

866 EAST 78TH AVENUE

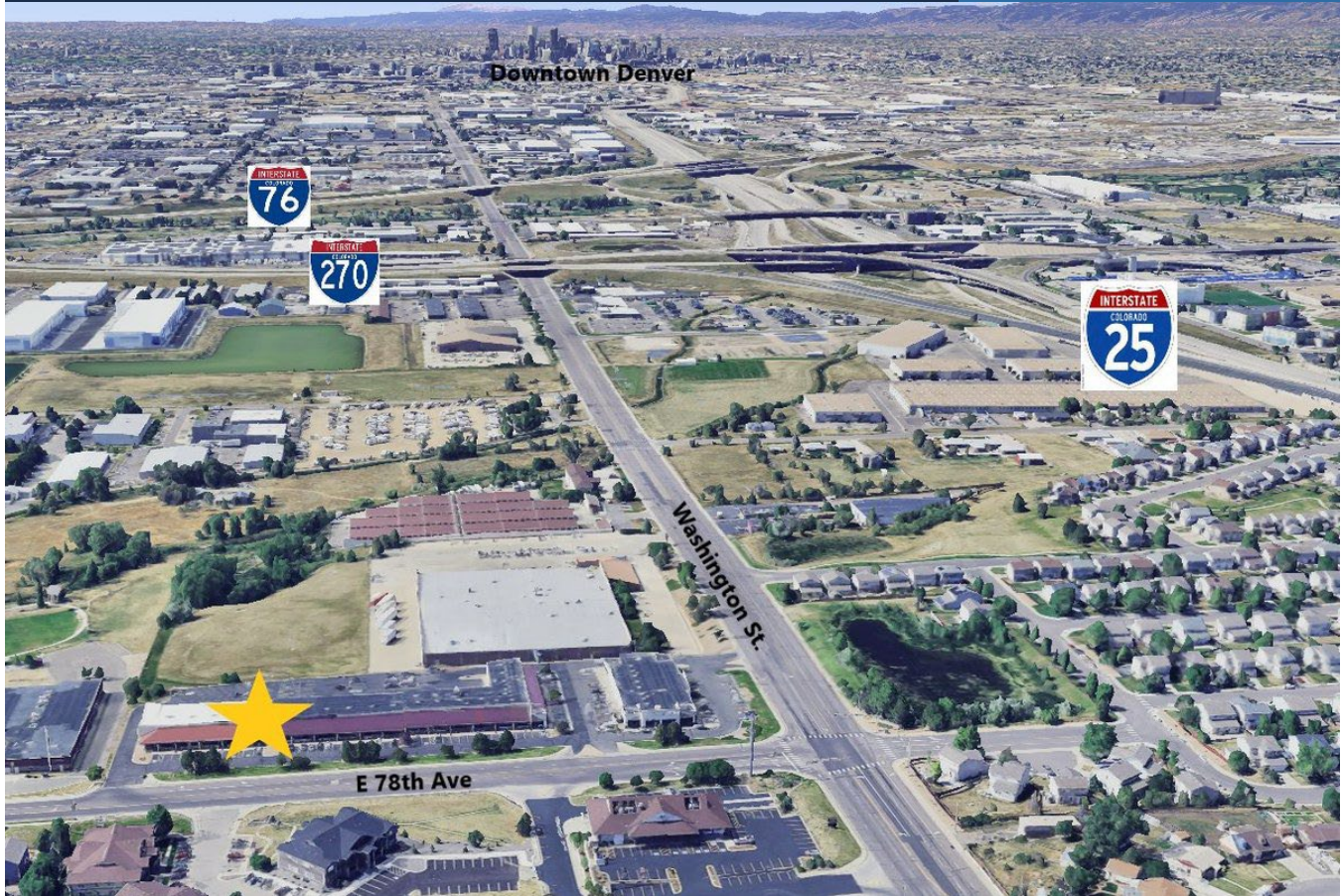
Units 866, 868 & 882 | Denver, Colorado 80229

NNN LEASED INVESTMENT | 5,625 SF | 3 UNITS

ASKING PRICE

\$1,035,000

6.0% Cap Rate



\$62,100
NOI

6.0%
CAP RATE

5,625
TOTAL SF

12/31/28
LEASE EXP.

I-1
ZONING

Investment Summary

Unique Properties is pleased to present for sale a fully leased, 5,625 SF industrial office/warehouse condominium investment at 866 East 78th Avenue in Denver, Colorado — occupied by NeuAbility, one of the Denver area's most established and mission-driven non-profit tenants.

NeuAbility has occupied this location for over 12 years, making them one of the most deeply rooted small-bay industrial tenants in the Center. They have invested significantly in improving the space — from custom gym flooring and specialized adaptive equipment to private therapy rooms and professional office buildout. This is not a tenant that moves lightly.

The current NNN lease is priced at \$11.04/SF — meaningfully below the prevailing market rate of \$14.00+ per square foot for comparable units of this size and I-1 zoning in the Denver metro. This below-market basis represents a built-in value opportunity: upon renewal, rents will reset to Fair Market Rent, driving a materially higher return for the next owner. An investor acquiring today locks in stable, predictable income now with a clear path to enhanced yield at renewal.

The current NNN lease runs through December 31, 2028, with a 5-year renewal option at Fair Market Rent. The landlord's obligations are limited to structural components only — the Association handles all common area maintenance — making this a truly low-management investment with strong upside baked in.

PROPERTY FACTS

Property Type	Industrial / Office Warehouse Condo
Address	866 E 78th Ave, Denver, CO 80229
Units	866, 868 & 882 (3 Units)
Total SF	5,625 SF
Drive-In Doors	3 (14' x 12')
Zoning	I-1 Light Industrial — Adams County
Year Built	2007
Condominium	East 78th Ave Office Warehouse Condos
Parking	Shared surface lot

LEASE & INVESTMENT SUMMARY

Tenant	NeuAbility (501(c)3 Non-Profit)
Lease Type	NNN
Current Monthly Rent	\$5,175.00
Additional Rent Est.	\$2,156.25/month
Total Est. Monthly	\$7,331.25
Annual NOI	\$62,100
Asking Price	\$1,035,000
Cap Rate	6.0%
Price Per SF	\$183.81/SF
Lease Expiration	December 31, 2028
Renewal Option	One 5-Year at Fair Market Rent
Tenant in Occupancy	12+ Years

ABOUT THE TENANT — NEUABILITY

Founded in 2007 as the Spinal Cord Injury Recovery Project, NeuAbility has grown into one of Denver's most recognized adaptive wellness and fitness organizations. Operating from this 5,625 SF facility for over 12 years, they provide over 9,000 hours of one-on-one adaptive exercise and integrative wellness services annually to individuals living with spinal cord injuries, strokes, and paralysis.

NeuAbility is a 501(c)3 non-profit with a deeply loyal client base, established funding partnerships, and a growing community presence. Their services — adaptive exercise, circuit training, gym memberships, massage, acupuncture, and chiropractic therapies — are purpose-built for this space, and the significant improvements they have made to the facility reflect a tenant with long-term commitment to the location.

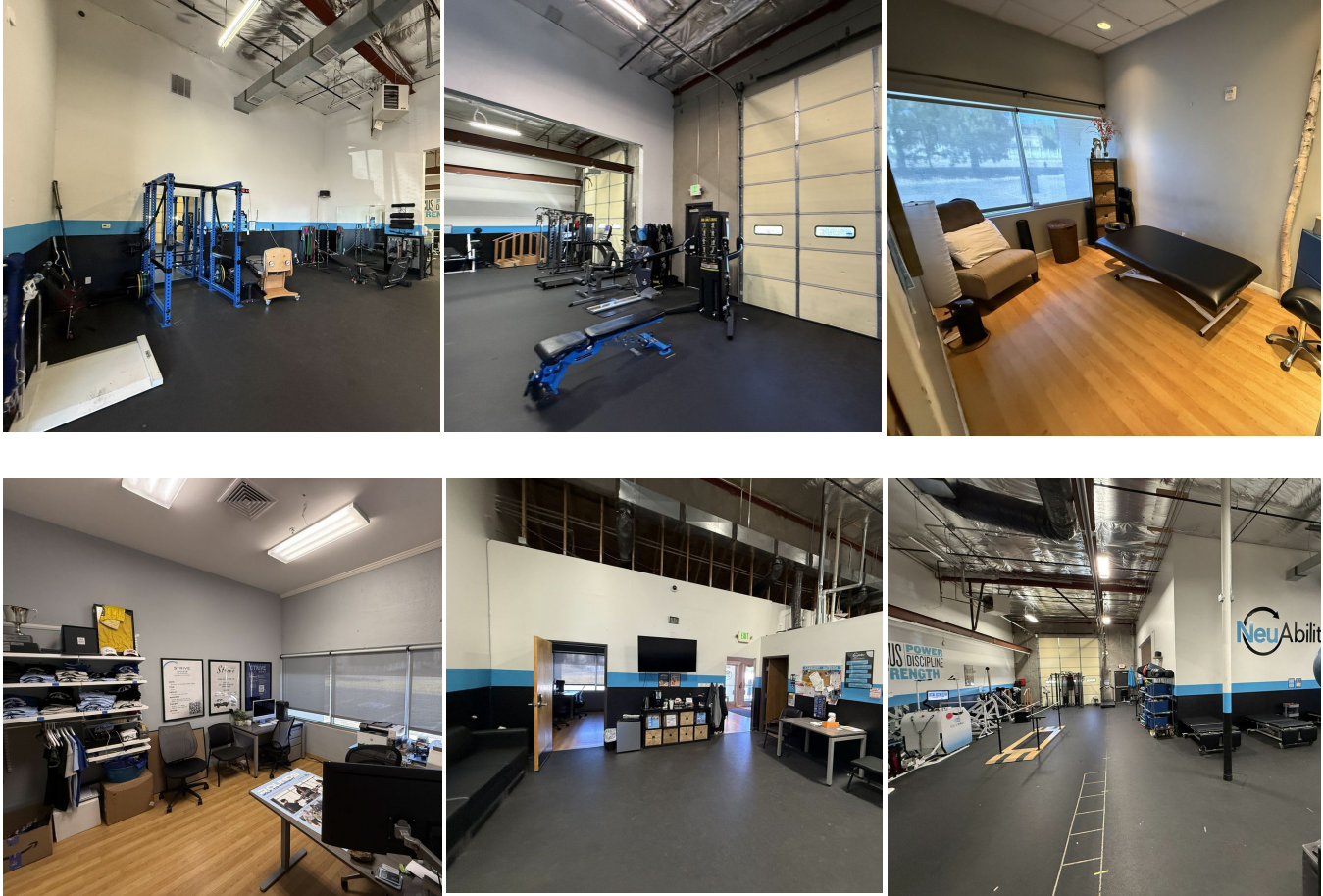
Their annual Strive Gala and Rounds Golf Tournament fundraisers, ongoing grant-funded programming, and partnerships with organizations like the Colorado Disability Opportunity Office underscore an organization with strong institutional support and community ties. Learn more at neuability.org

TENANT AT A GLANCE

- Founded: 2007
- 501(c)3 Non-Profit
- 12+ Years at This Location
- 9,000+ Annual Service Hours
- Adaptive Exercise & Wellness
- Integrative Therapies
- Community-Supported Programs
- Significant Tenant Improvements
- Strong Institutional Funding



PROPERTY PHOTOS



ZONING & MARKET CONTEXT

I-1 Light Industrial — Adams County

The I-1 zoning designation is one of the most versatile and in-demand classifications in the Denver metro. In the event NeuAbility does not exercise their renewal option, this zoning supports an exceptionally wide pool of replacement tenants — contractors, distributors, light manufacturers, service companies, flex/creative users, health & wellness operators, and more. Small-bay industrial with I-1 zoning consistently commands strong demand and low vacancy in this submarket, providing meaningful downside protection for investors.

Lower South/North Central Submarket

Located just minutes from I-25, I-76, and I-270 with direct access to Downtown Denver, this property sits in one of the metro's most supply-constrained industrial corridors. The submarket features near-record-low vacancy, no meaningful new construction, and five- and ten-year average annual rent growth well above inflation. Infill industrial assets like this one continue to command premium values and strong investor demand.

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