



4800 N OAKLAND ST

DENVER, CO 80239



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INVESTMENT HIGHLIGHTS



LONG LEASE TERM: With ± 9 years remaining on the base term of the lease, along with two additional five-year extension options, investors can benefit from a sustained source of passive cash flow.



ATTRACTIVE ANNUAL RENTAL INCREASE: This opportunity presents annual rental escalations based on the greater of 2.20% or 75% of the Consumer Price Index (CPI), providing a safeguard against inflation.



ABSOLUTE NNN LEASE: Zero Landlord Responsibilities.



STRATEGIC LOCATION FOR THE OPERATOR: This Denver facility is critical to the operator's business, as their products are distributed in over 300 stores across Colorado, including 128 locations in the Denver market alone. Additionally, the owners of this facility operate three of their own retail stores within Denver.



PROVEN MULTI-STATE OPERATOR: With roots dating back to Colorado's medical market in 2012, Olio has established itself as a successful operator with operations in four states and products available in nearly 600 dispensaries nationwide.



PRIME DENVER INDUSTRIAL LOCATION: Strategically positioned in the Montbello Industrial Park, Denver's largest and most established industrial submarket, offering exceptional access to I-70, I-270, and Denver International Airport. The property sits within a highly desirable last-mile distribution corridor serving the Denver metro and Front Range.

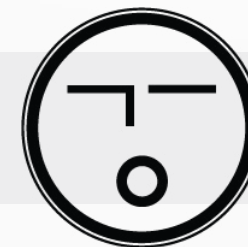


STRATEGIC POSITIONING IN A HIGH-GROWTH MARKET: Denver continues to rank among the nation's most vibrant industrial hubs, fueled by steady population growth, a diverse and expanding employment base, and a thriving logistics and distribution sector. Investors are uniquely positioned to benefit from the market's strong fundamentals and long-term economic drivers.





FINANCIAL SUMMARY



\$3,900,000
ASKING PRICE

EXECUTIVE SUMMARY

Address	4800 N Oakland St
City, State, Zip Code	Denver, CO 80239
Cap Rate	10.68%
NOI	\$416,427
GLA	±16,620 SF
Lot Size	±0.89 AC
Year Built	1974
Zoning	I-A
Tenant	Guaranteed Green, LTD d/b/a Olio
Type of Ownership	Fee Simple
Lease Guaranty	Personal
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Term Commencement Date	7/26/2019
Lease Expiration Date	7/26/2034
Term Remaining on Lease	9 Years
Options	Two, 5-Year Options
Increase	The Greater of 2.20% or 75% of CPI, Annually



TENANT PROFILE



4 STATES

Operating In



Colorado, Michigan, New Mexico, New York

Locations



±200

Employees



HEADQUARTERS

Denver, Co

YEAR FOUNDED

2012

WEBSITE

www.dabolio.com

Olio is a Colorado-based cannabis concentrate innovator specializing in premium hash products—including live rosin, live resin, solventless wax, BHO extracts, cartridges, and gummies. Founded by hash enthusiasts who began refining cannabis extractions in 2012, the company established its Colorado lab in 2015. Olio remains deeply focused on terpene preservation, in-house breeding, and meticulous, strain-specific production and curing processes. With a clean, hands-on ethos and a commitment to flavor and quality, the company has expanded into multiple state markets across the U.S.

TENANT PROFILE

NUMBER OF DISPENSARIES CARRYING OLIO PRODUCTS BY REGION

Colorado	
Denver	128
Aurora/Commerce City	12
Boulder/Northeastern CO	34
Colorado Springs/Southern CO	56
Mountain West	70
Total Colorado	300
Total Michigan	35
New Mexico	
Northern New Mexico	64
Southern New Mexico	45
Total New Mexico	109
New York	
Brooklyn	13
Bronx	5
Hudson Valley	33
Long Island	8
Manhattan	38
Queens	9
Southern Tier	2
Staten Island	4
Upstate	28
Western New York	6
Total New York	146
TOTAL	590

MARKET OVERVIEW

DENVER, CO

Denver, Colorado, is a city nestled at the foot of the Rocky Mountains, offering a striking blend of urban sophistication and natural beauty. Its location provides easy access to outdoor activities like hiking, skiing, and mountain biking, making it a hub for those who appreciate both city life and the wilderness. The city's historic neighborhoods, such as LoDo (Lower Downtown), are filled with restored buildings, local breweries, and independent shops that reflect a strong sense of place and community. Denver's cultural scene includes renowned institutions like the Denver Art Museum and a thriving live music environment, anchored by iconic venues such as Red Rocks Amphitheatre. Its economy is shaped by a mix of industries, including tech, aerospace, and energy, contributing to steady growth and innovation across the region.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	9,734	92,137	256,301
2025 Population	9,107	93,401	259,217
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	2,703	28,791	86,696
2025 Households	2,522	29,417	87,898
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$74,928	\$112,673	\$95,903



DENVER METRO DEMOGRAPHICS

\$312B

Denver MSA Gross Domestic
Product

+729K

Denver MSA Population

1.08%

Metro Area Population of Denver
Annual Growth Rate

\$579K

Denver MSA
Median Home Price

\$1,675

Denver MSA
Median Rent Value

35.2

Denver MSA
Median Age

TOP 30

Best Performing Large Cities
(Axios)

#9

Best Cities for Young Professionals
(Niche)

TOP 50

Best Places to Live in the U.S.
(U.S. News and World Report)

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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

MATTHEWS™



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