

ACOMA STREET

1475-1495 S Acoma Street, Denver, CO 80223

BROADWAY STATION
SELF STORAGE

KENAI

CAPITAL ADVISORS

www.kenaicap.com

EXECUTIVE SUMMARY

Kenai Capital Advisors, acting as exclusive advisor to the Seller, is pleased to present the opportunity to acquire 1475-1495 S Acoma Street, a 65,341-square-foot industrial building situated on 1.66 acres in Denver, Colorado. Built across four construction phases between 1957 and 1994 and renovated in 2015 and 2020, the two-story property offers a 30-foot building height with 14-foot clear heights. The site carries Denver's I-A light industrial zoning, which permits mini-storage facility use by right alongside the warehouse, distribution, and light manufacturing uses common to Denver's Industrial context zone districts, giving a buyer built-in flexibility for the property's dual industrial and self storage character.

The Property is 56% occupied by Broadway Station Self Storage, a fully third-party managed operation delivering in-place income from the day ownership transfers. The remaining space is available for lease-up or owner-user conversion, positioning the asset to capture Denver's growing demand for infill last-mile industrial space given its location inside the South Broadway corridor. The offering is further defined by a court-appointed receivership sale, a structure that offers more control than a short sale or foreclosure and allows purchasers to use standard financing, a more direct path to closing than a typical distressed sale.

The asset suits owner-users seeking a functional, well-powered industrial building, value-add investors underwriting lease-up of the vacant space, and buyers drawn to the in-place self storage income.

ASSET OVERVIEW

ADDRESS	1475-1495 S Acoma Street
CITY, STATE, ZIP	Denver, Colorado 80223
TYPE	Industrial & Self Storage Facility
SCHEDULE NUMBER (DENVER COUNTY)	522206016000
NUMBER OF BUILDINGS	1
YEAR BUILT/RENOVATED	1957-1994/2015/2020
TOTAL RENTABLE AREA (SF)	65,341
SELF STORAGE AREA (SF)	36,454
INDUSTRIAL AREA (SF)	28,887
TOTAL LAND AREA (ACRES)	1.66
OCCUPANCY	56% Occupied by Broadway Self Storage
TENANCY	Self Storage + Multi-Tenant Industrial
PARKING RATIO	0.49 spaces per 1,000 SF (32 spaces)
LANDSCAPING	Irrigated trees and planter beds





**Broadway
Station
Self Storage**

±65,341 SF ON 1.66 ACRES



INVESTMENT HIGHLIGHTS

POSITIONED IN THE SOUTH BROADWAY GROWTH CORRIDOR

South Broadway has been one of Denver's most active redevelopment corridors for the better part of a decade, and the subject property sits directly within it. D4 Urban's Broadway Park is a 75-acre mixed-use infill redevelopment entitled for up to 10 million square feet of future development, with multiple ground-up multifamily and office projects already delivered along the corridor.

That momentum continues with Denver Summit FC's planned \$225 million stadium at Santa Fe Yards, a few blocks from the site, and Hanover Company's approved 278-unit apartment project at West Jewell Avenue and South Acoma Street, the same street as the subject property. A buyer gains direct exposure to a submarket where private capital continues to reposition older stock into higher uses, without taking on that redevelopment risk directly.

HIGHLIGHTS

3,000+

Multifamily Units Built or Under Construction



14,500-Seat Stadium

at Santa Fe Yards



**Broadway
Station**
Self Storage

±65,341 SF ON 1.66 ACRES

Meridian Hill

SERVED BY RTD RAIL AND BUS LINES

Downtown Denver

6.9 MI 13 MIN

14.3 MI 30 MIN

Denver RTD: E Line

S Broadway & W Florida Ave Bus Stop

Downtown Rail Reconstruction Project

Broadway
 **Station**
Self Storage

±65,341 SF ON 1.66 ACRES

INVESTMENT HIGHLIGHTS

HEAVY POWER BUILT FOR INDUSTRIAL AND FLEX USERS

The building carries 2,000 amps of 480-volt, three-phase power, a level of electrical capacity that is difficult and expensive to add after the fact in an infill building like this one. That capacity supports a broad range of power-intensive users, including refrigerated and cold storage, light manufacturing and assembly, welding and metal fabrication, production kitchens, food and beverage processing, data-intensive flex operations, and climate-controlled self storage.

With the 1.66-acre site fully improved and offering limited surface parking, the power infrastructure is particularly valuable to users whose operations are concentrated inside the building rather than in a yard. For a buyer evaluating repositioning options for the vacant space, the existing electrical capacity removes one of the largest capital costs and longest lead times typically associated with converting industrial space to a higher-power use.



Broadway
 **Station**
Self Storage

±65,341 SF ON 1.66 ACRES

PROPERTY LINES ARE ESTIMATES

INVESTMENT HIGHLIGHTS

IN-PLACE INCOME FROM PROFESSIONALLY MANAGED SELF STORAGE

Broadway Station Self Storage occupies 56% of the building today under full third-party management, delivering in-place income to a new owner from the day escrow closes, without requiring the buyer to operate the self storage business directly. That income arrives at a favorable point in the cycle: move-in rents turned positive in the second quarter of 2026, up 1.6% year over year and accelerating to 4% in June, while same-store occupancy strengthened to 92.4% alongside materially lower tenant churn. A buyer picks up a stabilized, professionally managed income stream layered inside an industrial building, with the balance of the space available to add a second income stream through lease-up or owner use.

HIGHLIGHTS

36,454 SF

Gross Self-Storage Area



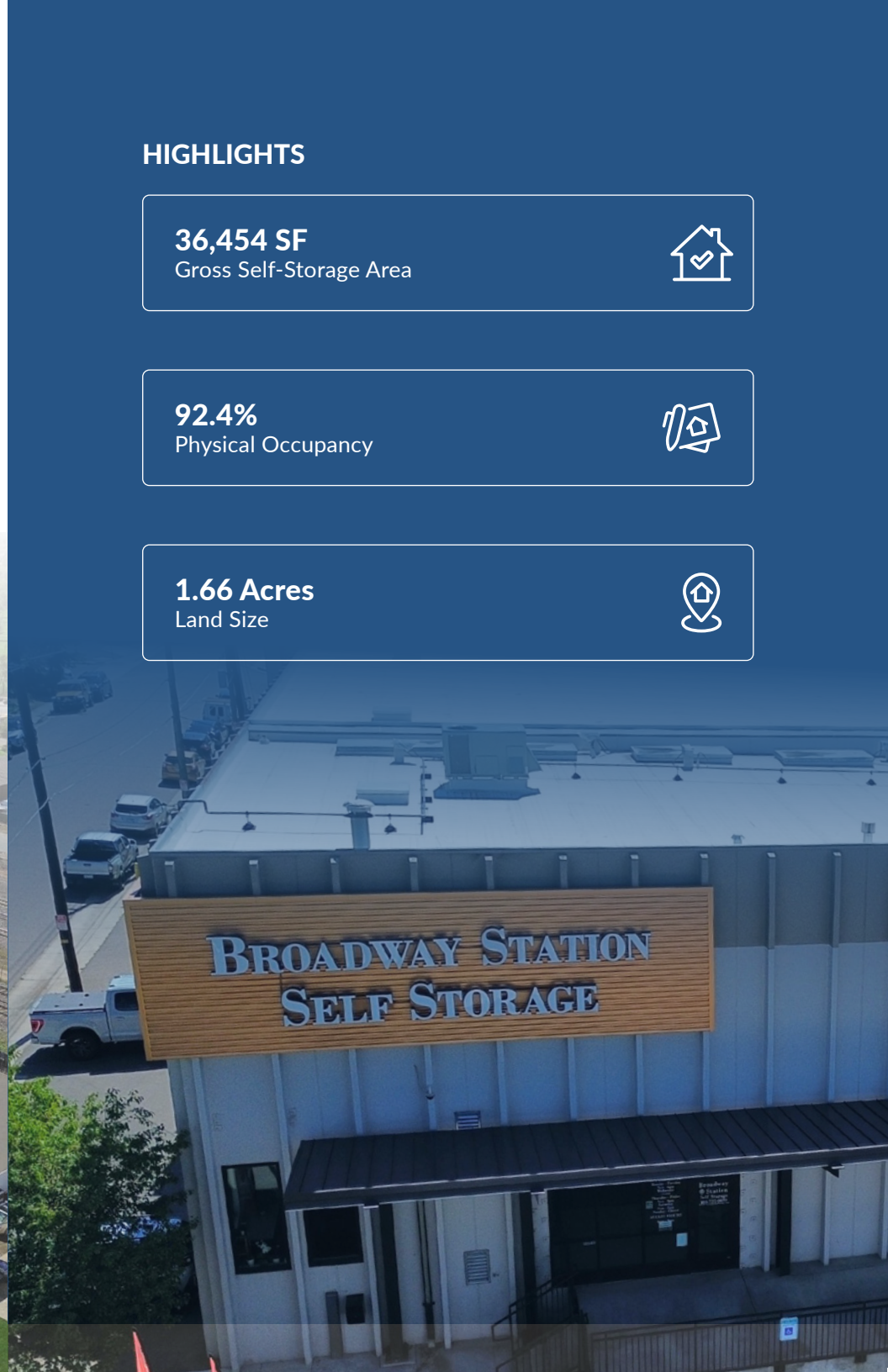
92.4%

Physical Occupancy



1.66 Acres

Land Size



INVESTMENT HIGHLIGHTS

A FLEXIBLE FLOORPLAN FOR MULTIPLE TENANTS

The building is configured across two primary units and two stories, the same division that currently splits the Property between Broadway Station Self Storage and the available space. With electrical service separately metered by suite, the building is straightforward to lease, occupy, or reposition as two or more independent tenancies rather than a single large user. A buyer can bring in a flex or light industrial tenant alongside the

existing self storage income, subdivide further to capture smaller users at a premium rate, or consolidate the building under one user over time. That optionality is valuable in a Denver industrial market where small-bay spaces are running at roughly 5% vacancy, more than 300 basis points below the broader metro average, according to data compiled from CBRE, Savills, Matthews, and Cushman & Wakefield.



Source: CoStar, Q2 2026

INVESTMENT HIGHLIGHTS

A WALKABLE ADDRESS INSIDE AN ACTIVE RETAIL CORRIDOR

The immediate South Broadway corridor carries some of the strongest walkability scores in Denver. Walk Score rates the corridor around South Broadway and Evans Avenue at 90 out of 100, a Walker's Paradise rating where daily errands do not require a car, with a Very Bikeable score in the high 70s as well. Addresses along South Broadway in the same block range post similarly strong scores in the high 80s. That kind of walkable, active street environment is unusual for an industrial building and gives the self storage tenant base a built-in customer pool of nearby residents, while making the Property's retail-facing corridor a differentiator few industrial assets in Denver can claim.

90/100 Walk Score

In South Broadway and Evans Avenue



70+ Bikeable Score

Evans Avenue

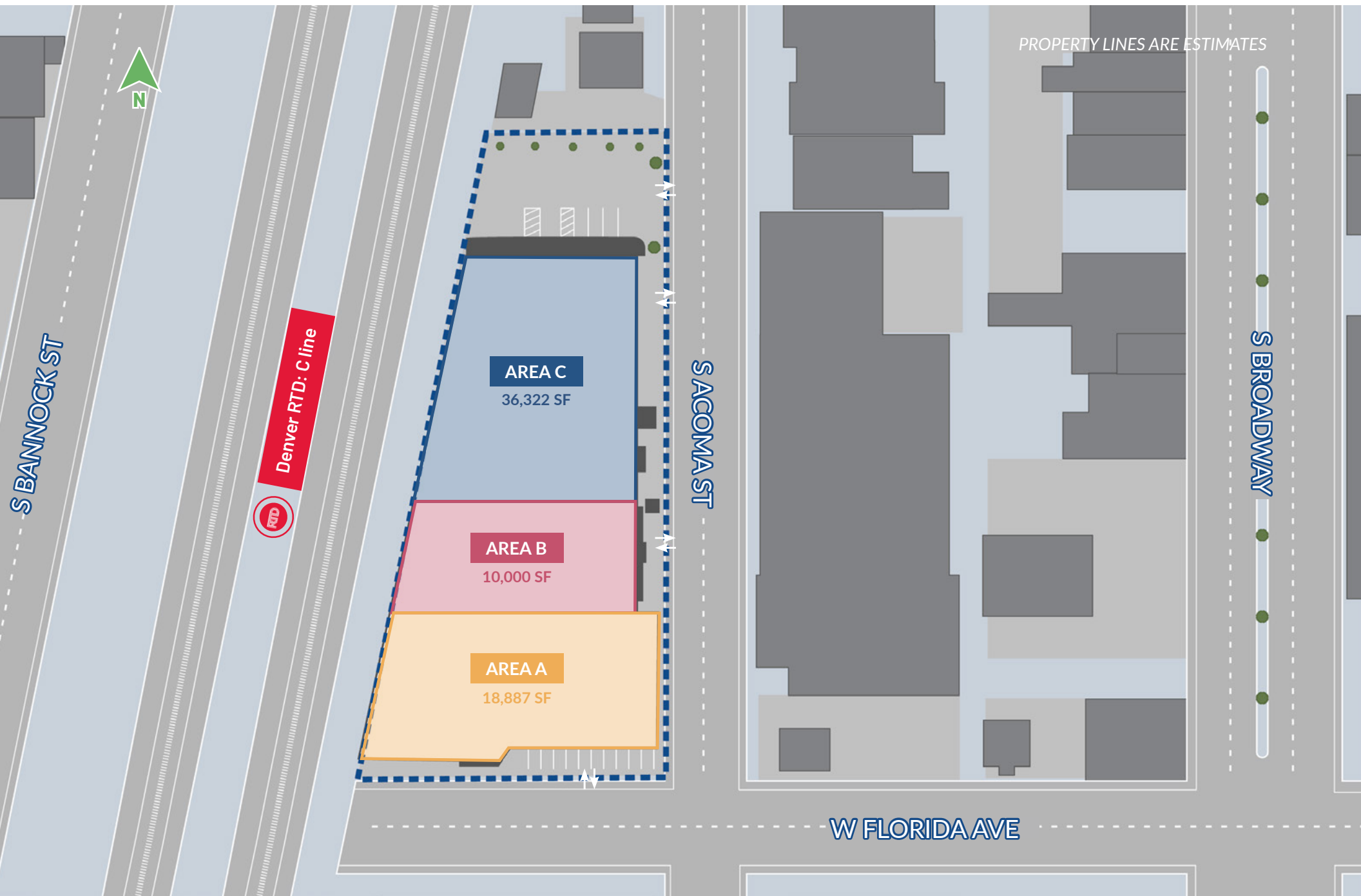


80+ Bikeable Score

South Broadway

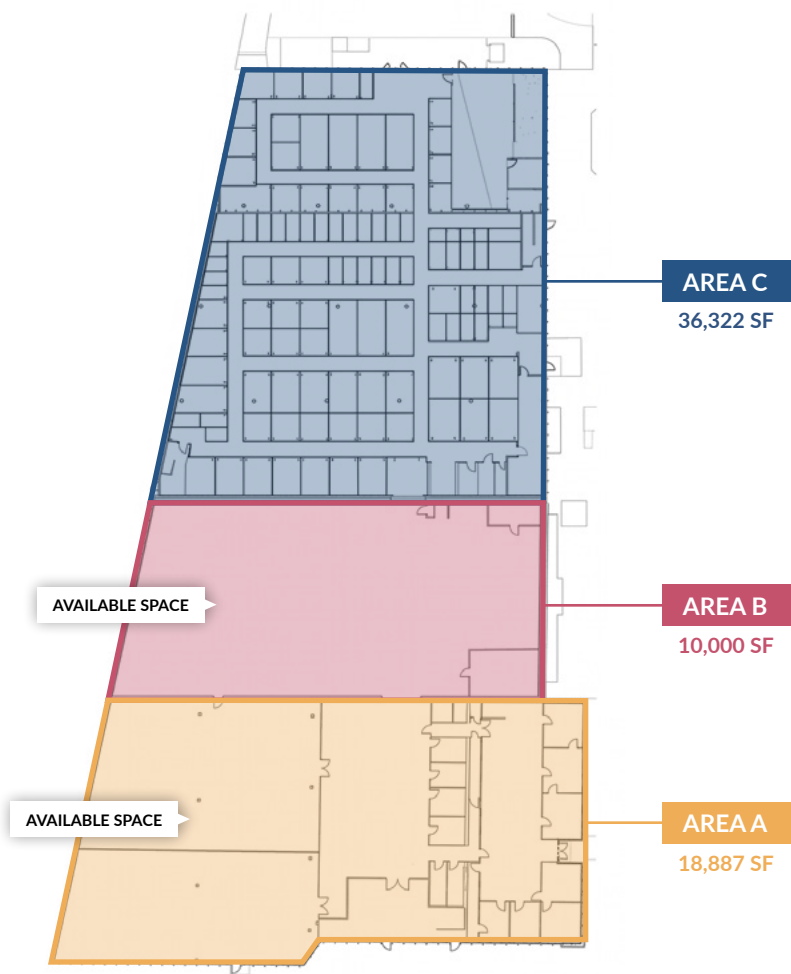


SITE PLAN

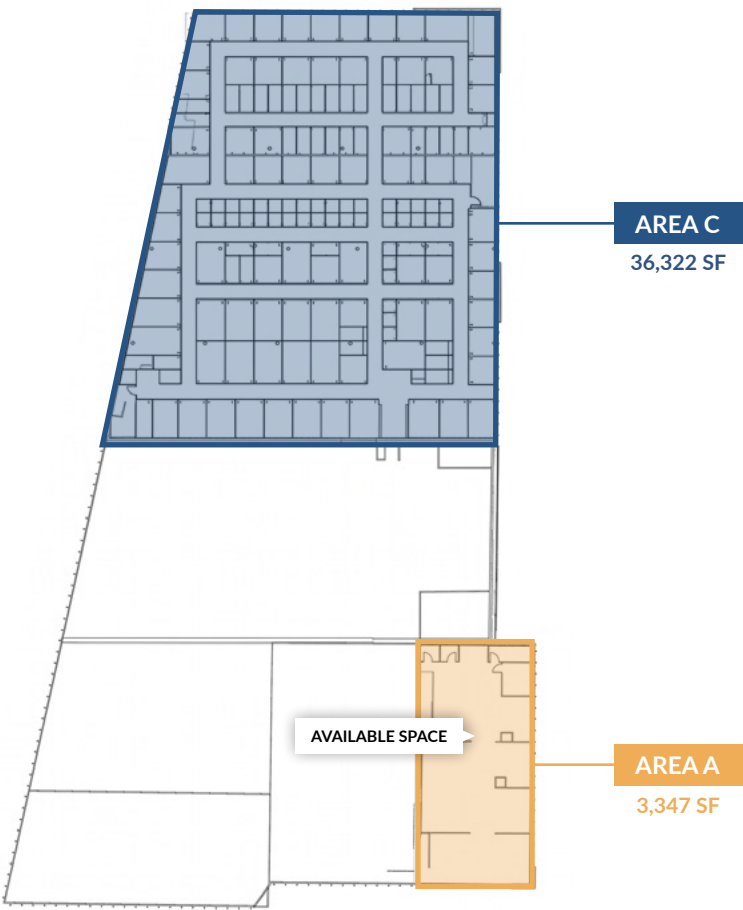


FLOOR PLAN

FIRST FLOOR PLAN



SECOND FLOOR PLAN





Acoma Street

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