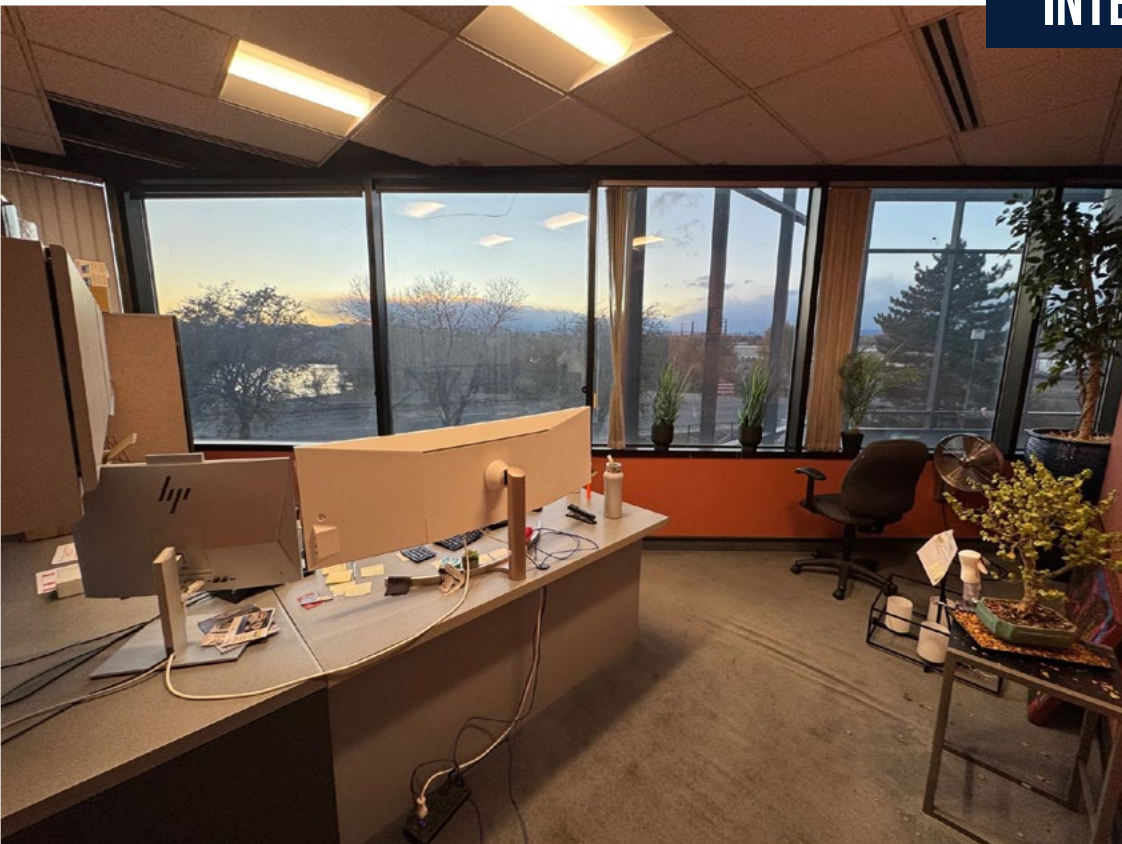


INTERIOR





INTERIOR



AREA OVERVIEW

DENVER, CO

Central Denver is a vibrant urban area characterized by its rich cultural heritage, diverse neighborhoods, and strong economic foundation. The city has seen significant growth in recent years, driven by an influx of residents and businesses attracted to its dynamic lifestyle and robust job market. Central Denver boasts a mix of residential, commercial, and recreational spaces, making it an appealing destination for both locals and visitors. Notable landmarks such as the Denver Art Museum, Union Station, and the historic Larimer Square contribute to the city's charm, while its extensive public transportation network enhances accessibility throughout the region.

The industrial sector in central Denver is evolving, reflecting broader trends in logistics and manufacturing. Although the industrial vacancy rate reached a decade-high in mid-2024, certain submarkets like East I-70-Montbello are showing resilience with lower vacancy rates and competitive rental prices. The area is becoming a hub for aerospace and advanced manufacturing industries, with major companies like Lockheed Martin and Ball Aerospace driving demand for specialized industrial spaces. It continues to attract businesses seeking strategic locations near major transportation routes like Denver International Airport.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2023 Population	13,323	165,594	487,230
2028 Population Projection	13,295	162,958	483,094
2020 Population	11,054	153,291	432,595
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2023 Households	6,372	72,416	225,993
2028 Household Projection	6,338	71,285	224,210
2020 Households	5,353	66,409	197,702
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$140,446	\$108,133	\$101,675

ECONOMY

Denver's diversified economy is one of its greatest strengths. Major industry sectors are aerospace, broadcast and telecommunications, healthcare and wellness, financial services, bioscience, energy, and IT software. Denver has a strong presence in the energy sector, particularly in oil and gas. The city is home to several major energy companies and serves as a regional hub for energy exploration, production, and distribution. The city also has a thriving aerospace and defense industry. Companies such as Lockheed Martin and Boeing have a significant presence in the area. The city benefits from the proximity to major military installations like Buckley Air Force Base and the United States Air Force Academy. Additionally, the growing IT sector with numerous technology companies and startups have established their presence in the city. The region's skilled workforce and access to research institutions contribute to the development of this sector. Denver serves as a major financial hub for the Rocky Mountain region. The city is home to several banks, investment firms, and insurance companies, contributing to the growth of the financial services sector. Denver has experienced strong job growth over the years, attracting both domestic and international talent. The city's low unemployment rate and diverse job market offer opportunities across various industries. Prior to the COVID-19 pandemic, the area experienced a low unemployment rate compared to the national average.

#1

BEST PLACES FOR BUSINESS
AND CAREER -FORBES

1.6%

ANNUAL POPULATION
GROWTH WITHIN 10 YEARS

±3M

10-COUNTY METRO
POPULATION

2.4%

PROJECTED JOB
GROWTH -FORBES

18TH

BEST PLACE TO LIVE
-US NEWS & WORLD REPORT

DENVER INDUSTRIAL MARKET

The industrial market in Denver, is experiencing notable growth and development. Denver's strategic location and robust transportation infrastructure have positioned it as a key hub for industrial activities. The city's industrial market benefited from a diverse range of industries, including manufacturing, logistics, and distribution. The demand for industrial space, particularly warehouses and distribution centers, is on the rise, driven by e-commerce growth and increased regional trade. Vacancy rates are generally low, reflecting the high demand for industrial real estate in the region. Additionally, the city's proactive approach to sustainable development and green initiatives have started influencing industrial practices, with a growing emphasis on eco-friendly and energy-efficient facilities.

CONFIDENTIALITY AND AGREEMENT STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1393 S Santa Fe Dr, Denver, CO 80223** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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