



FCP
Four Corners Petroleum, llc
607 19th Street | Golden, Colorado

Building Size	12,031 SF
Building Type	Office
Sale Price	\$3,400,000
CAP Rate	6.37%



Offering Summary

Single Tenant NNN Investment

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Property Summary

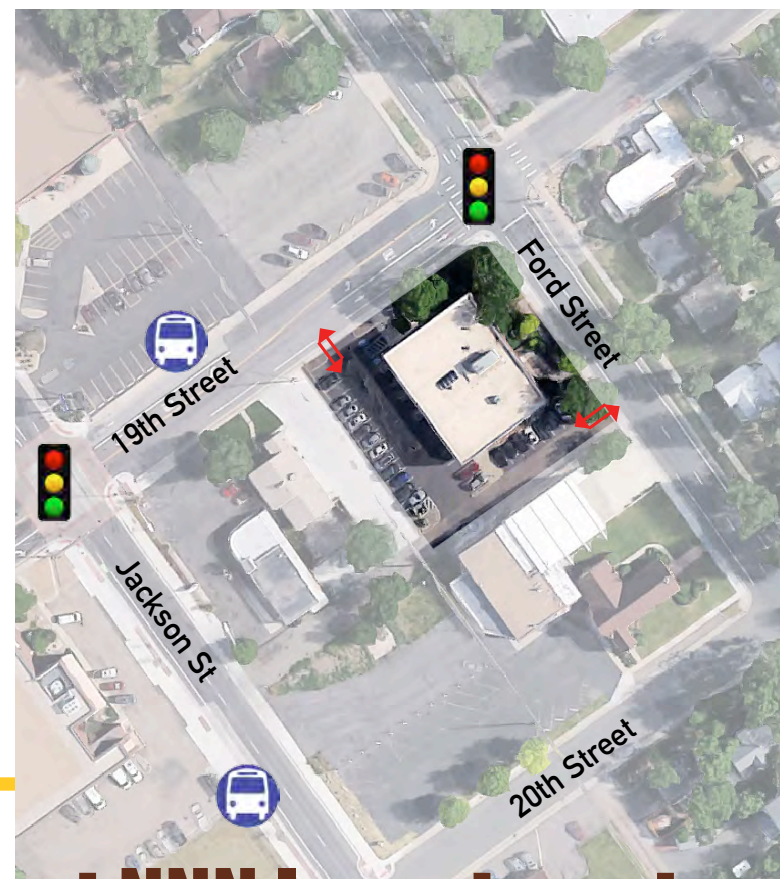
County	Jefferson
Building Size	12,031 SF
Building Type	2 Story Office
Zoning	CMU
Year Built	1985 Renovated 2017
Parcel Size	20,992 SF (0.4782 Acres)
Occupancy	100%
Parking	37 Spaces (35 regular; 2 HC)

Investment Highlights

607 19th Street Golden | Colorado, 80401

Four Corners Petroleum Office Building | Corner of 19th and Ford Streets

- ◆ Nearly \$1,000,000 in recent TI's
- ◆ Excellent Tenant, new 7 year lease
- ◆ Letter of Credit (one year base rent plus NNN's) further augments the deal
- ◆ Less than 1 mile from Historic Downtown Golden and Colorado School of Mines
- ◆ 1/2 mile from Coors Brewery
- ◆ Excellent corner location with over 13,193+/- VPD
- ◆ Only 15 miles from downtown Denver
- ◆ Ample parking
- ◆ Community Mixed Use Zoning (CMU) allows for a wide variety of uses



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