

Marcus & Millichap  
TAG INDUSTRIAL GROUP

4825 OAKLAND STREET

DENVER, CO 80239



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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA  
[www.marcusmillichap.com](http://www.marcusmillichap.com)

# 4825 OAKLAND STREET

## DENVER, CO 80239

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**Marcus & Millichap**  
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# TABLE OF CONTENTS

01

## INVESTMENT OVERVIEW

### SECTION 1

Offering Summary ▪ Property Details  
Offering Highlights ▪ Regional Map  
Aerial Map ▪ Property Photos  
Acquisition Financing

02

## MARKET OVERVIEW

### SECTION 2

Market Analysis ▪ Demographic Analysis



The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several hanging industrial lights. The lighting is dim, creating a moody atmosphere. The structure appears to be part of a factory or a large warehouse.

# SECTION 1

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## INVESTMENT OVERVIEW

Marcus & Millichap



## OFFERING SUMMARY

- Newly Renovated Vacant Single-Tenant 16,122-Square-Foot Warehouse on 1.03 Acres
- Features 16' Clear Height, One Grade Door, Wash Station with Floor Drains, Sprinklers, and Heavy Power
  - Improvements Include New Office Buildout, New Roll-Up Door, and LED Lights
- Close Proximity to I-70, Located Between Downtown Denver and Denver International Airport
- Available for Sale or for Lease in Submarket with 5.7% Vacancy vs. 7.0% National Average

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 4825 Oakland Street in Denver, Colorado. The subject property consists of approximately 16,122 square feet of warehouse space and is situated on 1.03 acres of land. The single-tenant asset features tilt-wall construction, a clear height of 16', one grade-level door, a wash station with floor drains, sprinklers, three-phase heavy power with 1,000 amps and 120 to 208 volts, and 30 parking spaces. Recent renovations include a new office buildout, a new roll-up door, and LED lights. Located one mile from Interstate 70 via Peoria Street, the property is only a 20-minute drive from both Downtown Denver and the Denver International Airport. In addition to being available for lease, the vacant property can be acquired for owner use or as a lease-up investment opportunity.

The subject property is positioned within Central East Interstate 70/Montbello, a mid-sized submarket in a desirable location containing 18.5 million square feet of industrial space. Given the submarket's proximity to Downtown Denver, the inventory has largely been unchanged over the last decade due to a lack of available land. In 2024, the submarket recorded its third consecutive year of negative net absorption as -220,000 square feet were vacated on net. However, no new industrial properties were delivered and the vacancy rate increased 120 basis points to 5.7 percent. While availability hit the highest level since 2012, the vacancy rate in the submarket sat well below the 7.0 percent national average (based on the top 50 metros, minimum 10,000 square feet, and Classes A, B, & C). Nonetheless, the increase in vacancies in the submarket decelerated annual rent growth to just 0.6 percent last year, representing the slowest level since rents contracted in 2010. With no industrial properties under construction at the start of 2025, vacancies and rent growth will be dependent upon demand for the foreseeable future (CoStar).

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 716,577 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 a two-hour drive from the metro area, and the city houses franchises for all four major sports.



## PROPERTY DETAILS

### 4825 OAKLAND STREET, DENVER, CO 80239

Number of Suites	1
Number of Buildings	1
Total Square Feet	16,122 SF
Warehouse Square Feet	14,510 SF
Office Square Feet	1,612 SF
Office Ratio	10.00%
Year Built	1974
Lot Size	1.03 Acres
Parking Spaces	30
Parking Surface	Asphalt
Building Class	C
Tenancy	Single-Tenant
Grade Level Doors	1
Construction	Masonry
Power	1000a/120-208v 3p
Zoning	I-A
Sprinklers	Yes
Market	CO-Denver MSA
Submarket	Montebello



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OFFERING HIGHLIGHTS

4825 OAKLAND STREET

DENVER, CO 80239

OFFERING PRICE  
**\$2,415,000**

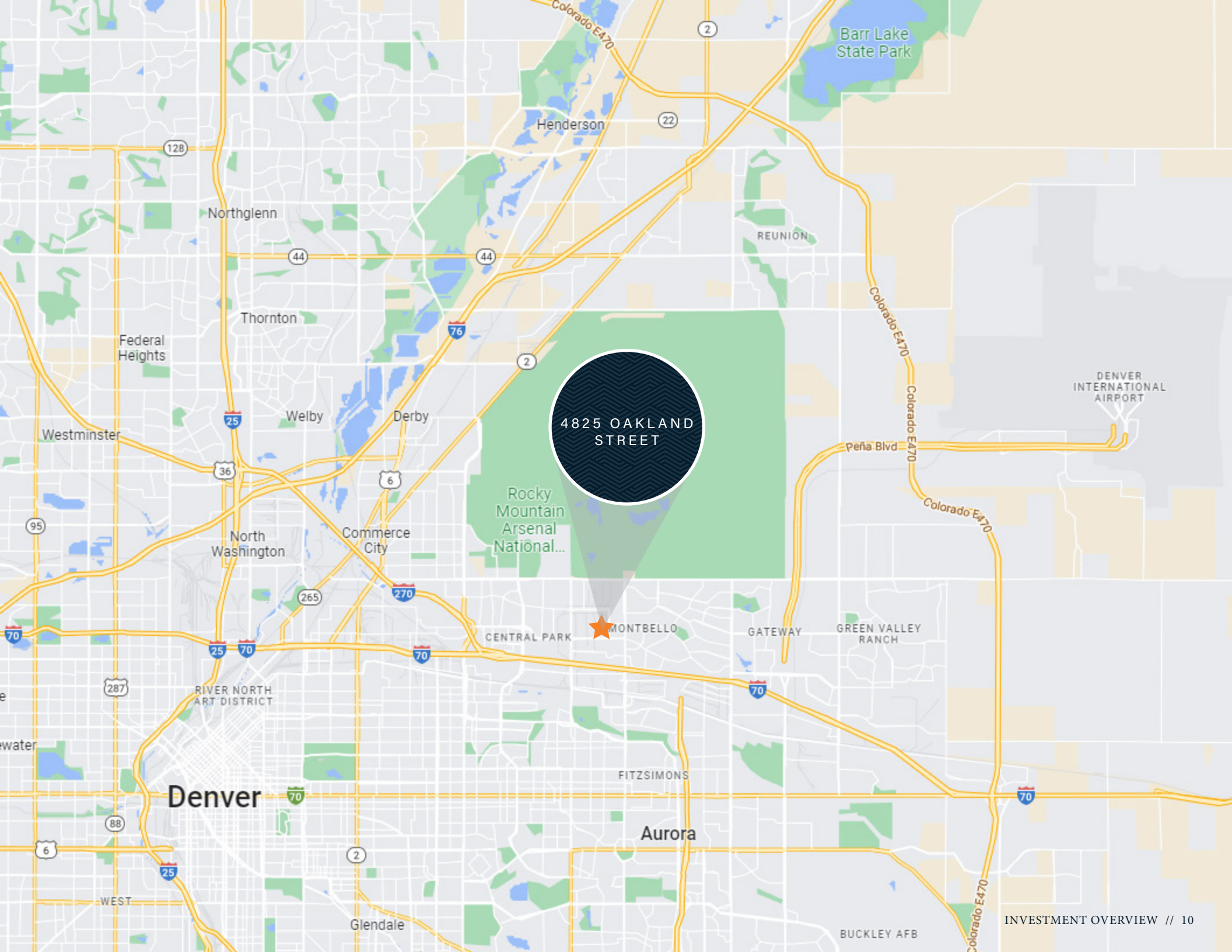
Offering Price	\$2,415,000
Lease Rate	\$9.00 NNN
Price/SF	\$149.80
Total Square Feet	16,122
Tenancy	Single
Occupancy	0.00%

DEBT QUOTE

Type	Conventional	SBA
Loan-to-Value	85%	90%
Term	3-10 Years	10 Years
Rate	6.30%	7.00%
Amortization	20 Years	25 Years

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4825 OAKLAND STREET



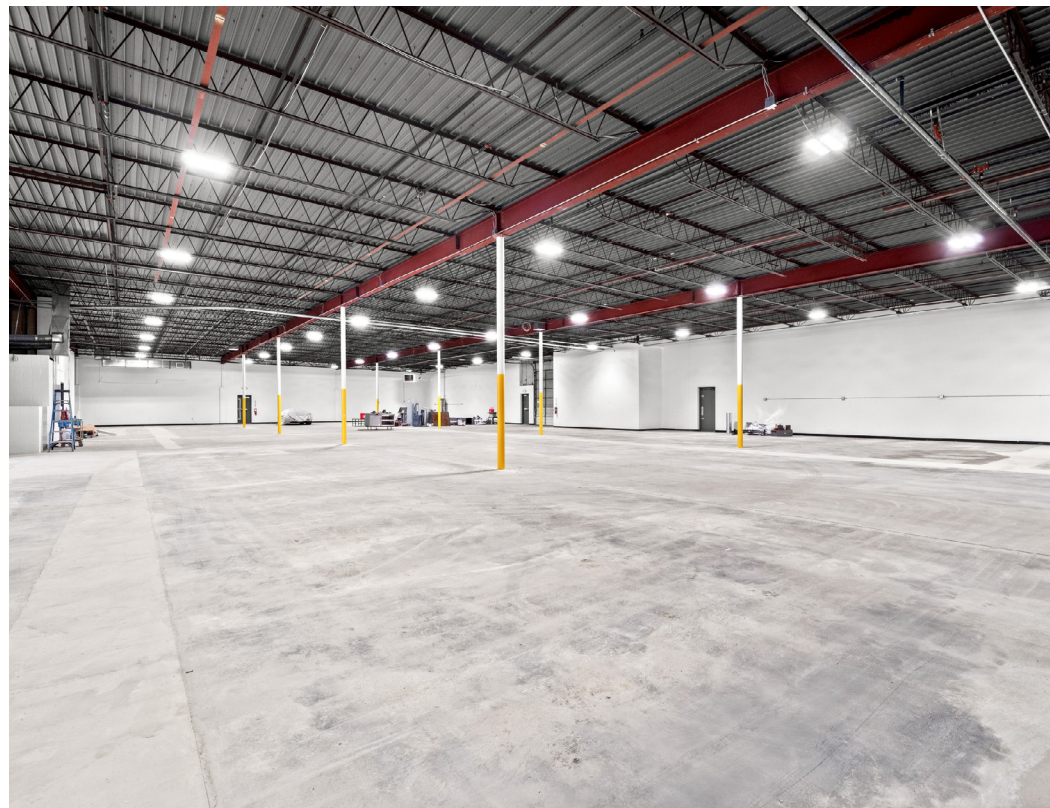
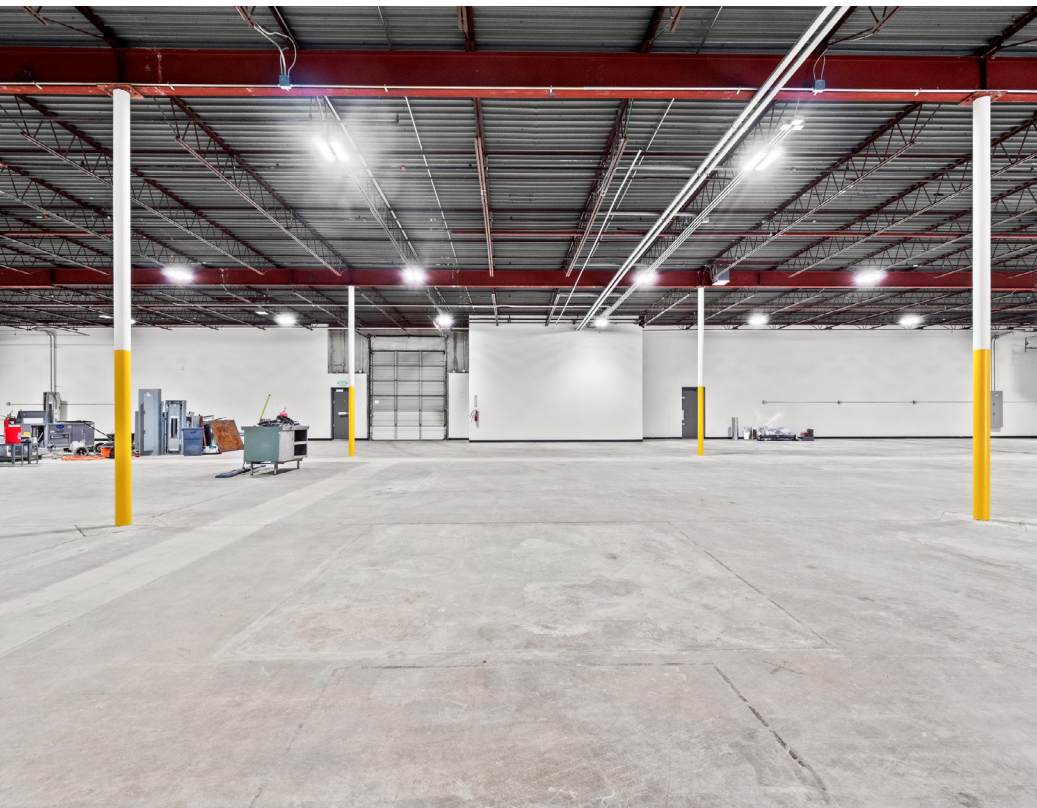


4825 OAKLAND  
STREET











## 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 2024



National platform operating  
within the firm's  
brokerage offices



\$49.6 billion total  
national volume  
in 2024



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

The background of the slide is a dark, blue-toned photograph of an industrial interior. It features a complex network of steel beams, girders, and hanging industrial lights, creating a sense of depth and structure.

## SECTION 2

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### MARKET OVERVIEW

Marcus & Millichap



# DENVER

## COLORADO

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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 local 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 two percent this year. Many of the largest firms are in population-serving businesses, such as retail and health care, and their expansions will track population and income growth. Denver is home to 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group, and VF Corporation.



**5%**  
MANUFACTURING



**19%**  
PROFESSIONAL AND  
BUSINESS SERVICES



**13%**  
GOVERNMENT



**10%**  
LEISURE AND HOSPITALITY



**8%**  
FINANCIAL  
ACTIVITIES



**18%**  
TRADE, TRANSPORTATION,  
AND UTILITIES



**7%**  
CONSTRUCTION



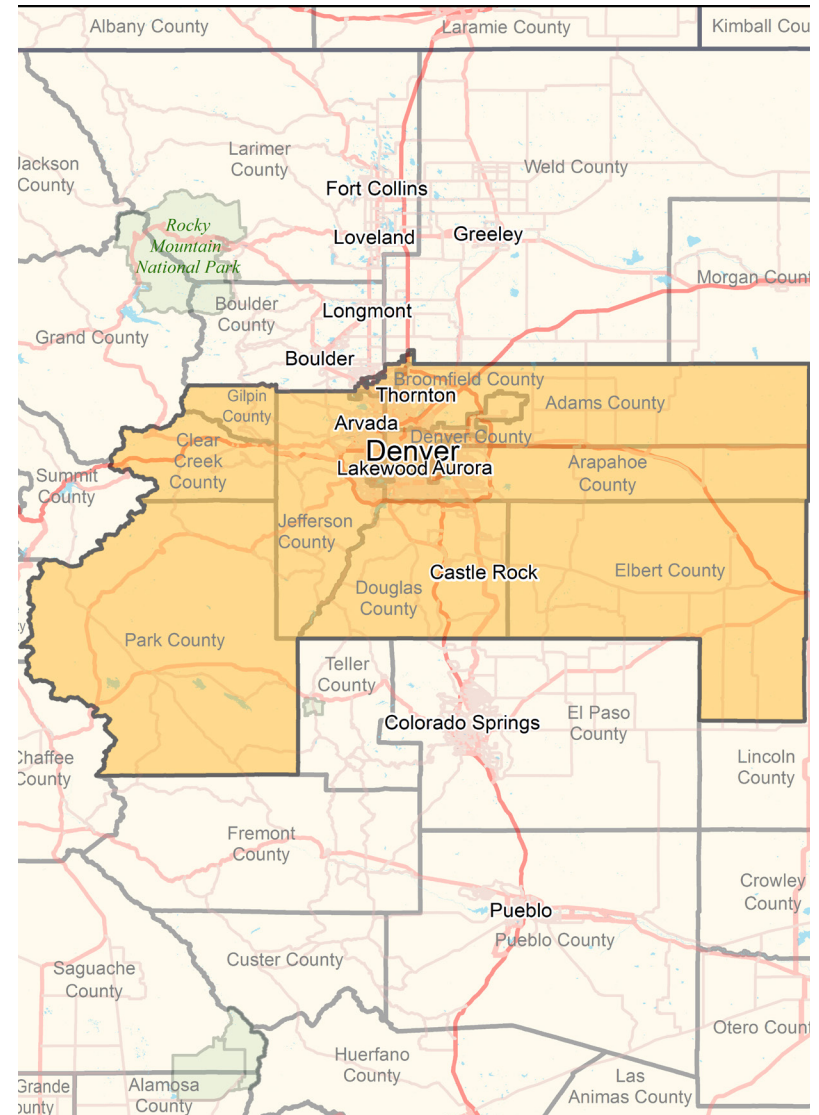
**12%**  
EDUCATION AND  
HEALTH SERVICES



**3%**  
INFORMATION



**4%**  
OTHER SERVICES

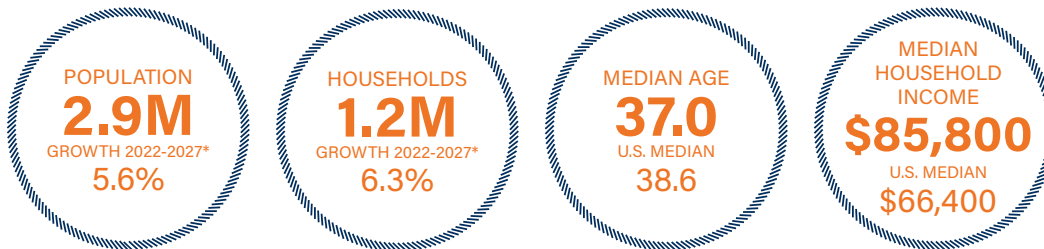




## METROPLEX GROWTH

### DEMOGRAPHICS

The metro is expected to add 162,400 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.



### QUALITY OF LIFE

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 metropolitan area will continue to grow as the area's high quality of life attracts new residents.



## DEMOGRAPHICS



257,392

Total Population  
Within 5 miles



\$100,319

Average Household Income  
Within 5 miles



126,821

Employees  
Within 1 mile



## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Population	10,916	97,982	274,355
<b>2023 Estimate</b>			
Total Population	10,509	91,275	257,392
<b>2020 Census</b>			
Total Population	10,811	91,318	259,410
<b>2010 Census</b>			
Total Population	9,659	67,973	210,645
<b>Daytime Population</b>			
2023 Estimate	21,772	123,699	290,578
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Households	3,377	31,443	97,392
<b>2023 Estimate</b>			
Total Households	3,249	29,091	90,983
Average (Mean) Household Size	3.4	3.1	2.8
<b>2020 Census</b>			
Total Households	3,185	27,660	87,035
<b>2010 Census</b>			
Total Households	2,818	19,109	70,260

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2023 Estimate</b>			
\$200,000 or More	4.2%	11.8%	8.6%
\$150,000-\$199,999	5.2%	10.1%	7.2%
\$100,000-\$149,999	17.5%	20.4%	16.7%
\$75,000-\$99,999	14.9%	14.1%	13.8%
\$50,000-\$74,999	18.0%	17.0%	17.5%
\$35,000-\$49,999	12.5%	9.4%	12.4%
\$25,000-\$34,999	8.0%	6.0%	7.3%
\$15,000-\$24,999	7.5%	4.9%	7.1%
Under \$15,000	12.2%	6.3%	9.3%
Average Household Income	\$81,595	\$121,388	\$100,319
Median Household Income	\$61,816	\$85,916	\$68,742
Per Capita Income	\$25,240	\$39,221	\$35,763
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2023 Estimate Total Population	10,509	91,275	257,392
Under 20	33.3%	30.1%	29.1%
20 to 34 Years	24.6%	26.0%	25.0%
35 to 39 Years	7.8%	9.7%	9.2%
40 to 49 Years	11.8%	14.9%	14.0%
50 to 64 Years	12.2%	12.1%	13.7%
Age 65+	10.4%	7.2%	9.1%
Median Age	30.6	32.0	32.9
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+	6,271	57,828	166,296
Elementary (0-8)	16.3%	10.1%	10.5%
Some High School (9-11)	11.4%	8.7%	9.4%
High School Graduate (12)	30.9%	24.0%	25.8%
Some College (13-15)	21.0%	17.9%	18.4%
Associate Degree Only	5.5%	6.1%	6.5%
Bachelor's Degree Only	10.4%	18.8%	17.5%
Graduate Degree	4.5%	14.5%	11.9%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	31.0	30.0	30.0

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:

4825 Oakland Street, Denver, Colorado 80239

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.

Adam Davis  
\_\_\_\_\_  
Broker



# 4825 OAKLAND STREET

## DENVER, CO 80239

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