

Multitenant Flex/Industrial Building  
Small Bays | New Roof



**REQUIRED**  
PROPERTIES

**FOR SALE**

**380 S Potomac St, Aurora, CO 80012**

**Price: \$2,750,000**



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OVERVIEW

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)



# RENT ROLL & INCOME & EXPENSES

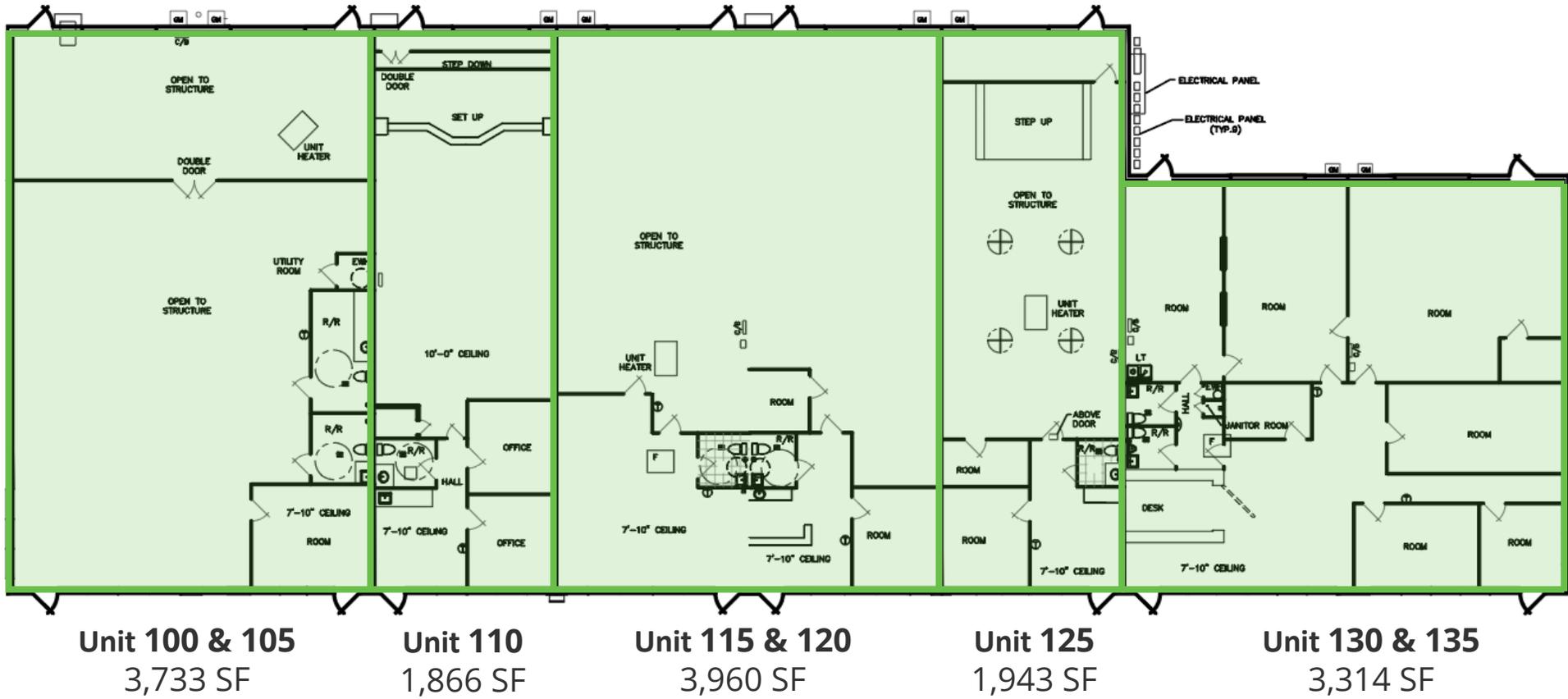
Tenant	Unit	Lease Start	Lease End	Sq Ft	PRS	Annual Base Rent	Current Rate	Rental Increase	Annual Rent	Rental Rate	Options	Expense Recovery
Rhinos Fitnes LLC	100-105	12/1/24	3/31/30	3,733	25.20%	\$46,663	\$12.50	12/1/2025	\$48,529	\$13.00	None	NNN + Management
								12/1/2026	\$50,396	\$13.50		
								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
<b>Total Gross Income</b>	<b>\$275,156</b>	<b>\$18.57</b>
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
<b>Total Expenses</b>	<b>\$89,591</b>	<b>\$6.05</b>
<b>Net Operating Income</b>	<b>\$185,566</b>	



FLOOR PLAN



AREA MAP



380 S Potomac St | Aurora, CO



AREA MAP



BICENTENNIAL PARK

AURORA CITY PLACE

E. ALAMEDA AVENUE



TOWN CENTER AT AURORA



PHOTOS



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