

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

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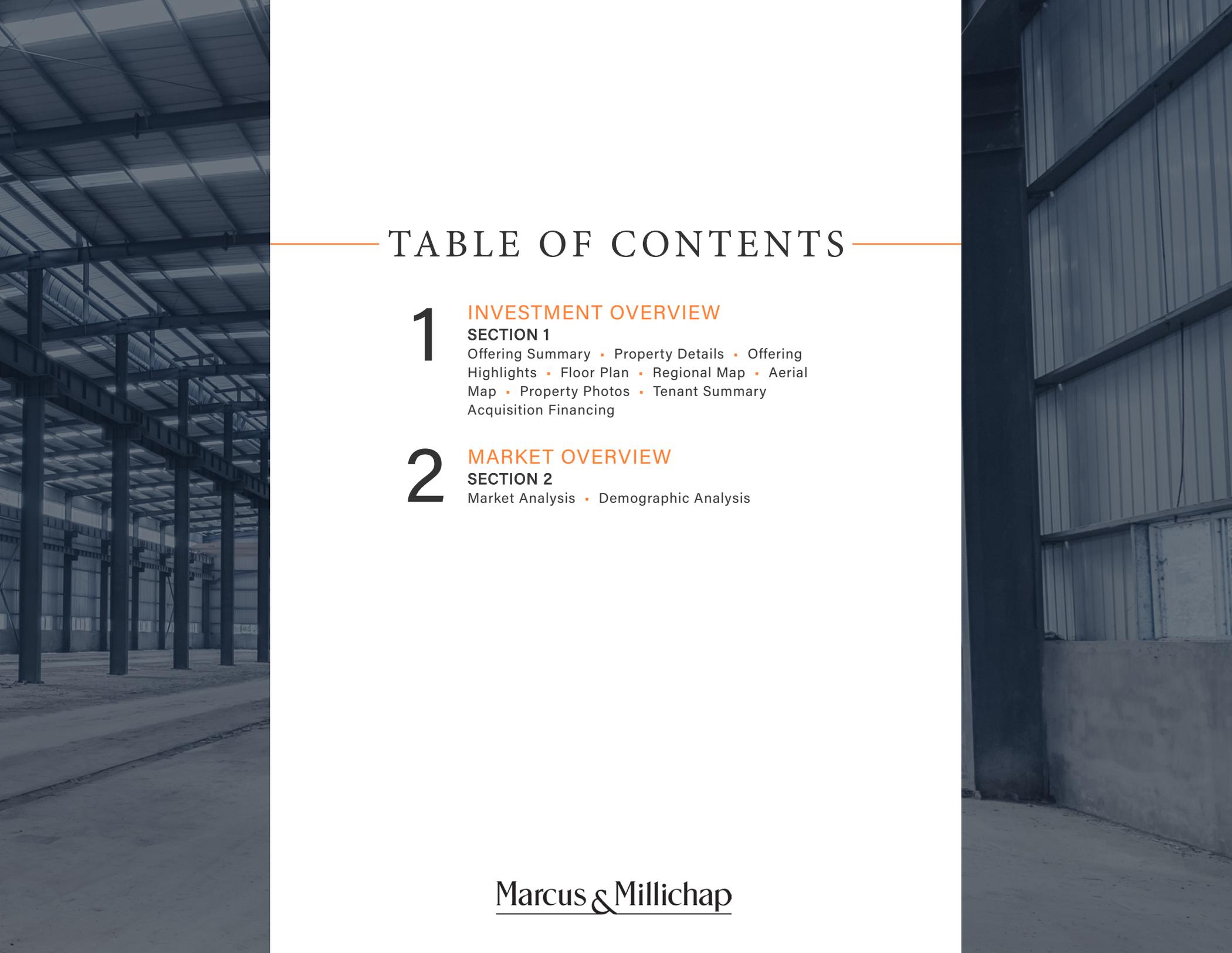
The page features a background image of an industrial building. The left side shows the interior with a high ceiling, steel trusses, and concrete pillars. The right side shows the exterior with corrugated metal siding and a concrete base. A horizontal orange line is positioned above the main title.

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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Vacant 7,142-Square-Foot Industrial Building Situated on 0.38 Acres
- Featuring 14-15' Clear Height, Two Drive-In Doors, Heavy Power, and Fenced-in Paved Lot
 - Located Off Colorado Boulevard, Close Proximity to I-70, I-270, and I-25
- 4.5 Miles from Downtown Denver and 20-Minute Drive to Denver International Airport
 - High Barrier-to-Entry Submarket: 5.2% Vacancy vs. 7.7% National Average

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 industrial space and is situated on 0.38 acres of land. The asset features masonry construction, a clear height between 14' and 15', two grade-level doors, three-phase power, a wet sprinkler system, 12 parking spaces, and a fenced-in paved lot. Located just off Colorado Boulevard, the property has prime proximity to Interstates 70, 270, and 25. Situated only 4.5 miles from Denver's central business district, occupants can access the Denver International Airport within a 20-minute drive of the property. For sale as vacant, the property can be acquired for a variety of owner uses or as a value-add investment opportunity.

The subject property is well-positioned within the mid-sized Upper North Central submarket, containing 10.3 million square feet of industrial space. In 2025, industrial demand essentially remained flat with about 8,000 square feet absorbed on net. Due to its vicinity to Downtown Denver, Upper North Central's inventory has largely remained unchanged since the turn of the century, with no industrial properties delivered last year. As a result, the vacancy rate steadied at 5.2 percent, well-below the 7.7 percent national vacancy rate (based on the top 50 metros, minimum 10,000 square feet, and classes A, B, & C). At the start of 2026, Upper North Central welcomed its largest industrial development in six decades with the delivery of the 357,000-square-foot National Western Livestock Center (CoStar).

The Denver-Aurora-Lakewood metro is home to three million people across 10 counties. Known as the Mile High City, Denver, which is also a county, serves as the state's capital 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

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
Grade Level Doors	2, 10' and 12'
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 of Atlanta, Inc. © 2026 Marcus & Millichap. All rights reserved. (Activity ID: ZAH0050079)

4850 JACKSON STREET

DENVER, CO 80216

OFFERING PRICE
\$1,150,000

PRO FORMA CAP RATE
7.45%

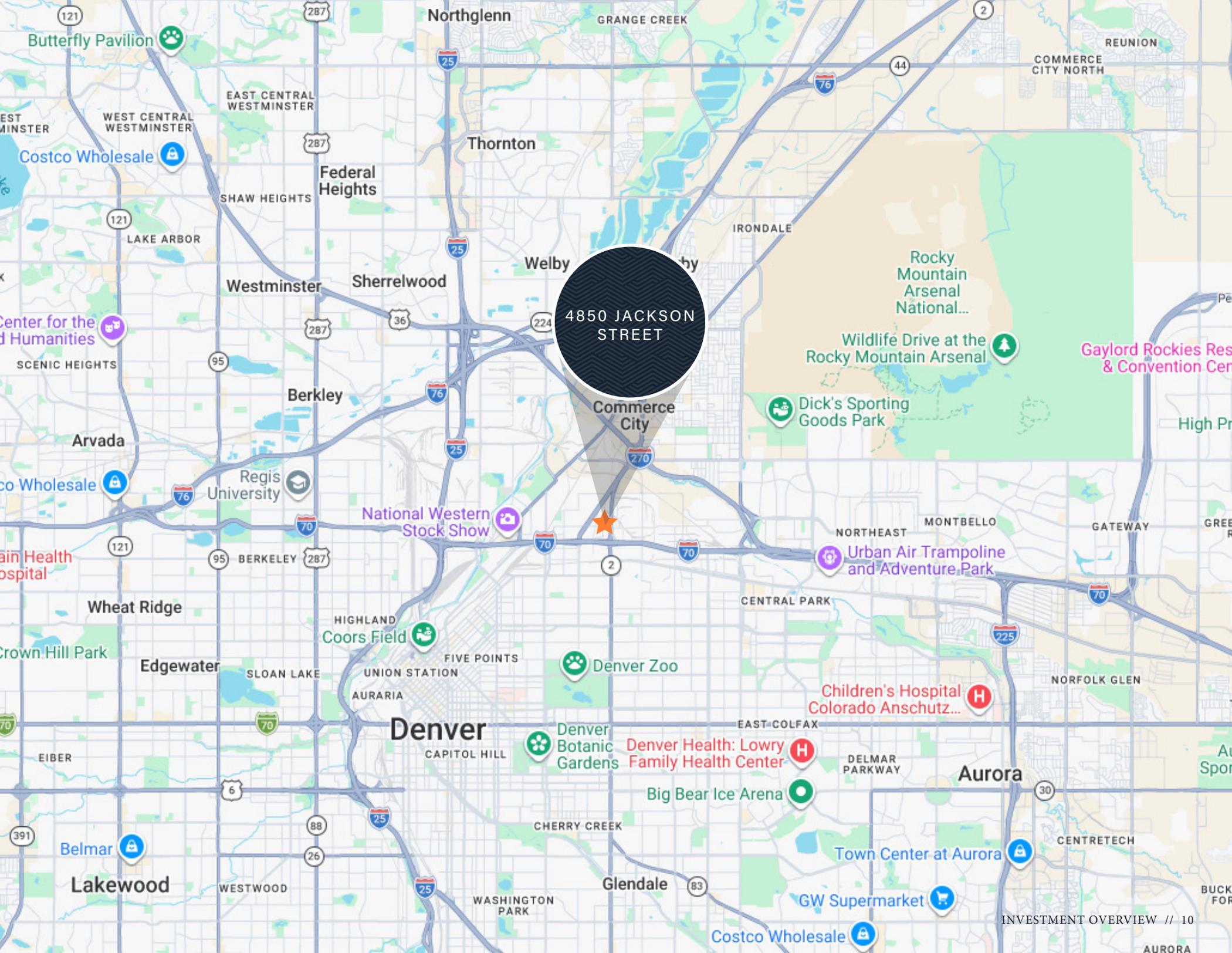
Offering Price	\$1,150,000
Pro Forma Cap Rate	7.45%
Price/SF	\$161.02
Total Square Feet	7,142
Tenancy	Single
Occupancy	0.00%

FINANCING

Loan Amount	\$862,500
Loan Type	New
Interest Rate	6.20%
Amortization	25 Years
Year Due	2029

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

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: ZAH0050079)



4850 JACKSON STREET

An aerial photograph of an industrial district. The scene is dominated by large, rectangular commercial buildings with flat roofs. The roofs vary in color, including grey, black, and brown. The buildings are interspersed with parking lots containing various vehicles, including cars, trucks, and trailers. A prominent road runs horizontally across the upper portion of the image. A circular callout with a dark, textured background and a white border is positioned in the center-left. It contains the text '4850 JACKSON STREET' in white, uppercase letters. A white line extends from the bottom of the circle, ending in a small orange star that marks the specific location of the building at 4850 Jackson Street.

4850 JACKSON STREET





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 our 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



\$49.6 billion
total national
volume in 2024



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

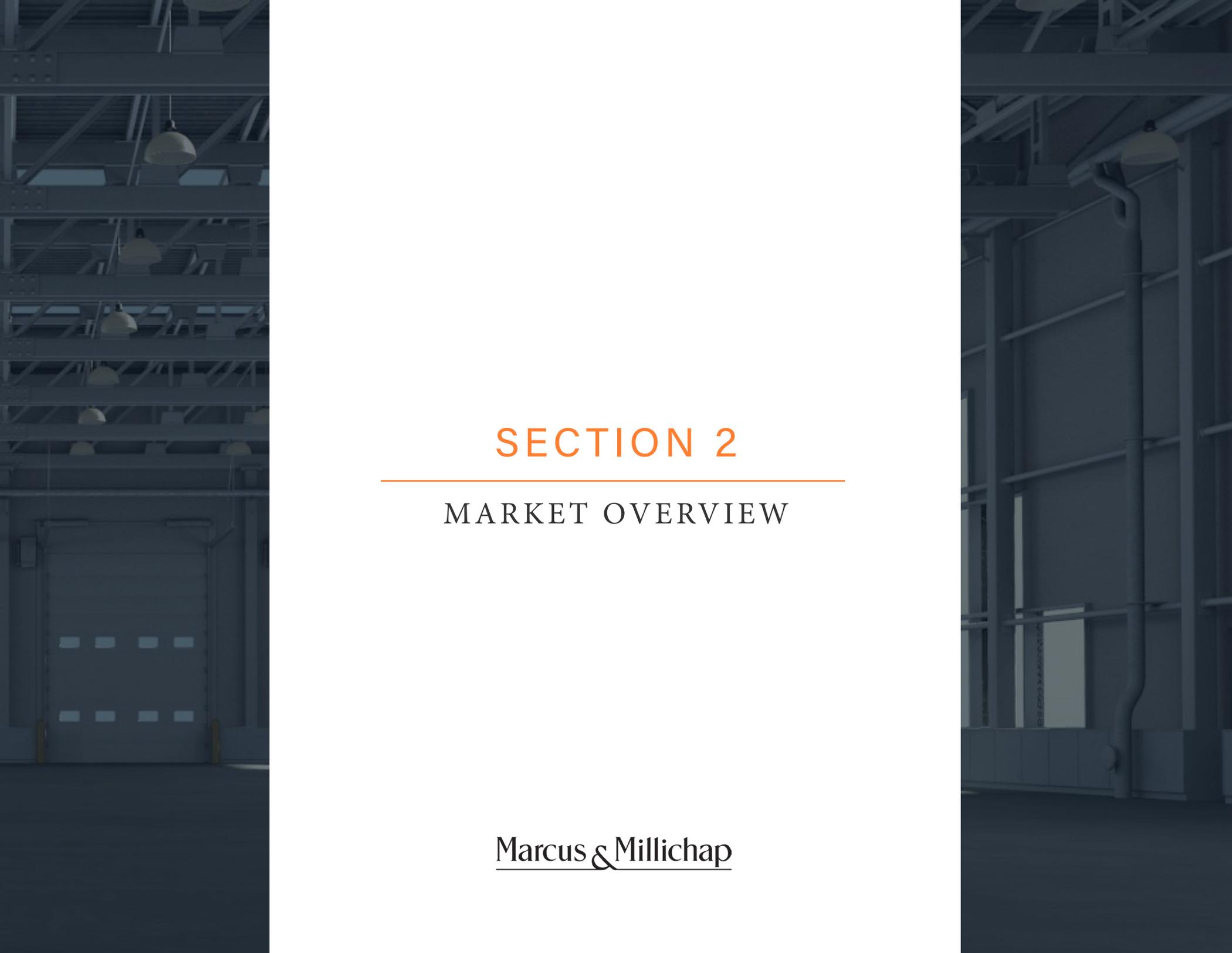
WHY MMCC?

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-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 several small, rectangular windows. The overall atmosphere is clean, modern, and industrial.

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 717,000 residents. The market 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. The Front Range is also served by the western hemisphere's largest airport by land area, the Denver International Airport. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City." The market's youthful and outdoorsy reputation has helped to pull regional offices into the area from established companies looking to entice talented employees.



MAJOR
TRANSPORTATION
CENTER



EMPHASIS ON
SKILLED JOBS



ALTERNATIVE
ENERGY

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 translates into notable retail sales growth. This year, the local metric will reach 4.5 percent, exceeding the U.S. forecast by 140 basis points. Denver is home to 10 Fortune 500 companies, including Newmont, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



5%
MANUFACTURING



18%
TRADE, TRANSPORTATION
AND UTILITIES



13%
GOVERNMENT



12%
EDUCATION AND
HEALTH SERVICES



8%
FINANCIAL
ACTIVITIES



19%
PROFESSIONAL AND
BUSINESS SERVICES



7%
CONSTRUCTION



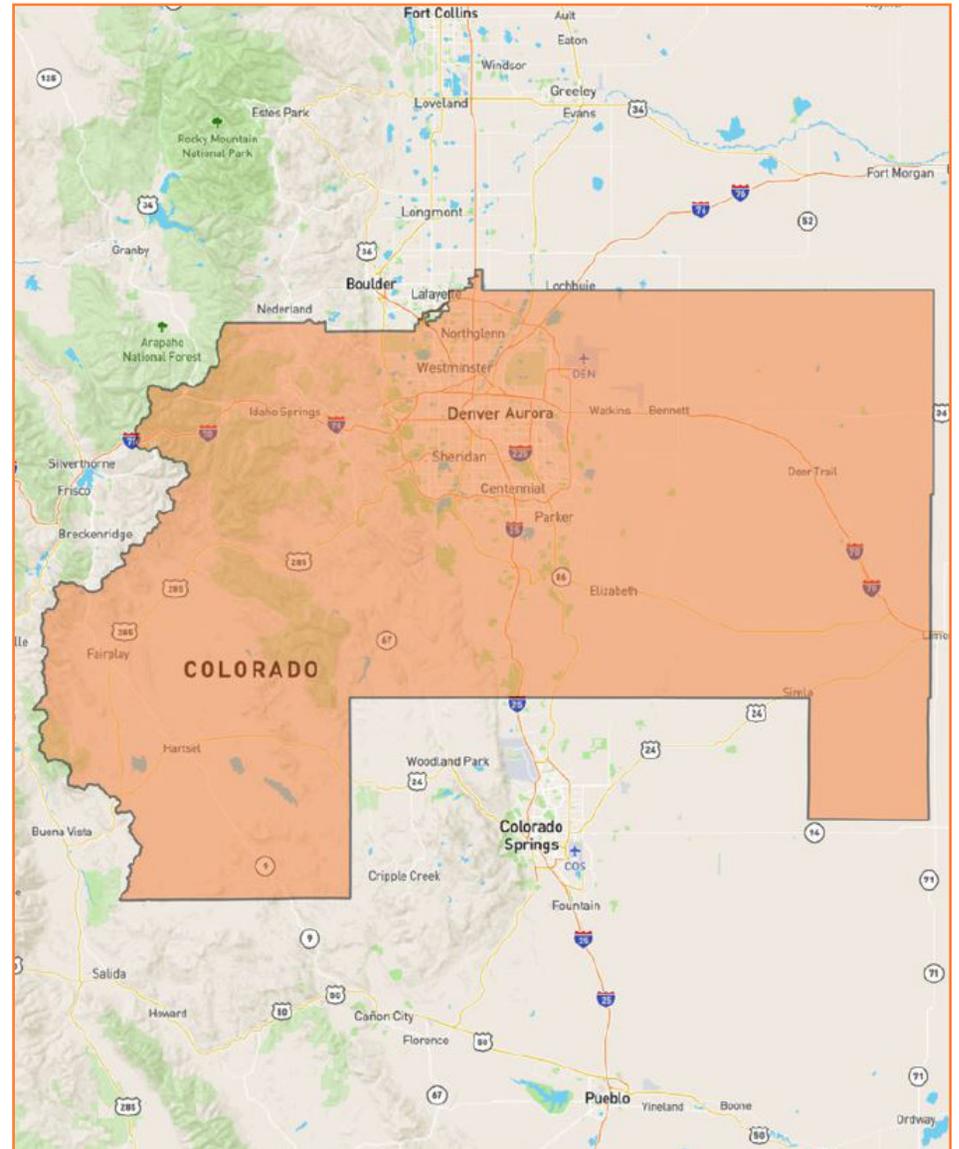
10%
LEISURE AND
HOSPITALITY



3%
INFORMATION



4%
OTHER SERVICES



METROPLEX GROWTH

DEMOGRAPHICS

The metro is expected to add 126,000 new residents during the next five years, accompanying the formation of 54,000 new households. Gains in higher-paying employment sectors keep the median household income of \$111,000 per year well above the national measure. With a disproportionately young population, Denver will rank 13th in population growth for ages 20 to 34 in 2025.



POPULATION
3M
2025-2029* Growth
4.2%



HOUSEHOLDS
1.2M
2025-2029* Growth
4.5%



MEDIAN AGE
38
U.S. Median
39



MEDIAN HOUSEHOLD INCOME
\$111,000
U.S. Median
\$76,100

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.



DEMOGRAPHICS



386,164

Total Population
Within 5 Miles



51.4%



48.6%



\$127,717

Average Household Income
Within 5 Miles



250,756

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	6,495	98,655	401,564
2025 Estimate			
Total Population	6,257	94,338	386,164
2020 Census			
Total Population	6,088	90,593	368,601
2010 Census			
Total Population	6,141	77,108	300,163
Daytime Population			
2025 Estimate	7,756	142,087	641,452
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	2,204	42,252	190,991
2025 Estimate			
Total Households	2,084	39,970	182,653
Average (Mean) Household Size	3.0	2.4	2.2
2020 Census			
Total Households	1,855	35,618	166,765
2010 Census			
Total Households	1,664	28,870	131,503

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	6.5%	17.4%	18.6%
\$150,000-\$199,999	7.4%	12.3%	11.6%
\$100,000-\$149,999	18.1%	18.0%	17.9%
\$75,000-\$99,999	10.6%	10.7%	11.1%
\$50,000-\$74,999	19.4%	13.4%	13.8%
\$35,000-\$49,999	13.5%	6.9%	7.8%
\$25,000-\$34,999	8.4%	5.2%	5.0%
\$15,000-\$24,999	7.3%	5.8%	5.6%
Under \$15,000	8.9%	10.3%	8.7%
Average Household Income	\$87,084	\$122,411	\$127,717
Median Household Income	\$64,454	\$99,155	\$104,904
Per Capita Income	\$30,431	\$53,134	\$60,820
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	6,257	94,338	386,164
Under 20	29.3%	23.0%	18.9%
20 to 34 Years	24.9%	27.7%	31.5%
35 to 39 Years	8.4%	9.9%	9.9%
40 to 49 Years	13.4%	14.1%	14.0%
50 to 64 Years	14.9%	14.2%	14.6%
Age 65+	9.2%	11.1%	11.0%
Median Age	32.0	35.0	35.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	3,978	67,011	289,136
Elementary (0-8)	22.9%	6.6%	4.7%
Some High School (9-11)	15.6%	7.3%	5.2%
High School Graduate (12)	25.6%	17.2%	14.8%
Some College (13-15)	12.7%	14.4%	14.1%
Associate Degree Only	3.8%	4.5%	4.8%
Bachelor's Degree Only	13.1%	30.1%	34.0%
Graduate Degree	6.3%	19.9%	22.4%
Travel Time to Work			
Average Travel Time to Work in Minutes	27.0	26.0	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:

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

4850 JACKSON STREET DENVER, CO 80216

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