

14900 W 64th Avenue

14900 W 64th Ave, Arvada, CO 80007



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID #ZAD0050219

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com



EXCLUSIVELY LISTED BY

Brandon Kramer

First Vice President Investments

Office: Denver

Direct: 303.328.2020

Brandon.Kramer@marcusmillichap.com

License: CO #FA100045203

Marcus & Millichap
THE KRAMER GROUP

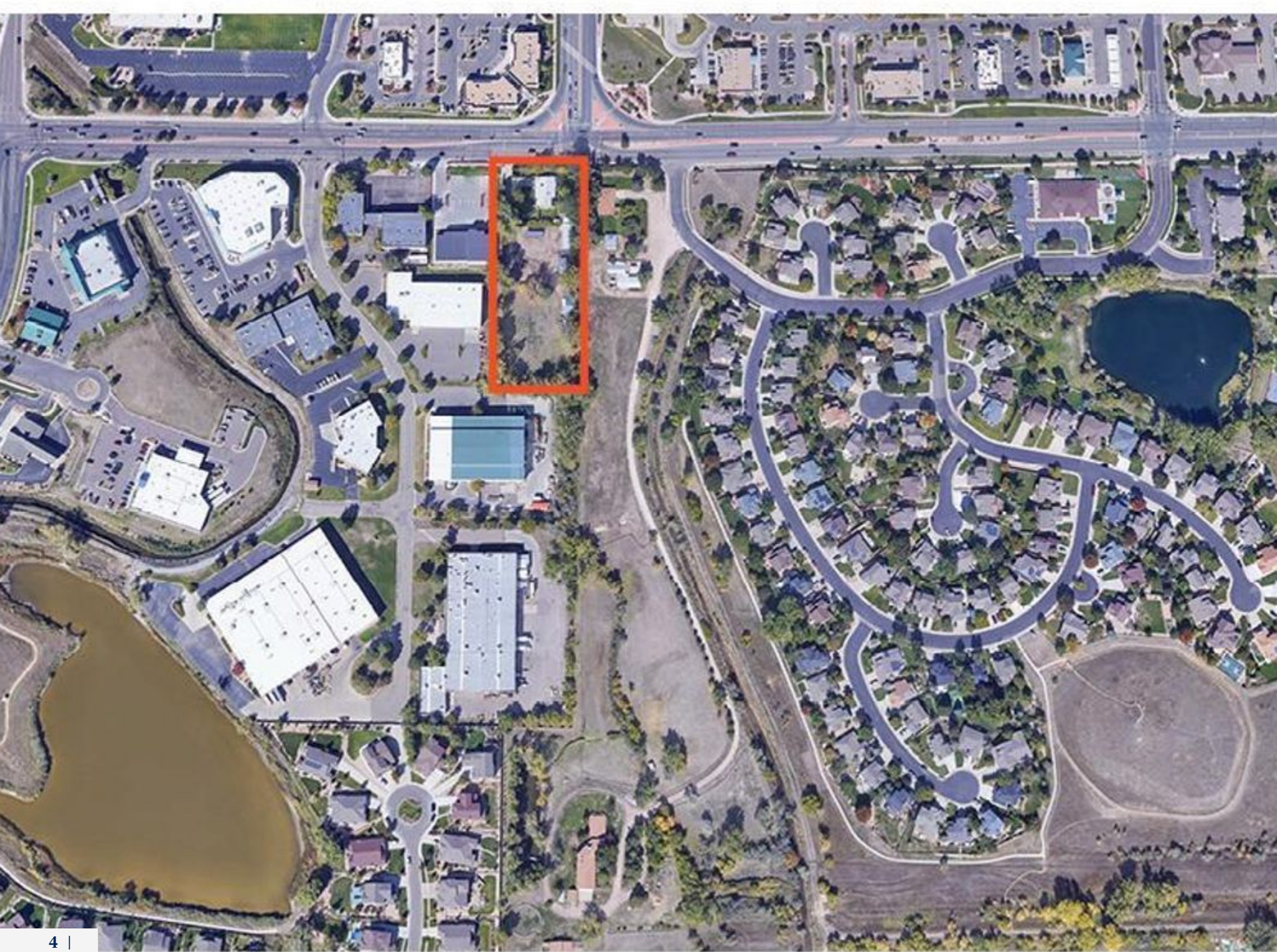




TABLE OF CONTENTS

SECTION 1 Executive Summary	7
--	---

SECTION 2 Property Information	13
---	----

SECTION 3 Sale Comparables	21
---	----

SECTION 4 Market Overview	32
--	----



SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS



OFFERING SUMMARY



Listing Price
\$1,790,000



Lot Size
83,173 SF



Allowable Buildable SF
-

FINANCIAL

Listing Price	\$1,790,000
Down Payment	100% / \$1,790,000
NOI	\$1
Cap Rate	0.00%
Total Return	1.00%
Price/SF	\$21

OPERATIONAL

Zoning	Commercial
Development Type	Land
Lot Size	1.91 Acres (83,173 SF)





14900 W 64TH AVENUE

14900 W 64th Ave, Arvada, CO 80007

INVESTMENT OVERVIEW

The Kramer Group of Marcus & Millichap is pleased to present this exclusive listing of 14900 W 64th Avenue, Arvada, CO, a 1.91 Acre parcel of land currently zoned residential. The parcel is best suited as a redevelopment site to either multi-unit residential or retail, given its prominent location along the West 64th Avenue corridor in Arvada, CO. The property sits at the southern end of the signalized intersection of 64th Avenue and Indiana Street, so there is a possibility of the parcel gaining access to the signalized intersection, further improving the fundamentals of the property.

The parcel's location, when combined with the incredible growth of the area, is perfectly suited for both residential and retail developers. The parcel is the last piece that has not been annexed into the City of Arvada, and is currently zoned residential, so would need to be annexed and rezoned for the intended use.

INVESTMENT HIGHLIGHTS

1.91 Acres at a high traffic, signalized intersection.

Affluent west Denver suburb location, near major shopping centers.

Great development parcel for residential, mixed-use retail.



SECTION 2

Property Information

PROPERTY DETAILS

REGIONAL MAP

LOCAL MAP

AERIAL MAP

Marcus & Millichap
THE KRAMER GROUP

PROPERTY DETAILS // 14900 W 64th Avenue

PROPERTY SUMMARY

Zoning	Commercial
Opportunity Zone	No

SITE DESCRIPTION

Lot Size SF	83,173
Price/SF	\$21
Lot Size Acres	1.91
Price/Acres	\$937,172

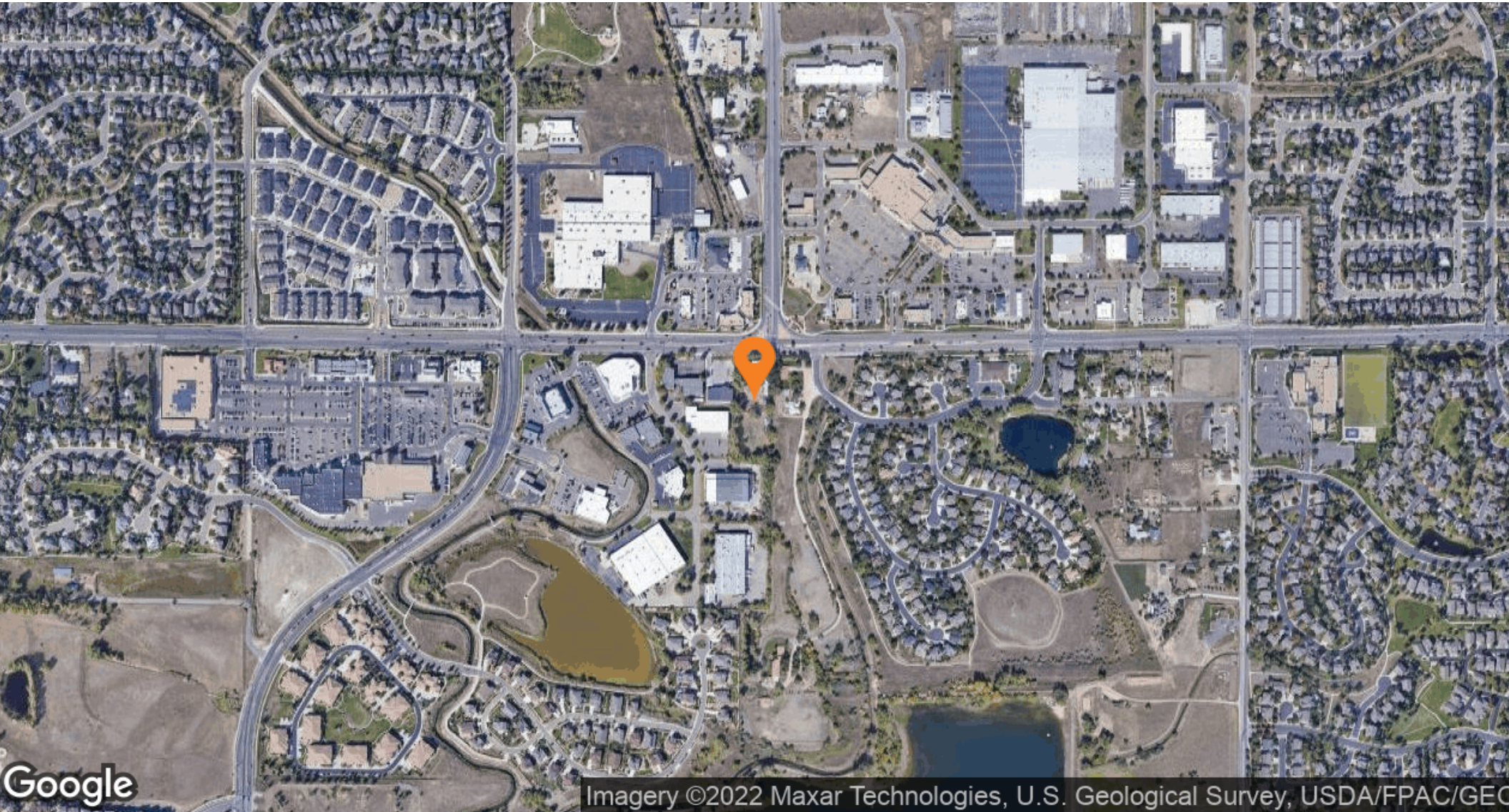
14900 W 64th Avenue // REGIONAL MAP



LOCAL MAP // 14900 W 64th Avenue



14900 W 64th Avenue // AERIAL MAP



Google

Imagery ©2022 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO







SECTION 3

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

PRICE PER ACRE CHART

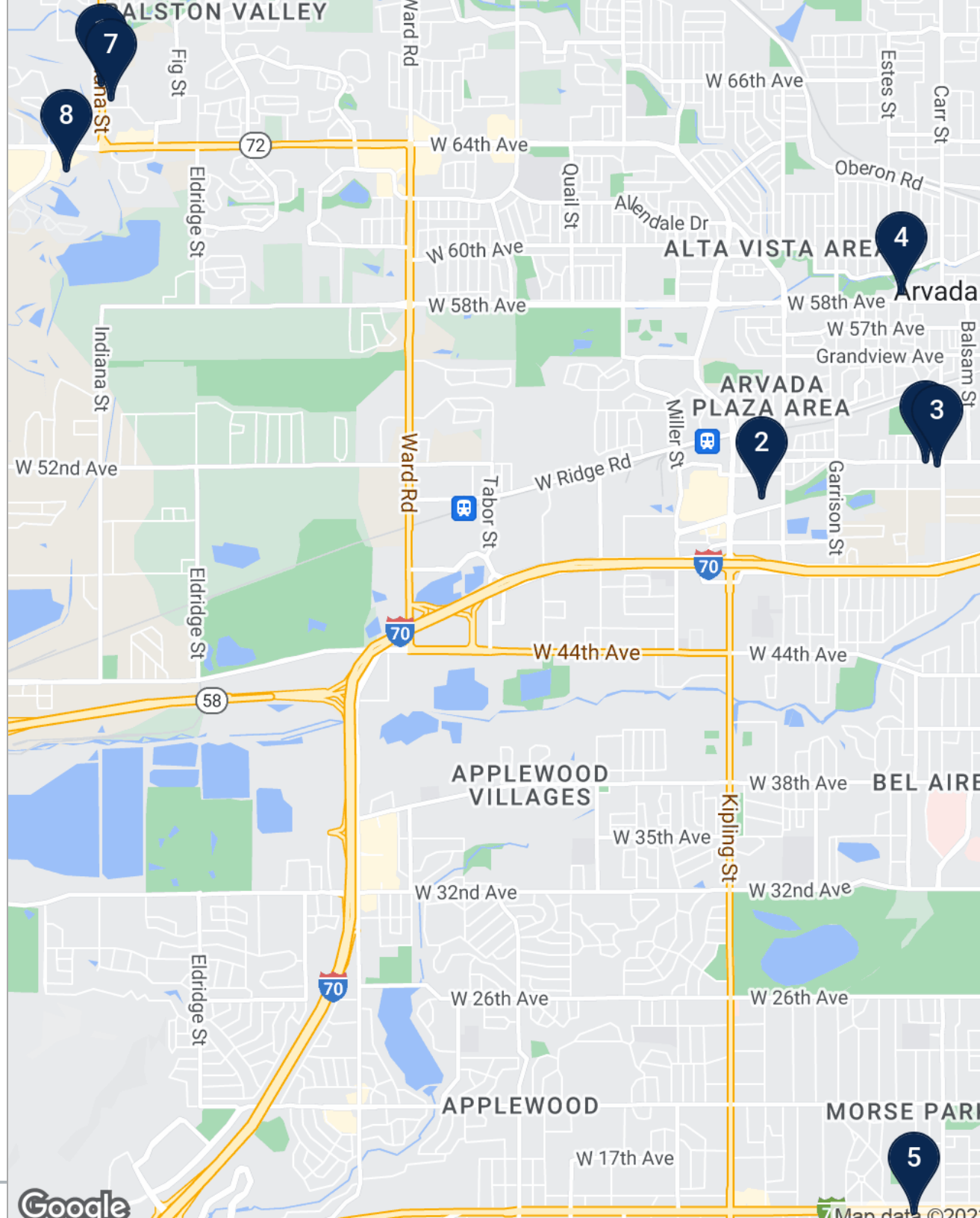
PRICE PER SF CHART

SALE COMPS



SALE COMPS MAP

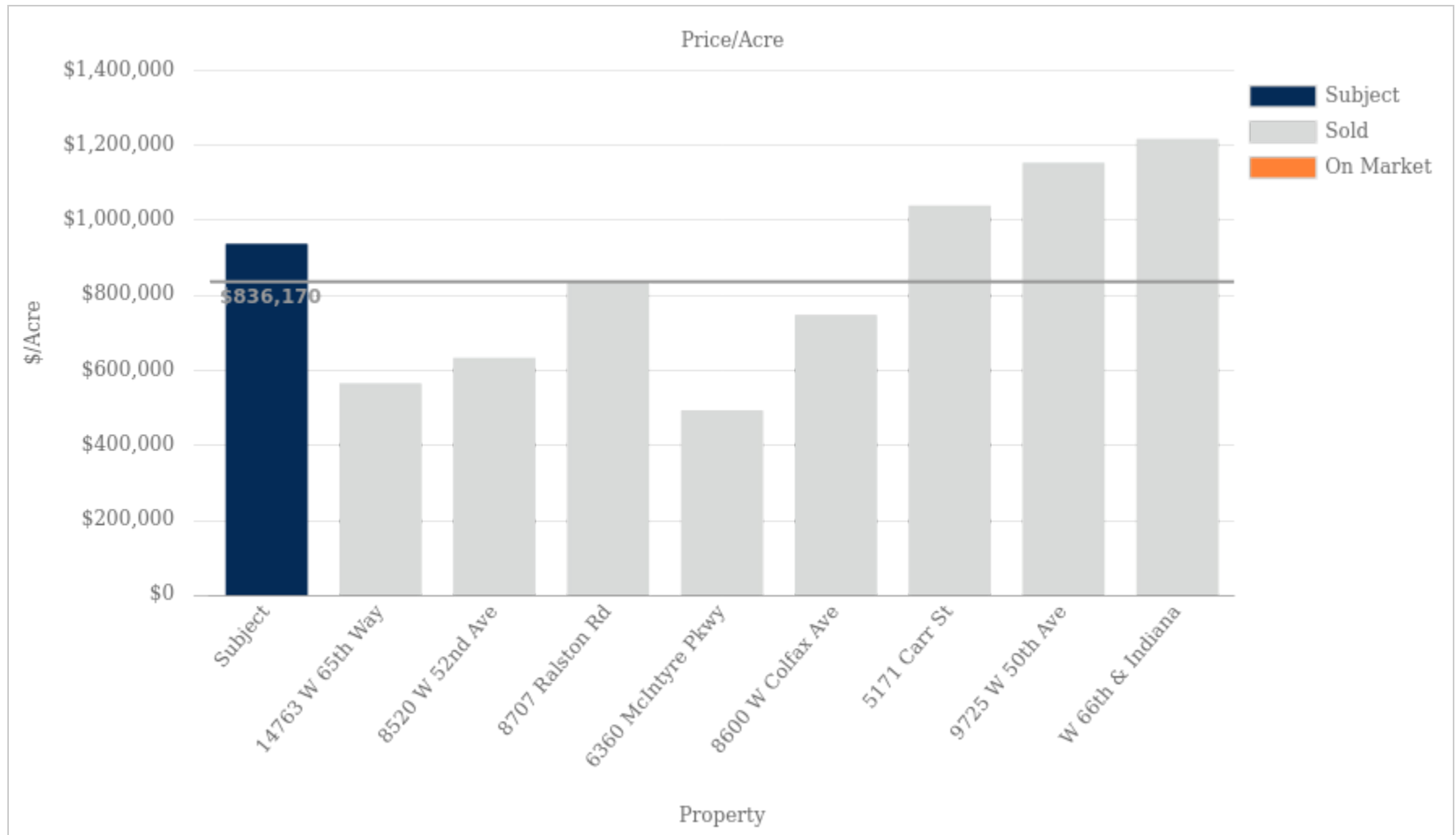
- 1 W 66th & Indiana
- 2 9725 W 50th Ave
- 3 5171 Carr St
- 4 8707 Ralston Rd
- 5 8600 W Colfax Ave
- 6 8520 W 52nd Ave
- 7 14763 W 65th Way
- 8 6360 McIntyre Pkwy



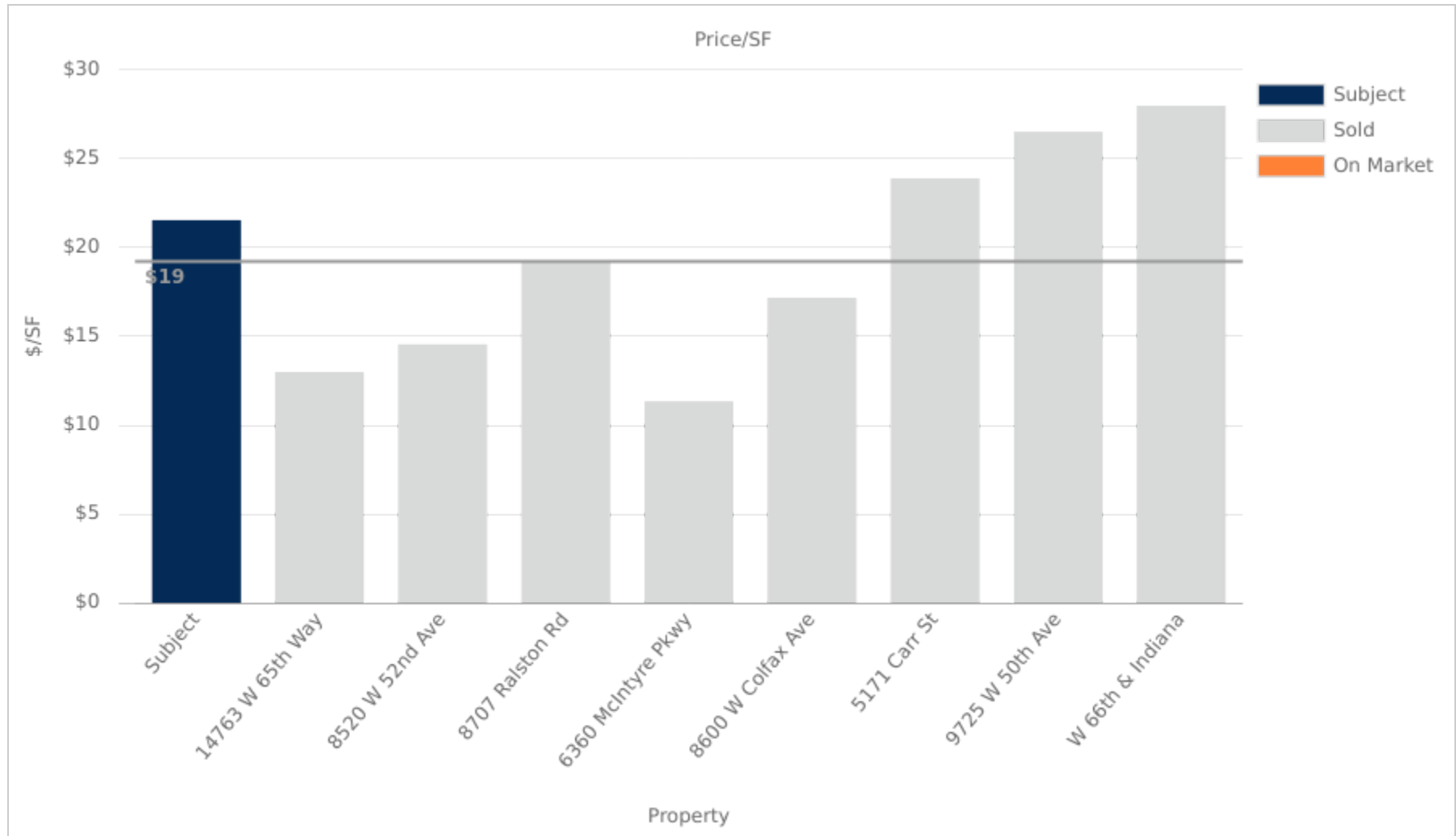
SALE COMPS SUMMARY // 14900 W 64th Avenue

	SALE COMPARABLES	PRICE	LOT SIZE	\$/ACRE	# OF LOTS	FAR	DENSITY	CLOSE
1	W 66th & Indiana Arvado, CO 80007	\$1,400,000	1.15 AC	\$1,217,391	-	-	-	09/27/2021
2	9725 W 50th Ave Wheat Ridge, CO 80033	\$1,499,758	1.3 AC	\$1,153,660	-	-	-	08/06/2021
3	5171 Carr St Arvada, CO 80002	\$1,050,000	1.01 AC	\$1,039,603	-	-	-	06/14/2021
4	8707 Ralston Rd Arvada, CO 80002	\$1,500,000	1.79 AC	\$837,988	-	-	-	04/09/2021
5	8600 W Colfax Ave Lakewood, CO 80215	\$1,750,000	2.34 AC	\$747,863	-	-	-	06/02/2021
6	8520 W 52nd Ave Arvada, CO 80002	\$900,000	1.42 AC	\$633,802	-	-	-	12/09/2020
7	14763 W 65th Way Arvada, CO 80004	\$1,165,000	2.06 AC	\$565,533	-	-	-	12/09/2020
8	6360 McIntyre Pkwy Arvada, CO 80403	\$799,500	1.62 AC	\$493,518	-	-	-	04/16/2021
	AVERAGES	\$1,258,032	1.59 AC	\$836,170	-	-	-	-

14900 W 64th Avenue // PRICE PER ACRE CHART



PRICE PER SF CHART // 14900 W 64th Avenue



14900 W 64th Avenue // SALE COMPS



1 W 66th & Indiana
Arvado, CO 80007

Sale Price:	\$1,400,000	COE:	09/27/2021
Entitled:	No	Lot Size:	1.15 Acres
Permit Ready:	No	Price/Acre:	\$1,217,391
Zoning:	A-2		



2 9725 W 50th Ave
Wheat Ridge, CO 80033

Sale Price:	\$1,499,758	COE:	08/06/2021
Entitled:	No	Lot Size:	1.3 Acres
Permit Ready:	No	Price/Acre:	\$1,153,660
Zoning:	C-1		

SALE COMPS // 14900 W 64th Avenue



3 5171 Carr St
Arvada, CO 80002

Sale Price:	\$1,050,000	COE:	06/14/2021
Entitled:	No	Lot Size:	1.01 Acres
Permit Ready:	No	Price/Acre:	\$1,039,603
Zoning:	R-MD		



4 8707 Ralston Rd
Arvada, CO 80002

Sale Price:	\$1,500,000	COE:	04/09/2021
Entitled:	No	Lot Size:	1.79 Acres
Permit Ready:	No	Price/Acre:	\$837,988
Zoning:	P-1		

14900 W 64th Avenue // SALE COMPS



5 **8600 W Colfax Ave**
Lakewood, CO 80215

Sale Price:	\$1,750,000	COE:	06/02/2021
Entitled:	No	Lot Size:	2.34 Acres
Permit Ready:	No	Price/Acre:	\$747,863
Zoning:	MNU		



6 **8520 W 52nd Ave**
Arvada, CO 80002

Sale Price:	\$900,000	COE:	12/09/2020
Entitled:	No	Lot Size:	1.42 Acres
Permit Ready:	No	Price/Acre:	\$633,802
Zoning:	R-M		

SALE COMPS // 14900 W 64th Avenue



7 14763 W 65th Way
Arvada, CO 80004

Sale Price:	\$1,165,000	COE:	12/09/2020
Entitled:	No	Lot Size:	2.06 Acres
Permit Ready:	No	Price/Acre:	\$565,533
Zoning:	CG		



8 6360 McIntyre Pkwy
Arvada, CO 80403

Sale Price:	\$799,500	COE:	04/16/2021
Entitled:	No	Lot Size:	1.62 Acres
Permit Ready:	No	Price/Acre:	\$493,518
Zoning:	PUD-BPR		



SECTION 4

Market Overview

DENVER MARKET OVERVIEW

INDUSTRIAL DEMOGRAPHICS

Marcus & Millichap
THE KRAMER GROUP



DENVER

The Denver-Aurora-Lakewood metro is at the center of Colorado’s Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 723,600 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract most future development, as land in these areas is relatively flat and affordable. Denver’s elevation of 5,280 feet above sea level earns it the nickname “Mile High City.”

METRO HIGHLIGHTS



MAJOR TRANSPORTATION CENTER

Denver serves as the vital transportation gateway to the West, with a well-developed infrastructure. The region is accessed by three interstates and two freight rail lines.



EMPHASIS ON SKILLED JOBS

Denver’s highly educated labor force attracts tech employers. Roughly 42 percent of residents age 25 and older hold at least a bachelor’s degree.



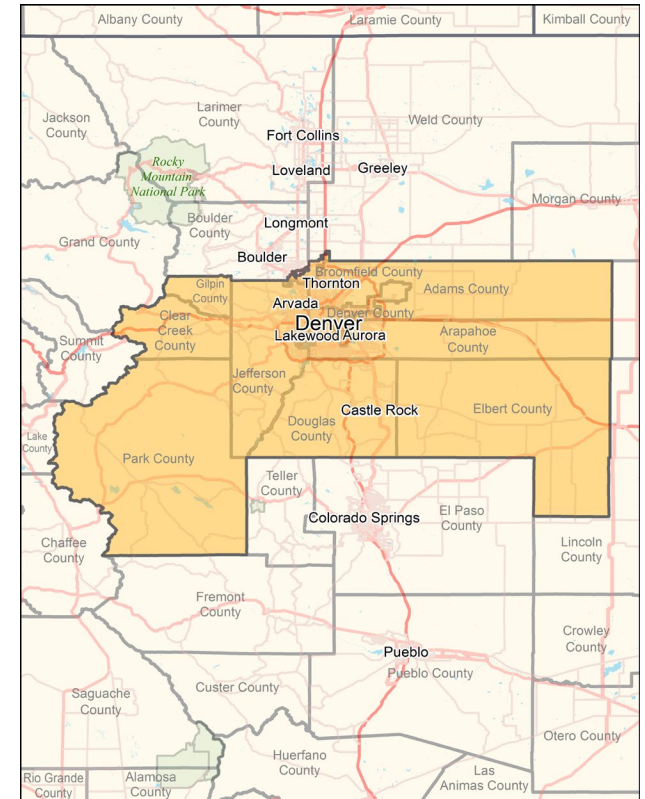
GROWING ALTERNATIVE-ENERGY SECTOR

The National Renewable Energy Laboratory located in Golden helps lure energy-related businesses to the region.

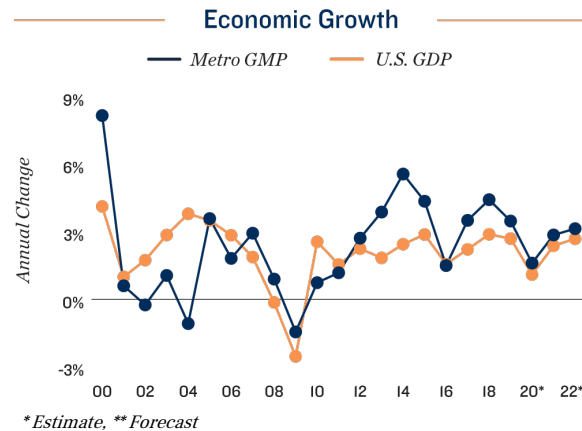


ECONOMY

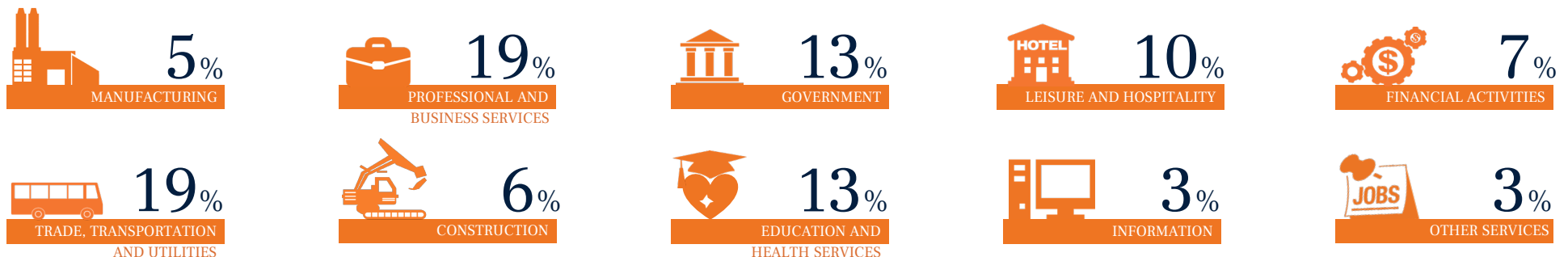
- Key drivers of the region's economy include aerospace, bioscience, energy, financial services, healthcare, aviation, information technology and telecommunications.
- Denver's economy is expanding, with the annual change in gross metropolitan product (GMP) expected to reach 2.9 percent this year.
- Many of Denver's largest employers are in population-serving businesses such as retail and healthcare, and their expansion will track population and income growth.
- There are 10 Fortune 500 companies located in the metro, including Newmont Corp., Arrow Electronics, DISH Network, DaVita, Molson Coors Brewing and Liberty Media.



MAJOR AREA PRIVATE EMPLOYERS
HealthONE
CenturyLink
Children's Hospital Colorado
Charles Schwab
Lockheed Martin Corp.
Comcast Corp.
Frontier Airlines
Wells Fargo
United Airlines Inc.
University of Colorado Health



SHARE OF 2020 TOTAL EMPLOYMENT



DEMOGRAPHICS

- The metro is expected to add 206,600 new residents during the next five years as the market benefits from household migration trends that emerge from the health crisis.
- Gains in higher-paying employment sectors keep the median household income well above the national median.
- Elevated incomes have allowed 63 percent of households to own their homes, nearly matching the national rate.

2020 Population by Age



QUALITY OF LIFE

The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor fun. Five professional sports teams play in venues within a short walk or drive of downtown Denver. The local arts community is vibrant and the city's large park system provides relaxing opportunities to enjoy the outdoors. The allure of the Rocky Mountains keeps residents active. Rocky Mountain National Park is less than two hours from the metro and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek and Copper Mountain. The Denver metro will continue to grow as the area's high quality of life attracts new residents.

* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

SPORTS



EDUCATION



ARTS & ENTERTAINMENT



DENVER METRO AREA Industrial 2021 Outlook

Employment:

+6.8%  **98,000**
JOBS
will be created

Construction

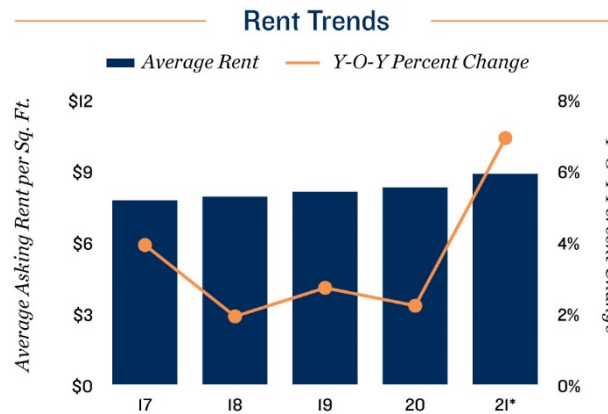
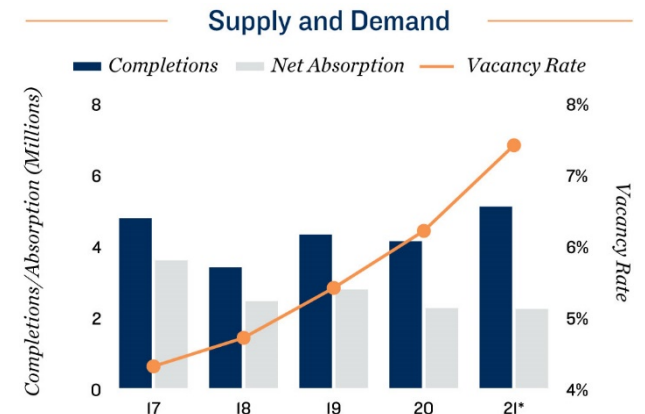
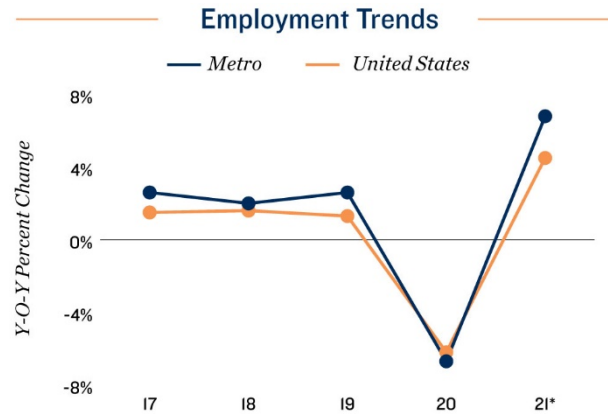
2.5%  **5,086,000**
of stock
SQ. FT.
will be completed

Vacancy

7.4%  **120**
BASIS POINT
increase in vacancy

Rents

\$8.85  **6.9%**
per month
INCREASE
in effective rent



* Forecast ** Through 2Q
Sources: BLS; CoStar Group, Inc.



EXCLUSIVELY LISTED BY

Brandon Kramer

First Vice President Investments

Office: Denver

Direct: 303.328.2020

Brandon.Kramer@marcusmillichap.com

License: CO #FA100045203

Marcus & Millichap
THE KRAMER GROUP