



FOR SALE - NNN INDUST. CONDO

12 YEAR PHYSICAL THERAPY TENANT

866 E 78th Avenue | Denver, CO 80229



NO HASSLE INVESTMENT!

CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.521.3648

gknott@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



OFFERING SUMMARY

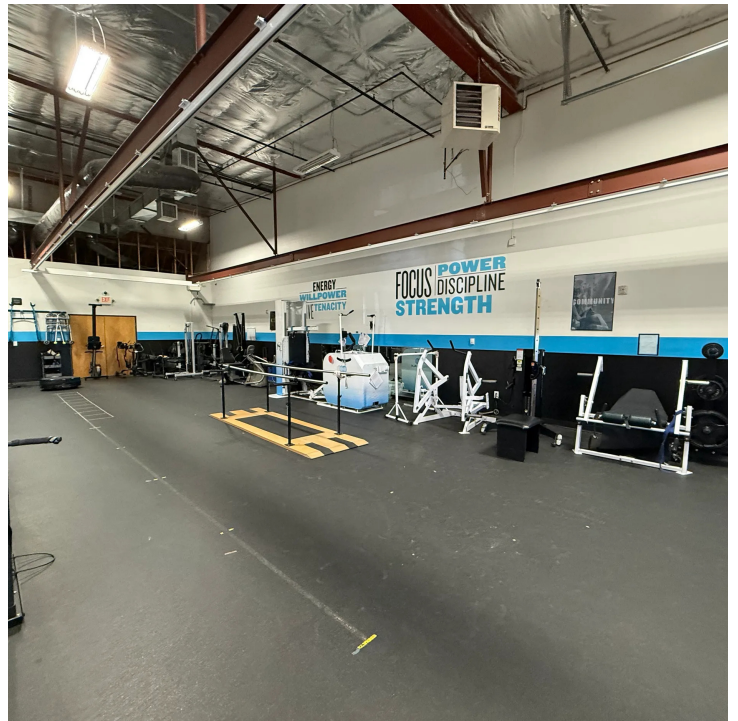
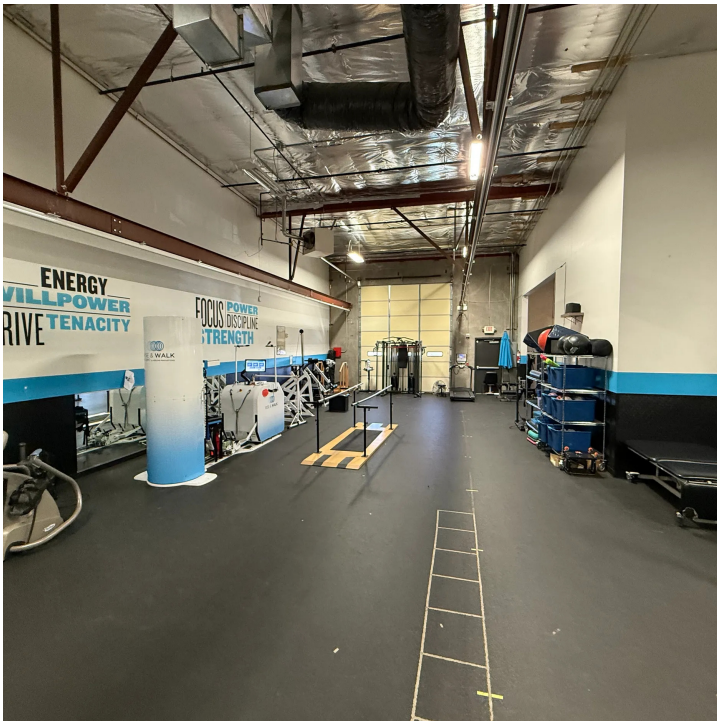
Sale Price:	\$1,035,000
Unit Size:	5,625 SF
NOI:	\$62,100
Cap Rate:	6%
Current Lease	12/31/2028
Expiration:	
Renewal Option:	One 5-yr @ FMV
Office SF:	~800 SF
Loading:	Three 14'x10' Drive in Doors
HVAC:	Fully Temp. Controlled
Sprinklered:	Yes
Clear Height:	16'-22'
Zoning:	I-1 Adams County
Year Built:	2007
City/County:	Denver/ Unincorp.

PROPERTY OVERVIEW

Unique Properties is pleased to present for sale a fully leased, 5,625 SF industrial office/warehouse condominium at 866 East 78th Avenue in Denver, Colorado, occupied by NeuAbility—one of the area's most established mission-driven non-profits. NeuAbility has called this location home for over 12 years and invested heavily in the space, including custom gym flooring, adaptive equipment, private therapy rooms, and a professional office buildout. This is a deeply rooted tenant. The current NNN lease is priced at \$11.04/SF—well below the \$14.00+ prevailing market rate for comparable I-1 units in the Denver metro—creating built-in upside as rents reset to Fair Market Rent at renewal. An investor acquiring today locks in stable income now with a clear path to enhanced yield. The lease runs through December 31, 2028, with a 5-year renewal option at Fair Market Rent. Landlord obligations are limited to structural components, with the Association handling all common area maintenance—a truly low-management investment with upside baked in.

PROPERTY HIGHLIGHTS

- Full NNN Lease with Long Term Tenant (12 years)
- Tenant has a 5 year renewal at Fair Market Value
- Significant Improvements including AC, Washer/Dryer Hookup, Fully Temp Controlled.
- Easy reversion back into a typical Industrial Condo
- Heavy I-1 Zoning in Unincorporated Adams County
- Fully Sprinklered, up to 22' Clear Height



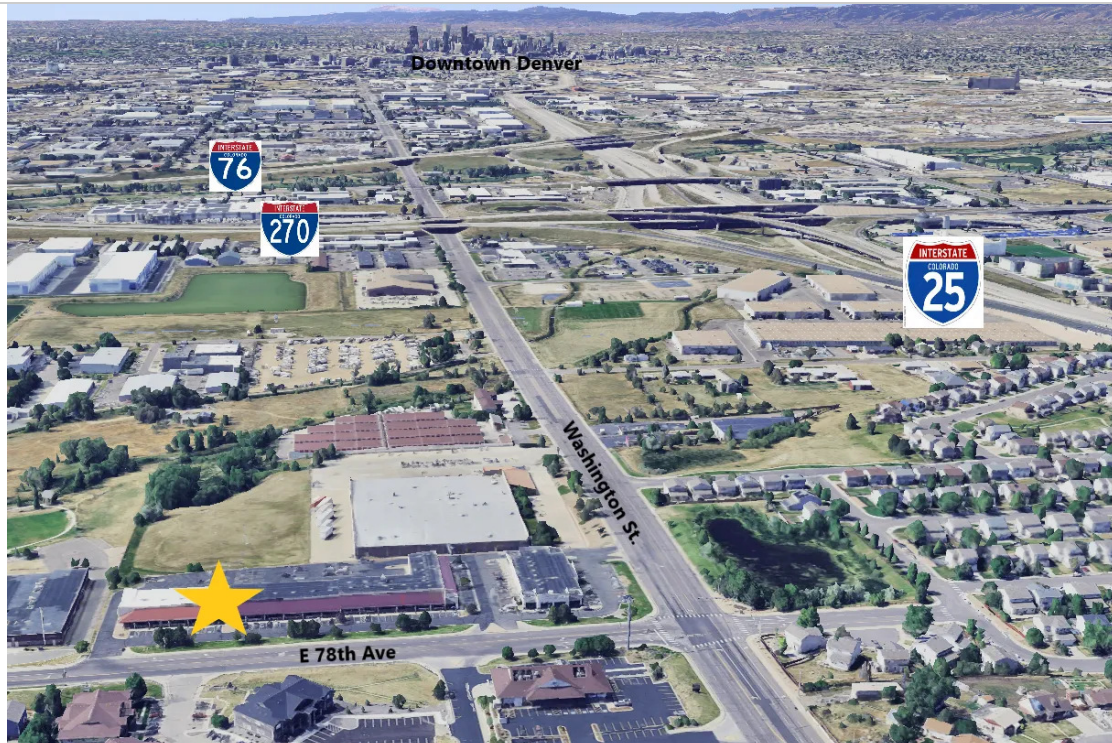
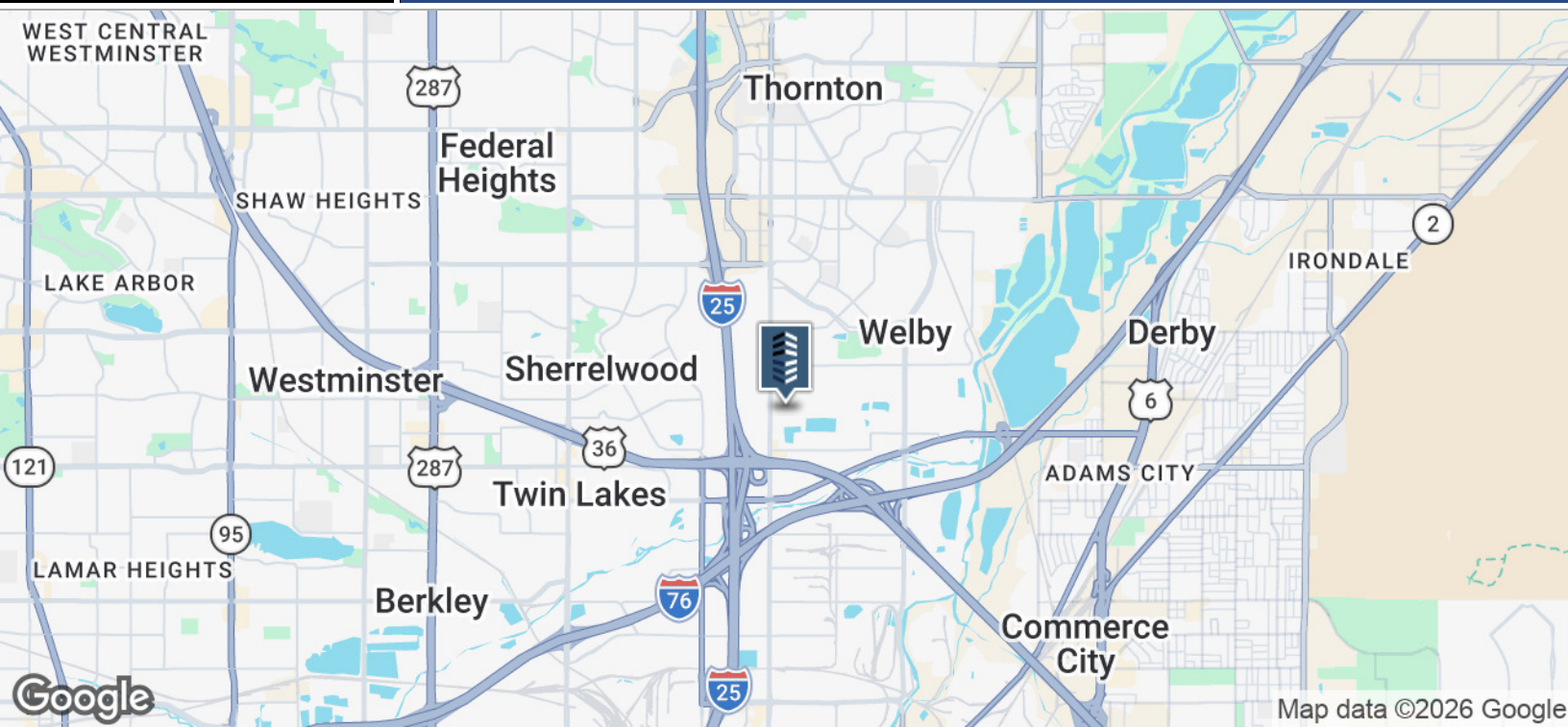
Neuability

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



CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.521.3648

gknott@uniqueprop.com

FARI DUFFY

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

TCN
WORLDWIDE
REAL ESTATE SERVICES

WWW.UNIQUEPROP.COM