

3400

S ONEIDA WAY

DENVER, CO 80224

FOR SALE: ~~\$1,990,000~~ \$995,000

SINGLE TENANT | NNN INVESTMENT



12% CAP RATE (ABSOLUTE NNN)

RETAIL | DISPENSARY



MOTIVATED OWNER!

SAM LEGER

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400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	3400 S Oneida Way, Denver, CO 80224
Sale Price	\$995,000
NOI	\$120,000
Cap Rate	12%
Building Size	4,913 SF
Lot Size	14,178 SF (0.33 AC)
Year Built	1975
Zoning	S-MX-3A
Taxes	\$20,258.72

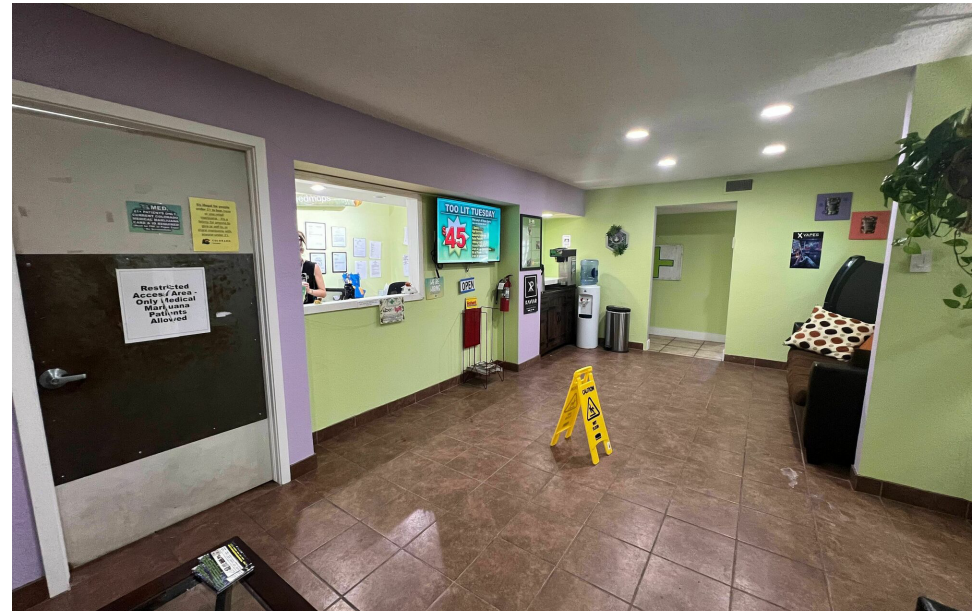
PROPERTY DESCRIPTION

The Denver Infill Specialists are pleased to present 3400 S Oneida Way, Denver, CO 80224, a prime commercial property just off Hampden Ave in a high-traffic corridor. Home to a thriving recreational and medical marijuana business, this 4,913 SF freestanding building sits on a 14,178 SF lot (0.33 acres). With a strong tenant presence and strategic location, this property offers stable income potential and future redevelopment opportunities for investors.

- Lease expiration is December 31, 2030, Tenant has two (2) 5-year options to extend through December 2040 – Rent Roll available upon request.
- 5% increase upon 2031 renewal, followed by 3% annual increases in the second option period.
- Both Recreational and Medical Marijuana licenses
- Located just off Hampden Ave and close proximity to I-25



ADDITIONAL PHOTOS



SITE AERIAL





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