



801 & 811 W BAYAUD AVENUE



OFFERING MEMORANDUM

prepared by

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DISCLAIMER

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

Madison Commercial Properties is providing all information and materials regarding the property referenced herein without representation or warranty, express or implied, as to completeness, accuracy, or condition of the property, compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. All parties interested in evaluating a possible purchase of the property are required to conduct and rely solely on their own investigations and inspections through appropriate third-party independent professionals selected by such party.

Materials and information provided are not a substitute for a potential buyer's own due diligence. Any references to acreages, square footages, or other measurements are merely approximations. Madison Commercial Properties will not investigate or verify any matters or conduct due diligence without a separate agreement to do so.

All financial data is provided for general reference purposes only and should be independently verified, including obtaining applicable documents and reports. Madison Commercial Properties does not and will not provide financial or legal advice under any circumstances. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimate of market rents and/or projected rents that may be provided do not necessarily mean that such rents can be established. All Parties must evaluate for themselves all market conditions, vacancy factors and other issues in order to determine rents for the property.

All parties are advised to seek the advice of an attorney or tax advisor regarding any aspects of the property. Madison Commercial Properties complies with all applicable fair housing and equal opportunity laws.



801 & 811 W BAYAUD AVENUE



40' CEILINGS



MEZZANINE



MIPS BUILDOUT



HEAVY POWER 4,000 AMP
3-PHASE

ABOUT THE PROPERTY

Style	Other
Building Square Footage	33,800 SF
Lot Size	25,315 SF
Year Built	1979
Schedule Number	05096-12-029-000
Property Type	Industrial - Warehouse
Tax District	Denver
Legal Description	Lake Archer Sub PT B14 & 15 & Vac St Adj AKA Parcel "B"
Zoned As:	I-B

801 & 811 W BAYAUD

Madison Commercial is pleased to offer this unique Baker industrial property for sale. 801 & 811 W. Bayaud Avenue is a 33,800 SF multi-address space that sits on over half of an acre. It is comprised of a 7,300 SF operational medical marijuana cultivation facility and 26,500 SF of unoccupied warehouse.

Nine dock high doors, 40 foot high ceilings and 4,000 amps of three-phase power make this space desirable for any business. It also features a brand new, 7,900 SF mezzanine that is nearly complete and built out for a MIPS/MIPS OPC including two C1-D1 extraction rooms and blast proof walls, which sits in the open warehouse and is fitted for an elevator. Zoned I-B permits uses such as custom manufacturing, production, wholesale, storage, warehouse, and distribution upon zoning review. This property would be great for an investment or owner/user as the current tenant would leaseback the occupied space upon sale.

This property is located off Santa Fe Blvd & W Bayaud Ave in the Baker neighborhood with easy access to I-25. Close to downtown and 6th Ave allows for easy commute from all directions. The property is just blocks away from S Broadway St with dozens of restaurant options.



DEMOGRAPHICS AND TRAFFIC

Demographics

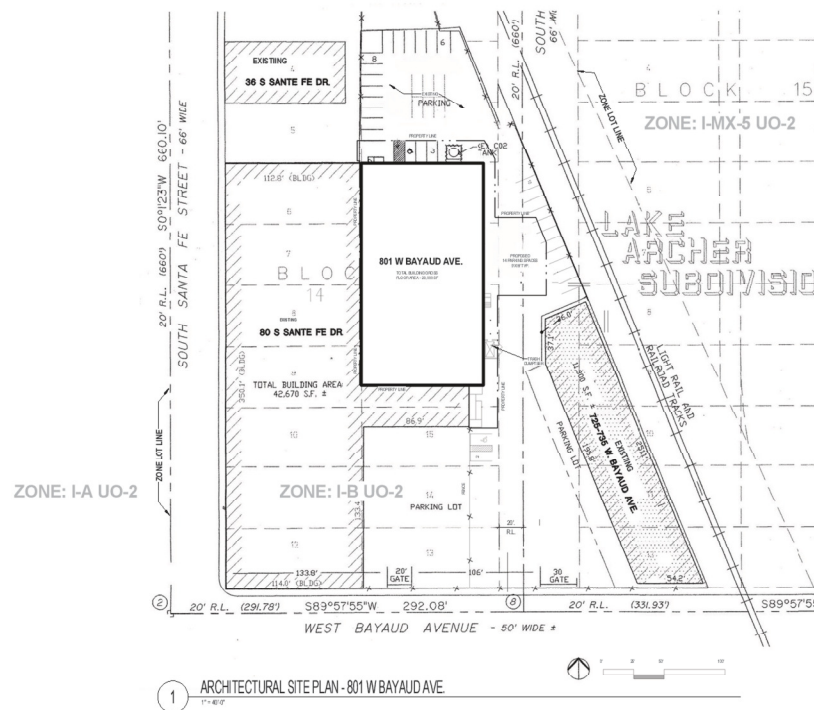
	1 Mi	3 Mi
Population	18,266	243,522
Households	9,062	118,091
Average Age	36.30	36.40
Median HH Income	\$52,545	\$62,544
Daytime Employees	25,648	251,575
Population Growth '19-'24	9.2%	9.0%
Household Growth '19-'24	8.9%	9.2%

Traffic

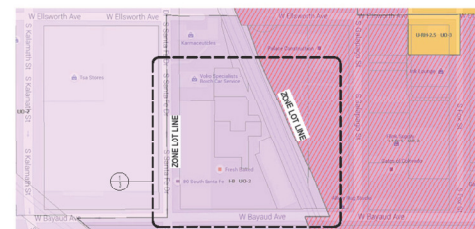
Collection Street	Cross Street	Traffic Vol	Year	Distance
S Santa Fe Dr	W Bayaud Ave S	18,914	2018	0.04 mi
W Bayaud Ave	S Santa Fe Dr E	1,027	2018	0.10 mi
Santa Fe Dr	W 1st Ave N	9,377	2016	0.10 mi
S Kalamath St	W Bayaud Ave S	14,239	2016	0.12 mi
S Kalamath St	W Bayaud Ave S	16,413	2018	0.12 mi
Made with TrafficMetrix® Products				



FLOOR PLAN



1 ARCHITECTURAL SITE PLAN - 801 W BAYAUD AVE
1" = 40'



CITY OF DENVER ZONING MAP
SCALE N.T.S.

GENERAL SHEET NOTES
SHEET SPECIFIC GENERAL INFORMATION AND/OR RESTRICTION

1. ALL EXISTING AND PROPOSED PARKING SPACES SHALL BE PROVIDED WITH NEW PARKING SPACES AND SHALL BE PROVIDED WITH NEW PARKING SPACES. HANDICAP ACCESSIBLE SPACES SHALL BE PROVIDED AND PROVIDED.
2. ADDITIONAL SITE IMPROVEMENTS THAT INCLUDE AND ARE RELATED TO MECHANICAL, PLUMBING, ELECTRICAL, AND SECURITY SHALL BE PROVIDED AND REFERENCED ON SEPARATE SHEETS.

THIS ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY.
REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADES, UTILITIES, DIMENSIONS AND DETAILS.

NO.	DESCRIPTION	DATE
1	REVISION	

Project Number	1000000
Date	NOV 10 2015
City/County	Denver
Owner	Owner
Designer	OCULUS

Architectural
SITE PLAN

3



BROKER INFO



REAL ESTATE / BUSINESS ADVISOR

Max Scholl

Max Scholl has been active in real estate since 2005, both as a licensed sales agent specializing in retail and industrial properties, as well as property management and gas station/convenience store management and operations. Originally licensed in Florida, Mr. Scholl sought out and acquired distressed gas stations to re-image and improve operationally. After 5 years of consulting and selling these retail specialty properties, he trained and acquired a Florida title insurance agent's license and worked as senior real estate paralegal for Harvey Scholl, P.A., a Florida transaction law firm. Mr. Scholl moved to Colorado in the spring of 2014, obtained a Colorado real estate sales license, and has been selling cannabis properties and businesses. He formed Renaissance Elixirs, LLC, an industrial hemp consulting and research company that focused in compliance and sourcing of base cannabidiol ("CBD") product for manufacturers in Colorado. With a broad background in management, consulting and compliance, Max formed Ultradiol, LLC to manufacture, sell, and distribute medical grade hemp products.

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REAL ESTATE / BUSINESS ADVISOR

Luke Raye

Luke Raye is a highly motivated real estate broker who takes a great deal of pride in building lasting relationships. He provides investors, buyers, sellers, landlords, and tenants with knowledge and insights of the greater Denver market to help them achieve their real estate goals. He brings an energetic and enthusiastic work ethic from his extensive service and team-oriented solutions background. Luke has maintained a Colorado Real Estate License since 2005 and started his real estate career with one of the largest land development companies in Colorado. He has a wide variety of experience in real estate that includes, mountain land properties, residential, and the commercial realm. He has experience in commercial office and industrial; providing strategic, multi-market tenant representation for corporate clients, and identifying new development opportunities throughout North America.

An adventurous guy, Luke loves world travel and enjoys many outdoor activities with the mountains and the ocean being his favorites! When in these elements, you can find him snowboarding, hiking, deep sea or fly fishing, scuba, and free diving.

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WE HAVE THE SOLUTIONS TO HELP YOU REALIZE YOUR GOALS

- Comparative market valuations
- Business valuations & proformas
- Real estate market research and analysis
- Consultation at every step of the process
- Aggressive sales and leasing negotiation
- Comprehensive sales & marketing programs
- Complete transaction management
- Due diligence investigation & inspection
- Liability protection & tax minimization
- Leverage Global Partners network coverage