



FOR SALE

227-229 VALLEJO STREET

DENVER, COLORADO 80223

PROPERTY OVERVIEW

REDUCED PRICE:	\$2,500,000 - \$2,175,000
CAP RATE:	7.08%
BUILDING TYPE:	OFFICE/WAREHOUSE
BUILDING SIZE:	12,832 SF
LOT SIZE:	0.33 AC / 14,319 SF
ZONING:	I-A
LOADING:	DOUBLE DOOR (DRIVE-IN POSSIBLE)
OCCUPANCY:	100%
LEASE TYPE:	SINGLE TENANT NNN
YOC:	1969
PROPERTY TAXES:	\$108,052.89 (2025)
POWER:	600A/120-280V/3PH (TBV)
PACE FINANCING:	TO BE PAID OFF AT CLOSING

BROKER CONTACTS

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INVESTMENT HIGHLIGHTS



100% LEASED
INVESTMENT
OPPORTUNITY



CENTRALLY LOCATED WITH
QUICK ACCESS TO I-25 AND
6TH AVE



HIGH QUALITY
OFFICE FINISHES



ON-SITE
PARKING



SOLAR PANEL
UPGRADES



NEAR THE NEW BRONCOS
STADIUM DEVELOPMENT
(BURNHAM YARDS)



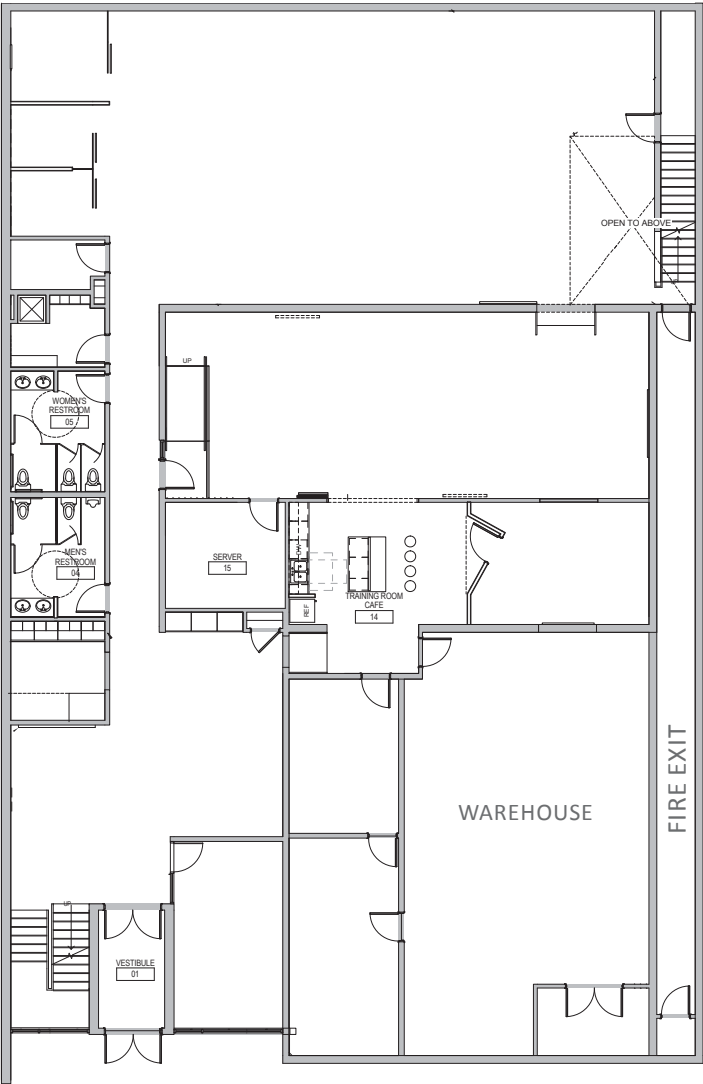
CONDITIONED
WAREHOUSE AREA

EXECUTIVE SUMMARY

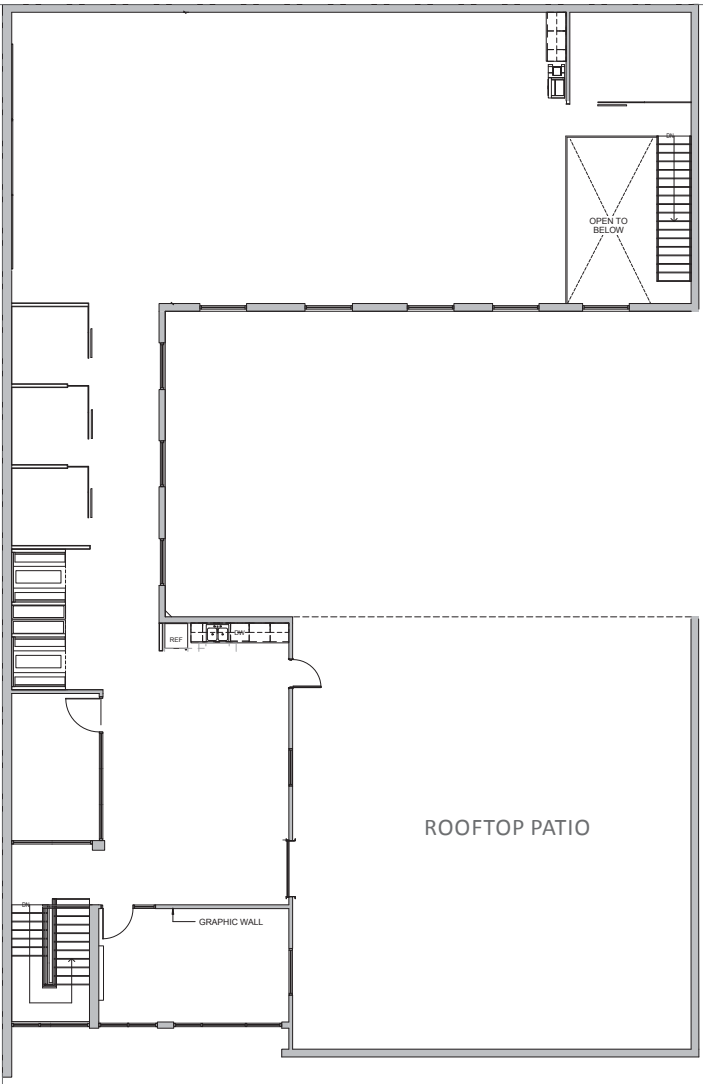
227-229 Vallejo St is a single tenant, 100% leased, investment opportunity in Central Denver. This location provides easy access to the entire Denver Metro area via I-25 and 6th Avenue and is located near the new Denver Bronco's Stadium development site at Burnham Yards. The property features on-site parking, high quality office finishes, numerous upgrades including a solar array and substantial power. This hands off NNN leased investment opportunity provides an attractive return with a reliable tenant in a strong industry sector.



FLOOR PLANS

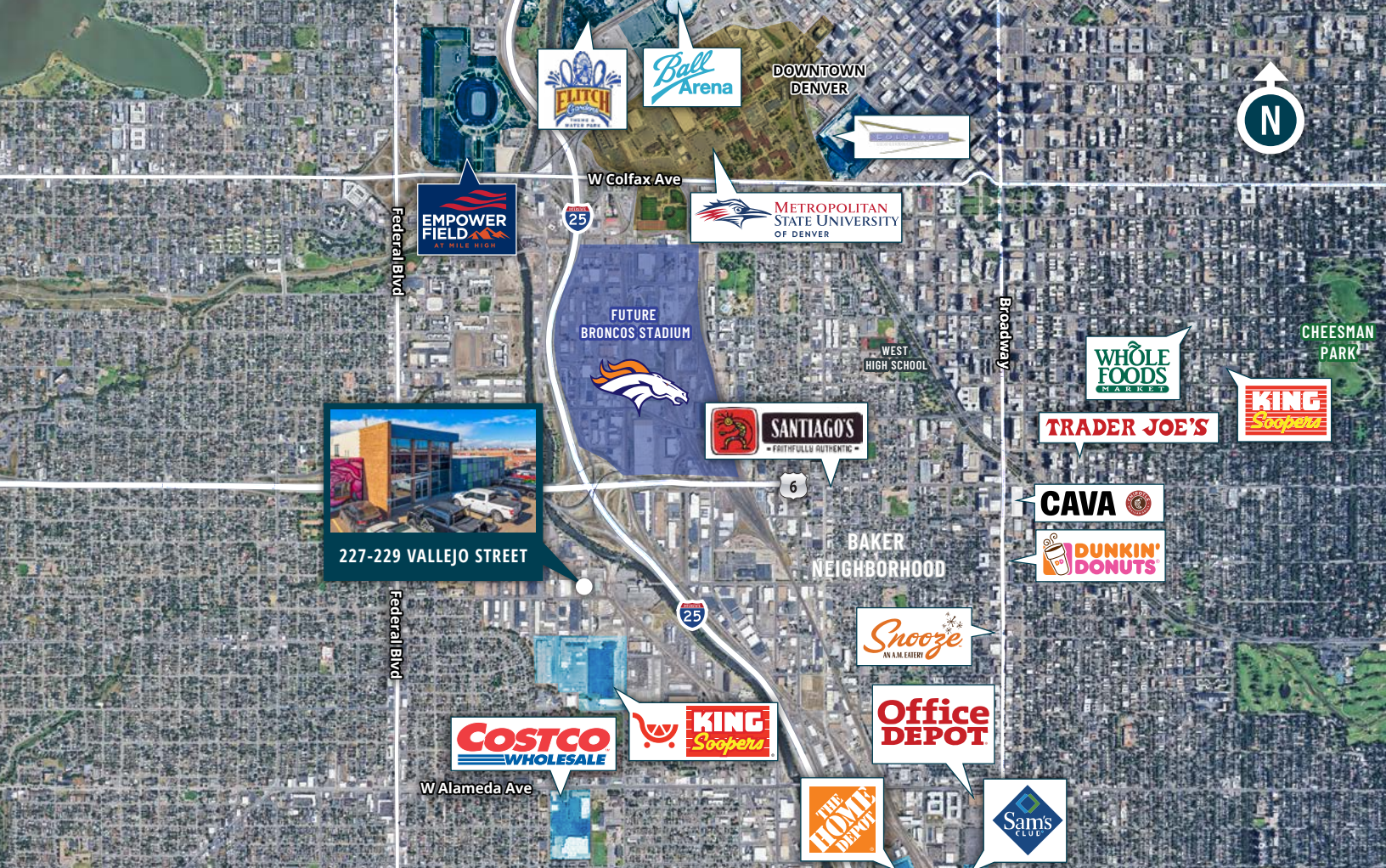


1 LEVEL 1 - FURNITURE PLAN



1 LEVEL 2 - FURNITURE PLAN





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