

FOR SALE

NON CANNABIS USER

5445 W EVANS AVE

DENVER, CO 80227

Industrial & Greenhouse Complex

21,700 SF • 1.3 Acres • 100% Leased

\$2,500,000 (7.01% CAP)

Evans Ave

EXCLUSIVELY LISTED BY

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UNIQUE PROPERTIES

400 S Broadway Denver, CO 80209



TABLE OF CONTENTS

- 04** INVESTMENT OVERVIEW
- 05** EXECUTIVE SUMMARY
- 06** TENANT & LEASE OVERVIEW
- 07** FINANCIAL ANALYSIS
- 08** PROPERTY PHOTOS
- 11** PARCEL MAP
- 12** LOCATION OVERVIEW
- 14** DEMOGRAPHICS

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ADDRESS



5445 W Evans Ave
Denver, CO 80227

SALE PRICE



\$2,500,000

BUILDING SIZE



21,700 SF

LOT SIZE



1.3 Acres

CAP RATE



7.01%

PRICE / SF



\$114

NOI



\$174,000

OCCUPANCY



100%

TAXES



\$32,585

YEAR BUILT



1985

ZONING



S-CC-3X

21,700

SQUARE FEET

1.30

ACRES

100%

LEASED

3

TENANTS

NEW

ROOF

5445 W Evans Ave in Denver is a 21,700-square-foot multi-tenant property situated on a large 1.3-acre lot with direct frontage along W Evans Ave just west of Sheridan. The asset is currently leased to three complementary operators — a greenhouse/landscaping business, a concrete logistics company, and an interior landscaping company — creating a cohesive environment where each tenant's use supports the others.

The property has seen meaningful recent upgrades, including a full roof replacement across the entire building and greenhouse. With its sizable lot, stable tenant mix, strong frontage, and long-term land value potential, this property serves as a compelling investment opportunity in a central Denver corridor.

INVESTMENT HIGHLIGHTS

- ✓ Fully leased to a stable and complementary mix of three tenants.
- ✓ Significant recent capital improvements, including a full roof replacement.
- ✓ Situated on a large 1.3-acre lot, offering long-term land value.
- ✓ Strong frontage and visibility on W Evans Ave, a key central Denver corridor.



PROPERTY SYNERGY

The property is 100% leased to three tenants with complementary business operations, providing a synergistic and stable income stream. The tenant mix includes a concrete logistics company, a greenhouse operator, and an interior landscaping business. This diversity mitigates risk while capitalizing on different sectors of the local economy.



TENANT PROFILES

REBEL FARMS

Rebel Farms is a pioneering force in the sustainable agriculture sector, specializing in high-density hydroponic greenhouse operations. By utilizing advanced controlled-environment agriculture (CEA) technology, they produce premium, pesticide-free leafy greens year-round. Their business model addresses the growing consumer demand for locally sourced, sustainable produce.

BLOOM & FLOURISH

Bloom & Flourish is a premier interior landscaping firm serving the corporate and commercial sectors. They provide comprehensive biophilic design services, including the installation and maintenance of living walls, office plant systems, and atrium gardens. Their operations at this facility support their logistics and plant acclimatization needs.

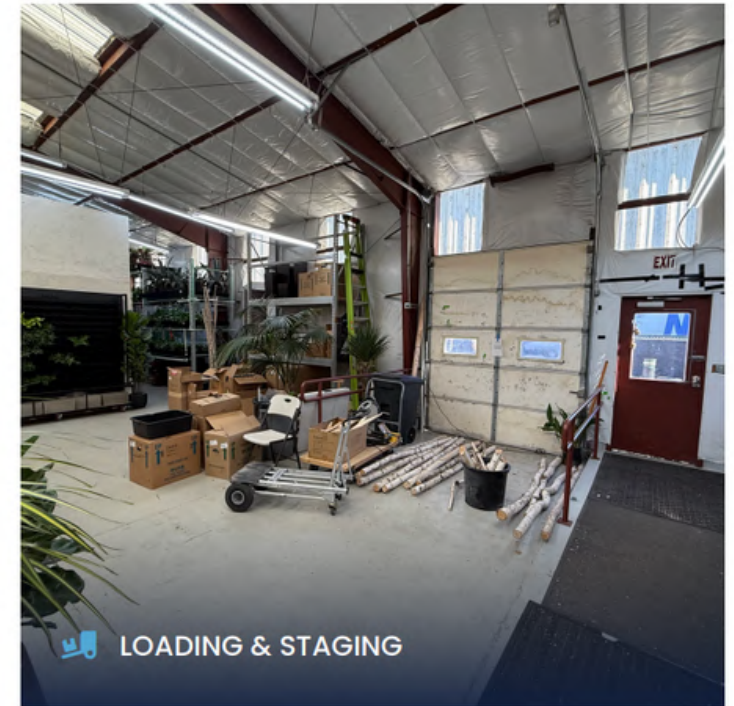
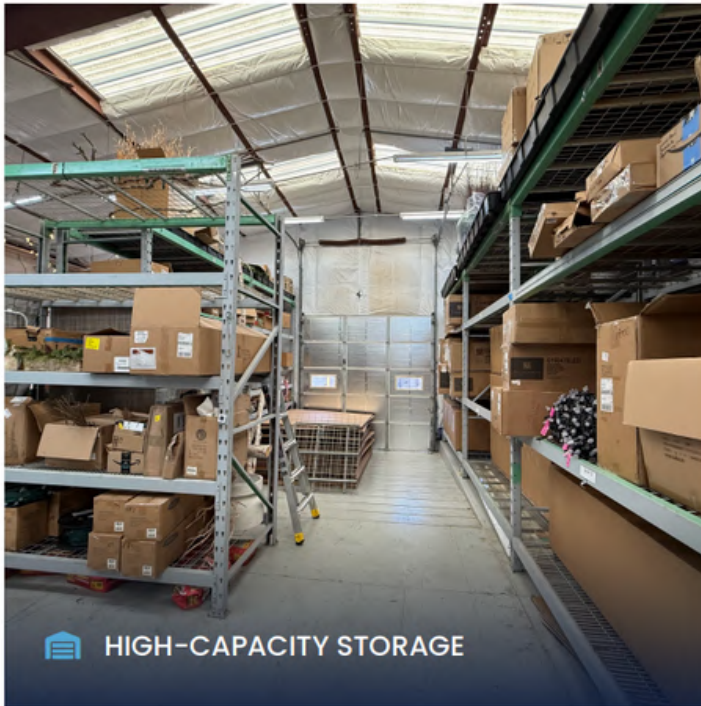
TITAN LOGISTICS

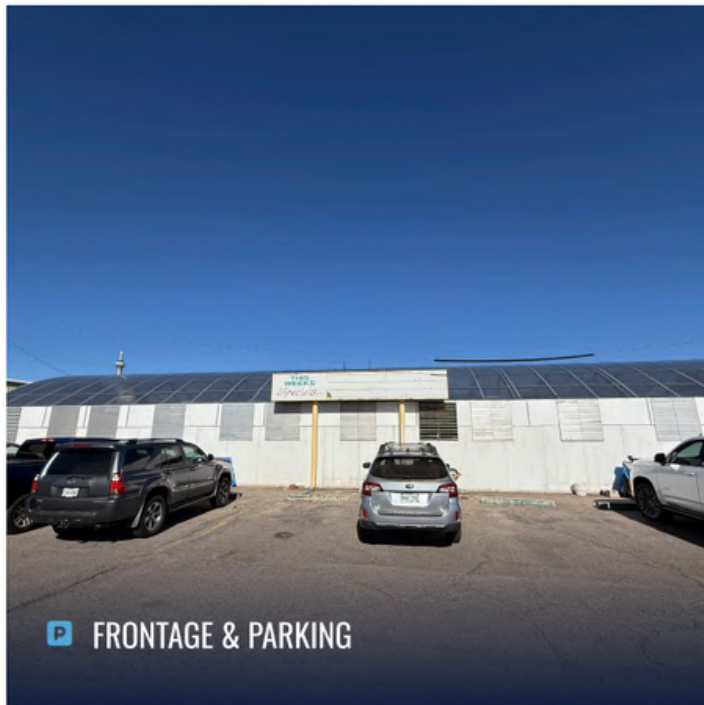
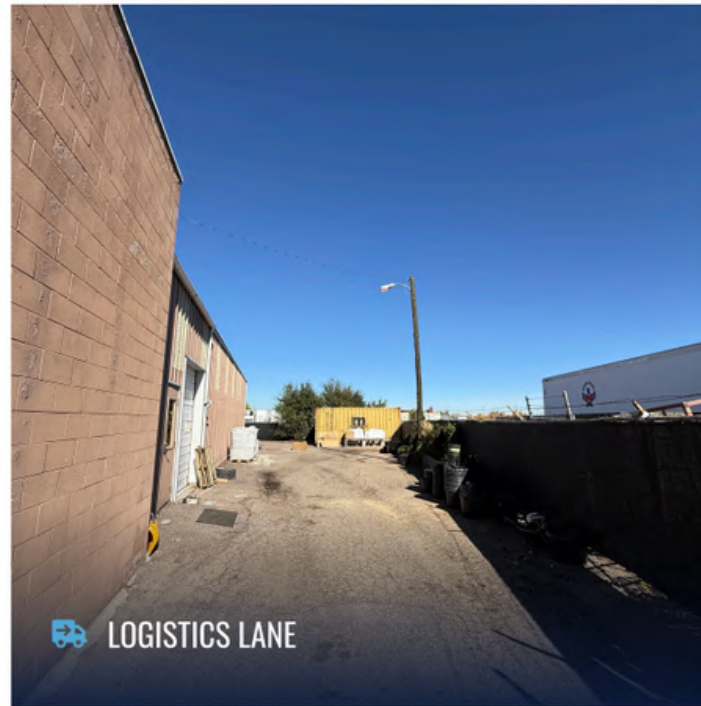
Titan Logistics is a specialized transport and supply chain partner for the heavy construction materials industry. Focusing on concrete and aggregate logistics, they serve as a critical link in the regional infrastructure development chain. Their fleet requires the specific industrial zoning and yard space provided by this property.

TENANT	USE TYPE	SF	YARD SF	START	END	ANNUAL RENT	RENT/SF	DEPOSIT
Titan Logistics	Office	1,400	~ 7,000	9/1/25	8/31/30	\$48,000	\$34.29	\$4,000
Rebel Farms	Greenhouse	14,200	-	10/14/23	9/30/28	\$63,654	\$4.48	\$5,000
Bloom & Flourish	Warehouse	6,100	~5,200	9/1/23	8/31/28	\$63,654	\$10.44	\$5,000
TOTALS		21,700				\$175,308		\$14,000

INVESTMENT SUMMARY

PRICE \$2,500,000	NET OPERATING INCOME \$175,308	CAP RATE 7.01%
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OPTIMIZED PRODUCTION

State-of-the-art cultivation infrastructure featuring expansive growing tables and optimized light diffusion systems designed for high-yield microgreen production.

SCALABLE OPERATIONS

Industrial-grade concrete flooring and efficient spatial planning allow for scalable operations and seamless workflow management within the climate-controlled environment.



📍 PARCEL 1

APN: 0425100056000

County: Denver

Size: 1.3 Acres

🏢 PROPERTY SPECS

Building Size: 21,700 SF

Total Parcels: 1

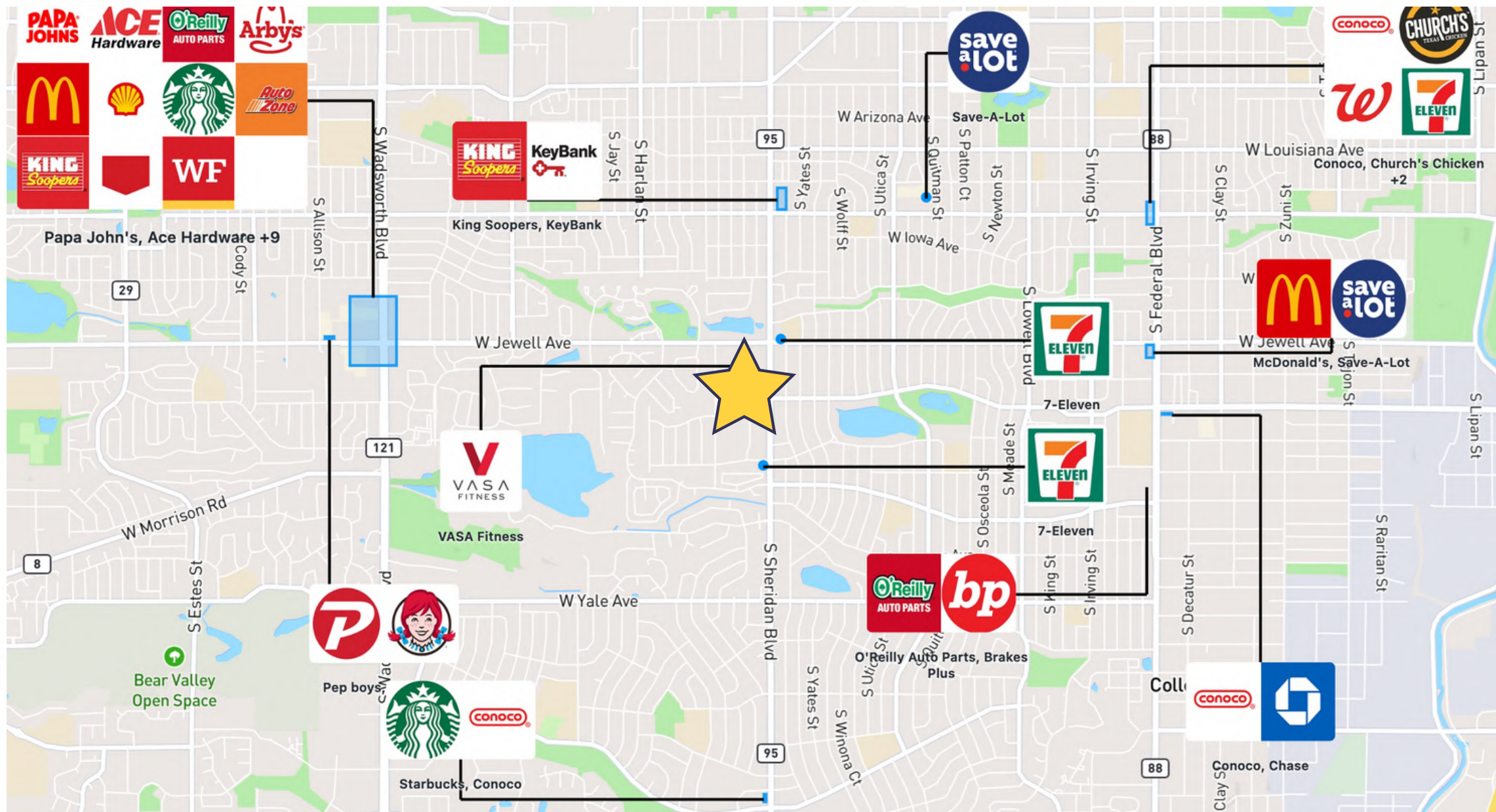
DENVER

MARKET HIGHLIGHTS

Denver boasts a diversified and resilient economy, making it an attractive location for investment. Key industry sectors include aerospace, technology, healthcare, financial services, bioscience, and energy. The city has earned the nickname “Silicon Mountains” due to its thriving tech scene, which includes a dynamic startup culture.

The region's economy is bolstered by a strong and growing workforce, and it has consistently seen population growth that outpaces the national average. Denver's proximity to world-class outdoor recreation makes it highly appealing to a talented labor pool. This combination of a diverse industrial base, a skilled workforce, and a high quality of life positions Denver for continued economic strength.





PRIME LOCATION & CONVENIENCE

Strategically positioned at 5445 W Evans Ave, this asset benefits from robust local demographics and exceptional connectivity. The surrounding corridor offers a dense concentration of daily necessities, including national grocers,



Diverse Dining

Fast casual & local favorites



Essential Retail

Grocers & daily services



Active Lifestyle

Fitness centers nearby

AREA DEMOGRAPHICS

MARKET INSIGHTS

 POPULATION (5-MILE)

386,089

Dense residential base

 AVG INCOME (1-MILE)

\$102,030

Affluent trade area

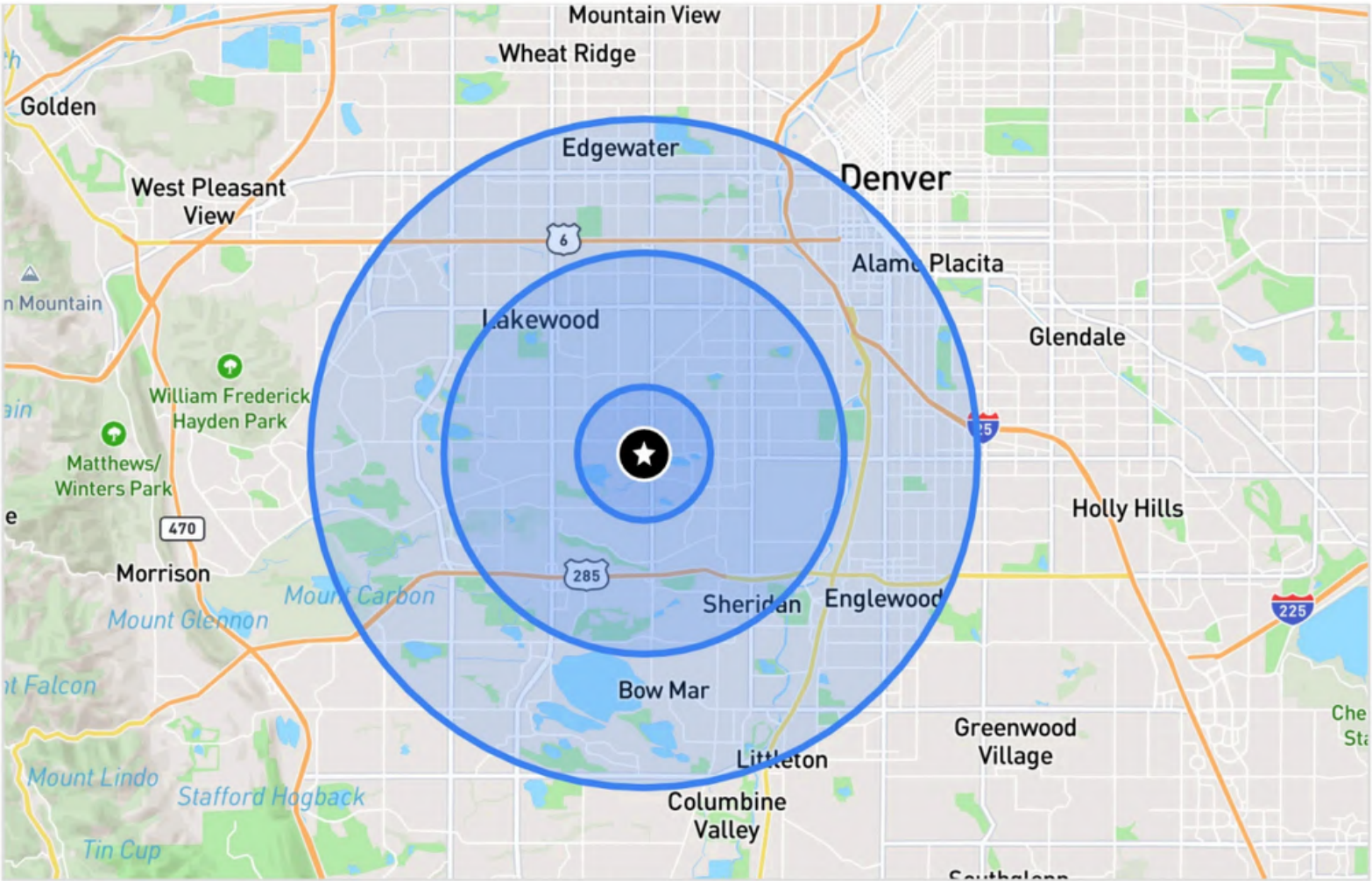
 EMPLOYEES (5-MILE)

215,115

Strong daytime population

The property is situated in a robust Denver submarket characterized by high income levels and steady population growth. The 1-mile radius boasts a median household income of over \$102,000, significantly higher than the broader metro average, indicating strong local purchasing power.

INCOME COMPARISON





— www.uniqueprop.com

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