

FOR SALE
\$595,000
12.1% Cap Rate



4430 Garfield St, Denver, CO 80216

For more information:

JAKE MALMAN

720 471 1763

jake@malmancre.com

DAN PREVEDEL

303 945 5697

dan@malmancre.com

FOR SALE

4430 Garfield St, Denver, CO 80216



Property Highlights

- » Compelling Opportunity for Both Investors and Owner-Users
- » Flexible Layout with Potential to Subdivide Into Three Separate Units
- » Attractive Low Cost Basis with Long-Term Upside Potential
- » Convenient Access to I-70 and the Greater Denver Metro Area
- » Established Elyria-Swansea Industrial Location Near Central Denver



Property Details

Cap Rate	12.1%
Building Size	5,625 SF
Price/SF Bldg	\$105.78/SF
Land Size	9,375 SF
Price/SF Land	\$63.46/SF
Year Built	1955
Clear Height	9-11'
Power	600 AMP's, 240 Volt (TBV)
Loading	2 Drive-In Doors
Enterprise Zone	Yes
Zoning	I-A
Taxes	\$22,655.52 (2025)
Lease Type	NNN

Sale Price: \$595,000

FOR SALE

4430 Garfield St, Denver, CO 80216



Tenant Profile



Location: Denver, CO

Website: www.tesorogenetics.com

Ownership Status: Subsidiary of Advanced Nutrients

Ownership Type: Private

Tesoro Genetics is a Denver-based biotechnology and agricultural research company focused on plant genetics, cultivation science, and controlled-environment growing technologies. The company's work centers on improving plant performance through advanced genetics, nutrient research, tissue culture, and other laboratory-based cultivation methods.

Its research capabilities support the development of stronger, more consistent plant varieties with an emphasis on yield, quality, nutrient efficiency, and overall crop performance. Tesoro Genetics operates at the intersection of biotechnology and commercial agriculture, using specialized research and testing environments to advance modern cultivation practices.

As part of Advanced Nutrients, Tesoro Genetics benefits from the resources and reach of an established international plant-nutrition and cultivation platform. This relationship provides the company with additional support for research, product development, and commercialization while reinforcing its position as a specialized research-oriented tenant within the growing agricultural biotechnology sector.

LEASE SUMMARY

Size (SF)	\$/SF/Yr	Annual Base Rent	Commencement	Expiration	Options	Rent Increases	Lease Type
5,625	\$12.80	\$72,000	6/16/2019	7/31/2027	N/A	N/A	NNN

FOR SALE

4430 Garfield St, Denver, CO 80216



~ 5 MILES TO
DOWNTOWN DENVER

4430 GARFIELD ST
DENVER, CO 80216

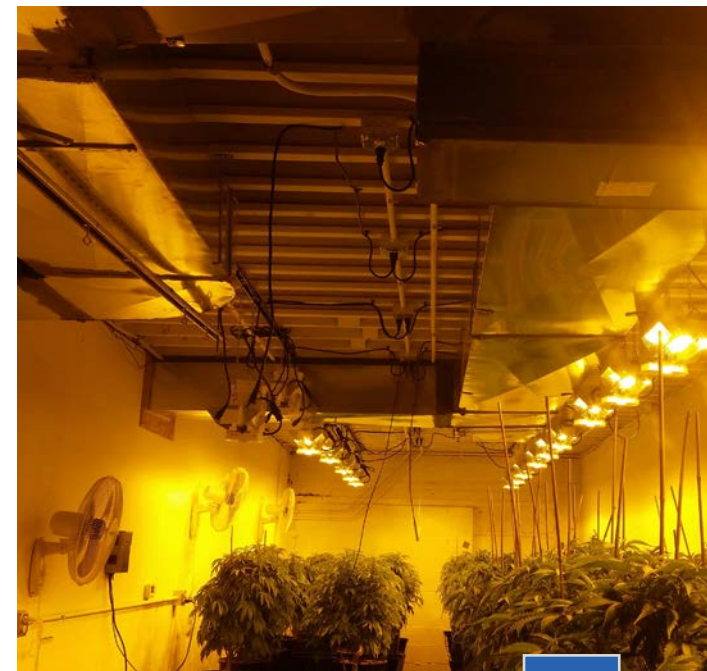
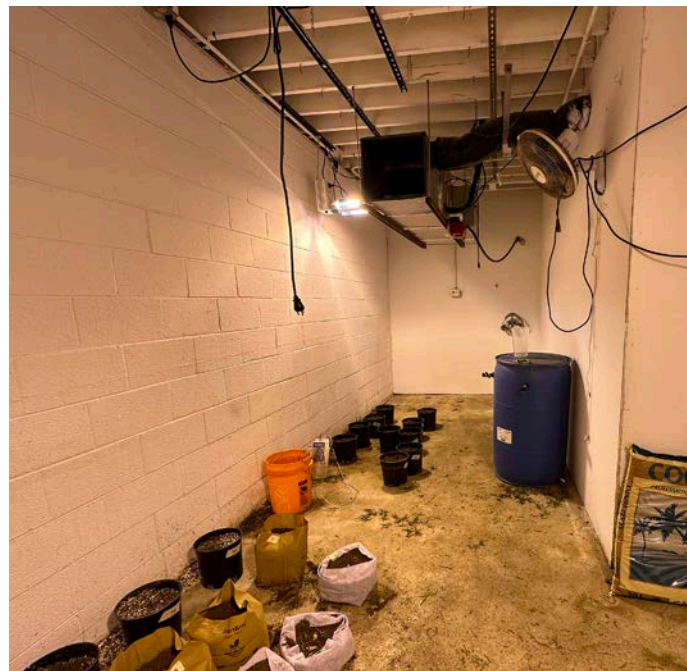
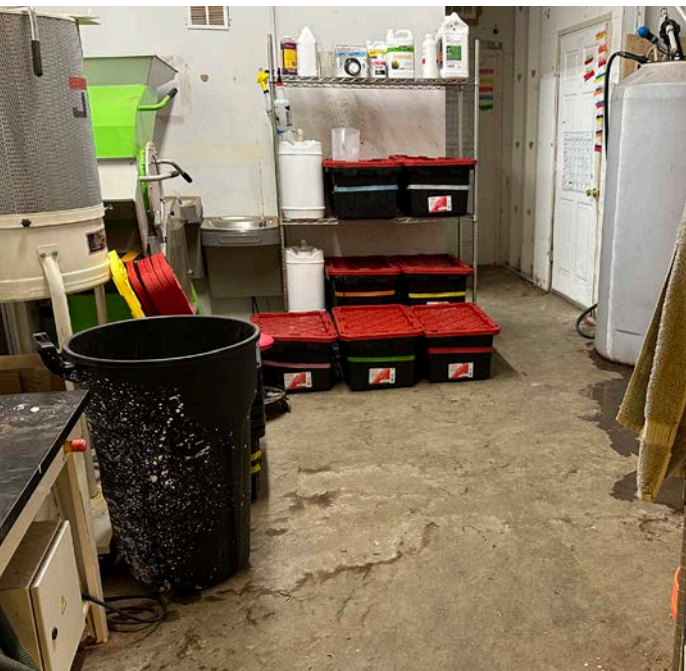
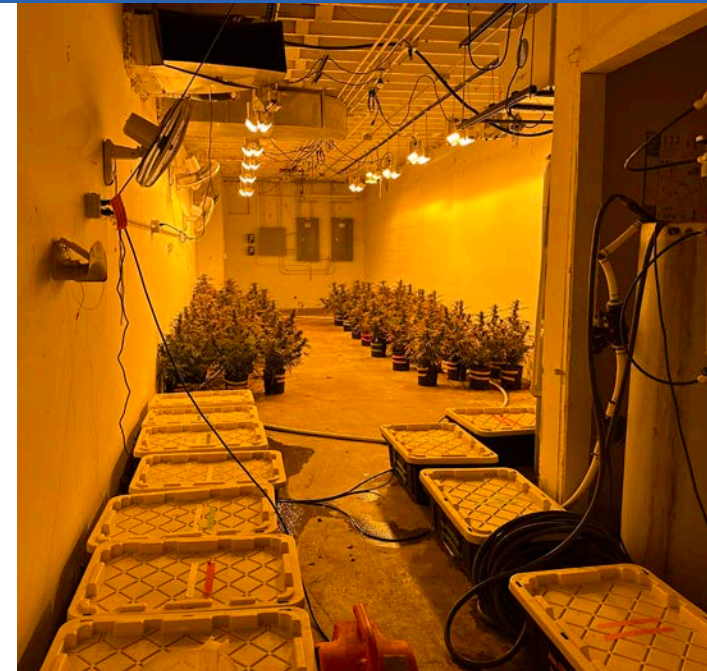
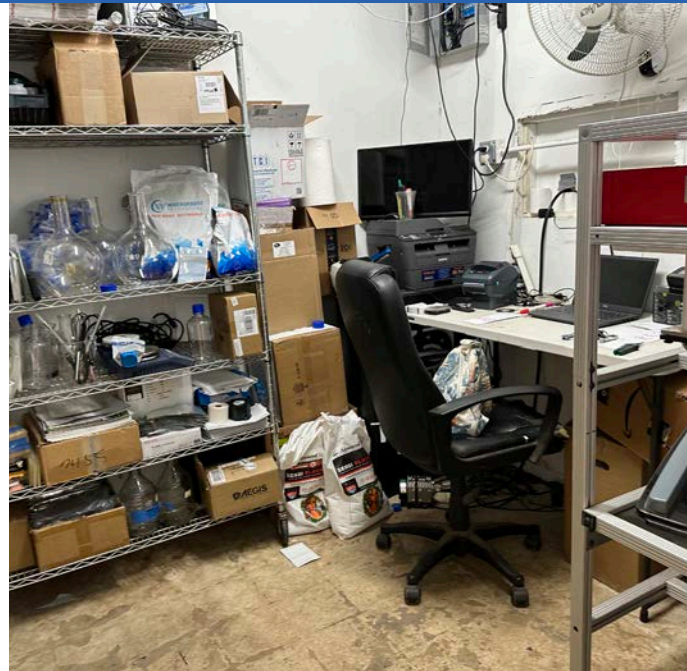
COLORADO BOULEVARD

SAFeway
DISTRIBUTION CENTER



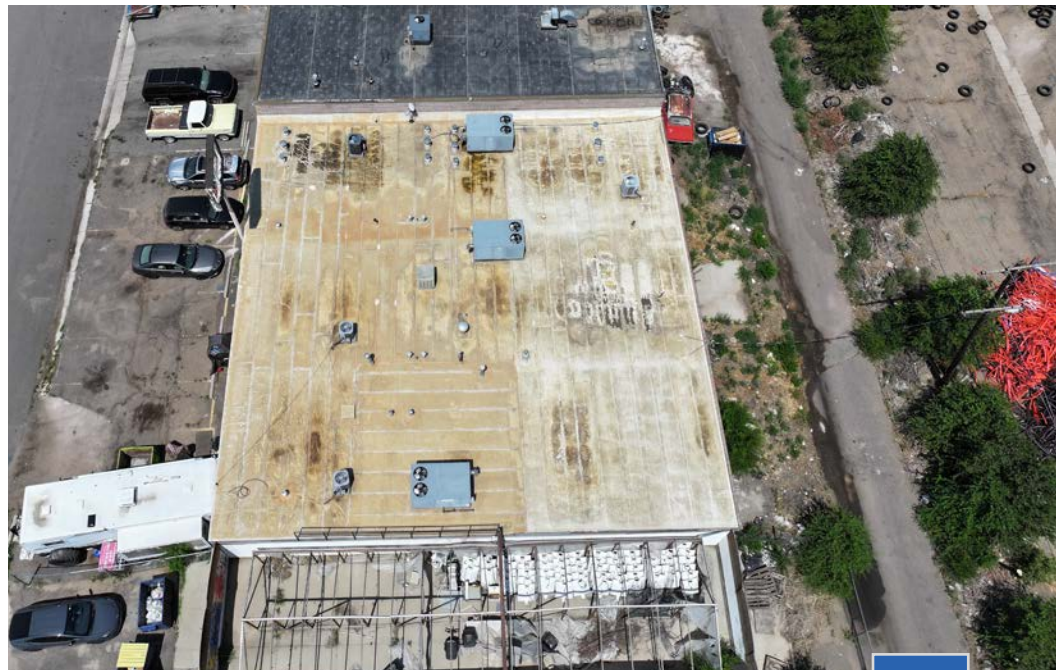
FOR SALE

4430 Garfield St, Denver, CO 80216



FOR SALE

4430 Garfield St, Denver, CO 80216



FOR SALE

4430 Garfield St, Denver, CO 80216

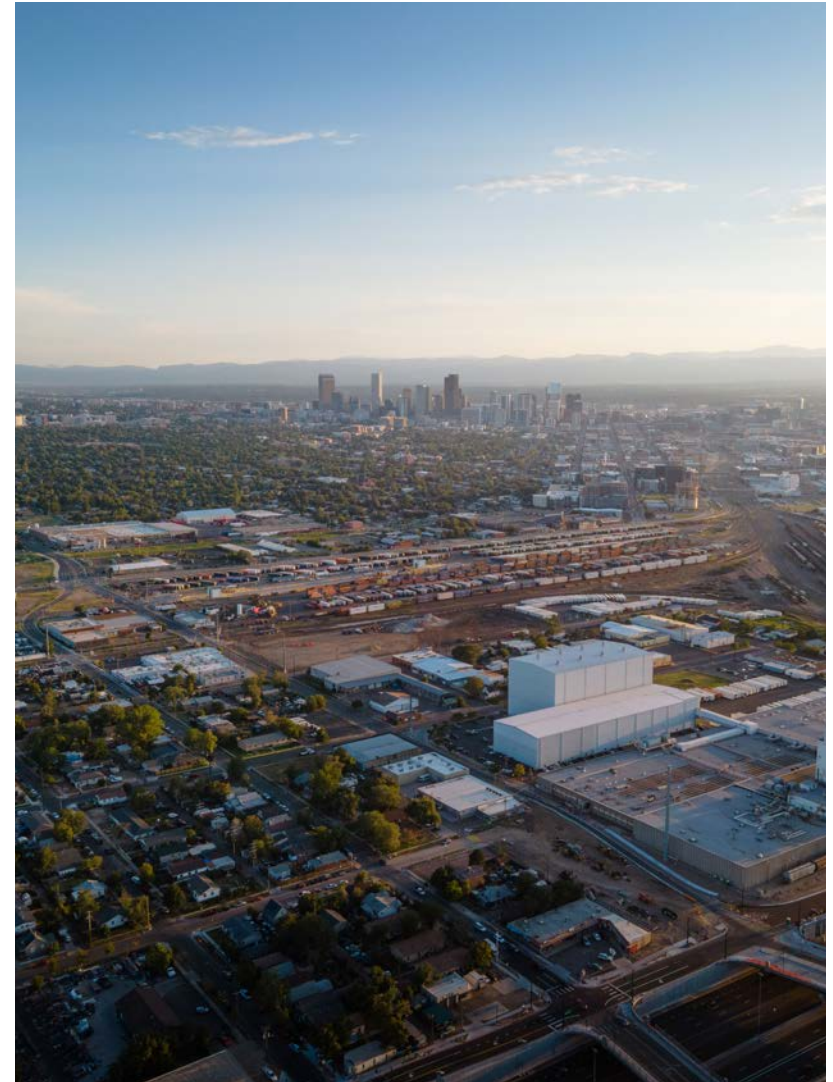


Denver Industrial Market

Denver's industrial market continues to benefit from the region's strong population growth, expanding business base and strategic position between the Midwest and West Coast. With direct access to major transportation corridors including I-25, I-70, I-225 and E-470, the metro serves as a key distribution and operations hub for companies reaching customers throughout Colorado and the broader Rocky Mountain region.

Demand remains broad-based, with activity coming from logistics providers, contractors, manufacturers, food and beverage companies, service businesses and last-mile delivery users. While recent development has increased the amount of available space and created more options for tenants, well-located and functional industrial properties continue to perform well. Buildings offering efficient loading, outdoor storage, flexible layouts and convenient highway access remain especially competitive.

The slowdown in new construction is expected to help the market absorb recently delivered inventory and gradually bring supply and demand into better alignment. Over the long term, Denver's limited supply of infill industrial land, growing population and importance as a regional employment and distribution center should continue to support demand for quality industrial real estate.



FOR SALE

4430 Garfield St, Denver, CO 80216



Demographics

Population	1 Mile	3 Miles	5 Miles
Population (2020)	9,311	114,251	383,011
Population (2025)	9,127	120,133	402,365
Annual Growth (2020-2025)	-0.4%	1.0%	1.0%

Households

Total Households (2020)	3,185	50,188	177,859
Total Households (2025)	3,078	52,364	186,716
Annual Growth (2020-2025)	1.0%	2.3%	2.2%

Median Household Income	\$82,330	\$99,785	\$102,253
-------------------------	----------	----------	-----------

Business and Employment

Total Employees	4,878	69,894	239,219
-----------------	-------	--------	---------



FOR SALE

4430 Garfield St, Denver, CO 80216



Meet the Brokers



JAKE MALMAN

Managing Partner

Jake Malman is the Managing Partner and founder of Malman Real Estate, a firm built on deep market knowledge, trusted relationships, and a client-first approach. Prior to launching Malman Real Estate, Jake spent six years as a broker associate at NAI Shames Makovsky, where he was involved in more than 5 million square feet of transactions, including numerous high-profile deals across multiple asset types.

As Managing Partner, Jake leverages his extensive transactional experience and strong industry relationships to deliver thoughtful, strategic guidance to buyers, sellers, landlords, and tenants. As the owner of a large real estate portfolio himself, he understands the complexities and nuances of acquiring, operating, and managing assets allowing him to deliver sharper insights and more strategic guidance to his clients. Malman Real Estate focuses on investment sales and comprehensive buyer and seller representation, while also providing leasing services across all transaction sizes. Jake is known for his hands-on approach, attention to detail, and commitment to creating a seamless, high-quality experience for every client.

A Colorado native, Jake holds a bachelor's degree in Business Management from the University of Colorado and brings a local perspective and long-term mindset to every assignment.



DAN PREVEDEL

Broker Associate

Dan Prevedel is a Broker Associate at Malman Real Estate, specializing in lease negotiations and acquisitions and dispositions across all asset types and classes. Since joining the firm in 2022, Dan has focused on delivering strategic, detail-oriented representation for clients navigating both leasing and investment-related transactions.

Prior to Malman Real Estate, Dan began his career in tenant representation at TB Advisors, where he worked closely with clients to align their strategic business, financial, and operational objectives with their real estate needs. This foundation has shaped his practical, client-focused approach and attention to execution.

Dan has built a reputation for being knowledgeable, accountable, and responsive, earning the trust of clients through consistent communication and follow-through. A Colorado native, he holds a bachelor's degree in Business Management from Whittier College and brings a strong local perspective to every assignment.

FOR SALE

4430 Garfield St, Denver, CO 80216



Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental conditional of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any individual or entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations there under have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

FOR SALE
4430 GARFIELD ST
DENVER, CO 80216



For more information:

JAKE MALMAN

720 471 1763

jake@malmancre.com

DAN PREVEDEL

303 945 5697

dan@malmancre.com