

INVESTMENT PROPERTY FOR SALE

4360 Vine St., Denver, CO 80216



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For Sale:	\$1,800,000	Building:	11,134± SF
Cap Rate:	8.70%	Lot:	18,000± SF
NOI:	\$156,630 (4/1/2021-3/31/2022)	Zoning:	I-A (Industrial)
Escalations:	\$ 0.50/sf/year	City/County:	Denver/Denver
Lease Term:	6 Years	YOC:	1956

FOR SALE: \$1,800,000

Experienced cannabis company with six (6) years remaining on their lease term, with three (3), five (5) year options to renew. The property offers: heavy power with a 1,000 KVA Transformer on site, fire sprinkler system, four (4) drive-in doors and a fenced yard. Tenant has plans to build a new building addition onto the eastside of the property. OM available upon request.

Fuller Real Estate
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Lease Term	Base Rental Rate	Monthly Rent Payment	Estimated Expenses (\$3.00/SF)	Total Monthly Payment
4/1/2021 to 3/31/2022	\$13.62	\$13,052.50	\$2,875.00	\$15,927.50
4/1/2022 to 3/31/2023	\$14.12	\$13,531.67	TBD	TBD
4/1/2023 to 3/31/2024	\$14.62	\$14,010.83	TBD	TBD
4/1/2024 to 3/31/2025	\$15.12	\$14,490.00	TBD	TBD
4/1/2025 to 3/31/2026	\$15.62	\$14,969.17	TBD	TBD
4/1/2026 to 3/31/2027	\$16.12	\$15,448.33	TBD	TBD



New Transformer (2015)



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	12,270	150,724	425,488
Households	3,782	72,645	193,297
Medium Income	\$55,033	\$71,452	\$72,111
Businesses	596	14,458	29,465
Employees	7,366	201,232	361,349
Medium Age	30.40	34.20	34.90
Traffic	7,058 vpd @ York St. & 44th Ave.		