

An aerial photograph of an industrial park. In the center, a large, single-story industrial building with a brown roof is highlighted with a thick orange border. The building has a green cross symbol on its side. Surrounding this central building are several other industrial buildings with white and grey roofs. There are parking lots with cars and trucks, and some trees scattered throughout the area. The background shows more industrial buildings and a road.

Marcus & Millichap
THE KRAMER GROUP

OFFERING MEMORANDUM

4750 NOME STREET

DENVER, CO 80239

4750 NOME STREET

DENVER, CO 80239

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Marcus & Millichap
THE KRAMER GROUP

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EXECUTIVE SUMMARY

Marcus & Millichap
THE KRAMER GROUP

4750 NOME STREET

DENVER, CO 80239

\$9,200,000

OFFERING PRICE

YEAR BUILT
1974

BUILDING SIZE
38,194 SF

LOT SIZE
1.58 ACRES

CAP RATE
10.83%





THE OFFERING

The Kramer Group of Marcus & Millichap is pleased to present Medicine Man at 4750 Nome Street, Denver Colorado. Medicine Man was founded in 2009 with the goal of producing high quality and low-cost medical marijuana. After much success on the medical side, Medicine Man moved into the recreational side in 2014. They provide one of the largest varieties of marijuana strains in Colorado and solely sell their own cultivated product. Medicine Man was recently acquired by Columbia Care which is one of the largest and most experienced cultivators, manufacturers, and distributors of cannabis products in the United States. Columbia Care is a publicly traded company.



Absolute NNN Lease Structure (Corporate Guarantee)



2% Annual Escalations



4 Years Remaining on Term
(7/19/2029)



Two - 5 Year Options

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TENANT OVERVIEW



MEDICINE MAN

Founded 2009 | 4 Locations | Headquarters in Denver, CO

Medicine Man is a family-owned and operated cannabis cultivation and dispensary brand that has been serving the Denver area since 2009. Founded by brothers Andy and Pete Williams, the company began with a mission to provide high-quality, affordable medical marijuana and expanded in 2014 to include recreational customers. Today, Medicine Man operates four retail locations in Denver, Aurora, Thornton, and Longmont. The company is well-known for its vertically integrated model, growing 100 percent of the cannabis sold in its dispensaries, which ensures exceptional quality, safety, and consistency. With one of Colorado's largest selections of premium marijuana strains, Medicine Man has built a loyal customer base and earned a reputation as one of the state's most trusted cannabis brands.





SECTION

4

AREA
OVERVIEW

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MARKET OVERVIEW

DENVER METRO

The Denver metropolitan area is home to more than 3.1 million residents as of 2025, with the population growing nearly 20 percent over the past decade. This expansion is driven by strong in-migration, high quality of life, and a diversified economy. Residents are drawn to Denver's access to the Rocky Mountains and year-round outdoor recreation, including hiking, skiing, and hundreds of miles of trails and open space. Significant infrastructure investments, including light rail expansions, major highway improvements, and continued upgrades to Denver International Airport, have enhanced regional mobility and supported long-term growth. The local economy is anchored by key sectors such as technology, healthcare, defense, and logistics, attracting both skilled talent and corporate investment. With rising development costs and limited land availability, the supply of well-located modern flex and industrial space remains constrained, supporting long-term rental growth and investment value.



DENVER, CO

DEMOGRAPHICS

8,386

2024 POPULATION
WITHIN 1 MILE

97,441

2024 POPULATION
WITHIN 3 MILES

265,606

2024 POPULATION
WITHIN 5 MILES

31

MEDIAN AGE
WITHIN 1 MILE

32

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

33

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES

2,862

2024 TOTAL HOUSEHOLDS
WITHIN 1 MILE

32,330

2024 TOTAL HOUSEHOLDS
WITHIN 3 MILES

3.1

AVERAGE HOUSEHOLD
SIZE WITHIN 1 MILE

Marcus & Millichap
THE KRAMER GROUP

4750 NOME STREET

DENVER, CO 80239

OFFERING MEMORANDUM

BRANDON KRAMER

First Vice President Investments
303.328.2020

Brandon.Kramer@marcusmillichap.com
Licence: FA.100045203

JAKE KLIMAS

Associate Investments
303.328.2070

Jake.Klimas@marcusmillichap.com
License: FA.100075473

PHILLIP GAUSE

Senior Managing Director
Capital Markets
303.328.2017

Phillip.Gause@marcusmillichap.com