

# OFFERING MEMORANDUM



SELLER FINANCING AVAILABLE | LOW RATE INTEREST-ONLY LOAN



**4440 JASON STREET**  
Englewood, CO 80113  
**List Price: \$1,300,000**

# INVESTMENT ADVISORS



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# PROPERTY SUMMARY



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# EXECUTIVE SUMMARY

## PROPERTY DETAILS

|                   |                                           |
|-------------------|-------------------------------------------|
| Address           | <b>4440 Jason St.</b><br>Denver, CO 80211 |
| Property Type     | Industrial / Auto Repair                  |
| # of Buildings    | 2 (House + Auto Garage)                   |
| Building Size     | 3,200 SF                                  |
| Land Size         | 17,742 SF   0.41 AC                       |
| Year Built        | 1940                                      |
| Construction Type | Metal                                     |
| Loading           | 3 drive-ins                               |
| Zoning:           | I-A, UO-2                                 |

## PROPERTY HIGHLIGHTS

- At 0.41 acres, the property is large enough to offer real redevelopment potential
- Situation in Sunnyside, one of Denver's most sought-after neighborhoods
- Blueprint Denver's future zoning designation for the site is Residential
- In-Place income with 3+ years remaining on current lease

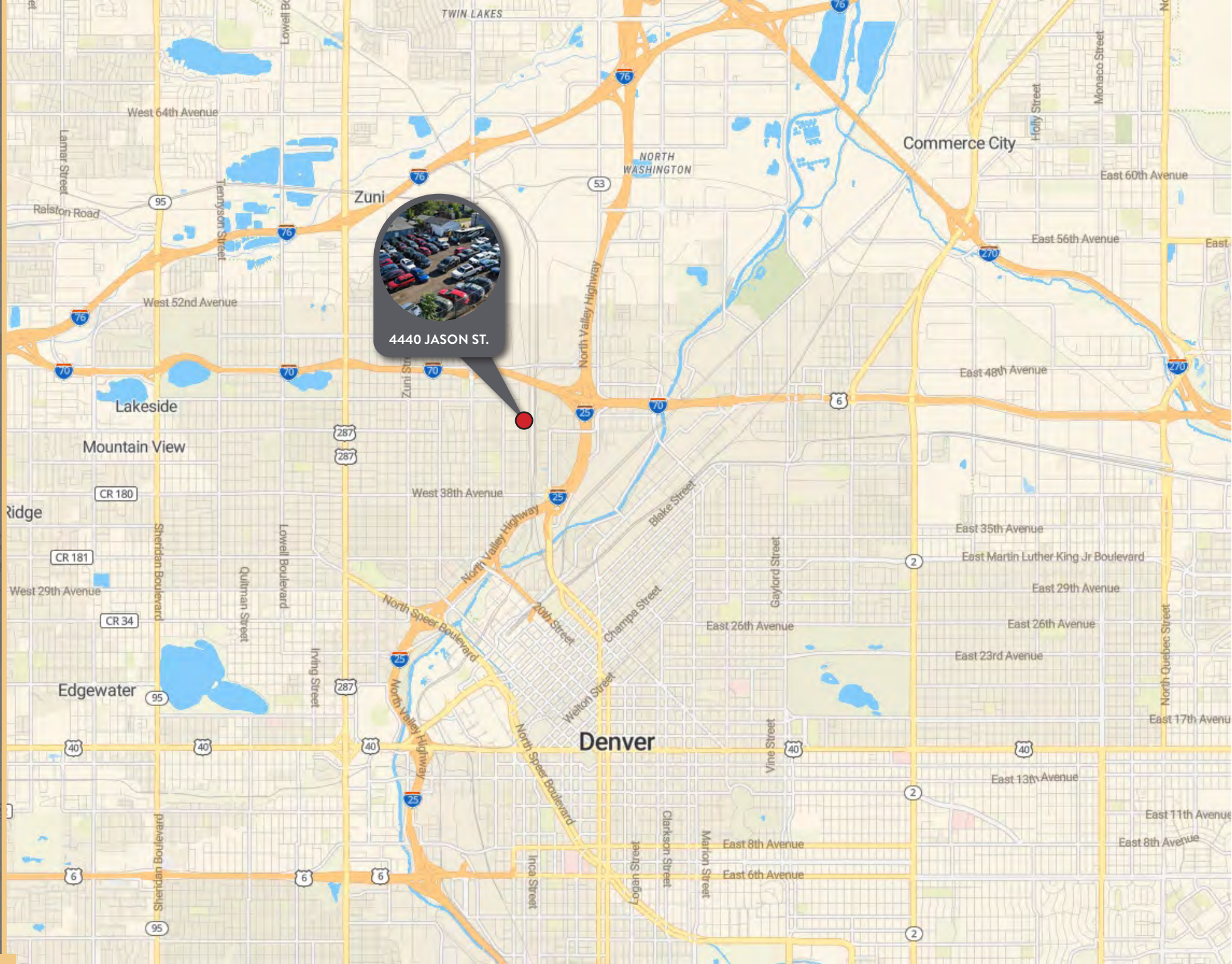
**4440 Jason St.** is a 0.41-acre parcel in Denver's Sunnyside neighborhood, zoned I-A/UO-2 and improved with a house/office and auto-repair garage totaling 3,200 SF. The property is currently leased to an auto-repair tenant and sits within the Near Northwest Area Plan, unanimously adopted by Denver City Council in January 2024, which lays out a 20-year vision for zoning, housing, mobility, and neighborhood investment aimed at establishing the area as a thriving destination while preserving its historic character. The property is also located just three blocks from the pedestrian bridge at 41st, connecting Sunnyside to the highly anticipated Fox Park development. This combination makes 4440 Jason St an ideal covered land play: the in-place lease delivers immediate cash flow while the site is positioned for its longer-term redevelopment potential. Blueprint Denver designates the property's future zoning as residential, reinforcing its long-term redevelopment potential.

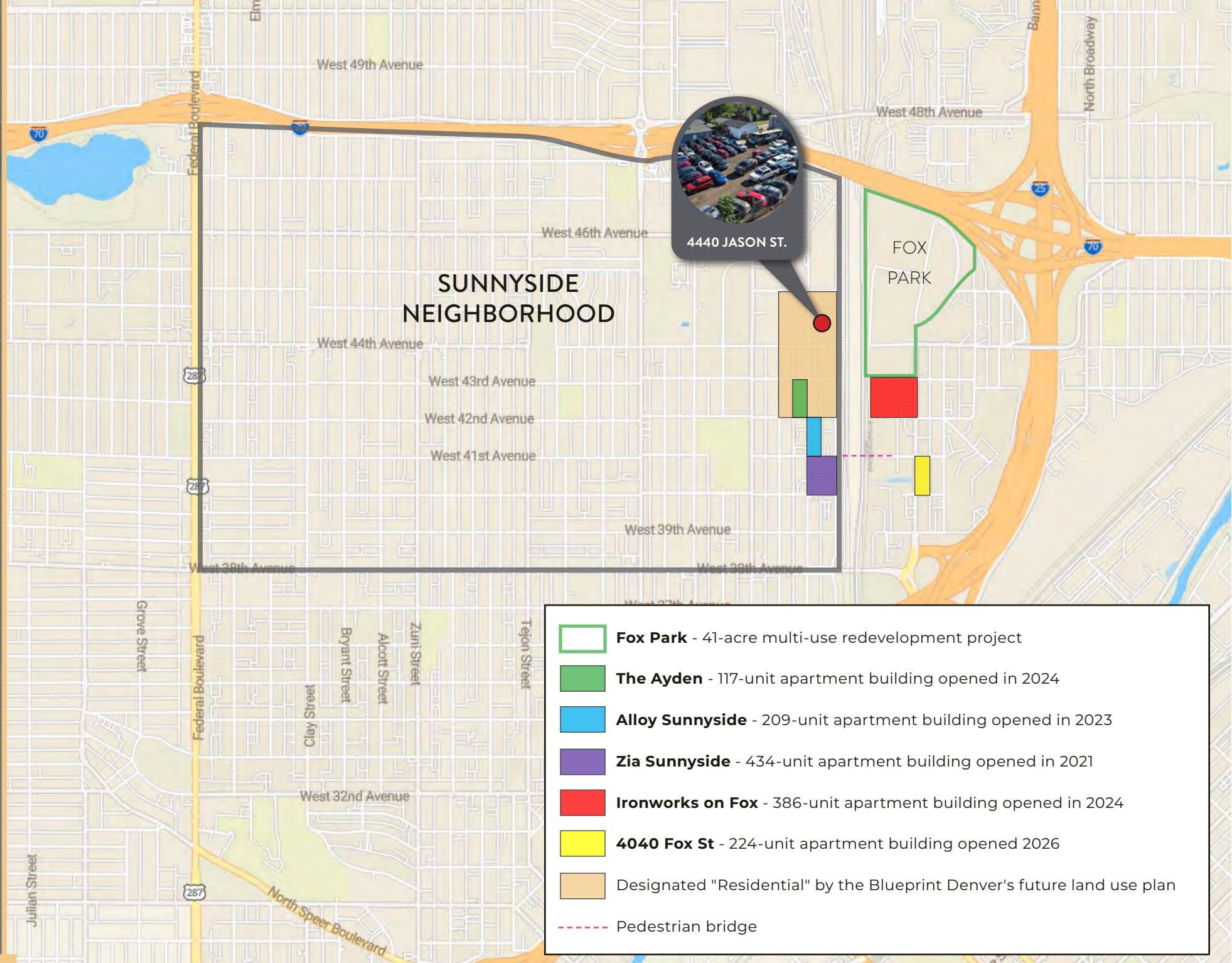
The opportunity is further enhanced by aggressive seller financing — an interest-only loan offered at the IRS Applicable Federal Rate (AFR) — dramatically lowering the cost of carry for a buyer looking to hold through the redevelopment horizon. Together, the in-place income, favorable zoning, and Sunnyside's momentum make this a rare chance to acquire a cash-flowing parcel in one of Denver's most up-and-coming neighborhoods on highly attractive terms.

# LOCATION OVERVIEW



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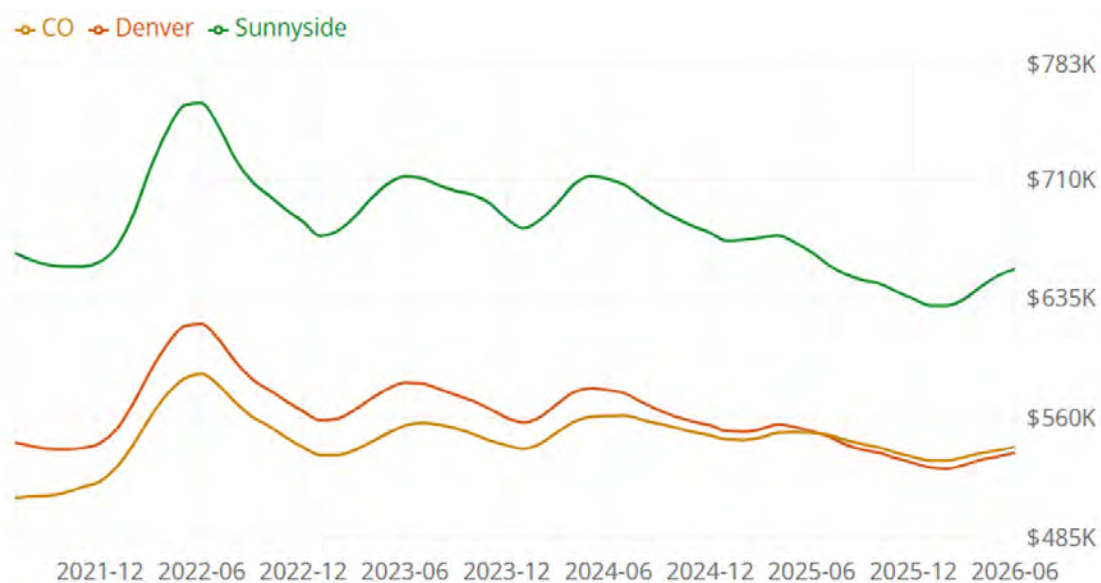




## AREA DEMOGRAPHICS

| POPULATION              | 2 MILE    | 5 MILE    | 10 MILE   |
|-------------------------|-----------|-----------|-----------|
| 2020                    | 76,709    | 429,999   | 1,423,115 |
| 2025                    | 84,369    | 449,342   | 1,445,591 |
| Annual Growth Rate      | 1.9%      | 0.9%      | 0.3%      |
| HOUSEHOLDS              | 2 MILE    | 5 MILE    | 10 MILE   |
| 2020                    | 38,755    | 201,257   | 595,396   |
| 2025                    | 42,136    | 210,398   | 606,226   |
| Annual Growth Rate      | 1.7%      | 0.9%      | 0.4%      |
| INCOME                  | 2 MILE    | 5 MILE    | 10 MILE   |
| Avg Household Income    | \$139,701 | \$125,261 | \$119,792 |
| Median Household Income | \$111,574 | \$96,130  | \$91,395  |

## FIVE-YEAR MEDIAN HOME SALES PRICE (ALL HOMES)



## SUNNYSIDE

Situated in Northwest Denver's highly sought-after urban core, the Sunnyside neighborhood offers exceptional logistical advantages for industrial, flex, and last-mile distribution operations. Bounded by Interstate 70 to the north, Interstate 25 to the east, 38th Avenue to the south, and Federal Boulevard to the west, the asset provides immediate access to Denver's primary freight and commuter arteries. This central position allows industrial occupiers to reach Downtown Denver in under ten minutes while maintaining rapid distribution access across the broader Front Range region via the I-25/I-70 interchange. Additionally, proximity to nearby transit infrastructure, including the RTD commuter rail network at 41st & Fox and Union Station, connects the site directly to the regional labor pool.

Sunnyside has experienced significant private capital investment and commercial revitalization, evolving into one of Denver's premier mixed-use and industrial infill submarkets. Positioned adjacent to lower-Highland (LoHi) and the River North Art District (RiNo), the area benefits from a surging surrounding residential population, robust demographic growth, and strong surrounding household incomes. As industrial zoning near Denver's central business district becomes increasingly scarce due to adaptive reuse and residential re-zoning, industrial property within Sunnyside represents a rare, high-barrier-to-entry asset class. Institutional investors and owner-users alike gain long-term value appreciation, strong tenant demand, and future redevelopment flexibility in one of Denver's most dynamic commercial pockets.



# INVESTMENT ANALYSIS



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## YEAR ONE CASH FLOWS

| REVENUE                     |                 |
|-----------------------------|-----------------|
| Base Rent                   | \$44,400        |
| Additional Rent             | \$-             |
| Gross Income                | \$44,400        |
| EXPENSES                    |                 |
| Operating Expenses          | (\$13,746)      |
| <b>NET OPERATING INCOME</b> | <b>\$30,654</b> |

**Notes:**

- *Tenant pays Base Rent, Utilities and Insurance*
- *Landlord pays property taxes*
- *Lease expires 2030*

# DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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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 4440 Jason St., Denver, CO 80211 (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.



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