

OFFERING MEMORANDUM

FOR SALE | FOR LEASE
OWNER FINANCING AVAILABLE



2610 S RARITAN CIRCLE

Englewood, CO 80110

Sale Price: \$1,980,000 | \$190/SF

Rental Rate: \$12.00/SF NNN

INVESTMENT ADVISORS



Drew Williams
Advisor

303-917-5232

Drew@NorthPeakCRE.com



Matt Lewallen
Principal

303-210-1623

Matt@NorthPeakCRE.com



NORTHPEAK[®]
COMMERCIAL ADVISORS

NorthPeak Commercial Advisors
1720 S Bellaire St. Suite 701
Denver, CO 80222
720-738-1949 • NorthPeakCRE.com





PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	2610 S Raritan Cir. Englewood, CO 80110
Sale Price	\$1,980,000 \$190/SF
Rental Rate	\$12.00/SF NNN
Building Size	10,400 SF
Lot Size	0.38 AC
Year Built	1979
Roof	18' Clear
Building Type	Single Tenant Industrial
Zoning	I-2
Garage	2 Drive In 2 Dock High

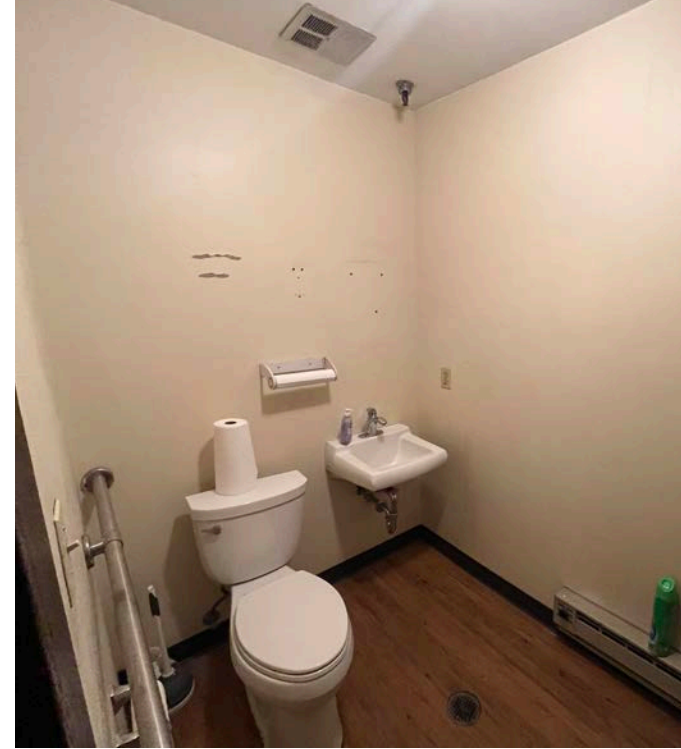
PROPERTY HIGHLIGHTS

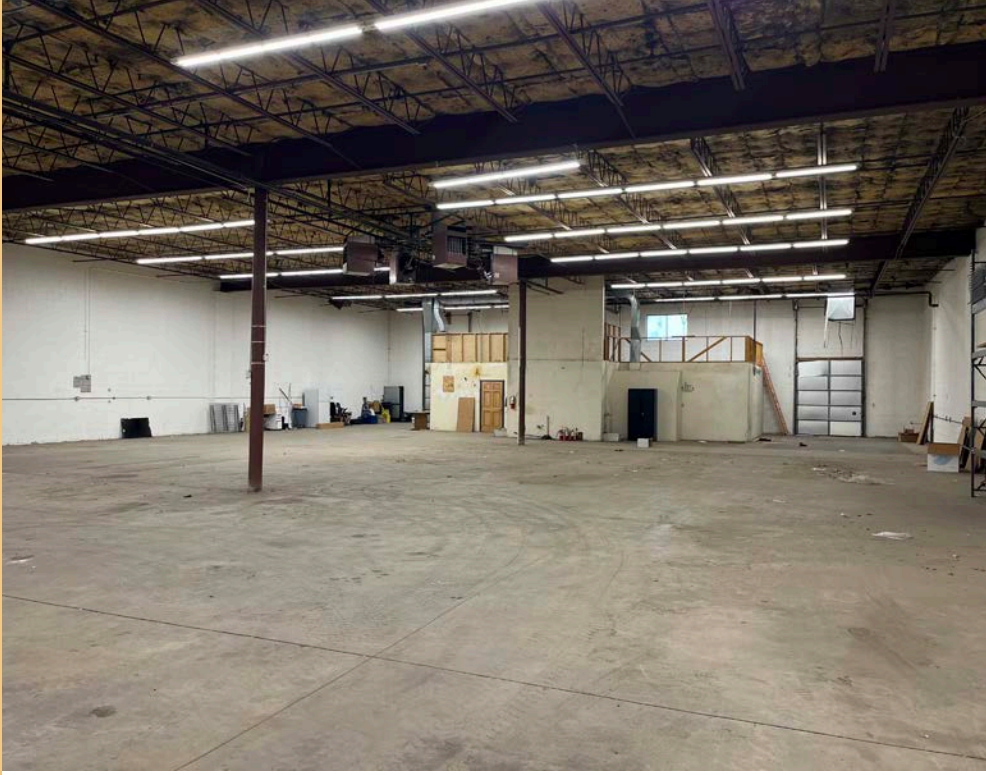
- Large 18' Overhead Clears
- Two 12' Drive In Doors
- Two 10' Dock High Doors
- I-2 Zoning
- Desirable Office/Warehouse Split

2610 S Raritan Circle is a unique opportunity for either an owner user or an investor with a Tenant in Tow. The owner is willing to consider carrying a note on the property with at least 15% down.

The building itself boasts two 10' dock high doors in the front, and two 12' drive in doors in the back of the building. With 18' warehouse clears and a 90%/10% warehouse to office breakdown. at 10,400 SF of I-2 Zoned industrial, this building is perfect for a multitude of tenant or owner business uses.





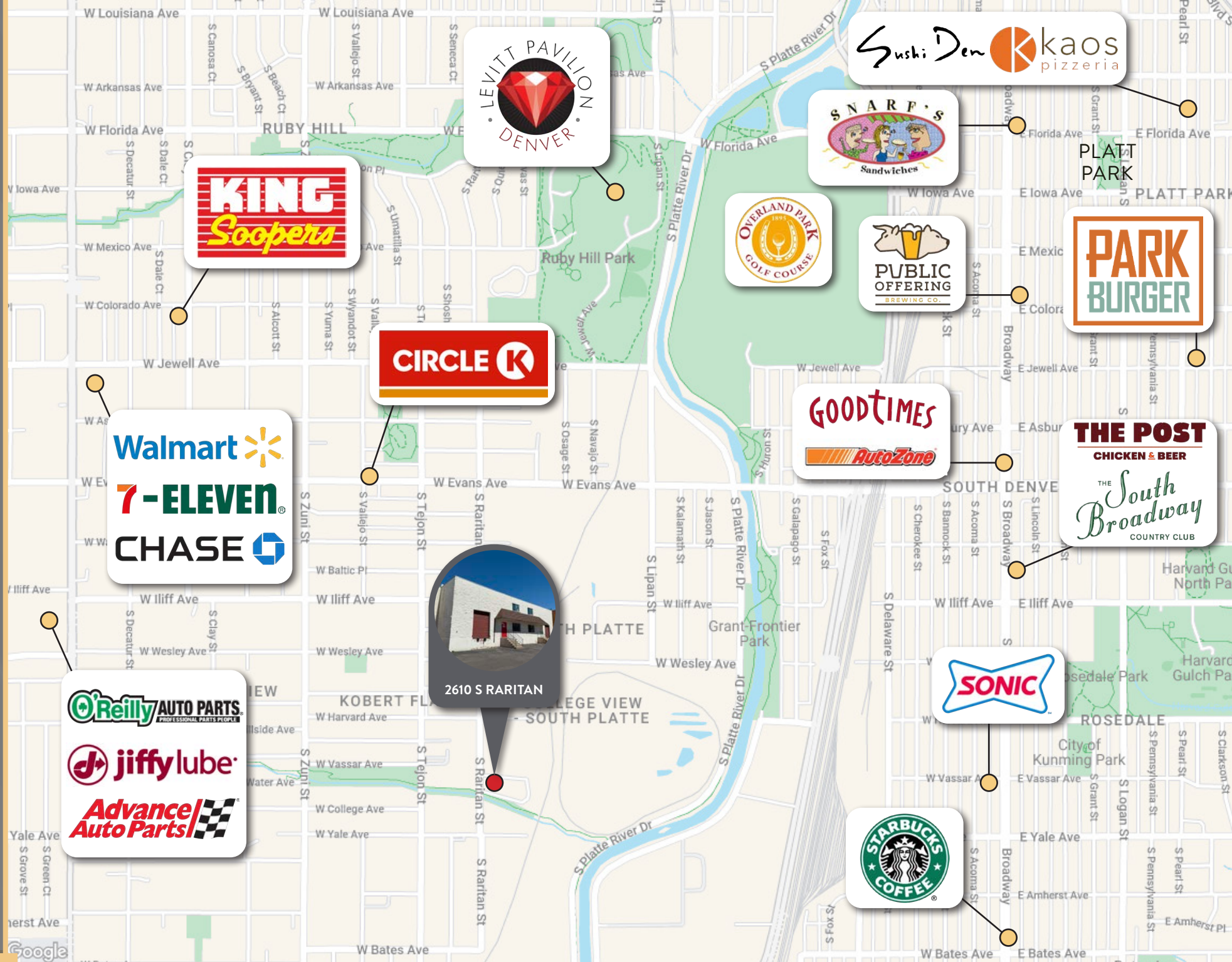




LOCATION OVERVIEW



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2610 S RARITAN

ENGLEWOOD

Englewood is home to 35,000 people in the heart of the Denver metropolitan region. Englewood is a proudly independent, full-service community with the third highest concentration of millennials in Colorado. Minutes from world class art and entertainment venues in downtown Denver and the Rocky Mountain foothills, Englewood is home to major medical and manufacturing facilities along with its own foodie, arts and startup communities centered in historic downtown Englewood and the Central Business District.

Englewood is also a transportation hub with two light rail stops on the Denver regional passenger rail system and exceptional roadway access provided from all directions by US Highway 285 (Hampden Ave.) and US Highway 85 (Santa Fe Blvd.). Bus service is provided by RTD, including the most frequent bus route in the region the 0, and the free Englewood Trolley that connects the Englewood light rail station to downtown Englewood, the medical district and civic center.

Englewood has also been ranked #26 on WalletHub's "Best Small Cities for Starting a Business".





COMPARABLE SALES



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SUBJECT PROPERTY

2610 S Raritan St., Englewood, CO

Sale Date	JUST LISTED
List Price	\$1,980,000
Building Size	10,400 SF
Price/SF	\$190.38



3495 S Zuni St
Sheridan, CO 80110

#1

Sale Date	10/19/23
Sale Price	\$1,611,111
Building Size	7,503 SF
Price/SF	\$214.73



2365 S Lipan St.
Denver, CO 80223

#2

Sale Date	8/30/24
Sale Price	\$1,850,000
Building Size	8,985 SF
Price/SF	\$205.90



1228 S Kalamath St
Denver, CO 80223

#3

Sale Date	4/5/24
Sale Price	\$2,050,000
Building Size	10,036 SF
Price/SF	\$204.26



2703 S Shoshone St
Englewood, CO 80110

#4

Sale Date	9/12/23
Sale Price	\$1,575,000
Building Size	8,050 SF
Price/SF	\$195.65



1295 S Kalamath St
Denver, CO 80223

#5

Sale Date	10/1/24
Sale Price	\$1,850,000
Building Size	10,204 SF
Price/SF	\$181.30

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 2610 S Raritan Cir., Englewood, CO 80110 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.



2610 S RARITAN CIR. | ENGLEWOOD, CO

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DREW WILLIAMS

Advisor

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