



Start Your Cannabis Business Today!

**Denver, CO**

**State-of-the-art cannabis manufacturing and distribution center & 5 greenhouses**

- Building for Lease or Sale
- Medical cannabis permit: Tier 3 (3,000 plants)
- \$10 M in greenhouse upgrades
- Recreational cannabis permit: Tier 3 (6,000 plants)

5290 E. 43rd Ave., Denver, CO 80216

[www.DavisCREAZ.com](http://www.DavisCREAZ.com)



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## Property Summary

- Sales Price: \$13,200,000
- Square Feet: 36,188± SF
- Lease Rate: \$33/NNN
- Lot Size: 56,866± SF
- Zoning: I-B (Heavy Industrial)
- 2021 Taxes: \$134,683.54
- City/County: Denver/Denver
- Year of Construction: 2019
- Building Use: Marijuana Cultivation

## Property Features

- Argus Controls System allows automated nutrient delivery, water, lights, shades, temperature for precise control
- Three Layer Fire Sprinkler System
- Heavy Power
- Sufficient Heating, Ventilation, and Air Conditioning
- Elevator
- Imported Lights and Equipment
- Fenced in property
- Complete inventory list upon request



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## Industry Overview

- The U.S. cannabis market size was valued at USD 13.2 billion in 2022 and is expected to expand at a compound annual growth rate (CAGR) of 14.2% from 2023 to 2030. In the United States, cannabis is often used in the cosmetic, pharmaceutical, and food & beverage industries.
- The cannabis industry has exploded in the past five years, with new milestones every year. In fact, cannabis is the fastest growing industry in the U.S.
- Cannabis is indeed a profitable industry and dispensary net profit margin can range between 15% and 21%. But if you open a dispensary in a new market or in a state where taxes and operating costs are lower, you can make significantly more money.
- Unlike some sectors which have seen demand slow in a post-Covid-19 world, the cannabis industry continues to grow at a steady pace, with the opening of new markets and a growing consumer base. In 2021, the legal cannabis market grew +35% over 2020's figures to \$27 billion in total sales and shows no signs of slowing.
- Cannabis is a Positive Economic Driver in States Where it is Legal. In state governments where the cannabis industry has become legal, the legal sale of cannabis for recreational and medical use has increased the bottom line in tax revenue and added a new jobs with new skill-set requirements in local communities.





At Davis Commercial AZ, we are committed to helping our clients realize their commercial real estate vision. With more than 70 years of accumulated experience, Davis Commercial has closed over \$340M in real estate transactions.

Active in the entire Phoenix Metropolitan area including Scottsdale, Tempe, Buckeye, Peoria, and surrounding cities, we are experts in this unique commercial real estate climate. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Clients of Davis Commercial AZ gain from our undivided support, attention, and effort. Our dedication to our clients is at the center of everything we do.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ's prestigious Office Brokerage top-ten list, and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader, and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimPLLEASEity™ neutralizes business owners' fears, and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

Sign up for news and updates at [www.daviscreaz.com](http://www.daviscreaz.com).

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