

Marcus & Millichap
THE KRAMER GROUP



OFFERING MEMORANDUM

4750 NOME STREET

DENVER, CO 80239

4750 NOME STREET

DENVER, CO 80239

BRANDON KRAMER

Managing Director Investments
303.328.2020

Brandon.Kramer@marcusmillichap.com
License: FA.100045203

JAKE KLIMAS

Associate Investments
303.328.2070

Jake.Klimas@marcusmillichap.com
License: FA.100075473

PHILLIP GAUSE

Senior Managing Director
Capital Markets
303.328.2017

Phillip.Gause@marcusmillichap.com

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MNET ACTIVITY ID: ZAG0050450

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2025 Marcus & Millichap. All rights reserved

Marcus & Millichap
THE KRAMER GROUP

4750 NOME STREET

DENVER, CO 80239

TABLE OF CONTENTS

1

Executive
Summary

2

Property
Information

3

Property
Financials

4

Area
Overview

Marcus & Millichap

THE KRAMER GROUP



SECTION

1

EXECUTIVE SUMMARY

Marcus & Millichap
THE KRAMER GROUP

4750 NOME STREET

DENVER, CO 80239

\$9,200,000

OFFERING PRICE

YEAR BUILT
1974

BUILDING SIZE
38,194 SF

LOT SIZE
1.58 ACRES

CAP RATE
10.83%





THE OFFERING

The Kramer Group of Marcus & Millichap is pleased to present Medicine Man at 4750 Nome Street, Denver Colorado. Medicine Man was founded in 2009 with the goal of producing high quality and low-cost medical marijuana. After much success on the medical side, Medicine Man moved into the recreational side in 2014. They provide one of the largest varieties of marijuana strains in Colorado and solely sell their own cultivated product. Medicine Man was recently acquired by Columbia Care which is one of the largest and most experienced cultivators, manufacturers, and distributors of cannabis products in the United States. Columbia Care is a publicly traded company.



Absolute NNN Lease Structure (Corporate Guarantee)



2% Annual Escalations



4 Years Remaining on Term
(7/19/2029)



Two - 5 Year Options

Marcus & Millichap
THE KRAMER GROUP

TENANT OVERVIEW



MEDICINE MAN

Founded 2009 | 4 Locations | Headquarters in Denver, CO

Medicine Man is a family-owned and operated cannabis cultivation and dispensary brand that has been serving the Denver area since 2009. Founded by brothers Andy and Pete Williams, the company began with a mission to provide high-quality, affordable medical marijuana and expanded in 2014 to include recreational customers. Today, Medicine Man operates four retail locations in Denver, Aurora, Thornton, and Longmont. The company is well-known for its vertically integrated model, growing 100 percent of the cannabis sold in its dispensaries, which ensures exceptional quality, safety, and consistency. With one of Colorado's largest selections of premium marijuana strains, Medicine Man has built a loyal customer base and earned a reputation as one of the state's most trusted cannabis brands.



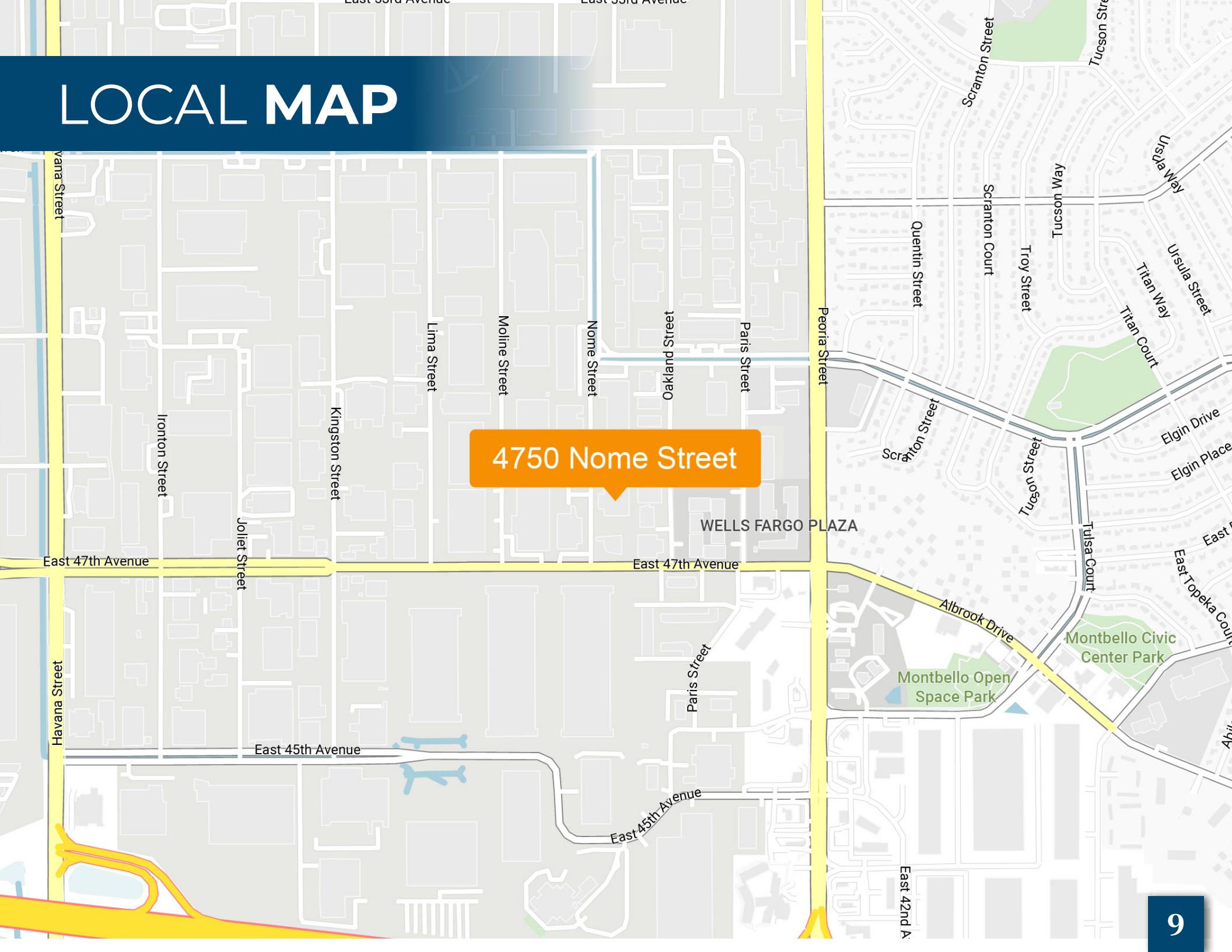


SECTION

2

PROPERTY
INFORMATION

LOCAL MAP



4750 Nome Street

WELLS FARGO PLAZA

Montbello Open
Space Park

Montbello Civic
Center Park

REGIONAL MAP



4750 Nome Street

RETAILER MAP





SECTION

3

PROPERTY FINANCIALS

Marcus & Millichap
THE KRAMER GROUP

TENANT SUMMARY

AS OF OCTOBER, 2023

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
			Comm.	Exp.							
Columbia Care CO	38,194	100.0%	7/19/19	7/19/29	\$25.95	\$82,585	\$991,024	Jul-2026	\$84,237	NNN	(2) 5-year
Total	38,194				\$25.95	\$82,585	\$991,024				
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied Rentable SF: 100.00%			Unoccupied Rentable SF: 0.00%			
			Total Current Rents: \$995,979		Occupied Current Rents: \$995,979			Unoccupied Current Rents: \$0			

Columbia Care CO's lease features 2% annual increases.

PRICING DETAIL

SUMMARY

Price	\$9,200,000
Down Payment	\$9,200,000
Down Payment %	100%
Number of Suites	1
Price Per SqFt	\$240.88
Rentable Built Area (RBA)	38,194 SF
Lot Size	1.58 Acres
Year Built/Renovated	1974
Occupancy	100.00%

RETURNS

Actual Cap Rate

CAP Rate	10.83%
----------	--------





SECTION

4

AREA
OVERVIEW

Marcus & Millichap
THE KRAMER GROUP

MARKET OVERVIEW

DENVER METRO

The Denver metropolitan area is home to more than 3.1 million residents as of 2025, with the population growing nearly 20 percent over the past decade. This expansion is driven by strong in-migration, high quality of life, and a diversified economy. Residents are drawn to Denver's access to the Rocky Mountains and year-round outdoor recreation, including hiking, skiing, and hundreds of miles of trails and open space. Significant infrastructure investments, including light rail expansions, major highway improvements, and continued upgrades to Denver International Airport, have enhanced regional mobility and supported long-term growth. The local economy is anchored by key sectors such as technology, healthcare, defense, and logistics, attracting both skilled talent and corporate investment. With rising development costs and limited land availability, the supply of well-located modern flex and industrial space remains constrained, supporting long-term rental growth and investment value.



DENVER, CO

DEMOGRAPHICS

8,386

2024 POPULATION
WITHIN 1 MILE

97,441

2024 POPULATION
WITHIN 3 MILES

265,606

2024 POPULATION
WITHIN 5 MILES

31

MEDIAN AGE
WITHIN 1 MILE

32

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

33

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES

2,862

2024 TOTAL HOUSEHOLDS
WITHIN 1 MILE

32,330

2024 TOTAL HOUSEHOLDS
WITHIN 3 MILES

3.1

AVERAGE HOUSEHOLD
SIZE WITHIN 1 MILE



4750 NOME STREET

DENVER, CO 80239

OFFERING MEMORANDUM

BRANDON KRAMER

First Vice President Investments
303.328.2020

Brandon.Kramer@marcusmillichap.com
Licence: FA.100045203

JAKE KLIMAS

Associate Investments
303.328.2070

Jake.Klimas@marcusmillichap.com
License: FA.100075473

PHILLIP GAUSE

Senior Managing Director
Capital Markets
303.328.2017

Phillip.Gause@marcusmillichap.com