



Multitenant Flex/Industrial Building
Small Bays | New Roof



REQUIRED
PROPERTIES

FOR SALE

380 S Potomac St, Aurora, CO 80012

Price: \$2,750,000



LEAD CONTACT

CHRIS STUDENT
952.201.5676
team@rprops.com

JUSTIN BROCKMAN
303.993.9803
team@rprops.com

JB HOCHMAN
303.668.4930
team@rprops.com

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Address	380 S Potomac St Aurora, CO 80012
Price	\$2,750,000
Cap Rate	6.75% (As-Is)
Price/SF	\$186
Building Size	14,816 SF
Land Size	49,903 SF (1.15 AC)
Year Built	1986
Parking	43 Off-Street Spaces
Clear Height	14'
Loading	8 Drive-In Doors
Roof	2021 Installation Transferable Warranty





CAPITAL IMPROVEMENTS

- Roof (2021) - Transferable Warranty
- Site Lighting (2021)
 - Additional LED Wall packs Added
 - Existing Wall packs Upgraded to LED
 - Existing Recessed Cans Upgraded to LED
- Parking Lot
 - Striping (2021)
- HVAC
 - New RTU (2024)

LOCATION

- Located immediately off the I-225/E Alameda Ave 4-way interchange with quick access to I-25 and I-70 and in close proximity to a multitude of shopping and dining amenities including Town Center at Aurora and the Target anchored Aurora City Place

LEASE STRUCTURE

- All leases are NNN, including reimbursement for management expenses and feature annual rent increases



RECENT LEASING ACTIVITY

- Unit 100-105: New lease; five (5) years; starting at \$12.50/SF NNN; \$.50/SF annual increases
- Unit 110: Lease renewal; three (3) years; starting at \$12.50/SF NNN; \$.50/SF annual increases
- Unit 125: New lease; three (3) years; starting at \$12.50/SF NNN; 3% annual increases

SUITE SIZE

- Highly desirable small suites ranging in size from 1,866 SF to 3,960 SF

LOADING

- The building features eight (8), 10'x10' drive-in doors with each suite having least one (1)

Tenant	Unit	Lease Start	Lease End	Sq Ft	PRS	Annual Base Rent	Current Rate	Rental Increase	Annual Rent	Rental Rate	Options	Expense Recovery
Rhinos Fitnes LLC	100-105	12/1/24	3/31/30	3,733	25.20%	\$46,663	\$12.50	12/1/2025	\$48,529	\$13.00	None	NNN + Management
								12/1/2026	\$50,396	\$13.50		
								12/1/2027	\$52,262	\$14.00		
								12/1/2028	\$54,129	\$14.50		
								12/1/2029	\$55,995	\$15.00		
Nations Roof	110	1/9/22	1/8/28	1,866	12.59%	\$23,325	\$12.50	1/9/2026	\$24,258	\$13.00	None	NNN + Management
								1/9/2027	\$25,191	\$13.50		
Shanah City Church	115-120	12/1/21	11/30/26	3,960	26.73%	\$50,411	\$12.73	12/1/2025	\$51,440	\$12.99	None	NNN + Management
EJ3 Car Detailing	125	12/1/24	11/30/27	1,943	13.11%	\$24,288	\$12.50	12/1/2025	\$25,026	\$12.88	None	NNN + Management
								12/1/2026	\$25,764	\$13.26		
Iglesia Rey de Reyes	130-135	11/1/21	2/28/26	3,314	22.37%	\$38,674	\$11.67				None	NNN + Management

Total SF: 14,816
Occupancy: 100.00%

Income	Annual	\$/SF
Scheduled Base Rent	\$185,566	\$12.52
Expense Reimbursement	\$89,591	\$6.05
Total Gross Income	\$275,156	\$18.57
Expenses		
Property Tax	\$40,853	\$2.76
Insurance	\$15,069	\$1.02
Water & Sewer	\$2,909	\$0.20
Electric	\$726	\$0.05
Snow Removal	\$6,627	\$0.45
Landscaping	\$6,748	\$0.46
Management Fee	\$16,660	\$1.12
Total Expenses	\$89,591	\$6.05
Net Operating Income	\$185,566	



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Chris Student
team@rprops.com