

FOR SALE
\$1,700,000

Industrial / Flex



121 Mariposa St, Denver, CO 80223

For more information:

JAKE MALMAN

720 471 1763

jake@malmancre.com

FOR SALE

121 Mariposa St, Denver, CO 80223



Property Highlights

- » Turnkey cannabis cultivation facility with established infrastructure in place
- » Furniture, fixtures, equipment, and licenses negotiable with sale
- » Licensed for Medical Cultivation (Class 1), Recreational Cultivation (Tier 1), Medical MIP, and Recreational MIP operations
- » Rare opportunity for an owner/user or investor seeking operational capability
- » Strategic location with convenient access to major interstates, transportation corridors, and nearby amenities



Property Details

Building Size	9,923 SF
Land Size	11,979 SF
Zoning	I-A
Door	1 drive in door (with others bricked up but can be opened)
Ceiling	11.7 - 12' Clear
Taxes	\$41,884.98 (2025)
Parking	12 spaces
Year Built	1956
Power	Heavy
HVAC	Heavy

Sale Price: \$1,700,000

FOR SALE

121 Mariposa St, Denver, CO 80223



REXEL

ESSMETRON

Xcel Energy

Tender Touch ANIMAL HOSPITAL

The Showroom at Rampart Supply

Rampart SUPPLY

DIRECT EDGE

W 3RD AVE

MARIPOSA ST

LIPAN ST

RIO GRANDE BLVD

MacDonald HARDWOODS

RW Supply + Design

Rocky Mountain Clay

Denver Public Works

INTERSTATE 25

W 1ST AVE

Habitat for Humanity ReStore

WORLD STONE IMPORTS

KALAMATH ST

SOUTH PLATTE RIVER

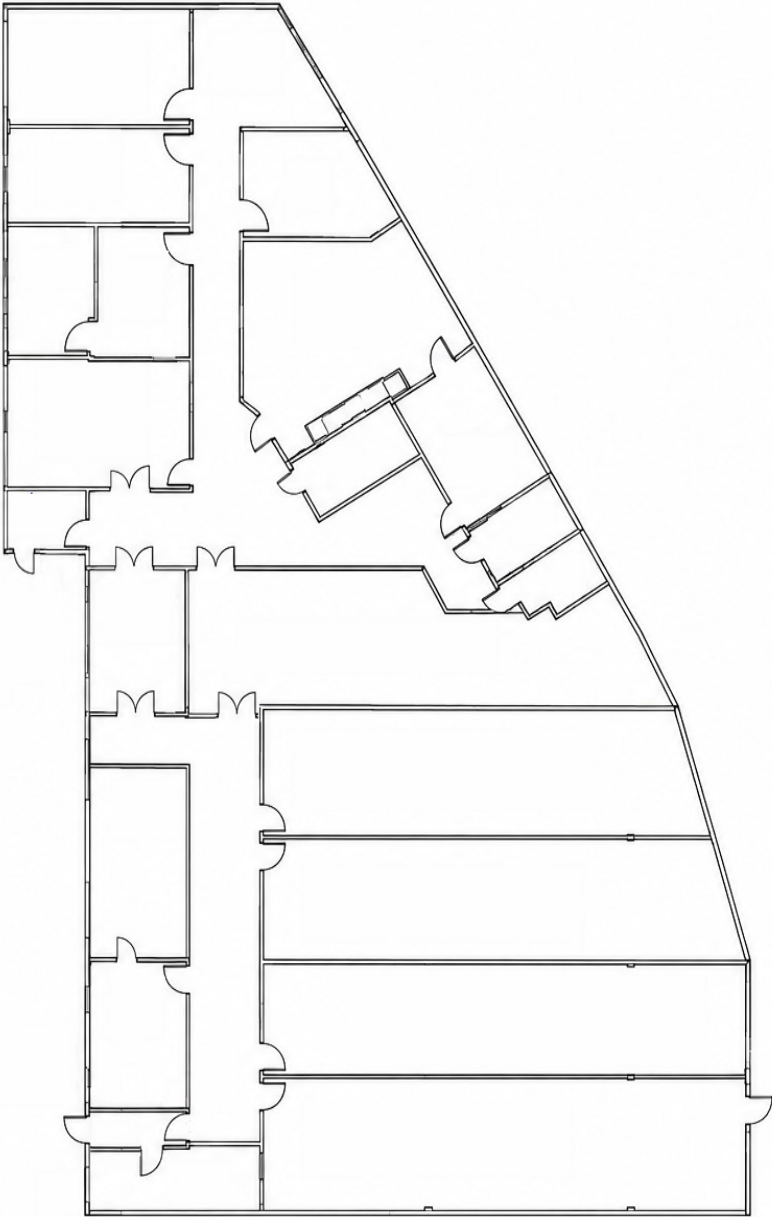
LOVEJOY & COMPANY FINE PAINTS AND WOOD FINISHES

FOR SALE

121 Mariposa St, Denver, CO 80223



Floor Plan

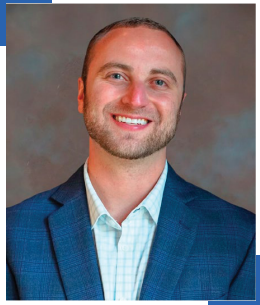


FOR SALE

121 Mariposa St, Denver, CO 80223



Meet the Broker



Jake Malman represents sellers, landlords, tenants and buyers with their leasing and disposition needs across all product types including office, industrial, retail, and land.

Jake Malman is the Managing Partner and founder of Malman Real Estate, a firm built on deep market knowledge, trusted relationships, and a client-first approach. Prior to launching Malman Real Estate, Jake spent six years as a broker associate at NAI Shames Makovsky, where he was involved in more than 5 million square feet of transactions, including numerous high-profile deals across multiple asset types.

As Managing Partner, Jake leverages his extensive transactional experience and strong industry relationships to deliver thoughtful, strategic guidance to buyers, sellers, landlords, and tenants. As the owner of a large real estate portfolio himself, he understands the complexities and nuances of acquiring, operating, and managing assets allowing him to deliver sharper insights and more strategic guidance to his clients. Malman Real Estate focuses on investment sales and comprehensive buyer and seller representation, while also providing leasing services across all transaction sizes. Jake is known for his hands-on approach, attention to detail, and commitment to creating a seamless, high-quality experience for every client.

A Colorado native, Jake holds a bachelor's degree in Business Management from the University of Colorado and brings a local perspective and long-term mindset to every assignment.



FOR SALE

121 Mariposa St, Denver, CO 80223



Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial

or environmental conditional of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any individual or entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations there under have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for

financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

INDUSTRIAL / FLEX FOR SALE

121 MARIPOSA ST

DENVER, CO 80223



MALMAN
REAL ESTATE

For more information:

JAKE MALMAN

720 471 1763

jake@malmancre.com