

Marcus & Millichap  
TAG INDUSTRIAL GROUP

CENTRAL DENVER INDUSTRIAL  
755 SOUTH JASON STREET

DENVER, CO 80223

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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)

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755 SOUTH JASON STREET  
DENVER, CO 80223

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Market Analysis • Demographic Analysis

The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a complex network of metal beams, pipes, and overhead lighting fixtures, creating a sense of depth and structure. The lighting is dim, with some fixtures glowing, highlighting the metallic textures and geometric patterns of the environment.

# SECTION 1

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## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- Single-Tenant 15,246-Square-Foot Warehouse Situated on 0.46 Acres
- Featuring 12' Clear Height, Three-Phase Power, Two Dock Doors, and One Grade Door
  - Vacant Upon Sale, Allowing for Owner Use or Lease-Up Investment Opportunity
    - Located in Close Proximity to I-25, U.S. 85, and Downtown Denver
    - Well-Positioned in Original Industrial Hub with Limited Inventory

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 755 South Jason Street in Denver, Colorado. The subject property consists of approximately 15,246 square feet of warehouse space and is situated on 0.46 acres of land. The single-tenant asset features masonry construction, a clear height of 12', two dock-high doors, one grade-level door, three-phase heavy power with 400 amps and 240 volts, and eight parking spaces. Located along a BNSF rail line, the property sits 3.8 miles from Downtown Denver, 1.6 miles from Interstate 25, and 0.7 miles from South Platte River Drive, which feeds into South Santa Fe Drive (U.S. Route 85). The property will be vacated upon sale, allowing for owner use or a lease-up investment opportunity.

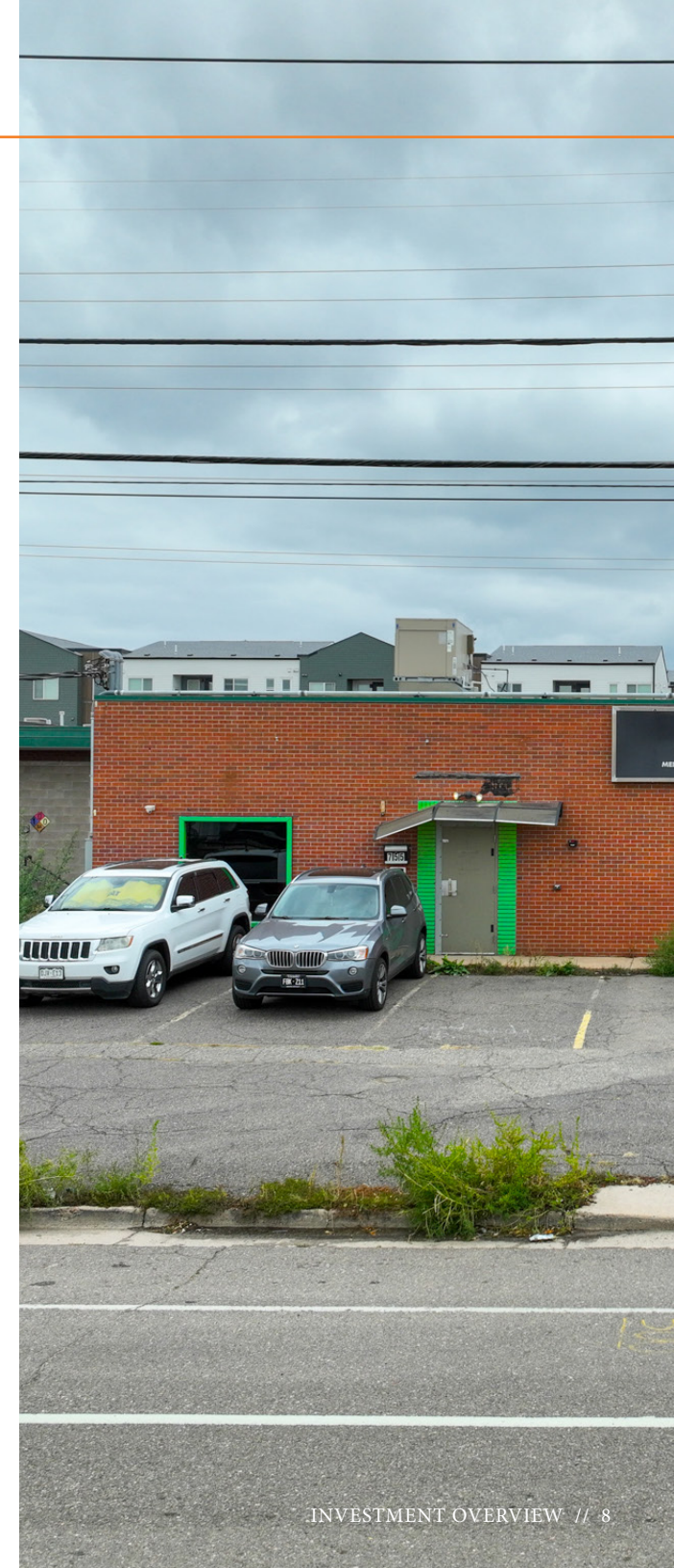
The subject property is well-positioned within the Upper South Central submarket, one of the original industrial hubs in Denver. Containing just 4.9 million square feet of industrial space, the submarket's proximity to Downtown Denver incentivized redevelopment over the last two decades, reducing the industrial inventory by 2.1 million square feet. In Q3 2025, the vacancy rate stood at 6.9 percent, and annual rent growth was -1.8 percent. With no industrial space under construction in Upper South Central, demand will be in the driver's seat of vacancies and rents 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

### 755 SOUTH JASON STREET, DENVER, CO 80223

|                     |                     |
|---------------------|---------------------|
| Number of Suites    | 1                   |
| Number of Buildings | 1                   |
| Total Square Feet   | 15,246 SF           |
| Year Built          | 1963                |
| Lot Size            | 0.46 Acres          |
| Clear Height        | 12                  |
| Parking Spaces      | 8                   |
| Parking Surface     | Asphalt             |
| Building Class      | C                   |
| Tenancy             | Multi-Tenant        |
| Dock-High Doors     | 2                   |
| Grade Level Doors   | 1                   |
| Construction        | Masonry             |
| Power               | 400a/240v 3p        |
| Zoning              | I-A                 |
| Roof Type           | Built Up            |
| Market              | CO-Denver MSA       |
| Submarket           | Upper South Central |
| Market Vacancy      | 3.70%               |



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 of Atlanta, Inc. © 2026 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0050088)

## CENTRAL DENVER INDUSTRIAL

755 SOUTH JASON STREET, DENVER, CO 80223

OFFERING PRICE  
**\$2,599,000**

|                   |             |
|-------------------|-------------|
| Offering Price    | \$2,599,000 |
| Price/SF          | \$170.47    |
| Total Square Feet | 15,246      |
| Tenancy           | Single      |
| Occupancy         | 0.00%       |

## DEBT QUOTE

| Type                        | Investment  | Owner-User         |
|-----------------------------|-------------|--------------------|
| Term                        | 3 Years     | 3-10 Years         |
| Amortization                | N/A         | 25 Years           |
| Interest Only Period        | 3 Years     | N/A                |
| Minimum Debt Coverage Ratio | 1.25x       | 1.25x              |
| Maximum LTV                 | 60%         | 90%                |
| Index                       | 30-Day SOFR | 5-Year US Treasury |
| Index Rate                  | 4.33%       | 3.70%              |
| Spread                      | 3.75%       | 2.30%              |
| Interest Rate               | 8.08%       | 6.00%              |

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755 SOUTH  
JASON 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.



1,249 Financing  
Transactions  
in 2024



National platform operating  
within the firm's  
brokerage offices



\$6.7 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-tinted photograph of an industrial interior. It shows a high ceiling with a complex network of white metal beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white, industrial-style door is visible, featuring a grid of small rectangular windows. The overall atmosphere is clean, modern, and industrial.

## SECTION 2

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### 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 730,000 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract the 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 healthy economy is representative of notable retail sales growth. This year, the local metric will reach 4 percent, exceeding the U.S. forecast by 60 basis points. 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,



**5%**  
MANUFACTURING



**19%**  
PROFESSIONAL AND  
BUSINESS SERVICES



**13%**  
GOVERNMENT



**10%**  
LEISURE AND HOSPITALITY



**8%**  
FINANCIAL  
ACTIVITIES



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



**7%**  
CONSTRUCTION



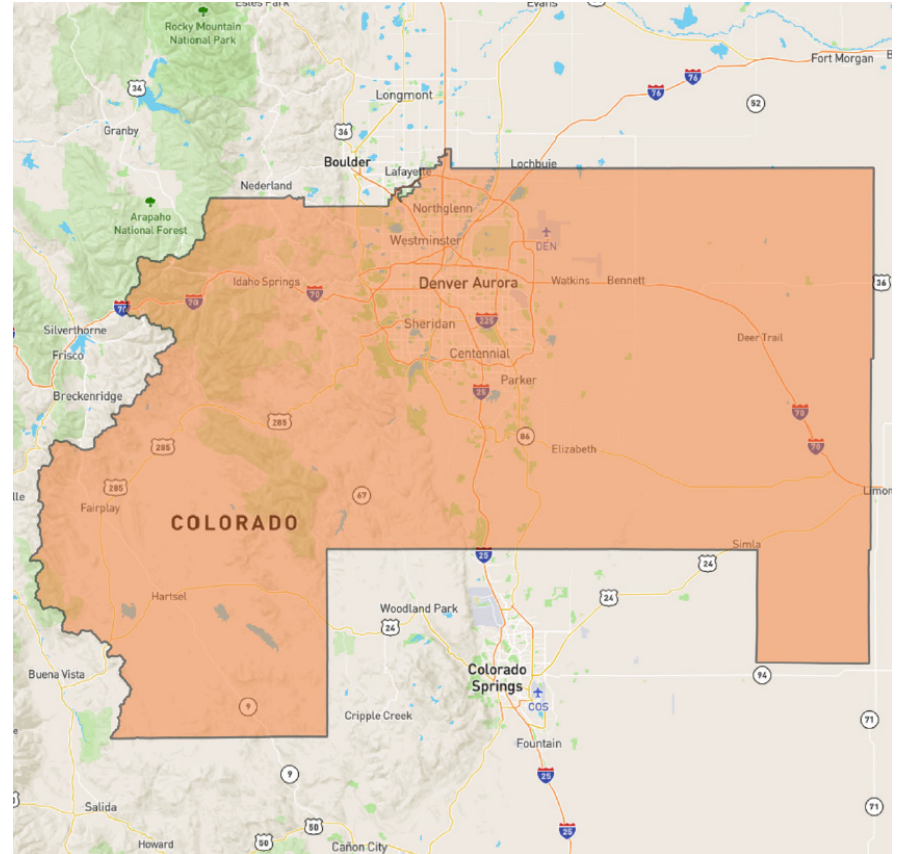
**12%**  
EDUCATION AND  
HEALTH SERVICES



**3%**  
INFORMATION



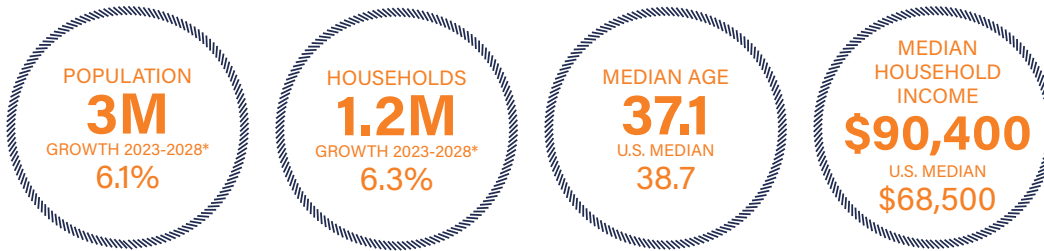
**4%**  
OTHER SERVICES



# METROPLEX GROWTH

## DEMOGRAPHICS

The metro is expected to add 142,000 new residents during the next five years, as the market benefits from household migration trends to the Rocky Mountain region. Gains in higher-paying employment sectors keep the median household income well above the national median.



## 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, Breckenridge and Copper Mountain. The Denver metropolitan area will continue to grow as the market's high quality of life attracts new residents.



## DEMOGRAPHICS



**542,418**

Total Population  
Within 5 Miles



51.0%



49.0%



**\$117,049**

Average Household Income  
Within 5 Miles



**323,004**

Employees  
Within 1 Mile

# DEMOGRAPHICS

| POPULATION                    | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| <b>2028 Projection</b>        |        |         |         |
| Total Population              | 18,851 | 217,712 | 569,729 |
| <b>2023 Estimate</b>          |        |         |         |
| Total Population              | 17,711 | 206,392 | 542,418 |
| <b>2020 Census</b>            |        |         |         |
| Total Population              | 16,370 | 202,585 | 530,877 |
| <b>2010 Census</b>            |        |         |         |
| Total Population              | 13,764 | 181,930 | 461,970 |
| <b>Daytime Population</b>     |        |         |         |
| 2023 Estimate                 | 27,339 | 303,678 | 722,298 |
| <b>HOUSEHOLDS</b>             |        |         |         |
| <b>2028 Projection</b>        |        |         |         |
| Total Households              | 8,363  | 102,426 | 273,161 |
| <b>2023 Estimate</b>          |        |         |         |
| Total Households              | 7,764  | 96,320  | 258,358 |
| Average (Mean) Household Size | 2.3    | 2.1     | 2.1     |
| <b>2020 Census</b>            |        |         |         |
| Total Households              | 7,402  | 92,517  | 249,083 |
| <b>2010 Census</b>            |        |         |         |
| Total Households              | 5,523  | 81,707  | 210,259 |

| HOUSEHOLDS BY INCOME                     | 1 Mile   | 3 Miles   | 5 Miles   |
|--|----------|-----------|-----------|
| <b>2023 Estimate</b>                     |          |           |           |
| \$200,000 or More                        | 8.4%     | 11.4%     | 12.4%     |
| \$150,000-\$199,999                      | 7.0%     | 8.1%      | 9.1%      |
| \$100,000-\$149,999                      | 16.8%    | 16.6%     | 17.6%     |
| \$75,000-\$99,999                        | 12.2%    | 12.2%     | 12.5%     |
| \$50,000-\$74,999                        | 18.0%    | 16.3%     | 15.4%     |
| \$35,000-\$49,999                        | 11.8%    | 10.2%     | 9.8%      |
| \$25,000-\$34,999                        | 7.3%     | 7.2%      | 6.8%      |
| \$15,000-\$24,999                        | 6.3%     | 6.8%      | 6.5%      |
| Under \$15,000                           | 12.2%    | 11.2%     | 10.0%     |
| Average Household Income                 | \$98,890 | \$111,235 | \$117,049 |
| Median Household Income                  | \$66,378 | \$72,152  | \$77,777  |
| Per Capita Income                        | \$43,389 | \$52,274  | \$56,104  |
| <b>POPULATION PROFILE</b>                |          |           |           |
| <b>Population By Age</b>                 |          |           |           |
| 2023 Estimate Total Population           | 17,711   | 206,392   | 542,418   |
| Under 20                                 | 20.5%    | 19.4%     | 18.5%     |
| 20 to 34 Years                           | 29.4%    | 32.2%     | 30.6%     |
| 35 to 39 Years                           | 10.4%    | 9.7%      | 9.6%      |
| 40 to 49 Years                           | 13.8%    | 12.9%     | 13.1%     |
| 50 to 64 Years                           | 15.1%    | 14.4%     | 15.4%     |
| Age 65+                                  | 10.7%    | 11.3%     | 12.8%     |
| Median Age                               | 35.0     | 34.3      | 35.4      |
| <b>Population 25+ by Education Level</b> |          |           |           |
| 2023 Estimate Population Age 25+         | 13,098   | 152,071   | 408,854   |
| Elementary (0-8)                         | 9.4%     | 6.5%      | 4.7%      |
| Some High School (9-11)                  | 8.9%     | 7.5%      | 5.9%      |
| High School Graduate (12)                | 22.9%    | 17.1%     | 17.0%     |
| Some College (13-15)                     | 14.8%    | 14.2%     | 15.6%     |
| Associate Degree Only                    | 4.2%     | 4.4%      | 4.9%      |
| Bachelor's Degree Only                   | 24.7%    | 31.0%     | 31.8%     |
| Graduate Degree                          | 15.1%    | 19.4%     | 20.1%     |
| <b>Travel Time to Work</b>               |          |           |           |
| Average Travel Time to Work in Minutes   | 28.0     | 27.0      | 27.0      |

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:

755 S Jason 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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