

# 3251 S. ZUNI STREET

ENGLEWOOD, COLORADO 80110

**FOR SALE**



**SINGLE-TENANT NNN INDUSTRIAL  
INVESTMENT OPPORTUNITY**

**Gruber**  
Commercial Real Estate Services

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## LEASE DISCLAIMER

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property, abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Gruber Commercial Real Estate Services, Inc and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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# PROPERTY OVERVIEW

**3251 S. Zuni Street** is a freestanding 20,000 SF building on a .92-acre site zoned Light Industrial. The building is fully occupied by Mile High Ambulance, LLC who moved into the property in the summer of 2020 after completing extensive renovations. Mile High Ambulance plans to execute a 10 year lease back for the entire building at closing with the new ownership. The building which is served by 5 oversized drive-in doors was originally constructed in 1976 with renovations completed in 2019 and 2020. The building is located in the south central industrial market which has a historically low vacancy rate and is home to much of the industrial services related industries as well as manufacturing business. Quick access to the Santa Fe corridor which can serve both south and north Denver metro areas with ease will keep this submarket in high demand.



## LEASE TERMS:

Tenant at closing is looking to sign a ten (10) year lease at a starting lease rate of \$11.40/SF NNN with 3% annual rent escalations.



# PROPERTY DETAILS

20,000 SF SINGLE-TENANT NNN INDUSTRIAL  
INVESTMENT OPPORTUNITY  
**FOR SALE AT \$4,500,000.00**



NOI (YEAR ONE):  
**\$228,000.00 (\$11.40NNN)**



PROPERTY ADDRESS:  
**3251 S. ZUNI STREET, ENGLEWOOD, CO 80110**



BUILDING SIZE:  
**20,000 SF**



SITE SIZE:  
**.92 ACRES (39,951/SF)**



CITY/COUNTY:  
**ENGLEWOOD/ARAPAHOE**



ZONING:  
**BUS-LI (BUSINESS/LIGHT INDUSTRIAL)  
SHERIDAN ZONING**



PROPERTY TAX:  
**\$39,864.58**

# PROPERTY HIGHLIGHTS

- New roof gutters
- All new windows
- Full security system/cameras throughout
- New AC/Heating
- Clear span building
- Renovated offices and updated exterior
- Floor drains (to sewer only)
- Large fenced parking or loading court
- Easy access to the Santa Fe corridor and HWY 285
- **Tenant will execute a 10 year lease agreement at closing**
- **Lease agreement will have 3% annual rent escalations**



YOC:  
**1976**



RENOVATED:  
**2019/2020**



LOADING:  
**FIVE 12' X 16' DRIVE-IN DOORS**



CLEAR HEIGHT:  
**18' FT.**



POWER:  
**3 PHASE 1,000 AMPS (TO BE VERIFIED)**



OFFICE:  
**±5,000 SF**



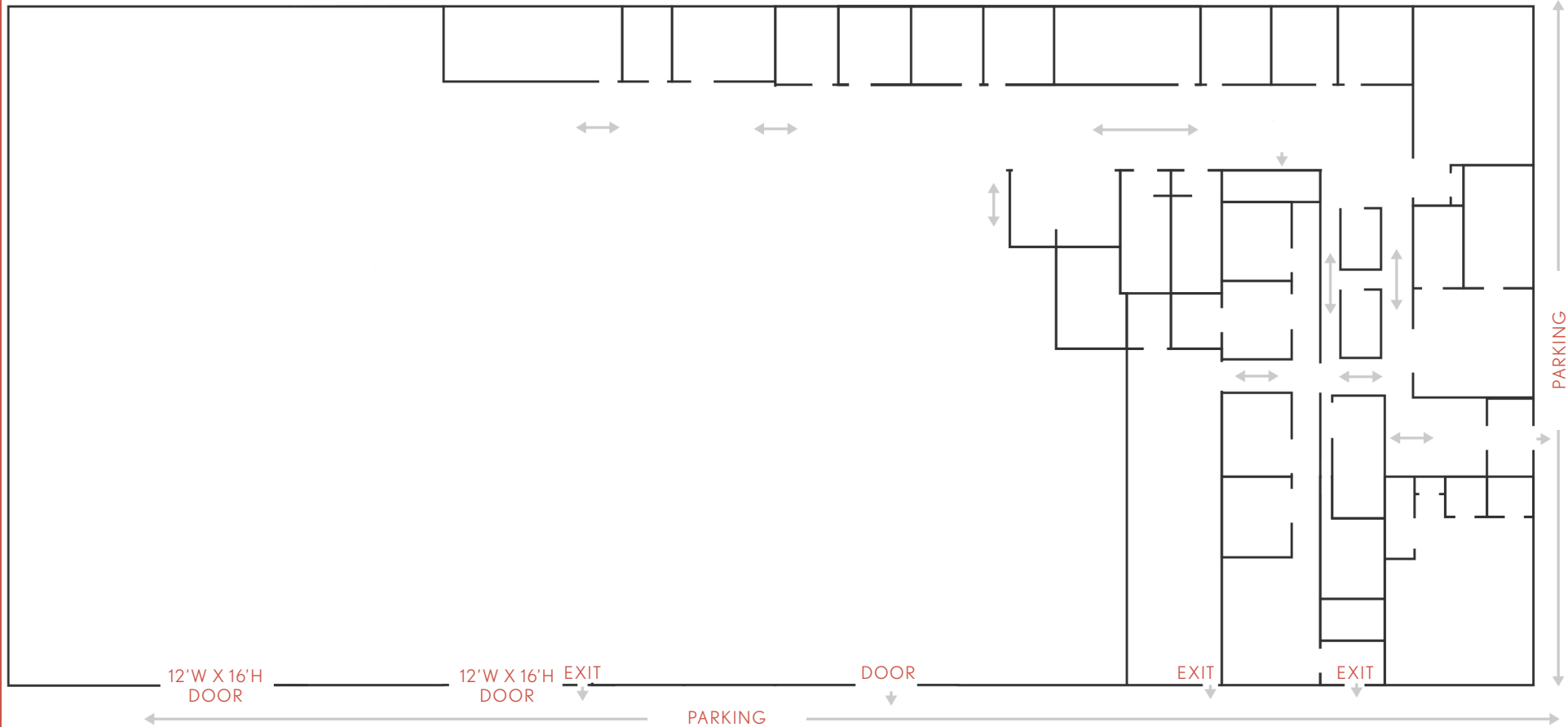
# PROPERTY AERIAL





# PROPERTY FLOORPLAN

20,000 SF BUILDING FOR SALE





# TENANT OVERVIEW



## WHO WE ARE

**Mile High Ambulance, LLC** is a full service ambulance company providing ALS/BLS, bariatric, and wheelchair service. We are committed to providing compassionate, client-driven, medical transportation solutions to our customers. We offer our services throughout the state of Colorado as we are based in Denver and are very close to Aurora. We Accept: Medicare, Medicaid and other Private Insurance We also accept: other forms of payment, contact us for details.

## WHAT WE DO

Mile High Ambulance provides: Emergency, Non-Emergency and Inter-Facility Ambulance Medical Services to Skilled Nursing, Assisted Living, Hospice facilities and to individuals in the Denver and Aurora Metro Area, Colorado Springs, Northern Colorado, and the Front Range. Patient care is our number one priority; because of this we provide services to patients requiring professional, compassionate pre-hospital and inter-facility care around the clock, 24 hours per day and 7 days a week. All of our paramedics and Emergency Medical Technicians (EMTs) are fully licensed and certified in the state of Colorado. Each of our skilled healthcare professionals participates in regular training and professional development courses. We operate a fleet of ambulances and wheelchair vans, which include: Advanced Life Support, Basic Life Support and Specialty units such as Bariatric Transport units.



## WE ARE A CONTRACTED PROVIDER FOR:

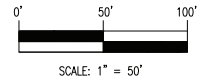
### **HealthONE**

We are the primary provider for both Rose Medical Center and Swedish Medical Center. Furthermore we serve many of the free-standing Emergency Departments (FSED) as a contracted provider for HealthONE.

# PROPERTY IMPROVEMENT LOCATION CERTIFICATE

## IMPROVEMENT LOCATION CERTIFICATE SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Stewart Title Guaranty Company & Unique Properties AND THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS CERTIFICATE IS VALID ONLY FOR USE BY Stewart Title Guaranty Company & Unique Properties AND DESCRIBES PARCEL'S APPEARANCE ON 7/2/20. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 7/2/20, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.



NO PROPERTY CORNERS WERE RECOVERED. A BOUNDARY SURVEY IS RECOMMENDED. PROPERTY DISTANCES AND EASEMENTS WERE OBTAINED FROM THE OFFICIAL TITLE COMMITMENT File Number: 20000310631. OWNERSHIP OF FENCES NOT DETERMINED BY THE SURVEYOR. ILC IS BASED ON LINES OF OCCUPATION, DRIVEWAY AND CONCRETE, DRAWN NOT TO SCALE. ALL MEASURED DISTANCES ARE APPROXIMATE.

PROPERTY ADDRESS: 3251 S Zuni St, Englewood, Colorado 80110

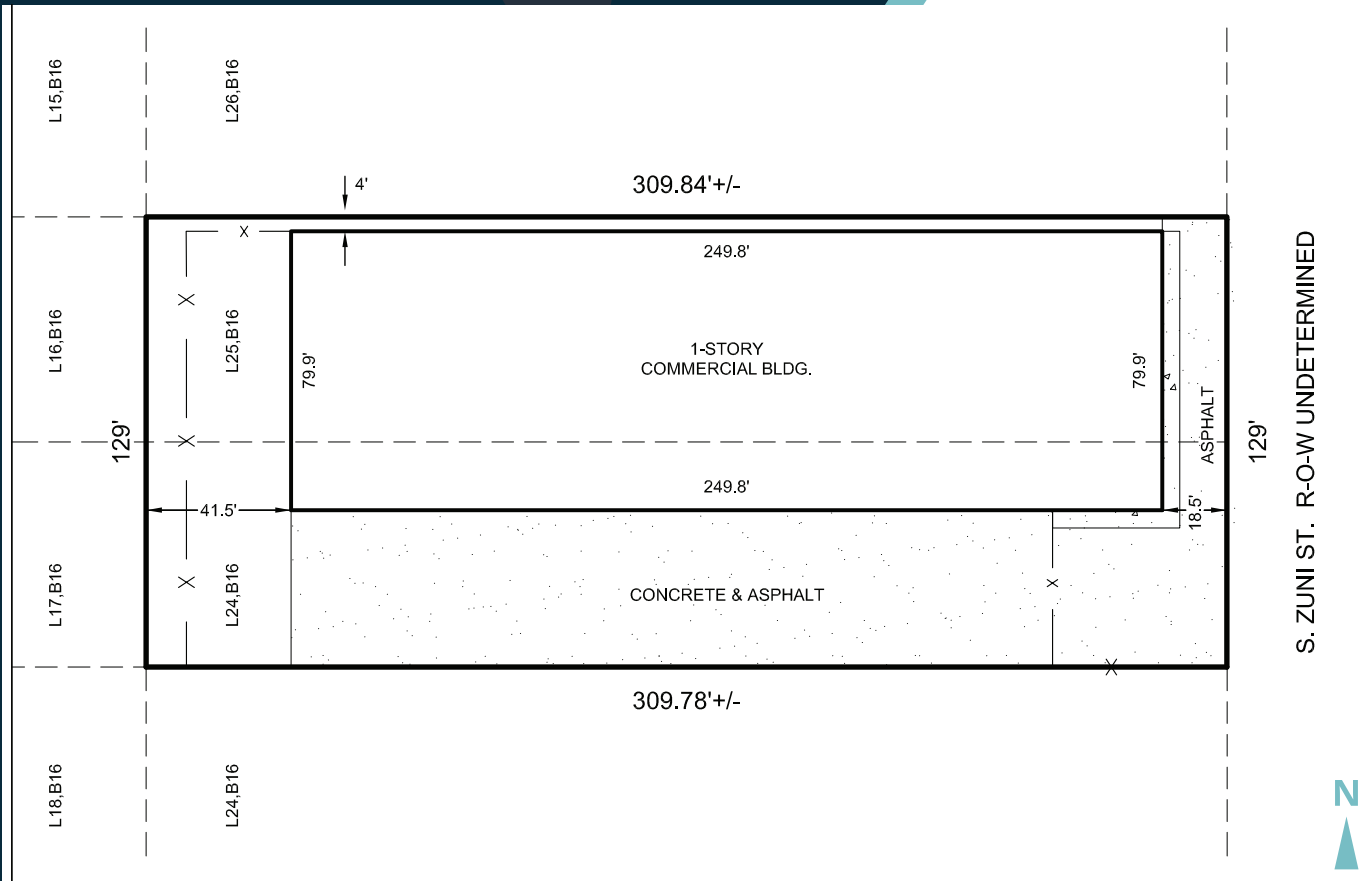
LEGAL DESCRIPTION: Lots 24 and 25, Block 16, BOULEVARD GARDENS, County of Arapahoe, State of Colorado.

ORDERED BY:  
Greg Knott

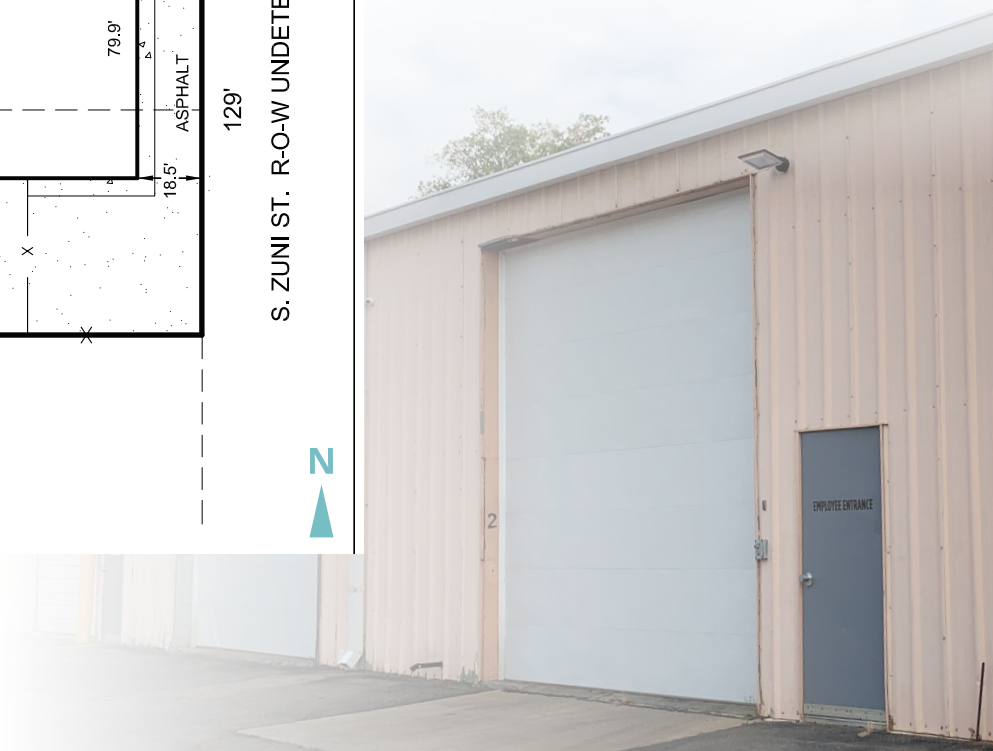
DAVID L. SWANSON,  
COLORADO P.L.S.# 36070  
ELECTRONICALLY STAMPED



REVISIONS	
DATE PREPARED: 7/28/20	3000 Lawrence Street Ste. 111, Denver, CO 80205 303.688.7540
DRAWN BY: M. ROBERT	
JOB# 20-7-575	



S. ZUNI ST. R-O-W UNDETERMINED





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INVESTMENT OPPORTUNITY**

CONTACT:



**RUSSELL GRUBER**

*Industrial Specialist / Owner*

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📞 720-490-1442

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**Gruber**  
Commercial Real Estate Services