

FOR SALE/ FOR LEASE

# 5311 Niagara St

Commerce City, CO 80022

Industrial Owner/User or  
Investment Opportunity

Offering Memorandum



**MATTHEWS**™

## Exclusively Listed By



**Angelo Vattano**

Associate

**(720) 842-7166**

[angelo.vattano@matthews.com](mailto:angelo.vattano@matthews.com)

License No. 100101759 (CO)



**Spencer Mason**

Vice President

**(303) 418-8668**

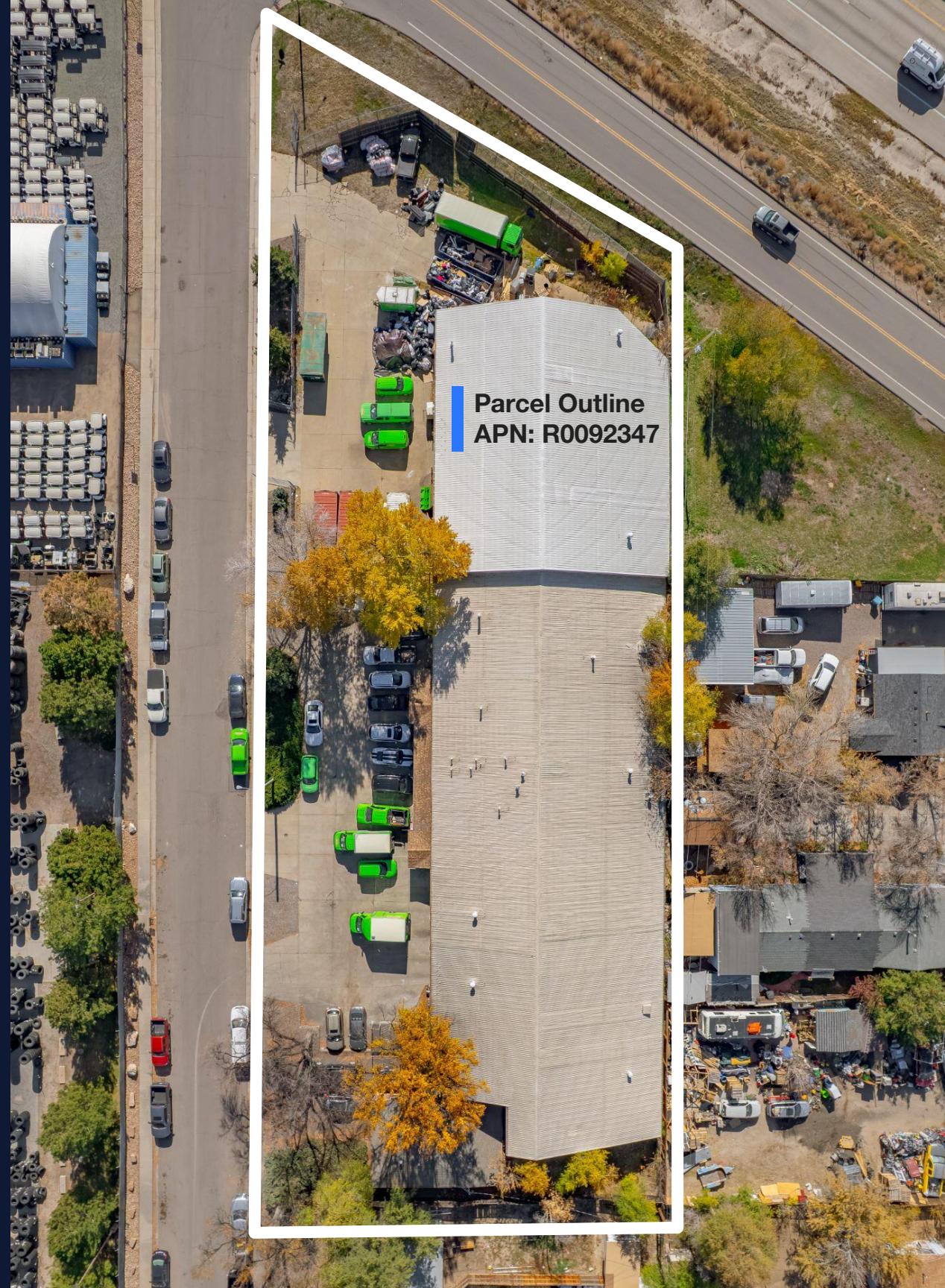
[spencer.mason@matthews.com](mailto:spencer.mason@matthews.com)

License No. FA.100082695 (CO)

**Brayden Conner**

Broker of Record | Lic. No. EC.100099522 (CO)

# MATTHEWS™



**Parcel Outline**  
**APN: R0092347**



## Table of Contents

- 04 Investment Overview
- 11 Sold Comparables
- 14 Rent Comparables
- 17 Market Overview

# Investment Overview

**5311 Niagara St**  
Commerce City, CO 80022



**5311 Niagara St**  
Commerce City, CO 80022

~~\$3,489,000~~

**\$2,750,000**

Sale Price

~~\$149.46~~

**\$117.80**

Price PSF

~~\$8.00/SF NNN~~

**\$7.50/SF NNN**

Asking Rate

**Property Details**

County	Adams County
Submarket	East I-70 Corridor
Ownership	Fee Simple
APN	R0092347
Property Taxes (2024)	\$63,088
RBA	±23,344 SF
Main Building Size	±22,324 SF
Separate Office Building Size	±1,020 SF
Land AC	±1.19
Year Built	1984, 1987 (Main Building) 1954 (Separate House)
Construction	Wood Frame (Main Building) Masonry (Separate House)
Power	1,400a/ 3P Heavy (TBV)
Grade-Level Doors	4
Dock-Well	1
Zoning	I-2



# Investment Highlights

## Investment Overview

Matthews™ is pleased to present the exclusive opportunity to acquire **5311 Niagara Street**, a well-maintained industrial property ideally positioned just off Hwy-270 in Commerce City, CO.

Situated on a ±1.19-acre lot, the property offers direct highway access and exceptional connectivity to I-70 and I-25, providing seamless access to the greater Denver metro area. The ±23,344-square-foot facility benefits from high visibility, with approximately 104,000 vehicles per day passing along Hwy-270.

The primary industrial building was built in 1984 & 1987 from metal construction. The standalone office structure adjacent to it was built from masonry block in 1954. The site is zoned I-2 (heavy industrial) and is equipped with 4 grade-level doors, 1 dock-well, 12–14' clear heights, an upgraded office area, a fenced side yard, and 1,400 amps / 3-phase power (to be verified by an electrician).

The versatile configuration—offering a mix of warehouse, office, and showroom space—accommodates a wide range of industrial users in the manufacturing, distribution, or service industries. 5311 Niagara Street represents an outstanding opportunity for a local or national operator to acquire a well-maintained, functional industrial asset with access to the entire Denver metro.





**Downtown Denver**  
±7.4 Miles Away



**USA Export Corporation**  
Exporter

± 104,000 VPD



**Subject Property**

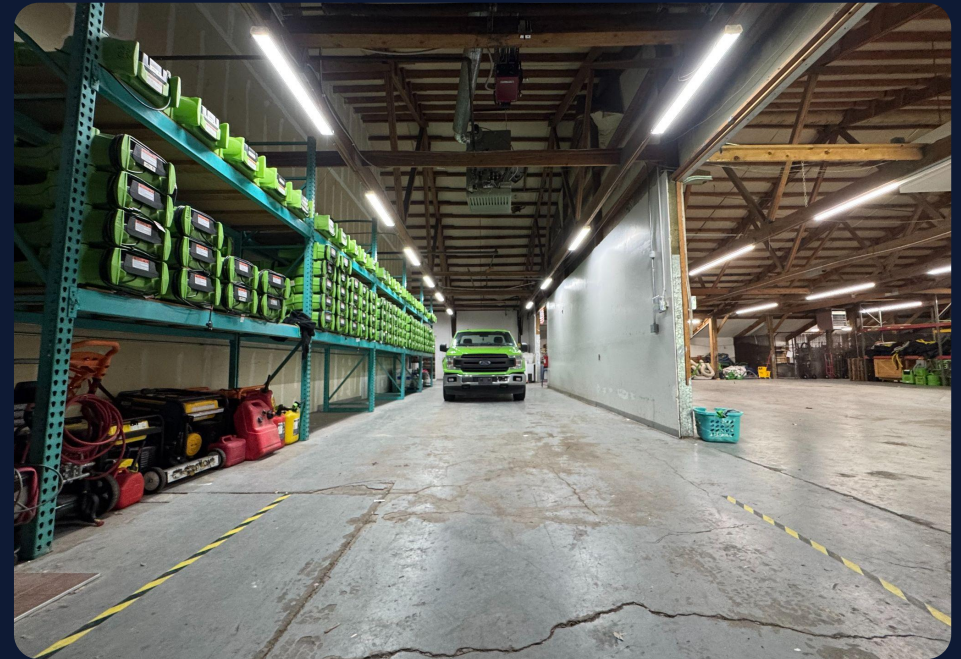
**Acme Tree Service**  
Tree Service



# South Warehouse



# North Warehouse



# Office Space











# Sold Comparables

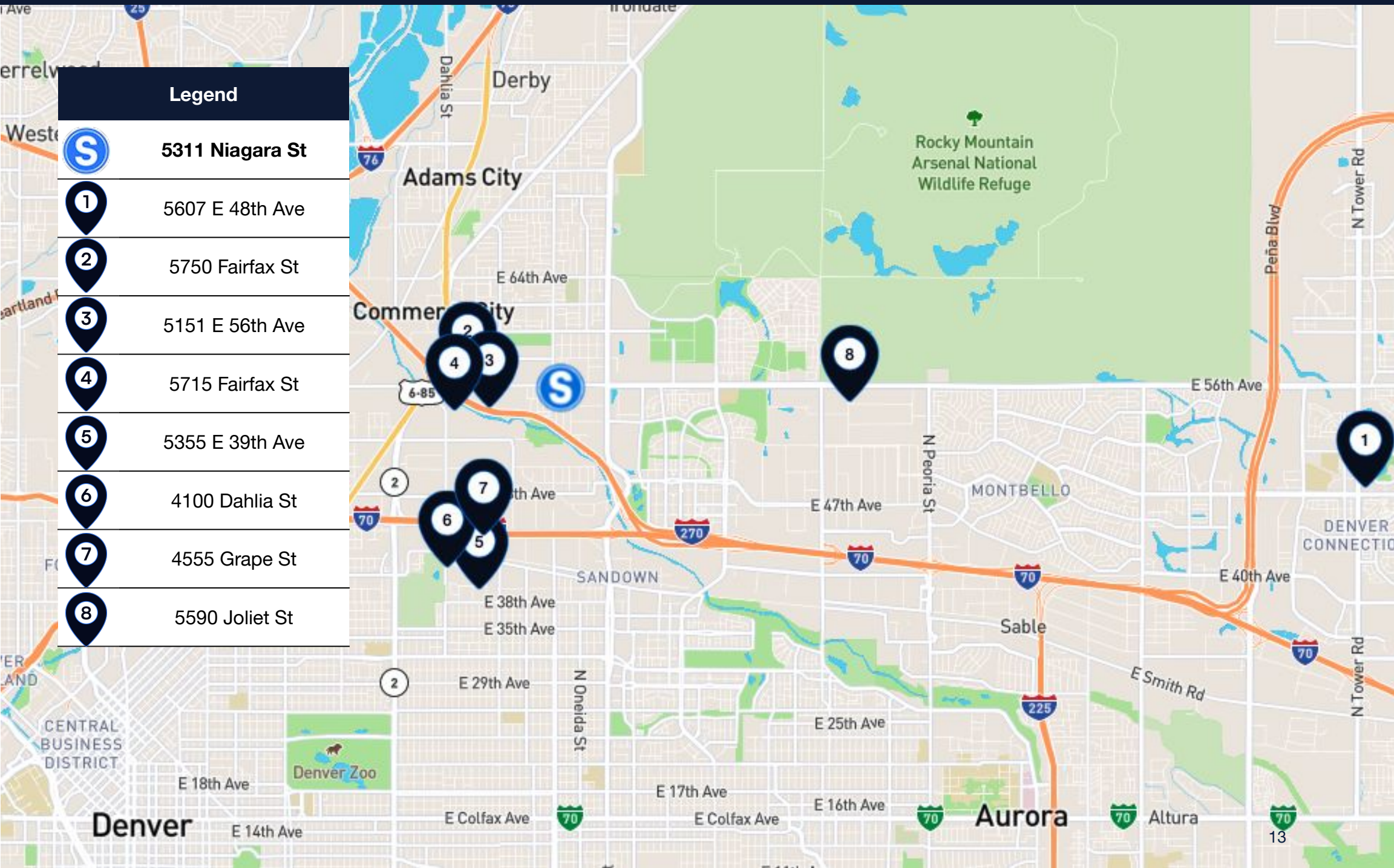
5311 Niagara St  
Commerce City, CO 80022



# Sold Comparables

Sold Comps								
	Property Address	Property City	Sale Date	Sale Price	Price Per SF	Building SF	Land Area AC	Year Built
	5311 Niagara St	Commerce City	-	\$2,750,000	\$117.80	23,344	1.19	1954, 1984, 1987
	5607 E 48th Ave	Denver	3/24/26	\$2,750,000	\$141.21	19,475	1.38	1995
	5750 Fairfax St	Commerce City	12/19/25	\$3,500,000	\$165.87	21,101	1.99	1966
	5151 E 56th Ave	Commerce City	11/17/25	\$2,750,000	\$169.13	16,260	0.89	1966
	5715 Fairfax St	Commerce City	7/29/25	\$2,862,500	\$172.71	16,574	0.87	1998
	5355 E 39th Ave	Denver	7/7/25	\$2,050,000	\$115.25	17,787	0.88	1981
	4100 Dahlia St	Denver	5/23/25	\$2,546,000	\$117.79	21,614	1.04	1971
	4555 Grape St	Denver	2/4/25	\$2,800,000	\$131.42	21,305	0.50	1981
	5590 Joliet St	Denver	12/2/24	\$3,750,000	\$177.32	21,148	1.06	1984
<b>Averages</b>				<b>\$2,876,063</b>	<b>\$148.84</b>	<b>19,408</b>	<b>1.08</b>	<b>1980</b>

# Sales Comparables Map



## Legend

- S** 5311 Niagara St
- 1 5607 E 48th Ave
- 2 5750 Fairfax St
- 3 5151 E 56th Ave
- 4 5715 Fairfax St
- 5 5355 E 39th Ave
- 6 4100 Dahlia St
- 7 4555 Grape St
- 8 5590 Joliet St

# Rent Comparables

5311 Niagara St  
Commerce City, CO 80022



# Rent Comparables

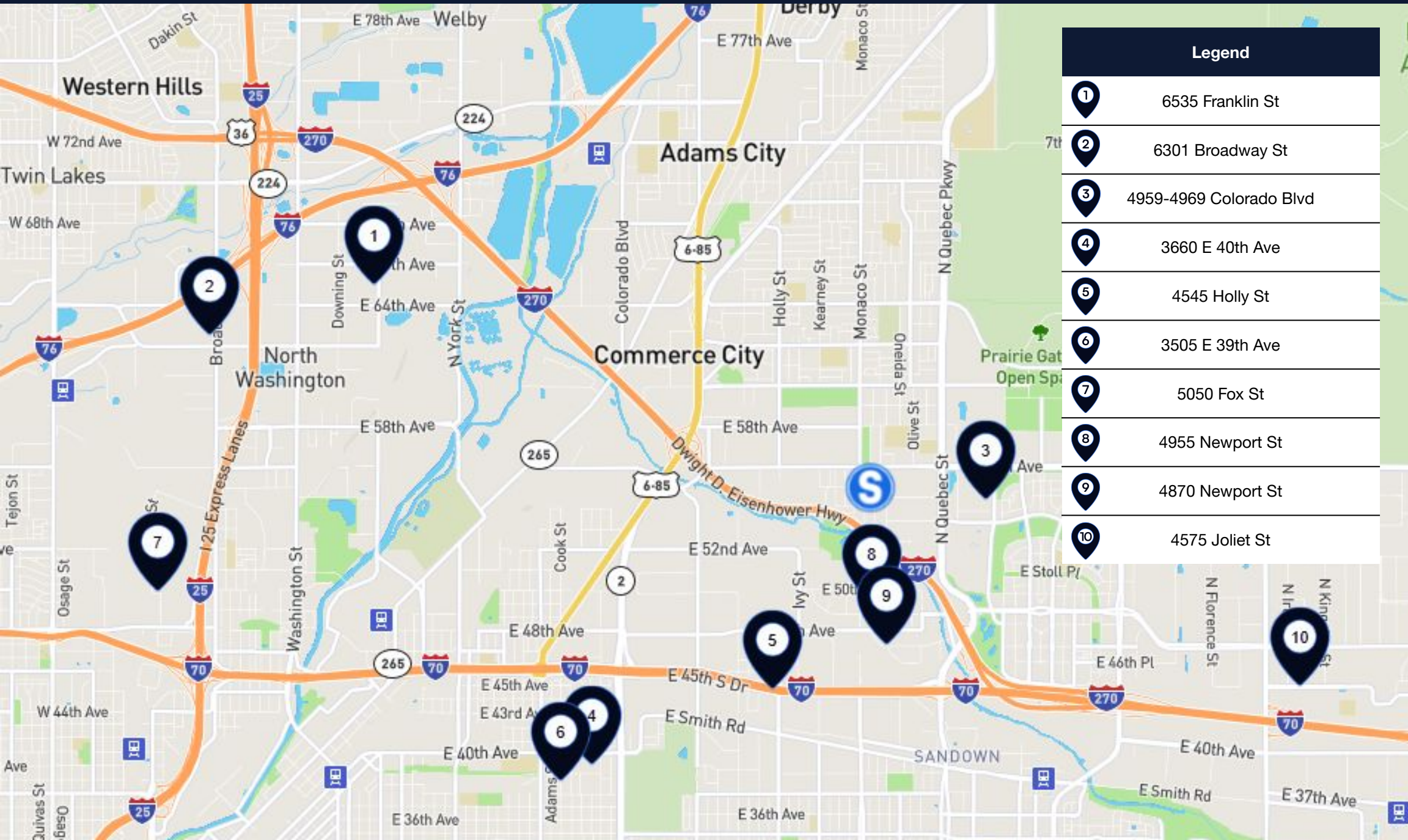
## Rent Comps - 20k Avg Unit Size

Start Date	Address	Zip Code	SF Leased	Rent/SF/NNN	Clear Height	Year Built
1 Feb. 2026	6535 Franklin St	80229	17,724	\$6.50	14'	1974
2 Aug. 2024	6301 Broadway St	80216	18,662	\$11.95	12'	1971
3 May. 2024	4959-4969 Colorado Blvd	80216	15,520	\$10.00	12'	1955
4 Oct. 2023	3660 E 40th Ave	80205	19,063	\$8.00	12'	1952
5 May. 2023	4545 Holly St	80216	25,440	\$10.50	16'	1965
<b>Averages</b>			<b>19,282</b>	<b>\$9.39</b>	<b>13'</b>	<b>1963</b>

## Rent Comps - 10k Avg. Unit Size

Start Date	Address	Zip Code	SF Leased	Rent/SF/NNN	Clear Height	Year Built
6 Sep. 2025	3505 E 39th Ave	80205	10,260	\$11.50	12'	1954
7 Jul. 2025	5050 Fox St	80216	7,570	\$9.95	14.5'	1971
8 Feb. 2025	4955 Newport St	80022	10,228	\$9.10	12'	1980
9 Jan. 2025	4870 Newport St	80022	10,000	\$9.80	14'	1972
10 Apr. 2024	4575 Joliet St	80239	9,835	\$13.00	14'	1972
<b>Averages</b>			<b>9,579</b>	<b>\$10.67</b>	<b>13'</b>	<b>1970</b>

# Rent Comparables Map



Legend	
1	6535 Franklin St
2	6301 Broadway St
3	4959-4969 Colorado Blvd
4	3660 E 40th Ave
5	4545 Holly St
6	3505 E 39th Ave
7	5050 Fox St
8	4955 Newport St
9	4870 Newport St
10	4575 Joliet St

# Market Overview

5311 Niagara St  
Commerce City, CO 80022



# Commerce City, CO

## Market Demographics



**64,640**  
Total Population

**\$106,756**  
Median HH Income

**21,339**  
# of Households

**78%**  
Homeownership Rate

**33,489**  
Employed Population

**15.4%**  
% Bachelor's Degree

**33.9**  
Median Age

**\$463,200**  
Median Property Value

### Local Market Overview

Located just north of the Denver metropolitan core, the Commerce City area offers a compelling proposition for industrial occupiers and investors. The region's steady population growth—driven by strong migration and an expanding job base—has helped sustain demand for logistics and manufacturing facilities. The close proximity to major interstates and the region's central U.S. geography further amplify its appeal as a distribution hub. Rising household incomes and above-average earnings create a favorable backdrop for businesses seeking a reliable labor pool and stable local economy.

In the industrial segment, the corridor around Commerce City continues to benefit from substantial infrastructure and transportation advantages, keeping it ahead of many peripheral markets in the Rockies region. Demand remains robust for well-located product, particularly in infill submarkets that offer connectivity and build-to-suit capability.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,291	77,504	291,594
Current Year Estimate	4,152	74,613	287,483
2020 Census	3,927	70,830	275,862
Growth Current Year-Five-Year	3.34%	3.87%	1.43%
Growth 2020-Current Year	5.73%	5.34%	4.21%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,475	28,865	118,354
Current Year Estimate	1,389	27,502	115,309
2020 Census	1,299	24,995	106,731
Growth Current Year-Five-Year	6.25%	4.95%	2.64%
Growth 2020-Current Year	6.91%	10.03%	8.04%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$128,110	\$152,569	\$138,799

# MARKET OVERVIEW

# MILE-HIGH CITY

**\$288.8B**  
GROSS DOMESTIC PRODUCT

**252**  
AVERAGE SUNNY DAYS

**±2.96B**  
MSA POPULATION



# DENVER-AT-A-GLANCE

**#1**

BEST PLACES FOR BUSINESS  
AND CAREER -FORBES

**1.6%**

ANNUAL POPULATION  
GROWTH WITHIN 10 YEARS

**±3M**

10-COUNTY METRO  
POPULATION

**2.4%**

PROJECTED JOB  
GROWTH -FORBES

**18TH**

BEST PLACE TO LIVE  
-US NEWS & WORLD REPORT

The Mile High City combines the best of urban landscapes and outdoor lifestyles. Best suited for urban adventurers, Downtown Denver consists of a few smaller districts and neighborhoods, most notably the Central Business District, Union Station, and the Lower Downtown (LoDo) District. For Denver, the downtown area is home to some of the city's most historic sites and has been the main center for commercial, financial, and entertainment businesses.

With Colorado becoming a popular place to live in the United States, Denver has seen rapid growth throughout the past few decades. Much of this growth is driven towards Downtown, with new businesses and living spaces added each year. Between the shops, restaurants, bars, museums, entertainment spaces, and public parks, there are thousands of places to check out in Downtown Denver for a nearly endless itinerary.



**\$474.6B+**  
Regional Gross  
Domestic Product

**82M+**  
Annual Visitors  
(Denver International Airport)

## POINTS OF INTEREST

- The **Denver Art Museum's** global art collections represent cultures around the world, including African art, architecture, and design, art of the ancient Americas, Asian art, and European and American art before 1900. It also houses art from local Denver and Rocky Mountain region artists.
- The **80-acre Denver Zoo** is in the City Park of Denver. It is the most visited paid attraction in the Denver metropolitan area. It is the first zoo in the United States to use naturalistic zoo enclosures rather than cages with bars. It expanded on this concept with Primate Panorama, featuring huge mesh tents and open areas for apes and monkeys.
- **Downtown Aquarium** is a public aquarium and restaurant with approximately 1,000,000 US gallons and exhibits with a variety of fish and other animals.
- **Coors Field** is a baseball stadium in downtown Denver and is the home field of Major League Baseball's Colorado Rockies. The stadium has a capacity of 50,144 people.
- The **16th Street Mall** is a pedestrian and transit mall that is  $\pm 0.25$  miles long and runs along 16th Street in downtown Denver. It is home to over 300 stores, 50 restaurants, and the Denver Pavilions Shopping Mall.
- **Larimer Street** is a historic thoroughfare located in the bustling Lower Downtown (LoDo) district, known for its vibrant mix of historic architecture, trendy restaurants, and lively nightlife.



# MATTHEWS™

## Exclusively Listed By



**Angelo Vattano**

Associate

**(720) 842-7166**

**angelo.vattano@matthews.com**

License No. 100101759 (CO)



**Spencer Mason**

Vice President

**(303) 418-8668**

**spencer.mason@matthews.com**

License No. FA.100082695 (CO)

## Brayden Conner

Broker of Record | Lic. No. EC.100099522 (CO)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 5311 Niagara St. Commerce City, CO, 80022 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

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.