



SANTA FE COMMERCE CENTER

4719-4750 S. SANTA FE CIR.
ENGLEWOOD, CO 80110

Flex Industrial Investment Opportunity

 **SmallBayInfill.com**
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Santa Fe Commerce Center represents the rare opportunity to acquire four quality, flex industrial buildings in Denver's Southwest Submarket, which ranks #2 for tightest vacancy of all of Denver's submarkets (4.9% vs. 9.6% metro average). The infill location with immediate access to S. Santa Fe Dr. offers strong access to the entire metro area while boasting a robust demographic and amenity profile. The project is comprised of a

diversified rent roll with 20 tenants and 5 vacancies, and **weighted average in-place rents of \$15.46/SF NNN.** **With 3.02 years of WALT** on the portfolio, Investors are able to achieve stable cash flow with the ability to push value through the lease up of the vacancies. **The suite sizes are perfectly catered to demand as the vast majority of leases signed in Denver continue to be for smaller bay space.**

- **3.02 years of WALT** offers investors stable income with the ability to push value immediately through the lease up of the vacancies.
- **Varied unit configurations** offer the ability to cater to a variety of flex users.
- Suite sizes cater perfectly to primary submarket demand, per the below chart.
- Strong infill location in one of the tightest vacancy submarkets in Denver, per the below chart.
- **Immediate access to US-85/South Santa Fe Drive** offers the ability to reach, and pull labor from, the entire metro area.
- High housing density area and access to strong labor pool.

4

Buildings

69,911 SF

Square Feet

14-20'

Clear Height

4.34

Acres

1997-2000

Year Built

89%

Occupied

20

Tenants

DOWNTOWN DENVER

Colliers

4643 South Ulster Street
Suite 1000
Denver, Colorado 80237

colliers.com/denver
+1 303 745 5800

W. HAMPDEN AVE.



SANTA FE
COMMERCE CENTER

S. SANTA FE DR.

E. BELLEVIEW AVE.

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