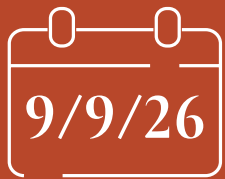


CALL FOR OFFERS:



SANTA FE COMMERCE CENTER

Small Bay Investment Opportunity

4719-4750 South Santa Fe Circle
Englewood, CO 80110

4

Buildings

69,911

Square Feet

14'-20'

Clear Height

4.34

Acres

1997-2000

Year Built

96.28%

Occupied

22

Tenants

Santa Fe Commerce Center represents the rare opportunity to acquire four quality, small-bay industrial buildings in Denver's Southwest Submarket, which ranks #1 for tightest vacancy of all of Denver's submarkets (1.92% vs. 7.4% 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 22 tenants and 2 vacancies, and weighted average in-place rents of \$15.84/SF NNN. With 3.00 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.



3.00 YEARS OF WALT

offers investors stable income with the ability to push value immediately through the lease up of the vacancies with 96% occupancy.



Varied UNIT CONFIGURATIONS

offer the ability to cater to a variety of flex users.



Strong INFILL LOCATION

in one of the tightest vacancy submarkets in Denver.



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

and access to strong labor pool.



Recently COMPLETED

spec units across all vacant units.



COLLIERS INVESTMENT SERVICES GROUP

SMALLBAYINFILL.COM

470 Interchange: 8 Mins

I-25: 12 Mins

Denver Tech Center: 14 Mins

Centennial Airport: 20 Mins

Downtown Denver: 22 Mins

Denver International Airport: 35 Mins

Downtown Denver



4731 S. Santa Fe Cir.

4720 S. Santa Fe Cir.

4750 S. Santa Fe Cir.

4719 S. Santa Fe Cir.

T.J. Smith, SIOR
+1 303 283 4576
tj.smith@colliers.com

Nick Rice, SIOR
+1 720 833 4620
nick.rice@colliers.com

Brad Calbert, NAIOP, ULI
+1 303 283 4566
brad.calbert@colliers.com

4643 S. Ulster St.
Denver, CO 80237
colliers.com/denver | +1 303 745 5800



Nicholas Nasharr
+1 303 283 4563
nicholas.nasharr@colliers.com

Jack O'Rourke
+1 720 833 4635
jack.orourke@colliers.com

Jackie Brown
+1 303 309 3529
jackie.brown@colliers.com

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