

OFFERING MEMORANDUM



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	2630 W Barberrry Pl. Denver, CO 80204
Price	\$750,000
Building Size	1,982 SF
Lot Size	7,000 SF
Year Built	1961
Roof	Metal
Building Type	Warehouse
Construction	Block/Metal
Garage	2 Bar-Style Drive-In Doors
Parking	5 Spaces
Zoning	I-A

PROPERTY HIGHLIGHTS

- **5,000± SF of fenced yard space**
- Strong owner-user appeal (contractors, service users)
- Central Denver location near I-25 and downtown
- Located in Sun Valley with ongoing redevelopment momentum
- Drive-in loading with functional outdoor storage
- Limited supply of comparable small-bay industrial product

2630 W Barberrry Place is a rare small-bay industrial asset with functional yard space located in Denver's Sun Valley neighborhood. The property benefits from strong owner-user demand, proximity to major transportation corridors, and ongoing redevelopment in the surrounding area. Based on comparable sales and current market conditions, we believe the asset will appeal primarily to small business owners seeking a combination of indoor and outdoor functionality. The subject's unique yard component and central location position it well within the current market.







LOCATION OVERVIEW



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COLFAX AVE.

FEDERAL BLVD.



SUN VALLEY

Nestled directly along the western banks of the South Platte River, Sun Valley is rapidly emerging as Denver's most exciting and forward-thinking neighborhood transformation. Positioned at the very heart of the city's urban core, this vibrant district seamlessly bridges rich cultural roots with modern, master-planned revitalization. Residents enjoy unparalleled proximity to downtown, making it an absolute haven for commuters and urban enthusiasts alike. Boasting its own dedicated light rail station (Decatur-Sun Valley), the neighborhood offers effortlessly fluid connectivity across the entire metro area, matching the pulse of the city with the convenience of cutting-edge transit.

As a premier entertainment anchor, Sun Valley puts world-class attractions directly in your backyard. Sports fans and concertgoers are just steps away from the iconic Empower Field at Mile High, while art lovers and thrill-seekers can explore the mind-bending, immersive worlds of Meow Wolf Denver.

Beyond the headline venues, the neighborhood embraces the outdoors with direct access to the South Platte River Trail—perfect for miles of continuous cycling, running, or a peaceful evening stroll. This spectacular blend of expansive waterfront green spaces, massive entertainment hubs, and burgeoning local dining options makes Sun Valley the ultimate neighborhood for those looking to invest in Denver's next great urban chapter.





COMPARABLE SALES



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COMPARABLE SALES



SUBJECT PROPERTY	
2630 W Barberry Pl., Denver, CO	
Sale Date	JUST LISTED
List Price	\$750,000
Year Built	1961
Building Size	1,982 SF
Land Size	7,000 SF
Price/SF (Building)	\$378
Price/SF (Land)	\$107
Zoning	I-A



#1	
5190 Clarkson St Denver, Colorado 80216	
Sale Date	10/3/25
Sale Price	\$1,210,000
Year Built	1962
Building Size	3,813 SF
Land Size	12,632 SF
Price/SF (Building)	\$317
Price/SF (Land)	\$96
Zoning	I-A



#2	
3060 S Tejon St Englewood, Colorado 80110	
Sale Date	5/21/25
Sale Price	\$850,000
Year Built	1976
Building Size	2,501 SF
Land Size	16,117 SF
Price/SF (Building)	\$340
Price/SF (Land)	\$53
Zoning	N/A



#3	
4200 Jason St Denver, Colorado 80211	
Sale Date	12/16/24
Sale Price	\$750,000
Year Built	1972
Building Size	1,800 SF
Land Size	6,098 SF
Price/SF (Building)	\$417
Price/SF (Land)	\$123
Zoning	I-A



#4	
1920 E 44th Ave Denver, Colorado 80216	
Sale Date	11/27/24
Sale Price	\$800,000
Year Built	1972
Building Size	2,178 SF
Land Size	9,583 SF
Price/SF (Building)	\$367
Price/SF (Land)	\$83
Zoning	I-A



#5	
4161 Elati St Denver, Colorado 80216	
Sale Date	5/10/24
Sale Price	\$900,000
Year Built	1987
Building Size	3,003 SF
Land Size	15,625 SF
Price/SF (Building)	\$300
Price/SF (Land)	\$58
Zoning	I-1

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 2630 W Barberrry Pl., Denver, CO 80204 (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.



2630 W BARBERRY PL. | DENVER, CO

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