



4750 Nome Street

Denver, Colorado

| Marcus & Millichap |
THE KRAMER GROUP

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Section One

EXECUTIVE SUMMARY

Offering Summary

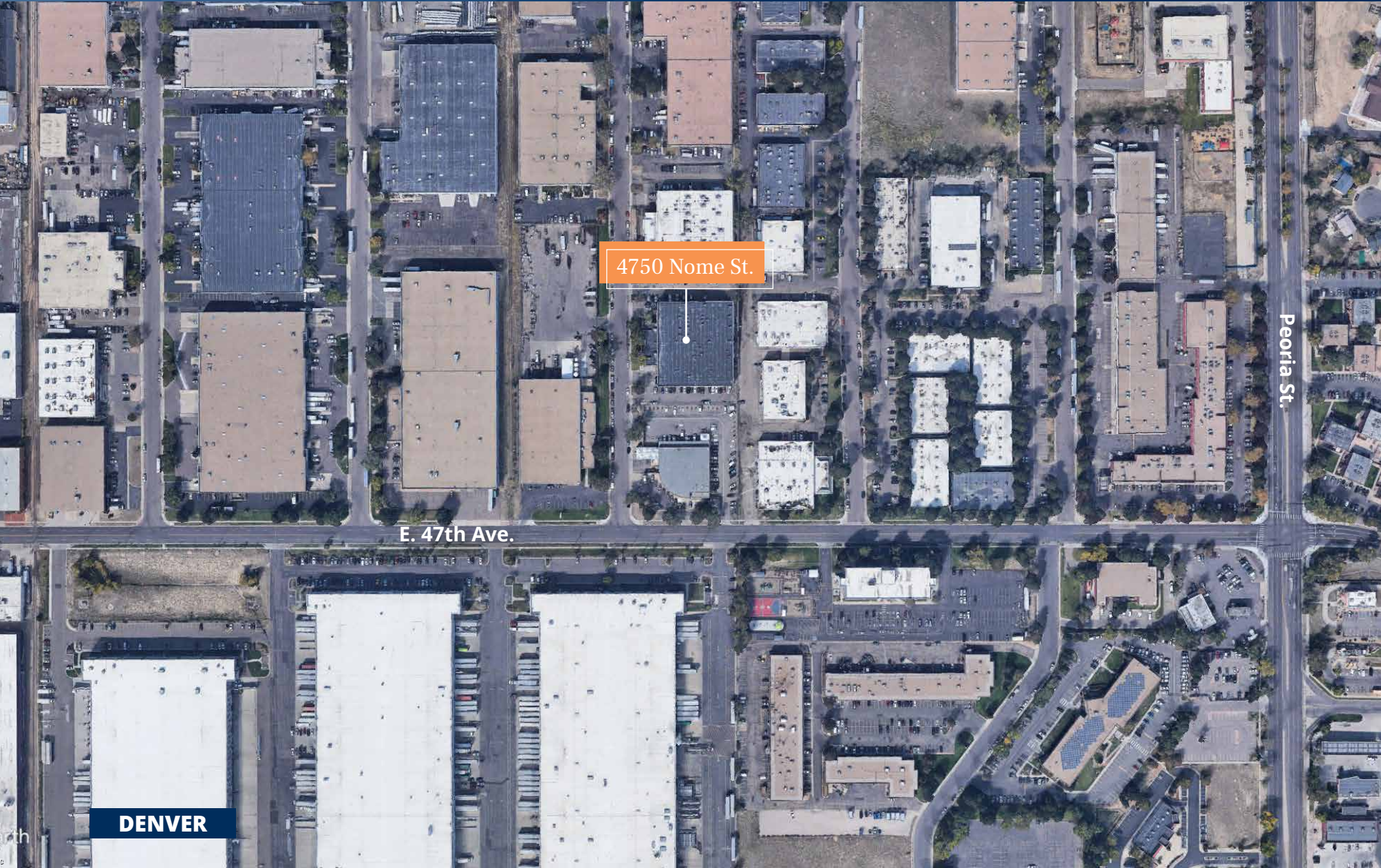
Investment Highlights

The Kramer Group of Marcus & Millichap is pleased to present Medicine Man at 4750 Nome Street, Denver Colorado. Medicine Man was founded in 2009 with the goal of producing high quality and low-cost medical marijuana. After much success on the medical side, Medicine Man moved into the recreational side in 2014. They provide one of the largest varieties of marijuana strains in Colorado and solely sell their own cultivated product. Medicine Man was recently acquired by Columbia Care which is one of the largest and most experienced cultivators, manufacturers, and distributors of cannabis products in the United States. Columbia Care is a publicly traded company.

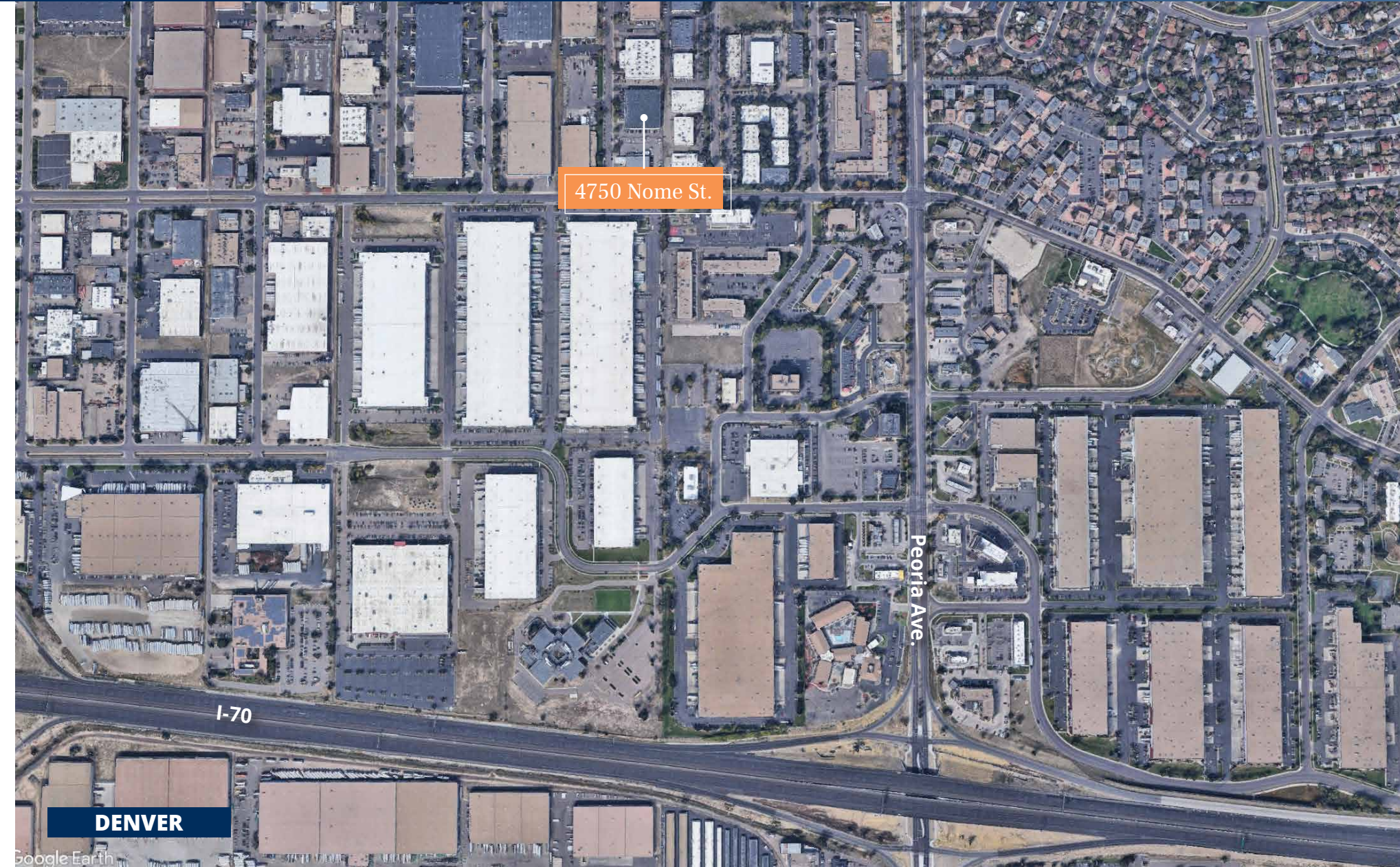
- Absolute NNN Lease Structure (Corporate Guarantee)
- Annual Escalations
- 6 Years Remaining on Term
- Two - 5 Year Options

List Price	\$10,500,000
4750 Nome St. Denver, Colorado	
Building Size	38,194
Lot Size	1.58 Acres
Price/SF	\$274.91
Year Built	1974
Zoning	I-A
Tenant	Medicine Man
Cap Rate	9.07%





DENVER



DENVER

Google Earth

Section Two

FINANCIAL ANALYSIS

Tenant Summary

Operating Statement

As of July,2023

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
			Comm.	Exp.							
Medicine Man	38,194	100.0%	7/19/19	7/19/29	\$24.94	\$79,378	\$952,536	Jul-2024	\$80,966	NNN	Two - 5yr Options
Total	38,194				\$24.94	\$79,378	\$952,536				
Occupied Tenants: 1			Unoccupied Tenants: 0			Occupied Rentable SF: 100.00%			Unoccupied Rentable SF: 0.00%		
			Total Current Rents: \$952,536			Occupied Current Rents: \$952,536			Unoccupied Current Rents: \$0		

SUMMARY

Price	\$10,500,000
Down Payment	\$10,500,000
Down Payment %	100%
Number of Suites	1
Price Per SqFt	\$274.91
Rentable Built Area (RBA)	38,194 SF
Lot Size	1.58 Acres
Year Built/Renovated	1974
Occupancy	100.00%

RETURNS

Actual Cap Rate

CAP Rate	9.07%
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Section Three

MARKET OVERVIEW

Denver Overview

Denver Demographics

DENVER

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 742,800 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract most future development, as land in these areas is relatively flat and affordable. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City."

METRO HIGHLIGHTS



MAJOR TRANSPORTATION CENTER

Denver serves as the vital transportation gateway to the West, with a well-developed infrastructure. The region is accessed by three interstates and two freight rail lines.



EMPHASIS ON SKILLED JOBS

Denver's highly educated labor force attracts tech employers. Roughly 42 percent of residents ages 25 and older hold at least a bachelor's degree.



THRIVING ALTERNATIVE ENERGY SECTOR

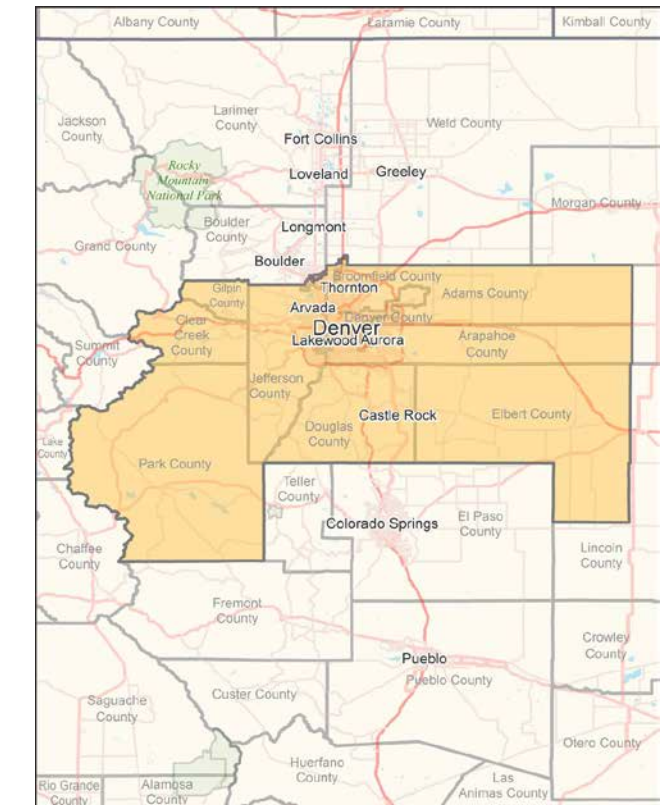
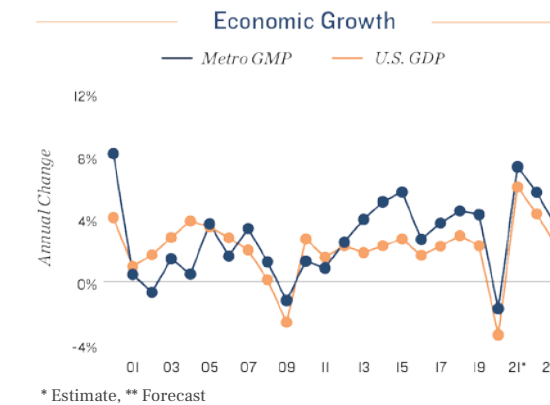
The National Renewable Energy Laboratory located in Golden helps lure energy-related businesses to the region.



ECONOMY

- Key drivers of the region's economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications.
- Denver's economy is expanding, with the annual change in gross metropolitan product expected to exceed 5 percent this year.
- Many of Denver's largest employers are in population-serving businesses, such as retail and health care, and their expansion will track population and income growth.
- There are 10 Fortune 500 companies located in the metro, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.

MAJOR AREA PRIVATE EMPLOYERS
HealthONE
CenturyLink
Children's Hospital Colorado
Kaiser Permanente
Lockheed Martin Corp.
Comcast Corp.
Frontier Airlines
Wells Fargo
United Airlines, Inc.
University of Colorado Health



SHARE OF 2021 TOTAL EMPLOYMENT



DEMOGRAPHICS

- The metro is expected to add 206,600 new residents during the next five years, as the market benefits from household migration trends that emerged from the health crisis.
- Gains in higher-paying employment sectors keep the median household income well above the national median.
- Elevated incomes have allowed 63 percent of households to own their homes, nearly matching the national rate.

2021 Population by Age



QUALITY OF LIFE

The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor fun. Five professional sports teams play in venues within a short walk or drive of downtown Denver. The local arts community is vibrant, and the city's large park system provides relaxing opportunities to enjoy the outdoors. The allure of the Rocky Mountains keeps residents active. Rocky Mountain National Park is less than two hours from the metro and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek and Copper Mountain. The Denver metro will continue to grow as the area's high quality of life attracts new residents.

* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

SPORTS



EDUCATION



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