

OFFERING MEMORANDUM



INVESTMENT ADVISORS



Drew Williams
Advisor

303-917-5232
Drew@NorthPeakCRE.com



Greg Johnson
Senior Advisor

303-810-1328
Greg@NorthPeakCRE.com



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COMMERCIAL ADVISORS

NorthPeak Commercial Advisors
1720 S Bellaire St. Suite 701
Denver, CO 80222
720-738-1949 • NorthPeakCRE.com





PROPERTY SUMMARY



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EXECUTIVE SUMMARY

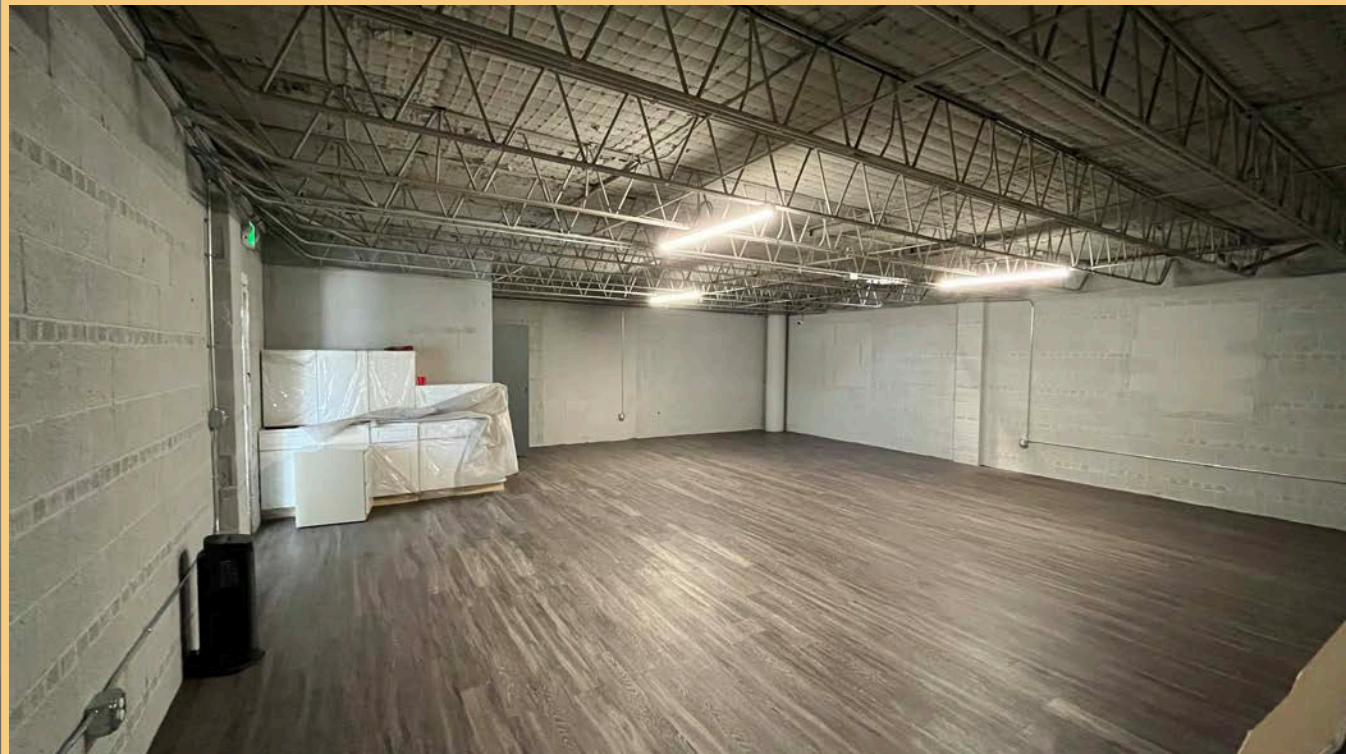
PROPERTY DETAILS

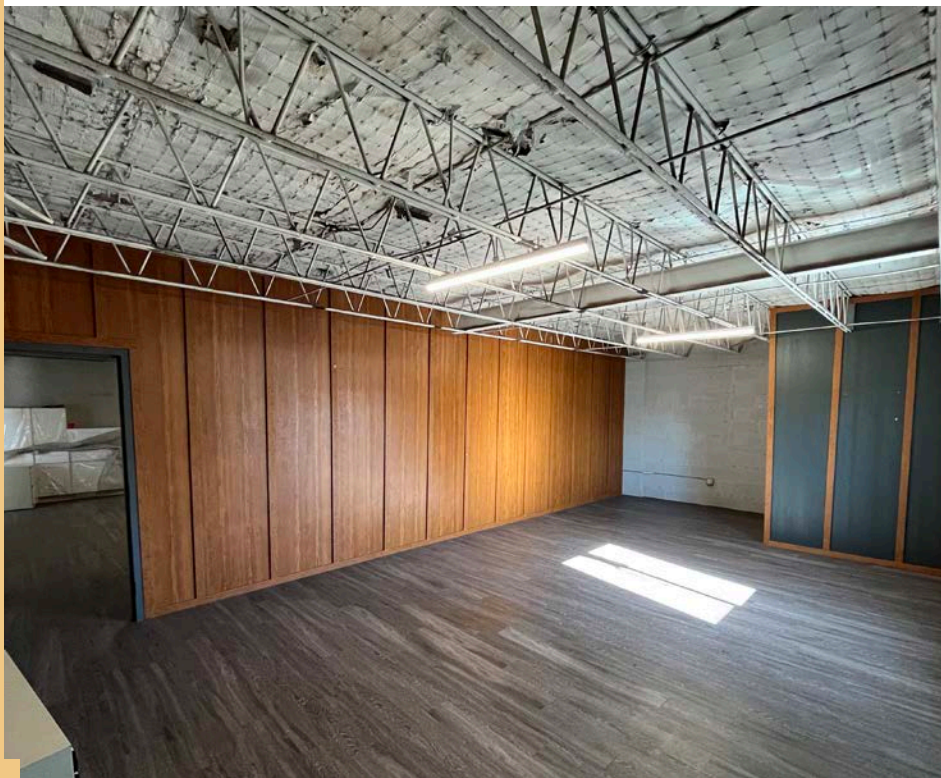
Address	153 Vallejo St. Denver, CO 80223
Price	\$2,500,000
# of Units	2
Building Size	14,930 SF
Lot Size	23,087 SF
Year Built/Remodeled	1955/2016
Roof	2025
Building Type	Industrial
Zoning	I-A

PROPERTY HIGHLIGHTS

- 14' Clear heights
- One 12' by 10' Drive in door
- Space to add a second Drive in door
- Quick access to I-25
- New Roof (2024)
- Temperature Controlled Warehouse
- 4 separate bathrooms

153 Vallejo St in Denver is a 14,930 SF warehouse and a 6,500 SF fenced lot that is fit for an owner user that is looking to occupy the building in full or rent out part of the building to another tenant. The building is currently divided into two spaces and can remain that way or could be opened to increase warehouse size for an individual user or tenant. This deal could also be a fit for a value-add investor with a tenant in tow that is looking for a building with upgraded power, a new roof, and quick access to I-25 and 6th Avenue. Potential owner financing with \$600,000 down, or an assumption of the first mortgage with a remaining balance of ~\$490,000 are both available.

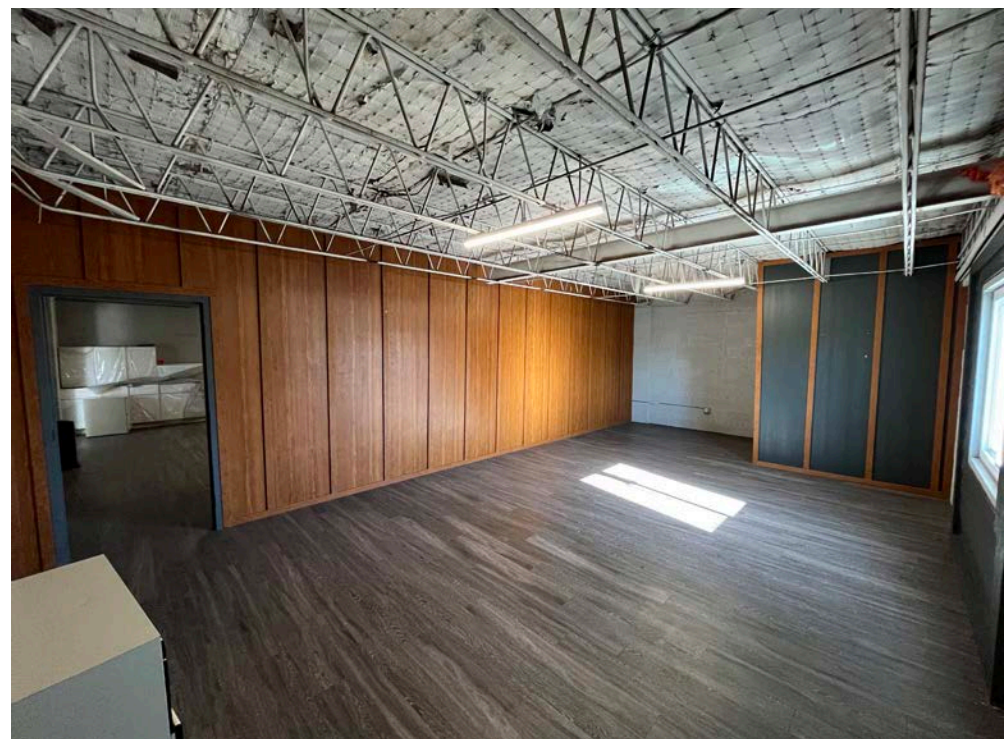


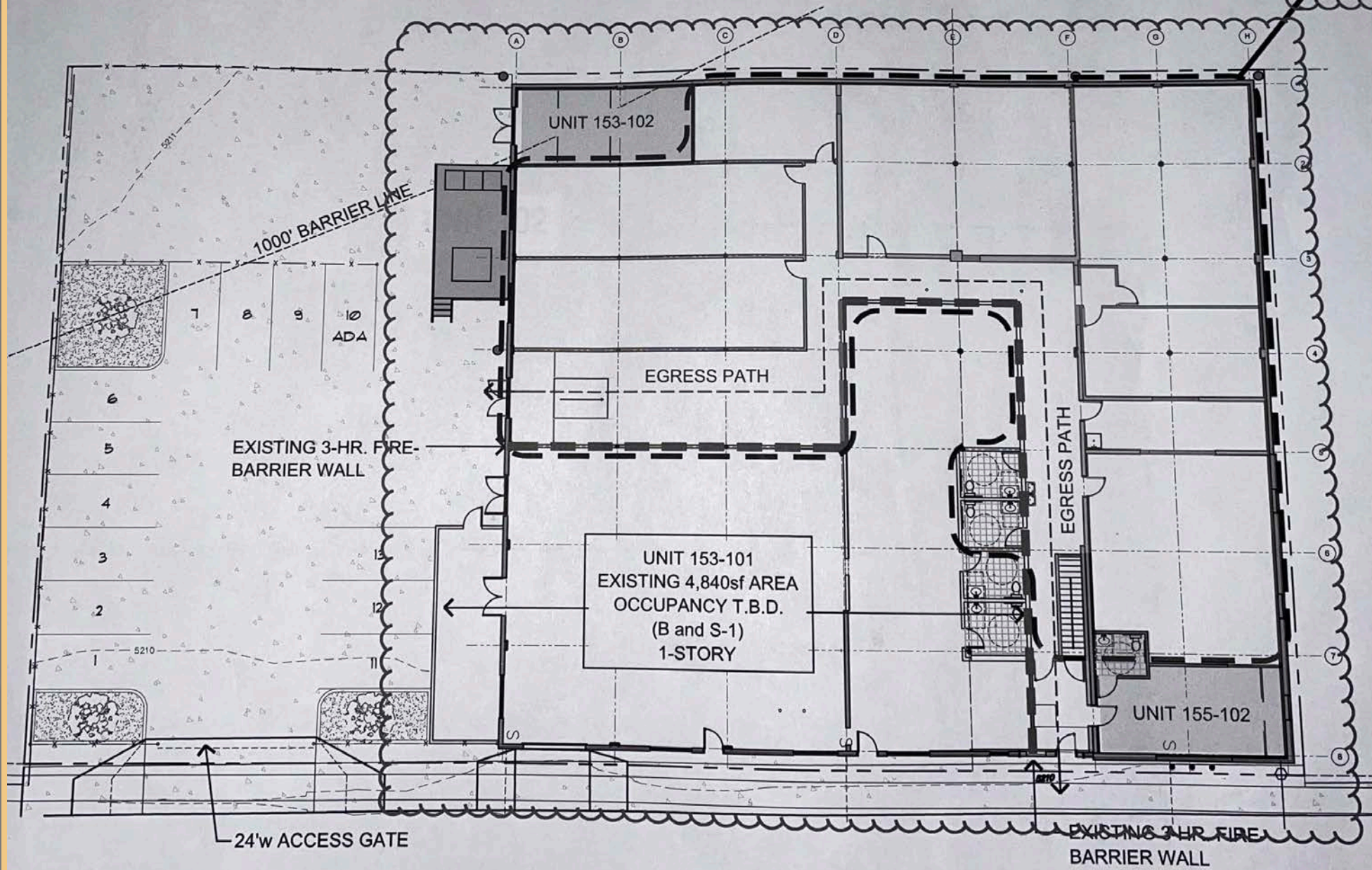




CAPITAL IMPROVEMENTS

CAPITAL IMPROVEMENT	AMOUNT
Unit 1 TIs General	\$163,314
Unit 2 TIs Electrical	\$335,964
Unit 2 TIs HVAC	\$314,064
Unit 2 TIs General	\$273,077
TOTAL	\$1,086,419

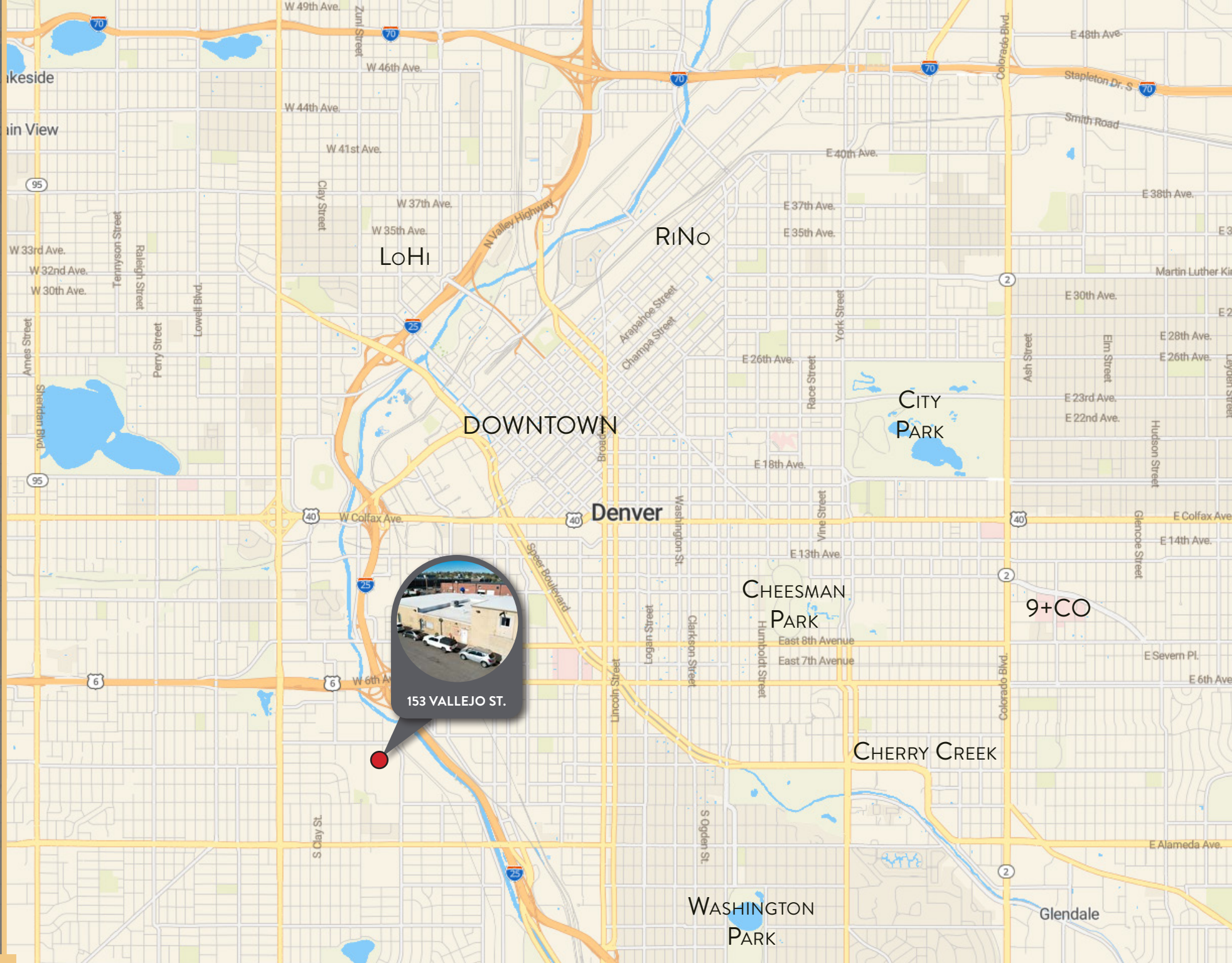




LOCATION OVERVIEW



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153 VALLEJO ST.



COMPARABLE
SALES



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**SUBJECT PROPERTY**

153 Vallejo St., Denver, CO

Sale Date	JUST LISTED
List Price	\$2,500,000
Year Built	1955
Building Size	14,930 SF
Price/SF	\$167.44

2323 Curtis St
Denver, CO 80205

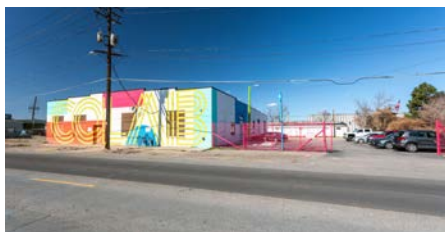
#1

Sale Date	2/20/25
Sale Price	\$2,560,000
Year Built	1965
Building Size	12,280 SF
Price/SF	\$208.47

1520 W 13th Ave
Denver, CO 80204

#2

Sale Date	12/16/24
Sale Price	\$5,000,000
Year Built	1962
Building Size	16,931 SF
Price/SF	\$295.32

1339 Osage St
Denver, CO 80204

#3

Sale Date	11/4/24
Sale Price	\$3,150,000
Year Built	1948
Building Size	16,332 SF
Price/SF	\$192.87

4078-4080 N. Globeville Rd
Denver, CO 80216

#4

Sale Date	6/7/24
Sale Price	\$2,325,000
Year Built	1963/1989
Building Size	12,600 SF
Price/SF	\$184.52

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 153 Vallejo St., Denver, CO 80223 (the “Property”) and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.



153 VALLEJO ST. | DENVER, CO

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