



BRIGHTON BLVD. & YORK ST.



Site Information

- > Price: Contact Broker
- > Lot: 4.95 Acres (215,781 SF)
- > Buildings: 28,508 SF (5 Buildings)
- > Occupancy: 100%
- > Zoning: I-B/Height Overlay for Three (3) Story Development
- > Taxes: \$79,669 (2020 Payable 2021)
- > Actual NOI: \$260,226.72

Features



Existing short-term leases allow for ability to re-tenant at market rates, or begin redevelopment



2 blocks to new "N" line light rail station



Emerging development corridor adjacent to National Western Stock Show redevelopment



Located within the opportunity zone

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Accelerating success.

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Denver, Colorado

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5150 Brighton Boulevard

SF: 8,900 **Lot:** 1.48 Acres (64,571 SF) **Occupancy:** 100% Owner Occupied (Vacate or lease back)

Seller would lease building back or vacate upon a sale. There is a brand new commercial kitchen built out within that could be leased to a separate tenant, or utilized by a whole building tenant. Projected market lease rate for the building is \$14.00/SF/YR NNN.



5151 York Street

SF: 12,387 SF **Lot:** 1.98 Acres (86,190 SF) **Occupancy:** 100% Leased through April 30, 2023

Currently leased to Rojas Detailing at below market rates (\$11.49/SF NNN). Market rates for this site are closer to \$13.50/SF/YR NNN.



5201 York Street

SF: 4,276 **Lot:** 0.5 Acres (21,649 SF) **Occupancy:** 40% Owner Occupied; 60% leased through June 2021

Owner occupies 1,776 square feet for personal storage, balance is leased to Rocky Mountain Drilling for \$12.00/SF/YR NNN. Market rates for re-leasing are +/- \$15.00/SF/YR NNN.



5190 Brighton Boulevard

SF: 2,945 **Lot:** 0.62 Acres (27,029 SF) **Occupancy:** 100% Leased through September 2025

Tire shop lease in place with ample parking and exposure on Brighton Boulevard. Leased below market at \$8.15/SF, expected market rate is +/- \$15.00/SF/YR NNN.



5175 York Street

SF: Structure **Lot:** 0.38 Acres **Occupancy:** 100% Owner Occupied

Diesel gas station operated by owner. Seller would lease back or vacate. Current operations gross over \$80,000 per year net.

NOTE: Additional existing income in place via short-term outdoor storage