



Colliers

Simms Street (30,000 VPD)

For Sale

West Denver Industrial
User/Investment Property

\$4,950,000

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950 Simms Street Lakewood, CO 80401

Showroom/Warehouse with Fenced and
Paved Yard

Property Highlights

- › ±22,800 SF across 3 freestanding buildings
- › Retail/showroom exposure on heavy traffic Simms St. (30,000 VPD)
- › Fenced and fully paved yard (Two (2) acres) with three (3) drive-in doors and one (1) dock high door
- › 7 minute walk from Oak Street Light Rail in the very tight West Denver submarket
- › Highly accessible to 6th Avenue & I-70
- › Building is 2/3 leased to 2 tenants with an in-place net income of \$435,254 (7% capitalization rate) and a proforma annual net rent of **\$468,254** or a **9.46%** capitalization rate.

Accelerating success.

Rent Roll

Unit	Tenant	Lease Expiration	Monthly Rate	Annual Rate	Increases
1	Inside & Outside Spaces (Approximately 7,500 SF)	12/31/2032	\$16,510.18/Mo NNN	\$189,122.16	4% Starting Jan 1
2	Fireplace Solutions & Services (Approximately 6,500 SF)	7/31/2030	\$12,261.00/Mo NNN	\$147,132.00	3.3% Starting Sept. 1
3	Vacant/Proforma (Approximately 8,800 SF)	N/A	\$11,000.00/Mo NNN	\$132,000.00	3.5%
Total:			\$39,771.18/Mo NNN	\$468,254.16	(9.46% Capitalization Rate)



Tenants



<https://insideoutsidespaces.com/>

With over 30 years in business Inside Outside Spaces is the premier Denver area outdoor space contractor, BEAUTIFYING LANDSCAPES & PATIOS THROUGHOUT the FRONT RANGE.

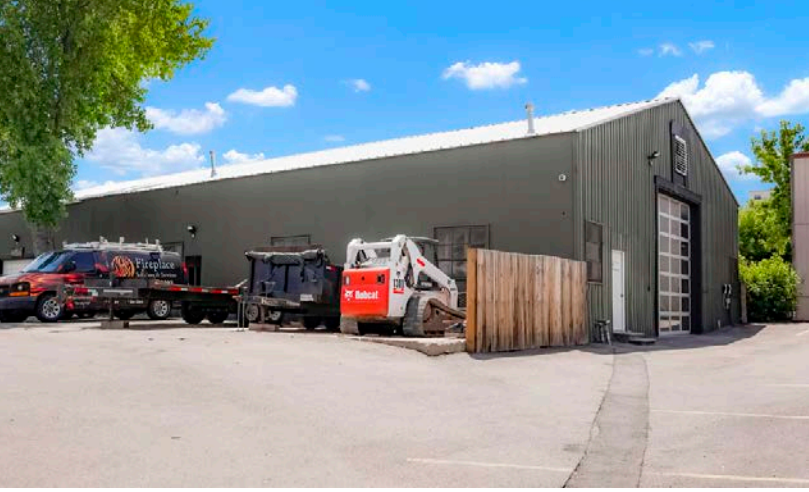
When it comes to expressing your style and personality, you shouldn't be limited by the walls of your home. With Inside Outside Spaces, you can make your outside space an extension of your inside space. Their team has 30 years of experience creating beautiful landscapes and patios throughout the Denver area that perfectly capture our clients' visions.



<https://fireplace.services/>

Over 11 years in business at Fireplace Solutions & Services we offer you something our competitors don't: a one-stop shop for everything involving your fireplace or fire pit project. Our mission is simple. We spread love through fire. With that in mind, we take pride in developing and maintaining skills in gas piping, electrical, venting, and repairs. We install everything we sell as a dealer because we understand the safety of your home and family is your first consideration. We don't just service fireplaces. We hang drywall, install tile and stone, and provide beautiful carpentry finishes for a polished, seamless focal point in your home. Our complimentary phone consultations and site visits help us guide you in planning and budgeting for your project. Our number one priority is creating happy customers. Maintaining that priority, spreading love through fire, has helped us build the reputation and repeat business we are proud of, today. We are a local, family-owned and operated company with more than 30 years in the fireplace industry.





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