



Wismettac
Wismettac Asian Foods Inc.

U.S. Hughes Co., Inc.

BOBE

3870

**PARIS STREET
DENVER, CO 80239**

Marcus & Millichap
TAG INDUSTRIAL GROUP



**SUBJECT
PROPERTY**



220,000 VPD

3870

**PARIS STREET
DENVER, CO 80239**

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DENVER INTERNATIONAL AIRPORT
(13 MILES VIA I-70 & PENA BLVD)

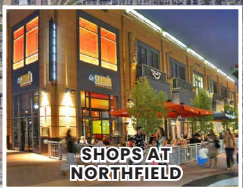
DICKS SPORTING GOODS PARK

E 56TH AVE

SUBJECT PROPERTY ACCESS TO MAJOR INTERSTATES

<1 MILE TO I-70 ACCESS
1.5 MILES TO I-225 ACCESS
2.3 MILES TO I-270 ACCESS

10 MILES TO DOWNTOWN DENVER
13 MILES TO DIA



SHOPS AT NORTHFIELD

STAPLETON BUSINESS CENTER
3.74 MILLION SF OF INDUSTRIAL SPACE & 295 TOTAL ACRES

NORTHFIELD BUSINESS PARK
100+ ACRES, PARCELS RANGING FROM I-70

SUBJECT PROPERTY

FULL ACCESS INTERCHANGE

PEORIA BUSINESS CENTER
283,716 SF
14.16 AC



PEORIA ST
38,000 VPD



CHAMBERS RD

PENA BLVD

QUEBEC SQUARE

- WAL-MART SUPERCENTER
- PET SMART
- ROSS
- Office DEPOT
- BELLCO
- FAMOUS FOODWAYS
- tcf bank
- UPS
- Buffalo Wild Wings
- Pharmax
- Ph Mobile

PEORIA STATION
RTD

"BIOSCIENCE 4"
- NEW 100,000 SF BUILDING
- COMPLETION: SEPT. 2022
- USE: R&D, LABS, OFFICE & MANUFACTURING
- LOCATED 1.5 MILES FROM SUBJECT PROPERTY

"BIOSCIENCE 5"
- NEW 93,384 SF BUILDING
- COMPLETION: MAY 2022
- USE: INDUSTRIAL (WAREHOUSING)
DISTRIBUTION, LAB, OFFICE & MANUFACTURING

EAST 29TH AVENUE TOWN CENTER

- KING'S SHOPS
- CHIPOTLE
- etal's
- repower
- Curves
- SUPERBUT
- 10
- PIZZERIA LIBALE
- pure barre
- Antony's
- Bluebird
- FANTASTIC SALES
- CRAB STONE

- University of Colorado Anschutz Medical Campus
256 Acre Campus
4,400+ Students
- UNIVERSITY OF DENVER
11,600+ Students
- uhealth
678 Beds
- Children's Hospital Colorado
434 Beds

N AIRPORT BLVD

DOWNTOWN DENVER
(10 MILES VIA I-70)

E COLFAX AVE

QUEBEC ST

OFFERING SUMMARY

PRICE

\$4,385,000

CAP RATE (CURRENT)

5.25%

CAP RATE (PROFORMA YEAR 1*)

5.69%

*SEE INCOME & EXPENSE PAGE FOR MORE DETAILS

PRICE/SF

\$157

AVERAGE RENT/SF

\$7.95

OCCUPANCY

100%

BUILDING SIZE

28,000 SF

TENANTS

4

INVESTMENT HIGHLIGHTS

100% OCCUPIED, TRIPLE-NET LEASED, MULTI-TENANT INDUSTRIAL PROPERTY

The subject property is a 28,000 SqFt multi-tenant industrial building housing four tenants with an average rent rate of \$7.95/SF. Each tenant is signed to a triple-net lease, 3% rent annual rent increases are included in three of the four leases.

BELOW MARKET IN-PLACE RENTS

Blue Ocean of Colorado, Inc., one of the tenants with freezer cooler capacity, is currently paying only \$6.08/SF while market asking rents are \$8.50/SF-\$10/SF+. Their lease expires March 31st, 2022 allowing an investor to capture rental upside in the first year of ownership.

CLOSE PROXIMITY TO HEAVILY UTILIZED TRANSIT ROUTES VIA I-70 (220,000 VPD), I-225 (158,000 VPD), AND I-270 (80,000 VPD)

The I-70 (220,000 VPD) and I-225 (158,000 VPD) interchange is located 1.15 miles from the property, while the I-70 and I-270 interchange is located only 2.3 miles away. The subject property benefits from this strategic location between these highly trafficked interchanges.

DIRECT ACCESS TO I-70 VIA PEORIA INTERCHANGE, PEORIA LIGHT RAIL STATION

The subject property is located just a few hundred feet from direct access to east and west bound on-ramps/off-ramps to I-70 at Peoria. This allows for quick and efficient transit routes, in contrast to many of the other exits in the I-70 corridor. The Peoria Light-Rail Station is also within walking distance from the subject property and connects Denver International Airport to Downtown Denver via the A-Line.

RECENTLY UPDATED ROOF, NUMEROUS ACCESS POINTS, AND COLD STORAGE

The roof received a silicone coating (GESCM) in 2020, and includes a 15-year transferable warranty. Also featured are 10 dock high doors, providing optimal access for logistics companies. Four Rentable units are also available with two of those units including cold storage space.

67% OF GLA LEASED TO EXPERIENCED OPERATORS WITH NUMEROUS LOCATIONS

Wismettac Asian Foods (11,300 SF) has been in operation since 1912 with 47 locations across the globe, generating \$1.52 billion in sales during FY 2020. R.S. Hughes Company (7,350 SF) has 50 locations across the US and Mexico and has been operating since 1954.

LOCATED JUST NORTH OF ANSCHUTZ/FITZSIMONS MEDICAL COMPLEX, LIFESCIENCE DISTRICT (UNDER DEVELOPMENT)

At 578 acres, Fitzsimons is one of the largest medical developments in the country. It draws approximately 60,000 visits per day and employ over 21,000. Included in the development are University of Colorado Anschutz Medical Campus, Children's Hospital Colorado, Veterans Affairs Medical Center, Anschutz Health Sciences.

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**DOWNTOWN DENVER
(10 MILES VIA I-70)**



**DENVER INTERNATIONAL AIRPORT
(13 MILES VIA I-70)**



SUBJECT PROPERTY



DENVER PLACE

PARIS STREET



220,000 VPD

**PEORIA STREET
38,000 VPD**



Need some grass?

INCOME & EXPENSE

INCOME	CURRENT	PROFORMA*
SCHEDULED BASE RENTAL INCOME	\$222,705	\$242,070
NET LEASE REIMBURSEMENT		
CAM	\$44,598	\$44,598
INSURANCE	\$7,857	\$7,857
REAL ESTATE TAXES	\$50,565	\$50,565
ADMIN FEE	\$7,868	\$7,868
TOTAL REIMBURSEMENT INCOME	\$110,888	\$110,888
EFFECTIVE GROSS REVENUE	\$333,593	\$352,958
OPERATING EXPENSES		
CAM	\$44,958	\$44,958
INSURANCE	\$7,857	\$7,857
REAL ESTATE TAXES	\$50,565	\$50,565
TOTAL EXPENSES	\$103,380	\$103,380
EXPENSES AS % OF EGR	31.0%	29.3%
NET OPERATING INCOME	\$230,213	\$249,578

***Proforma Includes next scheduled increases for suites 1,3,4 and suite 2 projected at \$9.00/SF**

TENANT LEASE SCHEDULE

TENANT NAME	AREA SF	ACTUAL RENT	ACTUAL RENT/SF	TENANT DEPOSIT	NNN	NNN/SF	LEASE START	LEASE EXPIRATION	NOTES
Art Market Productions	4,700	\$39,950	\$8.50	\$14,664	\$18,683	\$3.98	07/1/2021	9/30/2025	3% annual increases
Blue Ocean of Colorado, Inc.	4,650	\$28,272	\$6.08	\$1,750	\$18,070	\$3.89	10/1/2011	03/31/2022	Management and Reimbursements Capped at 3%
R.S. Hughes Company, Inc.	7,350	\$58,433	\$7.95	\$2,500	\$29,217	\$3.98	9/27/2005	07/31/2026	8/1/22 Rent Increases to \$8.19 psf (\$5,015.46), 8/1/23 Rent Increases to \$8.43 psf (\$5,165.92), 8/1/24 Rent Increases to \$8.69 psf (\$5,320.90), 8/1/25 Rent Increases to \$8.95 psf (\$5,480.52)
Wismettac Asian Foods, Inc.	11,300	\$96,050	\$8.50	\$3,437	\$44,918	\$3.98	9/25/1997	12/31/2023	1/1/22 Rent Increases to \$8.75 psf (\$8,239.58), 1/1/23 Rent Increases to \$9.02 psf (\$8,493.83)
TOTALS	28,000	\$222,705	\$7.95	\$22,351	\$110,888	\$3.95			

University of Colorado
Anschutz Medical Campus

256 Acre Campus
4,400+ Students

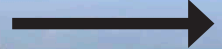
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11,600+ Students

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**DOWNTOWN
DENVER**
(10 MILES VIA I-70)



**PEORIA
STATION**
RTD

**SUBJECT
PROPERTY**



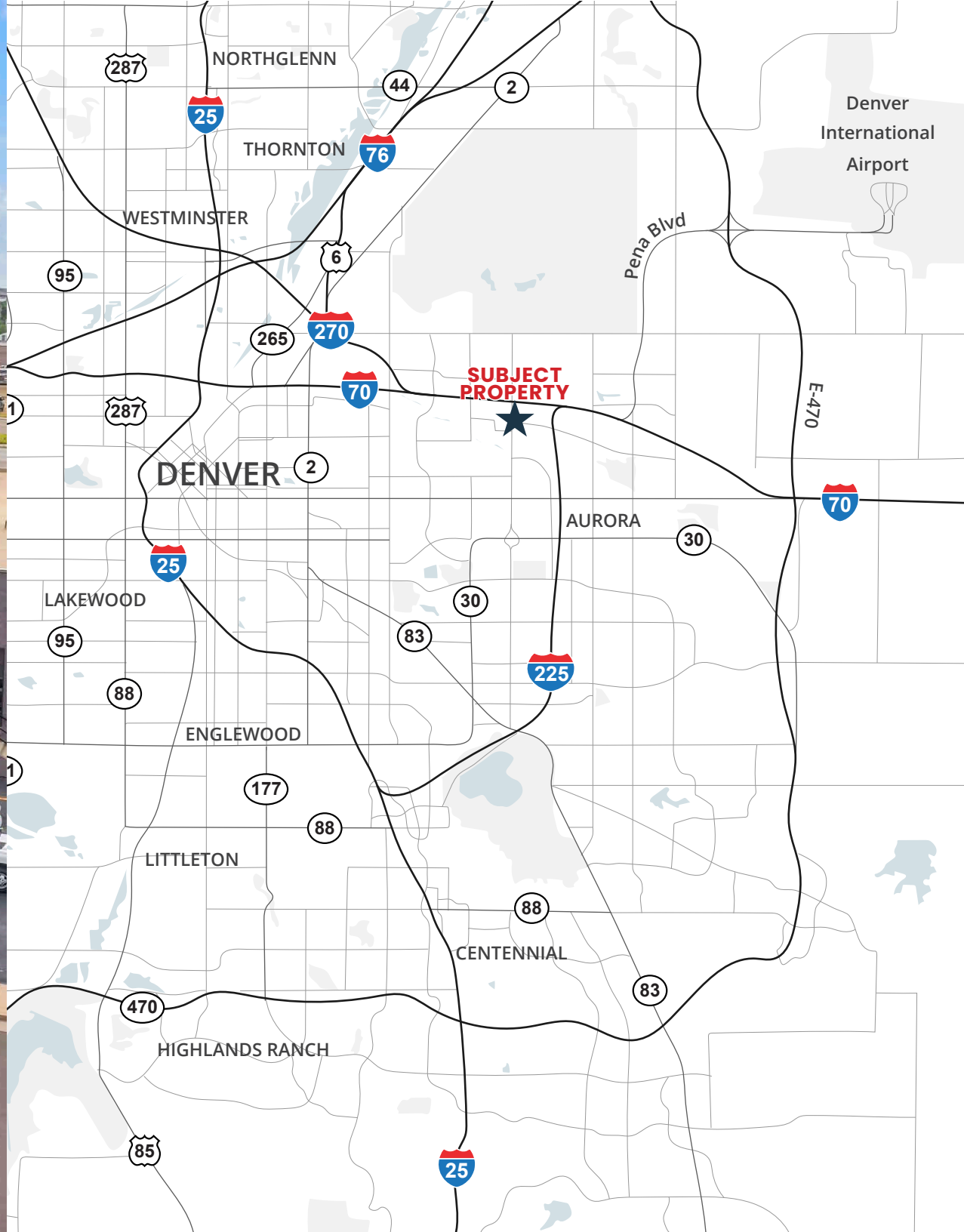
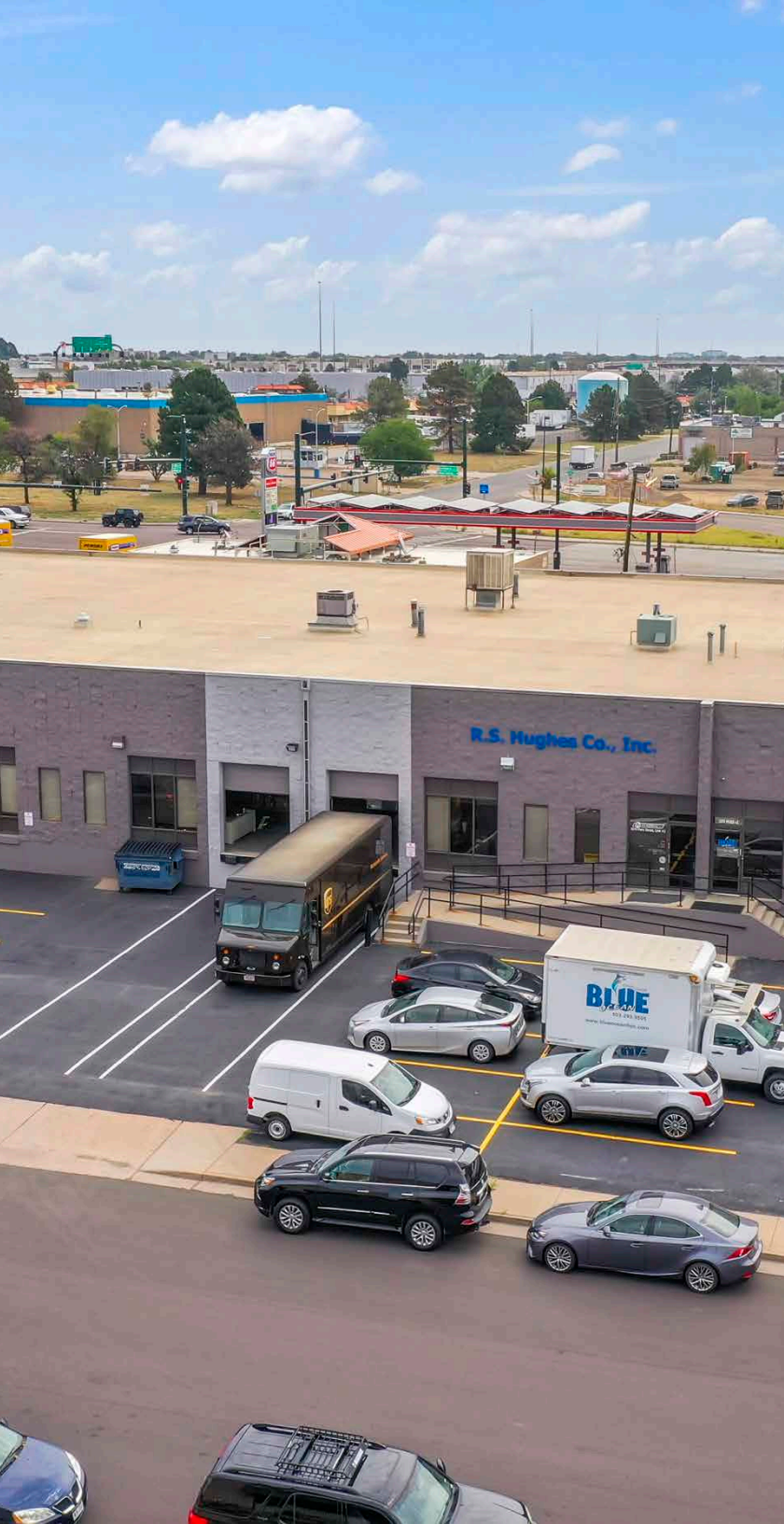
PEORIA STREET
38,000 VPD

PARIS STREET

DENVER PLACE

E 39TH AVE





LOCATION OVERVIEW

DENVER, CO

Denver, CO is one of the fastest growing cities in the United States and has been for years now. Nestled in the foothills of the Rocky Mountains, Denver is the capitol and most populous city in the state of Colorado. The population of residents living in Downtown Denver has more than tripled since 2000, with an increase of 13% last year alone. Denver offers many attractions that have drawn people into the area including Downtown, Coors Field, Ball Arena, Empower Field at Mile High, Union Station, and many more. The Denver-Aurora-Lakewood metro consists of Denver, Arapahoe, Jefferson, Adams, Douglas, Broomfield, Elbert, Park, Clear Creek, and Glipin county and today, that metro has a population of over 2,862,000.

DEMOGRAPHICS: POPULATION

	1 MILE	3 MILES	5 MILES
2025 Projection	13,574	148,510	316,400
2020 Estimate	11,870	132,586	292,130
Growth 2020 - 2025	14.36%	12.01%	8.31%



148,409

Daytime Population
(3-Mile Radius)



\$91,775

Average Household Income
(3-Mile Radius)



31.3

Median Age
(3-Mile Radius)



DEMOGRAPHICS

3870 PARIS STREET, DENVER, CO

POPULATION

	1 MILE	3 MILES	5 MILES
2025 PROJECTION	13,574	148,510	316,400
2020 ESTIMATE	11,870	132,586	292,130
GROWTH 2020 - 2025	14.36%	12.01%	8.31%
2000 CENSUS	7,621	87,487	208,449
2010 CENSUS	8,837	102,207	242,277

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2025 PROJECTION	2,385	48,218	114,276
2020 ESTIMATE	2,233	42,002	104,432
GROWTH 2020 - 2025	6.82%	14.80%	9.43%
2000 CENSUS	2,092	26,848	74,938
2010 CENSUS	1,898	30,821	85,145

POPULATION BY AGE

	1 MILE	3 MILES	5 MILES
Under 4	9.4%	8.7%	8.1%
5 to 14 Years	15.9%	16.8%	15.2%
15 to 17 Years	3.6%	4.2%	3.9%
18 to 19 Years	2.3%	2.2%	2.2%
20 to 24 Years	6.5%	6.3%	6.1%
25 to 29 Years	10.1%	9.3%	9.2%
30 to 34 Years	10.4%	9.6%	9.5%
35 to 39 Years	10.2%	9.2%	8.8%
40 to 49 Years	15.6%	14.4%	13.7%
50 to 59 Years	7.5%	8.9%	9.8%

HOUSEHOLDS BY INCOME

	1 MILE	3 MILES	5 MILES
\$200,000 OR MORE	4.44%	7.04%	6.43%
\$150,000 - \$199,999	3.05%	6.38%	5.65%
\$100,000 - \$149,999	11.32%	14.60%	13.90%
\$75,000 - \$99,999	11.18%	13.42%	13.93%
\$50,000 - \$74,999	19.41%	17.96%	18.37%
\$35,000 - \$49,999	15.85%	13.24%	13.90%
\$25,000 - \$34,999	10.85%	9.23%	9.21%
\$15,000 - \$24,999	10.52%	8.57%	8.79%
\$10,000 - \$14,999	4.55%	3.54%	3.77%
UNDER \$9,999	8.84%	6.02%	6.05%

HOUSING OCCUPANCY

	1 MILE	3 MILES	5 MILES
2020 Owner Occupied Housing Units	37.86%	51.84%	51.86%
2020 Renter Occupied Housing Units	55.72%	45.47%	45.50%
2020 Vacant	8.14%	1.45%	2.83%

INCOME

	1 MILE	3 MILES	5 MILES
2020A Est. Average Household Income	\$70,287	\$91,775	\$87,675
2020A Est. Median Household Income	\$49,346	\$62,362	\$60,418
2020A Est. Per Capita Income	\$13,864	\$29,600	\$31,672

S. Hughes Co., Inc.

**BLUE**
OCEAN

3870 PARIS RD.

TEL: 409-670-1111
3870 Paris Street, Unit #3

PRIVATE
PARKING
NO TOWING
NO TRUCKS
NO TRAILERS
NO OVERSIZED
VEHICLES

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By accepting this marketing package, you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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