

2970 S. Tejon St., Englewood, CO 80110

Mixed-Use Flex Warehouse + Premium Caretaker's Apartment | I-2 Zoning | Built 2004

\$1,625,000



Front Facade — 2970 S. Tejon St., Englewood, CO | 7,377 SF on 9,709 SF Lot

UNIT BREAKDOWN

North Lower	Flex Warehouse	2,477 SF
<ul style="list-style-type: none"> 12 ft clear ceiling 10 ft drive-in door Floor drains LED lighting throughout Laundry rm (W/D incl.) ADA restroom Bathroom w/ shower Vinyl plank flooring 		
North Upper	Open Office	~1,000 SF
<ul style="list-style-type: none"> Remodeled kitchenette: Hickory cabinets, S/S fridge Full LED lighting E & W facing windows Views of Downtown Denver to the northeast 		
South Lower	Flex Warehouse	~2,400 SF
<ul style="list-style-type: none"> 12 ft clear ceiling 10 ft drive-in door ADA restroom In-floor drains Swamp cooler 240V air compressor included Private office 		
South Upper	Caretaker's Apt.	~1,500 SF
<ul style="list-style-type: none"> 2 Bed / 1 Bath 2 covered balconies 2 gas fireplaces Granite countertops \$10K remodeled shower Hardwood floors 		

INCOME & FINANCIAL SUMMARY

Unit	Size	Monthly	Annual
North Side (Warehouse + Office)	~2,600 SF	\$5,250	\$63,000
South Lower (Flex Warehouse)	~2,400 SF	\$3,700	\$44,400
South Upper (Caretaker's Apt.)	~1,500 SF	\$2,250	\$27,000
COMBINED TOTALS	7,377 SF	\$11,200	\$134,400

OPERATING SUMMARY

Gross Potential Income (GPI)	\$134,400/yr
Less: Vacancy & Credit (5%)	(\$6,720)
Effective Gross Income (EGI)	\$127,680/yr
Property Taxes (2025 Actual)	\$25,140
Property Insurance (Est.)	\$5,000
Maintenance & Reserves (Est.)	\$3,500
Property Management (8% EGI)	\$10,214
Total Operating Expenses	\$43,854

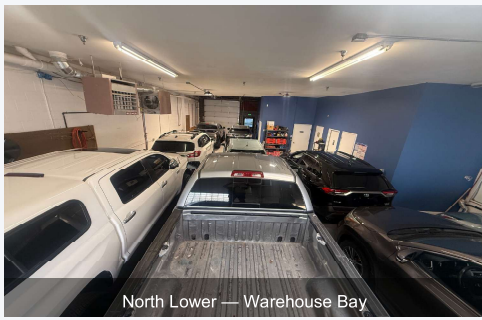
Net Operating Income (NOI) \$83,826 / yr

\$1,625,000
ASKING PRICE

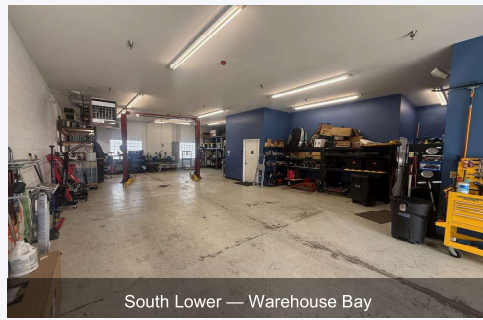
5.16%
CAP RATE

12.09x
GROSS RENT MULT.

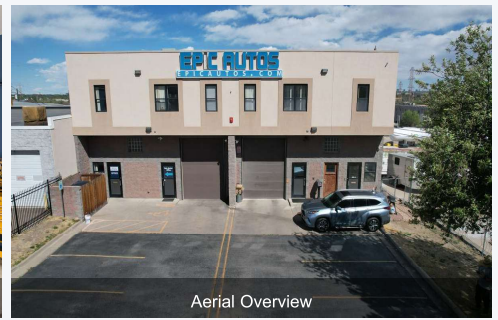
\$1,625,000	5.16%	\$83,826/yr	7,377 SF	9,709 SF	I-2 Industrial	2004
ASKING PRICE	CAP RATE	NOI	GBA	LOT SIZE	ZONING	YEAR BUILT



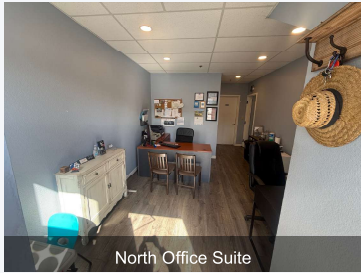
North Lower — Warehouse Bay



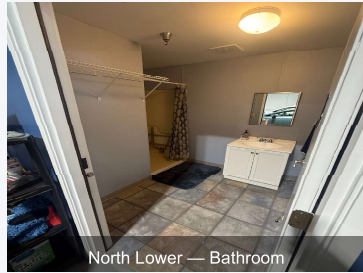
South Lower — Warehouse Bay



Aerial Overview



North Office Suite



North Lower — Bathroom



Caretaker's Apt — Living Rm



Exterior / Parking Lot

RECENT CAPITAL IMPROVEMENTS

- New steel privacy fence — N & W sides
- Newly resurfaced blacktop parking lot
- Full sprinkler system throughout
- LED lighting upgrades property-wide
- N-side kitchen remodel (Hickory/S.S.)
- \$10,000 shower remodel in apt.
- New W/D, range, sink & blinds in apt.
- Fresh paint throughout entire property
- Newer water heaters — both sides
- Fresh landscape gravel (E & S portions)

PROPERTY SPECIFICATIONS

Zoning:	I-2 General Industrial
Year Built:	2004
Gross Bldg Area:	7,377 SF
Lot Size:	9,709 SF (0.22 ac)
Ceilings:	12 ft clear — both warehouses
Garage Doors:	2 × 10 ft drive-in w/ openers
Parking:	11 spaces (1 ADA)
Heating:	Dual gas heaters per warehouse
Cooling:	Swamp coolers — both sides
Fire Protection:	Sprinkler system throughout
Taxes (2025):	\$25,140.07 actual
Parcel:	1971-33-2-14-004 · Arapahoe Co.

INVESTMENT HIGHLIGHTS

- ✓ Minutes from Downtown Denver & I-25
- ✓ Rare mixed-use: 2 warehouses + apt.
- ✓ Ideal for owner-operator or investor
- ✓ Live/work opportunity — I-2 zoning
- ✓ Fully fenced private yard for equipment
- ✓ Turnkey — minimal near-term CapEx
- ✓ Dual warehouses: lease-up flexibility
- ✓ EV charging station installed
- ✓ Gross leases — tenants pay utilities
- ✓ Located in Englewood's Santa Fe corridor

LOCATION

Santa Fe Arts District, Englewood CO
 2 mi to I-25 | 5 mi to Downtown Denver
 Adjacent to RTD light rail corridor
 High-demand flex/industrial submarket

Travis Stahle

Licensed Colorado Real Estate Broker | Epic Investments
 epic_investments@yahoo.com

303.842.0758