

Marcus & Millichap
TAG INDUSTRIAL GROUP

4850 JACKSON STREET

DENVER, CO 80216

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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
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Marcus & Millichap

The background of the slide is a dark, blue-toned photograph of an industrial interior. It features a complex network of steel beams, pipes, and several large, dome-shaped industrial lights hanging from the ceiling. The lighting is dim, creating a moody atmosphere. The structure appears to be a multi-level industrial facility, possibly a warehouse or a manufacturing plant.

SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- 7,142-Square-Foot Industrial Building on 0.38 Acres
- Building Includes 14'-15' Clear Height, Five Drive-In Doors, Heavy Power, and Fenced-in Paved Lot
 - Located Just Off Colorado Boulevard with Close Proximity to I-70
 - 15-Minute Drive to Downtown Denver and 20-Minute Drive to DIA
- High Barrier-to-Entry Submarket with Vacancies Down 0.9% Year-to-Date

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 4850 Jackson Street in Denver, Colorado. The subject property consists of approximately 7,142 square feet of warehouse space and is situated on 0.38 acres of land. The single-tenant asset features a clear height of 14' to 15', five 10' by 10' drive-in doors, masonry construction, three-phase power, 12 parking spaces, sprinklers, and a fenced-in paved lot. Located just off Colorado Boulevard, the property is within a 15-minute drive from Downtown Denver and a 20-minute drive to the Denver International Airport both via Interstate 70.

The subject property sits within Upper North Central, a relatively small submarket containing 9.9 million square feet. Given the submarket's proximity to Downtown Denver, Upper North Central's inventory has essentially experienced no growth since the turn of the century, providing protection for existing landlords from new supply. Industrial demand bounced back from contracting into negative territory in 2023 by absorbing about 88,000 square feet on net annually with less than a month to go in 2024. Without an increase in supply, the vacancy rate fell 90 basis points on the year to 5.3 percent in December. Despite the fall in vacancies, annual rent growth decelerated by 500 basis points to 0.6 percent toward the end of the year (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 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

4850 JACKSON STREET, DENVER, CO 80216

| | |
|---------------------|-----------------------|
| Number of Suites | 1 |
| Number of Buildings | 1 |
| Total Square Feet | 7,142 |
| Year Built | 1967 |
| Lot Size | 0.38 Acres |
| Type of Ownership | Fee Simple |
| Clear Height | 14'-15' |
| Parking Spaces | 12 |
| Parking Surface | Asphalt |
| Building Class | C |
| Tenancy | Single Tenant |
| Drive-In Doors | 5, 10'x10' |
| Sprinklers | Wet |
| Construction | Masonry |
| Power | 3p |
| Zoning | I-A |
| Market | Denver |
| Submarket | Upper North Central |
| Market Vacancy | 4.4%, Up to 10,000 SF |

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. © 2025 Marcus & Millichap. All rights reserved. (Activity ID: ZAF0050281)





OFFERING HIGHLIGHTS

4850 JACKSON STREET

DENVER, CO 80216

OFFERING PRICE
\$1,150,000

| | |
|-------------------|-------------|
| Offering Price | \$1,150,000 |
| Price/SF | \$161.02 |
| Total Square Feet | 7,142 |
| Tenancy | Single |
| Occupancy | 0.00% |

DEBT QUOTE

| | |
|--------------|---------------|
| LTV | 75% |
| Rate | 5.80% - 6.20% |
| Term | 3-7 Years |
| Amortization | 25 Years |

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

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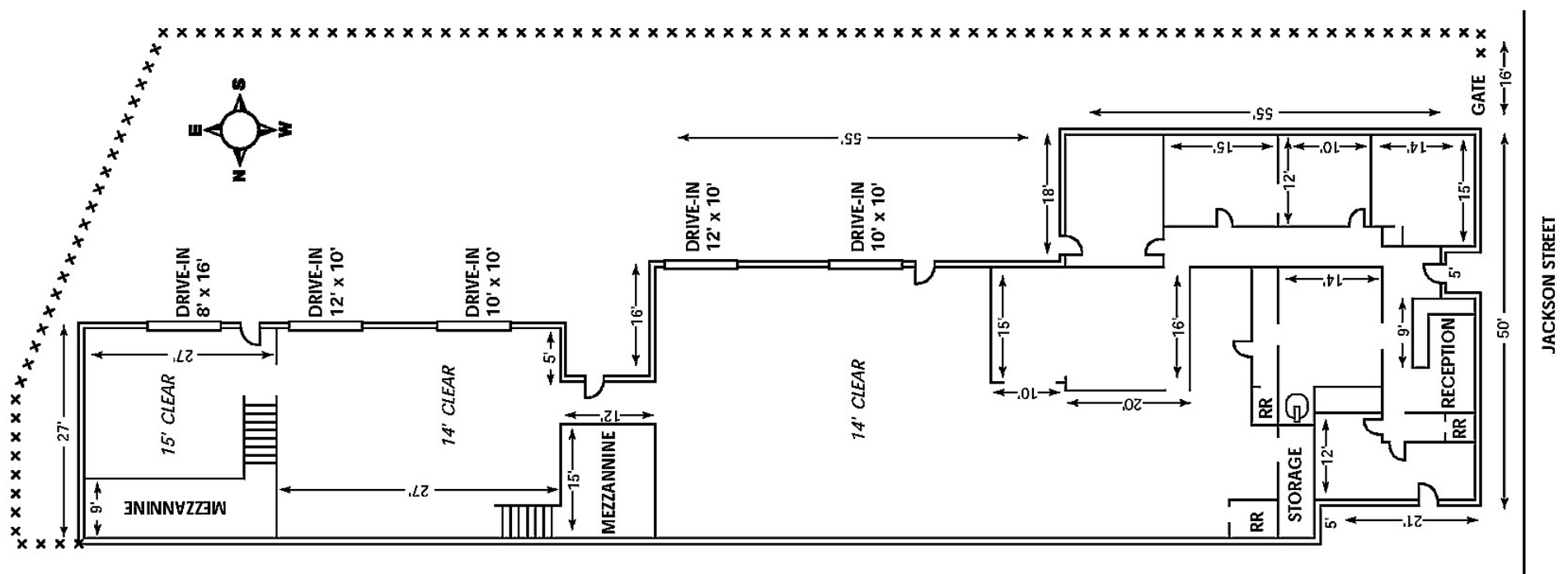




4850 JACKSON
STREET



FLOOR PLAN



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 2,143 debt
and equity
financings in 2023



National platform operating
within the firm's
brokerage offices



\$86.3 billion total
national volume
in 2023



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, pipes, and several large, dome-shaped pendant lights hanging from the ceiling. The lighting is dim, creating a moody atmosphere. The structure appears to be part of a large building or factory.

SECTION 2

MARKET OVERVIEW

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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 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 2 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 Elec-tronics, 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



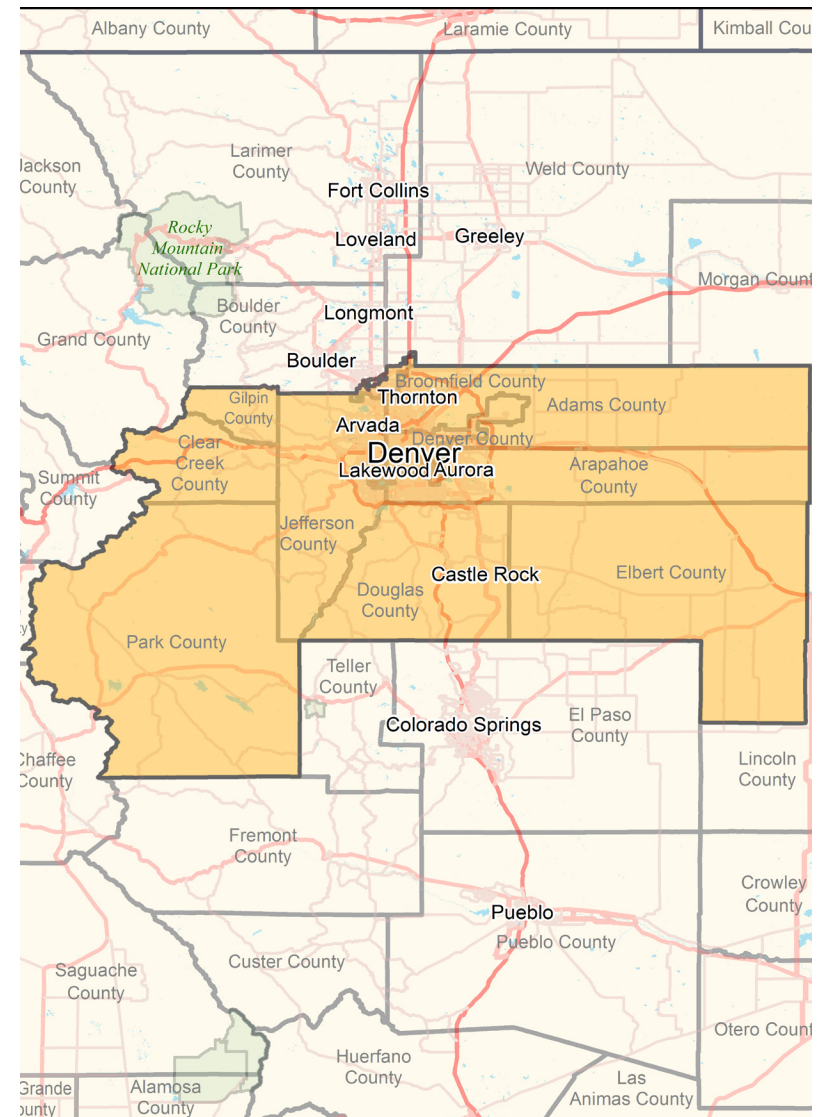
12%
EDUCATION AND
HEALTH SERVICES



3%
INFORMATION



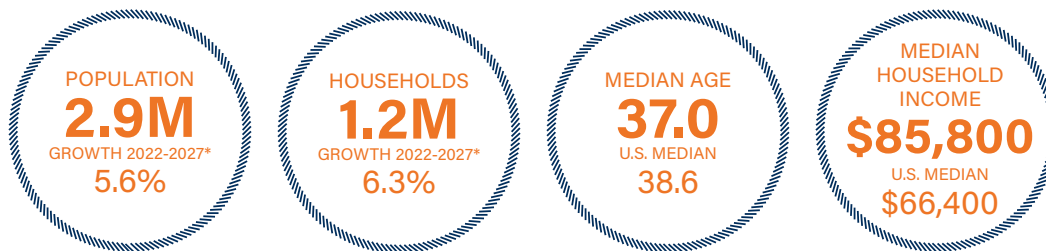
4%
OTHER SERVICES



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



365,402

Total Population
Within 5 Miles



51.5%



48.5%



\$117,516

Average Household Income
Within 5 Miles



203,942

Employees
Within 1 Mile

DEMOGRAPHICS

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| 2027 Projection | | | |
| Total Population | 6,681 | 97,056 | 390,298 |
| 2022 Estimate | | | |
| Total Population | 6,632 | 92,102 | 365,402 |
| 2010 Census | | | |
| Total Population | 6,203 | 76,680 | 299,285 |
| 2000 Census | | | |
| Total Population | 6,290 | 74,840 | 281,083 |
| Daytime Population | | | |
| 2022 Estimate | 9,522 | 129,708 | 584,160 |
| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
| 2027 Projection | | | |
| Total Households | 1,897 | 38,155 | 178,702 |
| 2022 Estimate | | | |
| Total Households | 1,854 | 35,231 | 164,202 |
| Average (Mean) Household Size | 3.6 | 2.5 | 2.1 |
| 2010 Census | | | |
| Total Households | 1,700 | 28,512 | 131,375 |
| 2000 Census | | | |
| Total Households | 1,664 | 25,515 | 116,962 |

| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
|--|----------|-----------|-----------|
| 2022 Estimate | | | |
| \$200,000 or More | 1.8% | 10.7% | 12.7% |
| \$150,000-\$199,999 | 1.7% | 8.2% | 9.1% |
| \$100,000-\$149,999 | 13.0% | 16.7% | 16.6% |
| \$75,000-\$99,999 | 13.6% | 13.0% | 12.4% |
| \$50,000-\$74,999 | 20.2% | 16.0% | 15.3% |
| \$35,000-\$49,999 | 13.1% | 10.2% | 10.0% |
| \$25,000-\$34,999 | 12.9% | 7.2% | 6.9% |
| \$15,000-\$24,999 | 8.9% | 7.1% | 6.9% |
| Under \$15,000 | 14.7% | 10.9% | 10.2% |
| Average Household Income | \$62,524 | \$108,458 | \$117,516 |
| Median Household Income | \$50,263 | \$72,470 | \$76,357 |
| Per Capita Income | \$17,648 | \$41,807 | \$53,318 |
| POPULATION PROFILE | 1 Mile | 3 Miles | 5 Miles |
| Population By Age | | | |
| 2022 Estimate Total Population | 6,632 | 92,102 | 365,402 |
| Under 20 | 32.9% | 25.4% | 20.3% |
| 20 to 34 Years | 27.3% | 26.9% | 30.9% |
| 35 to 39 Years | 7.7% | 8.8% | 9.7% |
| 40 to 49 Years | 11.9% | 13.6% | 13.7% |
| 50 to 64 Years | 12.5% | 14.8% | 14.8% |
| Age 65+ | 7.7% | 10.5% | 10.6% |
| Median Age | 29.6 | 33.9 | 34.5 |
| Population 25+ by Education Level | | | |
| 2022 Estimate Population Age 25+ | 3,954 | 63,140 | 268,801 |
| Elementary (0-8) | 21.4% | 9.6% | 6.4% |
| Some High School (9-11) | 17.3% | 9.4% | 7.0% |
| High School Graduate (12) | 30.3% | 21.4% | 17.4% |
| Some College (13-15) | 14.8% | 16.0% | 15.2% |
| Associate Degree Only | 2.2% | 4.5% | 4.8% |
| Bachelor's Degree Only | 11.7% | 24.0% | 29.6% |
| Graduate Degree | 2.3% | 15.2% | 19.6% |
| Travel Time to Work | | | |
| Average Travel Time to Work in Minutes | 27.0 | 28.0 | 28.0 |

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:

4850 Jackson Street, Denver, CO 80216

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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