

Marcus & Millichap
TAG INDUSTRIAL GROUP

ALLGREENS

1235 SOUTH HURON STREET

DENVER, CO 80223

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
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Marcus & Millichap
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 100% Leased Single-Tenant Industrial Property
- Five-Year Sale-Leaseback to be Executed at Closing
- Tenant is Allgreens Dispensary, Recipient of First Operational License in 2009
 - Allgreens Specializes in Cultivation and Extraction of Cannabis
 - Proximate to Santa Fe and I-25
 - High Barrier-to-Entry Market with a 1.4% Vacancy Rate (Costar)

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1235 South Huron Street in Denver, Colorado, occupied by the current owner, Allgreens Dispensary. The subject property consists of approximately 4,675 square feet of flex space and is situated on 0.22 acres of land. The asset features metal roofing, masonry construction, a clear height of 16', and three-phase power. Upon sale of the property, Allgreens Dispensary plans to execute a five-year triple-net leaseback with 3 percent rent escalations. In 2009, Allgreens Dispensary was the recipient of the first medical marijuana license issued by the city of Denver. Allgreens Dispensary specializes in the cultivation, extraction, and retail distribution of quality cannabis and hash for medicinal purposes. Primely situated within the Upper South Central submarket, the property has proximate access to U.S. Route 85 (South Santa Fe Drive) and Interstate 25.

Upper South Central is a relatively small submarket containing about 4.7 million square feet of industrial space. Like the overall Denver market, logistics facilities make up most of the local inventory, accounting for 70 percent. Specialized space and flex space round out the inventory, at 26 percent and 4 percent, respectively. Since the first quarter of 2021, the vacancy rate has steadily fallen 210 basis points to settle near a record low at 1.4 percent in Q3 2022. Historically low vacancies have helped push market rent growth up to 7.8 percent year-over-year during the third quarter. Industrial rents in Upper South Central now average \$12.15 per-square-foot, offering landlords a 6 percent premium over the market average. With no industrial properties under construction, there will be no supply-side pressure on vacancies or rents for the foreseeable future. Furthermore, the inventory has actually contracted over the last two decades with demolition activity outpacing new construction (CoStar). Upper South Central's low vacancy rate and strong rent growth offer robust fundamentals for industrial investors.

Denver-Aurora-Lakewood metro is home to three million people among 10 counties. Known as the Mile High City, Denver, which is also a county, serves as the state's capitol and largest city, with approximately 742,800 residents. Metro Denver houses 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, and DISH Network. Aerospace, financial services, and health care are some of the industries that have driven economic growth in the new millennium. The passage of Amendment 64 in November 2012, created a new industry in marijuana, largely consisting of young thriving businesses. Metro Denver provides a high quality of life with rural and urban amenities. Rocky Mountain National Park is less than two hours driving from the metro area, and the city houses franchises for all four major sports.

PROPERTY DETAILS

ALL GREENS

1235 SOUTH HURON STREET, DENVER, CO 80223

Number of Suites	1
Number of Buildings	1
Total Square Feet	4,675
Warehouse Square Feet	3,000
Office Square Feet	1,542
Office Ratio	33%
Year Built	1959
Lot Size	0.22 Acres
Type of Ownership	Fee Simple
Clear Height	16'
Parking Spaces	8
Parking Surface	Asphalt
Building Class	C
Tenancy	Single
Grade Level Doors	2
Construction	Masonry
Power	3 Phase
Zoning	I-1
Roof Type	Metal
Age/Condition of Roofs	Good
Market	Denver
Submarket	Upper South Central
Market Vacancy	1.40%





OFFERING HIGHLIGHTS

ALLGREENS

1235 SOUTH HURON STREET, DENVER, COLORADO 80223

OFFERING PRICE	CAP RATE	PRO-FORMA CAP RATE
\$1,200,000	8.90%	9.17%

Offering Price	\$1,200,000
Cap Rate	8.90%
Pro-Forma Cap Rate	9.17%
Price/SF	\$256.68
Total Square Feet	4,675
Rental Rate	\$22.84
Lease Type	Triple Net (NNN)
Lease Term	5 Years
Rental Increases	3%
Tenancy	Single
Occupancy	100.00%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2022 Marcus & Millichap. All rights reserved. (Activity ID: ZAD0050631)

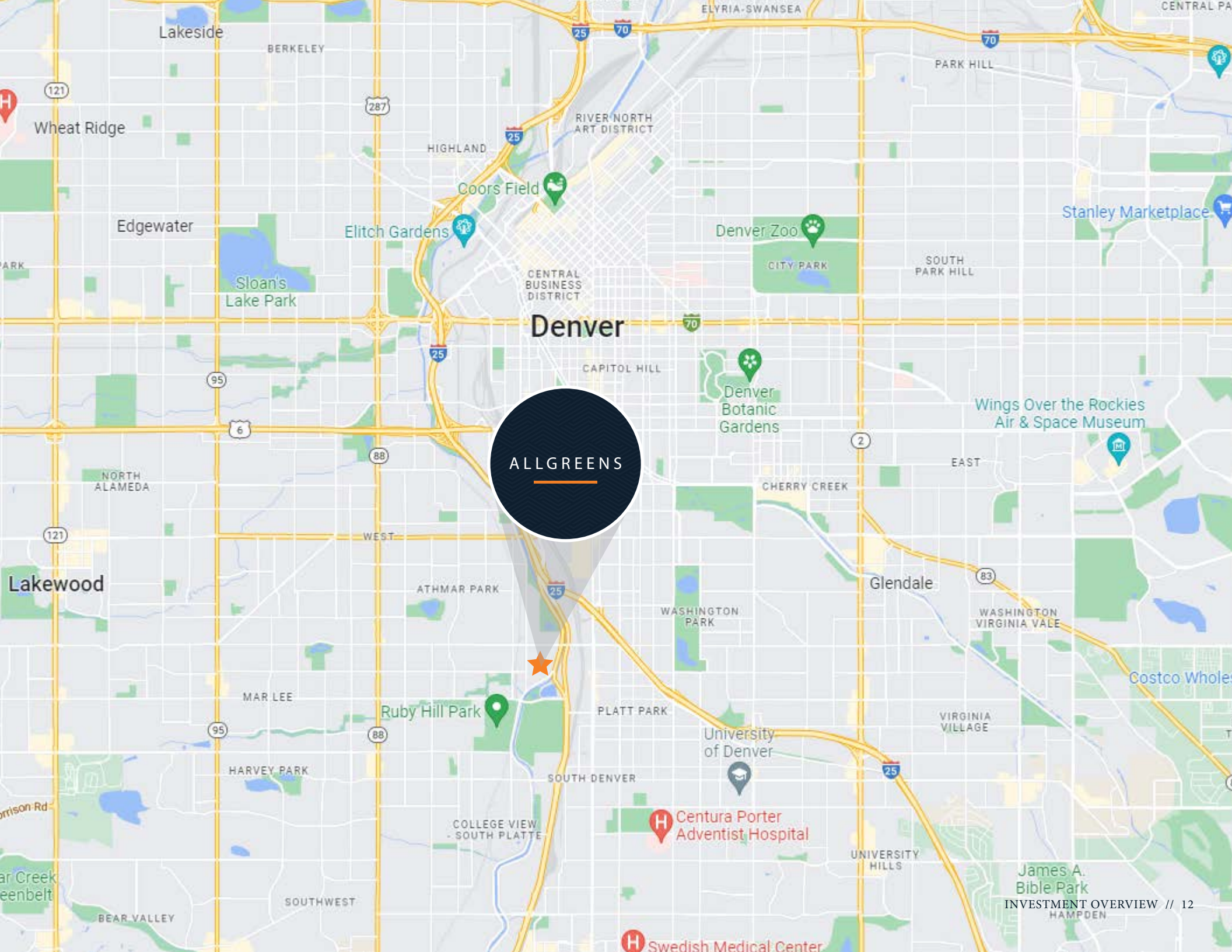
RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
Allgreens Dispensary	1	4,675	100.0%	1/1/23	1/1/28	\$22.84	\$8,898	\$106,777	\$109,980	Jan-2024	2.98%	NNN	3% Annual-Increase With One 5-Year Renewal Option
Total		4,675				\$22.84	\$8,898	\$106,777	\$109,980				
				Occupied Tenants: 1	Unoccupied Tenants: 0	Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					
						Total Current Rents: \$8,898		Occupied Current Rents: \$8,898		Unoccupied Current Rents: \$0			

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	106,777		22.84	109,980		23.53
Expense Reimbursement Income						
Net Lease Reimbursement						
Insurance	1,403		0.30	1,403		0.30
Real estate Taxes	20,077		4.29	20,077		4.29
Total Reimbursement Income	\$21,480	100.0%	\$4.59	\$21,480	100.0%	\$4.59
Effective Gross Revenue	\$128,257		\$27.43	\$131,460		\$28.12

Operating Expenses	Current		Per SF	Pro Forma		Per SF
Insurance	1,403		0.30	1,403		0.30
Real Estate Taxes	20,077		4.29	20,077		4.29
Total Expenses	\$21,480		\$4.59	\$21,480		\$4.59
Expenses as % of EGR	16.7%			16.3%		
Net Operating Income	\$106,777		\$22.84	\$109,980		\$23.53



ALLGREENS

Denver

CENTRAL BUSINESS DISTRICT
CAPITOL HILL

Centura Porter Adventist Hospital

Swedish Medical Center

James A. Bible Park
INVESTMENT OVERVIEW // 12

Wheat Ridge

Edgewater

Sloan's Lake Park

Coors Field

Elitch Gardens

Denver Zoo

Stanley Marketplace

Denver Botanic Gardens

Wings Over the Rockies Air & Space Museum

Lakewood

ATHMAR PARK

WASHINGTON PARK

Glendale

WASHINGTON VIRGINIA VALE

Costco Wholesale

Ruby Hill Park

PLATT PARK

University of Denver

VIRGINIA VILLAGE

HARVEY PARK

SOUTH DENVER

UNIVERSITY HILLS

COLLEGE VIEW - SOUTH PLATTE

SOUTHWEST

HAMPDEN

PARK HILL

SOUTH PARK HILL

NORTH ALAMEDA

CHERRY CREEK

EAST

Lakeside

BERKELEY

HIGHLAND

RIVER NORTH ART DISTRICT

ELYRIA-SWANSEA

CENTRAL PARK

PARK

Morrison Rd

Far Creek Greenbelt

BEAR VALLEY

GT Car Shop

PUREBLIND
Wraps & Graphics

CT Lighting & Controls
Lighting store

Schafer and Company



Hydro Physics
e Inspection

Mountain States
Fire Protection

Dean Electric

Veteran's Puppy f

Iron St

S Huron St

S Huron St

S Huron St

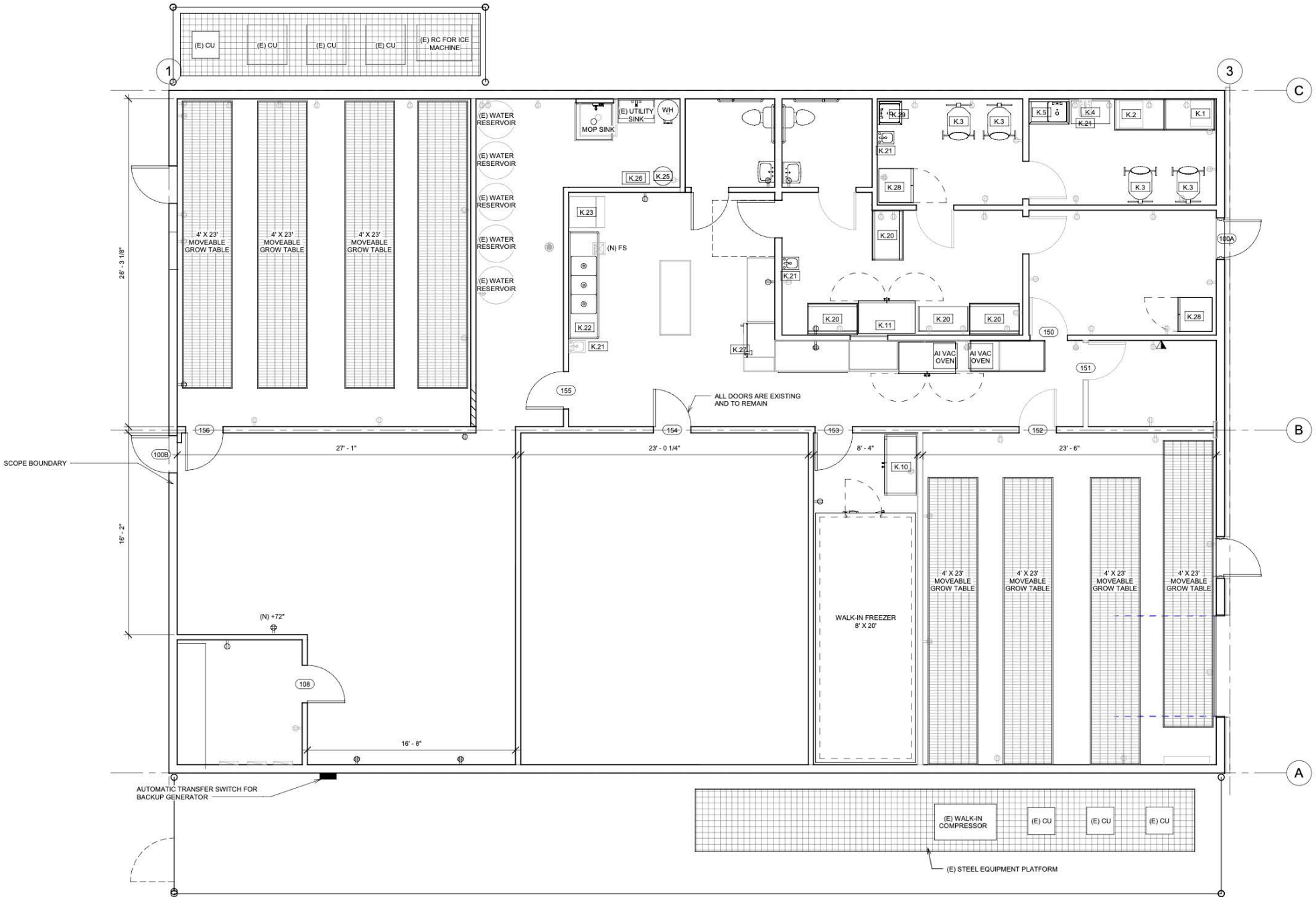
W Arizona Ave

1220





FLOOR PLAN



1 EXISTING FLOOR PLAN
 1/4" = 1'-0"

TENANT SUMMARY

“Allgreens is Quality First.
Period.”

TENANT

Allgreens Dispensary

HEADQUARTERS

Denver, CO

DATE FOUNDED

2009

REVENUE

\$2.7 Million

OF LOCATIONS

2

www.allgreens.co



Upon its establishment in 2009, Allgreens Dispensary was awarded the first medical marijuana license that year by the city of Denver. Over the years, Allgreens has continued to grow, but remains a small, single source operation. Today, the company specializes in the cultivation, extraction, and retail distribution of quality cannabis and hash for medicinal purposes. Despite the fluctuations experienced in the cannabis industry over the last decade, Allgreens has been able to weather the storm by staying committed to producing quality products.

With two locations, a cultivation/production operation and retail outlet, Allgreens offers a variety of marijuana products. The company’s product line consists of flowers, pre-rolls, vaporizers, concentrates, edibles, topicals, and accessories. Allgreens manages a well-run Instagram account for advertising and a website that features online ordering. In addition to its commitment to quality, Allgreens’ detailed description of its products and production processes truly differentiates the company from the competition.

CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 2,399 debt and equity financings in 2021



National platform operating within the firm's brokerage offices



\$10.4 billion total national volume in 2021



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings



SECTION 2

MARKET OVERVIEW

Marcus & Millichap

DENVER COLORADO

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 742,800 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract most future development, as land in these areas is relatively flat and affordable. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City."



MAJOR
TRANSPORTATION
CENTER



EMPHASIS ON
SKILLED JOBS



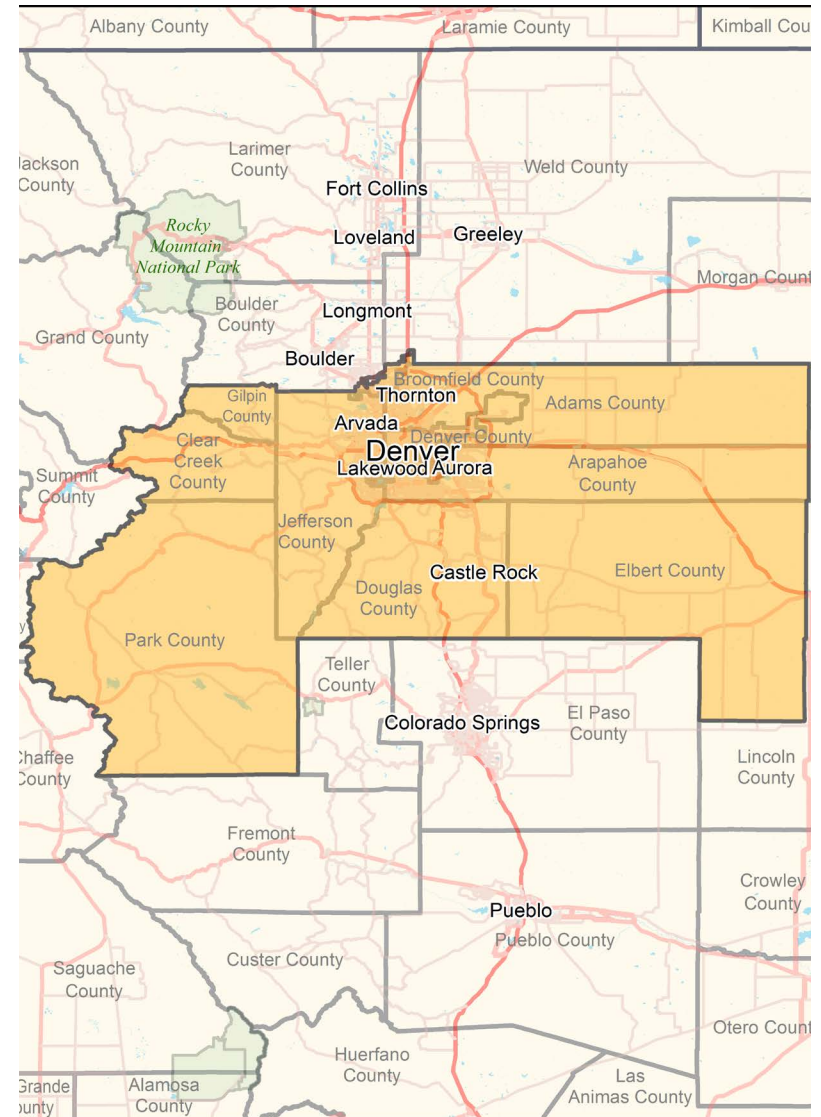
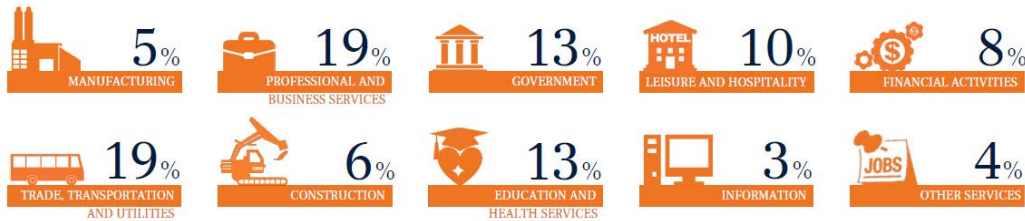
THRIVING
ALTERNATIVE
ENERGY SECTOR



METROPLEX GROWTH

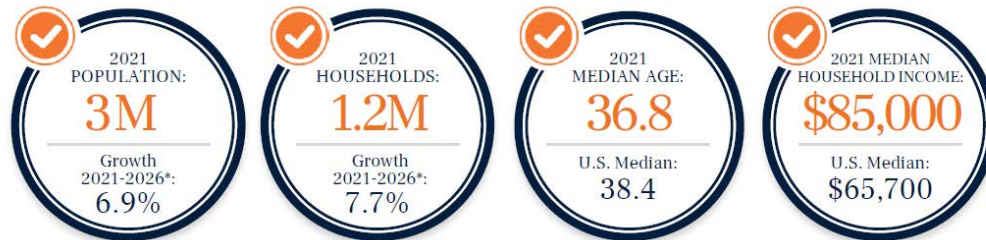
ECONOMY

Key drivers of the region's economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications. Denver's economy is expanding, with the annual change in gross metropolitan product expected to exceed 5 percent this year. Many of Denver's largest employers are in population-serving businesses, such as retail and health care, and their expansion will track population and income growth. There are 10 Fortune 500 companies located in the metro, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



METROPLEX GROWTH

The metro is expected to add 206,600 new residents during the next five years, as the market benefits from household migration trends that emerged from the health crisis. Gains in higher-paying employment sectors keep the median household income well above the national median. Elevated incomes have allowed 63 percent of households to own their homes, nearly matching the national rate.



The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor fun. Five professional sports teams play in venues within a short walk or drive of downtown Denver. The local arts community is vibrant, and the city's large park system provides relaxing opportunities to enjoy the outdoors. The allure of the Rocky Mountains keeps residents active. Rocky Mountain National Park is less than two hours from the metro and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek and Copper Mountain. The Denver metro will continue to grow as the area's high quality of life attracts new residents.



DEMOGRAPHICS



504,990

Total Population
Within 5 miles



\$108,053

Average Household Income
Within 5 miles



298,261

Employees
Within 1 mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	13,729	192,760	524,375
2022 Estimate			
Total Population	13,374	188,821	504,990
2010 Census			
Total Population	12,102	172,335	445,405
2000 Census			
Total Population	11,858	169,547	436,647
Daytime Population			
2022 Estimate	18,195	237,191	695,389
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	5,798	85,433	249,038
2022 Estimate			
Total Households	5,551	82,781	235,863
Average (Mean) Household Size	2.4	2.2	2.1
2010 Census			
Total Households	4,874	74,847	203,405
2000 Census			
Total Households	4,824	74,051	194,178

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	8.3%	10.2%	10.7%
\$150,000-\$199,999	7.2%	7.0%	7.7%
\$100,000-\$149,999	16.3%	15.5%	16.5%
\$75,000-\$99,999	12.7%	12.3%	12.3%
\$50,000-\$74,999	20.5%	17.4%	16.5%
\$35,000-\$49,999	11.5%	11.2%	10.9%
\$25,000-\$34,999	7.8%	7.6%	7.3%
\$15,000-\$24,999	6.6%	7.5%	7.5%
Under \$15,000	9.0%	11.3%	10.7%
Average Household Income	\$101,463	\$104,542	\$108,053
Median Household Income	\$67,755	\$67,457	\$70,357
Per Capita Income	\$42,155	\$46,121	\$50,816
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	13,374	188,821	504,990
Under 20	21.6%	20.3%	18.5%
20 to 34 Years	30.0%	31.4%	31.1%
35 to 39 Years	10.2%	9.3%	9.1%
40 to 49 Years	13.8%	12.8%	12.7%
50 to 64 Years	14.6%	14.6%	15.4%
Age 65+	9.7%	11.4%	13.1%
Median Age	34.3	34.2	35.2
Population 25+ by Education Level			
2022 Estimate Population Age 25+	9,747	137,638	379,828
Elementary (0-8)	9.1%	7.0%	4.8%
Some High School (9-11)	8.4%	7.8%	6.1%
High School Graduate (12)	23.6%	18.5%	17.9%
Some College (13-15)	15.9%	14.5%	16.2%
Associate Degree Only	4.4%	4.8%	5.1%
Bachelor's Degree Only	23.3%	29.0%	30.6%
Graduate Degree	15.3%	18.3%	19.3%
Travel Time to Work			
Average Travel Time to Work in Minutes	28.0	28.0	28.0

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDB24-10-19) (Mandatory 1-20)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

1235 S Huron St, Denver, CO 80223

or real estate which substantially meets the following requirements:

_____.

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.


Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via Attachment to emailed Offering Memorandum and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.


Broker

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