OFFERING MEMORANDUM

FULL NNN LEASES | 3 AND 5-YEAR REMAINING



NORTHPEAK®
COMMERCIAL ADVISORS

2931 S TEJON STREET

Englewood, CO 80110

Price: $2,500,000 | **CAP Rate:** 6%

INVESTMENT ADVISOR



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PROPERTY SUMMARY

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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	**2931 S Tejon St.** Englewood, CO 80110
Price	$2,500,000
Building Size	11,000 SF
Lot Size	0.45 AC
Year Built	1996
Roof	Steel Seam
Building Type	Masonry/Steel Seam
HVAC	RTU
Zoning	I-1
Garage	2 Drive In, 2 Dock High
Off-Street Parking	12 Spaces

PROPERTY HIGHLIGHTS

- 100% Occupied: Approximately $150,000 in annual NOI
- Long-Term Tenancy: Tenant in place since 2009 and a new lease through August 2031
- Functional Specs: 22’ clear, two drive-ins, two docks, and 3-phase power
- Excellent Access: Minutes to Santa Fe Dr, I-25, US-285/Hampden, and C-470
- I-1 Zoning: Flexible industrial zoning on 0.45 acres

2931 S Tejon St. offers investors a fully occupied, multi-tenant warehouse generating approximately $150,000 in annual NOI in Englewood’s Lower South Central submarket. The 11,000 SF building sits on 0.45 acres zoned I-1 and features 22’ clear height, two drive-in doors, two exterior docks, and 400a/220v 3-phase power. The rent roll combines stability with near-term security, with one of two tenants in place since 2009, and a new lease running through August 2031. With quick access to Santa Fe Dr, US-285, and I-25 and downtown Denver about 15 minutes away, the property gives a buyer stabilized cash flow in one of the metro’s most supply-constrained infill industrial pockets, where new small-bay product is nearly impossible to build.

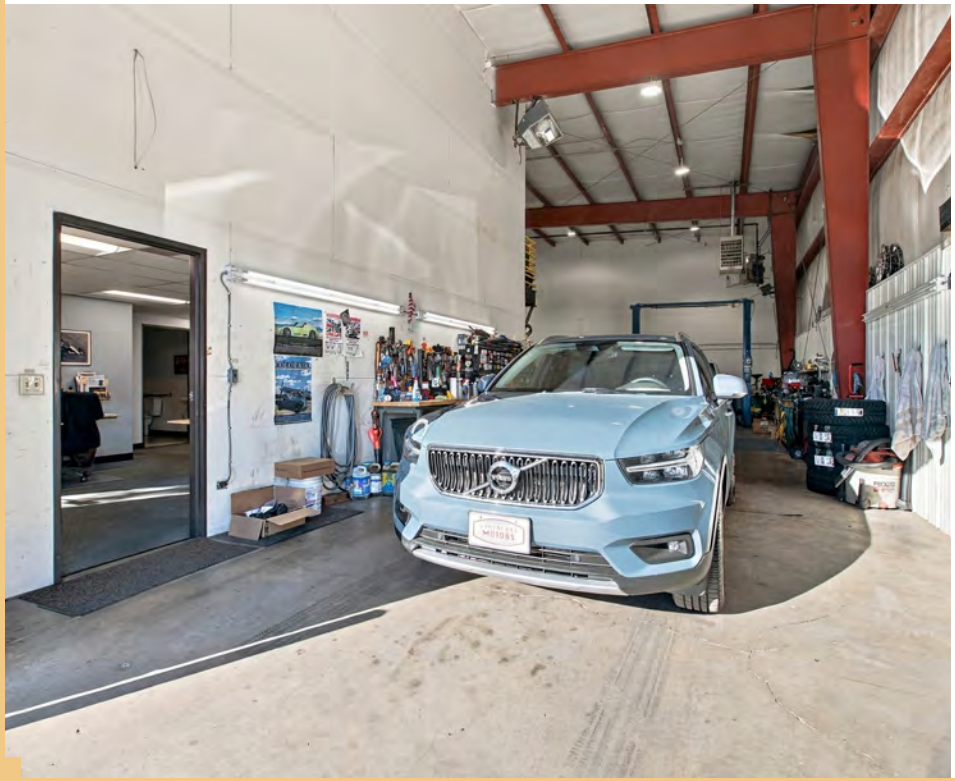


PROPERTY PHOTOS







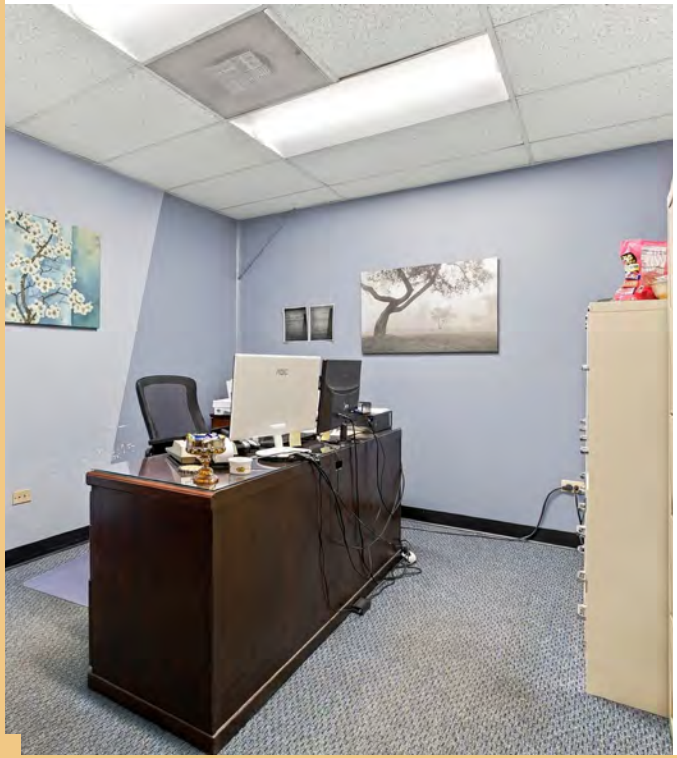




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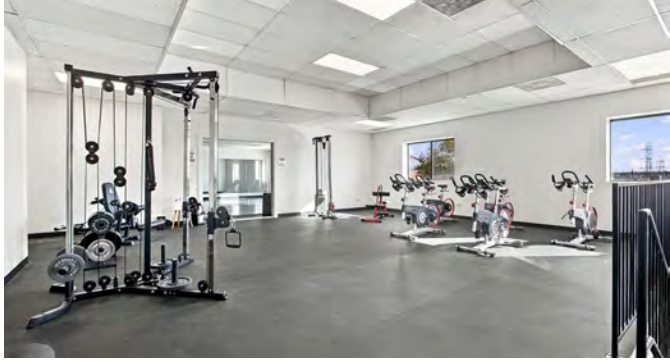


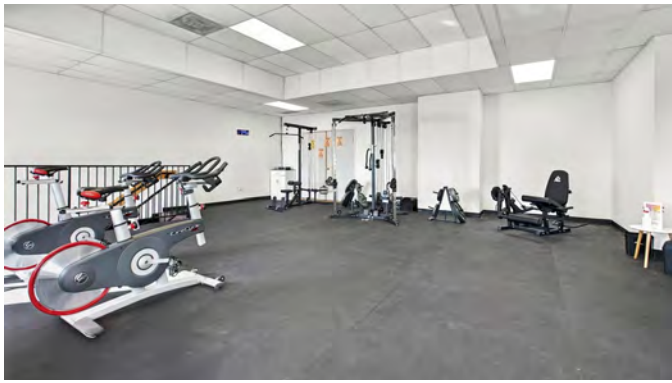




PROPERTY PHOTOS













LOCATION OVERVIEW

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REGIONAL MAP



2931 S TEJON ST.

RETAIL MAP



2931 S TEJON ST.

U-HAUL

REGAL

Steak 'n Shake

Walmart

KING Soopers

ANYTIME FITNESS

Health ONE Swedish Medical Center

petco

ROSS DRESS FOR LESS

EINSTEIN BROS BAGELS

WELLS FARGO

The UPS Store

DQ

TARGET

Panera BREAD

TEXAS ROADHOUSE

PETSMART

Michaels

COSTCO WHOLESALE

Chick-fil-A

Carl's Jr.

ENGLEWOOD

Situated directly south of Denver's urban core, the Englewood industrial submarket serves as a critical bridge between the Central Business District and the high-growth South Metro corridors. Industrial and flex occupiers in Englewood benefit from immediate proximity to major transport arteries, facilitating seamless distribution across the entire Denver metropolitan area and the broader Front Range. This strategic central-south position offers last-mile logistics providers rapid access to dense residential populations while avoiding the heavy traffic congestion and premium real estate costs associated with central urban industrial infill. Furthermore, local public infrastructure—including RTD Light Rail stations at Englewood and CityCenter—connects industrial users directly to a broad, skilled labor pool from both Denver and Arapahoe County.

Englewood stands as one of South Denver's most mature and supply-constrained industrial enclaves, offering high barriers to entry for new ground-up development. The submarket supports a diverse mix of light manufacturing, distribution, trade services, and flex-tech operations that draw stability from surrounding economic drivers, including the Denver Tech Center, Inverness, and Centennial Airport. With favorable municipal zoning, robust utility infrastructure, and lower operational overhead relative to downtown Denver, Englewood maintains healthy vacancy rates and consistent tenant demand. For buyers and owner-users, acquiring an industrial asset in Englewood provides exceptional long-term functional utility, steady cash flow potential, and resilient capital preservation in a core South Metro industrial pocket.



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 2931 S Tejon St., Englewood, CO 80110 (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 in 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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