OFFERING MEMORANDUM



NORTHPEAK®
COMMERCIAL ADVISORS

4960 N PECOS STREET

Denver, CO 80221

Price: $995,000

INVESTMENT ADVISOR



Drew Williams
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PROPERTY SUMMARY

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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	**4960 N Pecos St.** Denver, CO 80221
Price	$995,000
Building Size	4,142 SF
Lot Size	0.32 AC
Year Built	1967
Roof	Flat
Building Type	Steel Seam
HVAC	RTU
Zoning	E-CC-3X
Garage	2 Drive-In Doors

PROPERTY HIGHLIGHTS

- Owner-User Opportunity: Delivered vacant for immediate occupancy, with potential for SBA financing.
- Exceptional Frontage: 414’ along Pecos St with strong visibility.
- Yard Space: Paved and fenced lot ideal for vehicles, equipment, or outdoor storage.
- Excellent Access: Immediate access to I-70 and minutes to I-25 and downtown Denver.
- E-CC-3X Zoning: Flexible commercial zoning supports a wide range of uses.

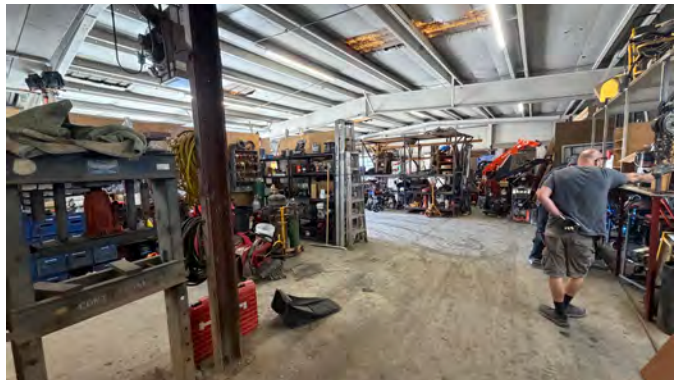
4960 Pecos St. offers an owner-user or investor the opportunity to acquire a 4,142 SF commercial building on 0.32 acres in Denver’s Northwest submarket. The property features 414’ of frontage along N Pecos St., a paved and fenced yard, and overhead door access, making it well-suited for contractors, equipment and service users, or a range of retail and commercial operators. Zoned E-CC-3X, the site supports a wide variety of commercial uses, and its vacant delivery allows a buyer to occupy immediately, renovate to suit, or reposition and lease. Located just off the I-70 and Pecos St. interchange with quick access to I-25 and downtown Denver, the property offers a rare chance to own a highly visible, well-located site in a market where small commercial properties with yard space are increasingly hard to find.



PROPERTY PHOTOS









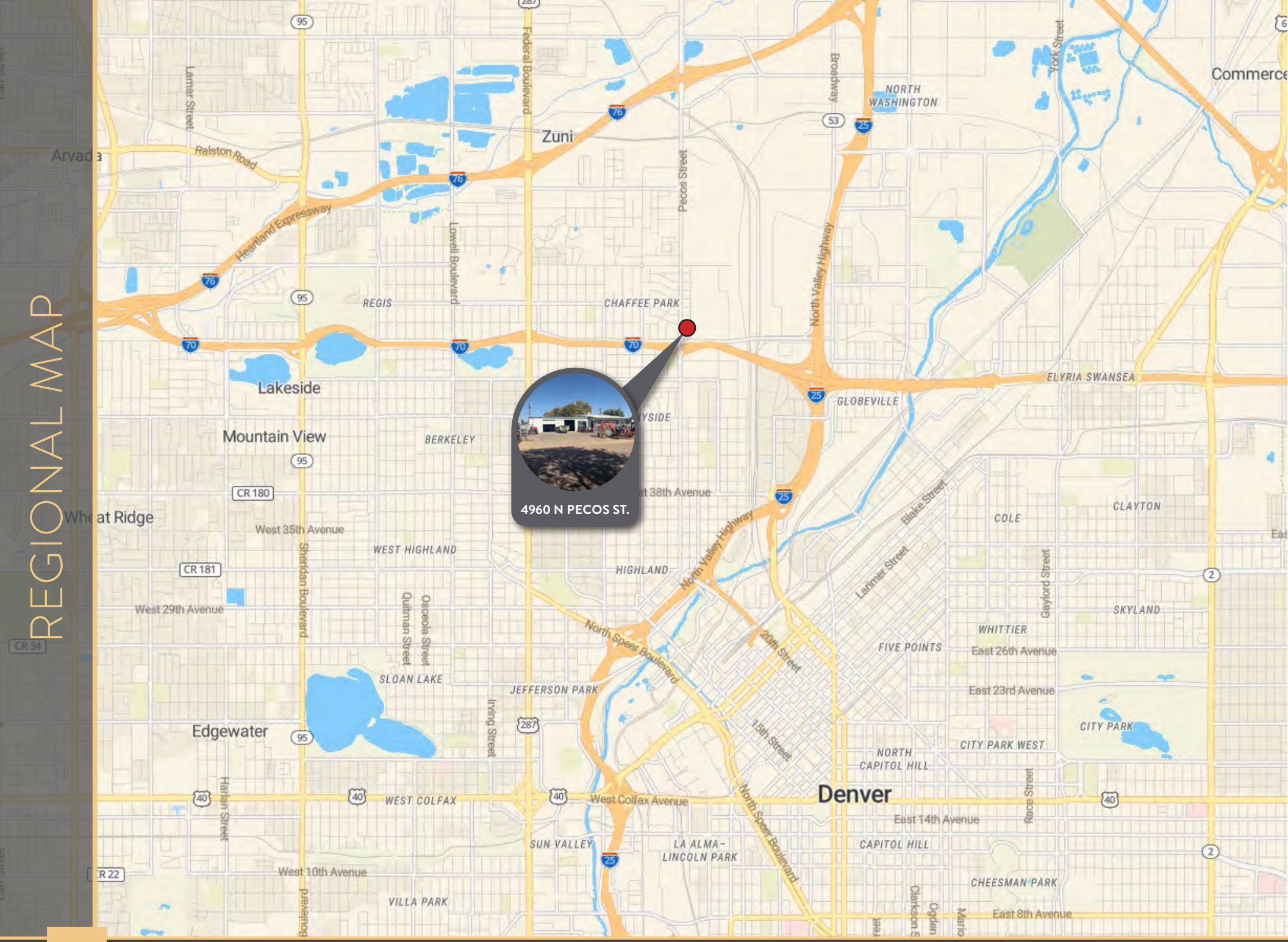




LOCATION OVERVIEW

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REGIONAL MAP



CHAFFEE PARK

Situated along Denver's northern boundary, the Chaffee Park neighborhood serves as a prime, highly connected industrial enclave positioned directly at the crossroads of the metro area's main transit corridors. Bounded by 52nd Avenue to the north, 48th Avenue to the south, Interstate 25 to the east, and Federal Boulevard to the west, the submarket provides immediate, friction-free access to both I-25 and Interstate 70. This strategic position enables last-mile distributors, trade services, and light industrial operators to efficiently deploy service fleets across the Denver core, the North Metro region, and the broader Front Range. Additionally, proximity to major arterial routes allows business occupiers to reach Downtown Denver in less than ten minutes while drawing from a deep regional labor base across Denver and Adams County.

As central Denver continues to experience rapid residential infill and adaptive reuse, functional industrial zoning within city limits has become an increasingly scarce and high-barrier asset class. Chaffee Park offers industrial buyers and owner-users a established, light-industrial footprint that directly benefits from this ongoing central urban supply constraint. Surrounded by expanding commercial corridors and established residential pockets, the neighborhood delivers strong long-term land value fundamentals, low historical vacancy, and durable tenant demand. Acquiring an industrial asset in Chaffee Park secures a flexible, central location equipped for long-term operational success, steady equity appreciation, and future value-add potential in one of North Denver's most accessible industrial nodes.





COMPARABLE SALES

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COMPARABLE SALES



5350 Broadway Denver, CO 80216 NORTHPEAK BROKERED	#1
Sale Date	3/14/25
Sale Price	$1,300,000
Building Size	3,500 SF
Land Size	13,068 SF
Price/SF (Building)	$371
Price/SF (Land)	$99



1920 E 44th Ave. Denver, CO 80216	#2
Sale Date	11/27/24
Sale Price	$800,000
Building Size	2,178 SF
Land Size	9,583 SF
Price/SF (Building)	$367
Price/SF (Land)	$83



5190 Clarkson St. Denver, CO 80216	#3
Sale Date	10/3/25
Sale Price	$1,210,000
Building Size	3,813 SF
Land Size	12,632 SF
Price/SF (Building)	$317
Price/SF (Land)	$96



2891 E 42nd Ave Denver, CO 80216	#4
Sale Date	3/31/26
Sale Price	$1,252,407
Building Size	4,500 SF
Land Size	10,260 SF
Price/SF (Building)	$278
Price/SF (Land)	$122



5201 York St. Denver, CO 80216	#5
Sale Date	8/17/26
Sale Price	$1,023,652
Building Size	4,276 SF
Land Size	21,780 SF
Price/SF (Building)	$239
Price/SF (Land)	$47

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 4960 N Pecos St., Denver, CO 80221 (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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