

1930 S. Federal Boulevard

Denver, CO 80219



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Section One

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY *Offering Summary*

The Kramer Group of Marcus & Millichap is pleased to present this vacant single-tenant 5,126/SF Dental/Medical Office property located at 1930 S. Federal Blvd. Denver, CO 80219. Currently full dental build-out, ready to move in. Property is easily accessible near the intersection of S. Federal Blvd & W. Jewell Ave. The building which is currently used as a Dental/Orthodontist office has had multiple upgrades and is a great investment opportunity to an owner-user.



Investment Highlights **EXECUTIVE SUMMARY**

List Price

\$850,000

1930 S. Federal Blvd, Denver, CO 80219

Building Size 5,126

Price Per SF \$165.82

Lot Size 7,290 SF / 0.17 AC

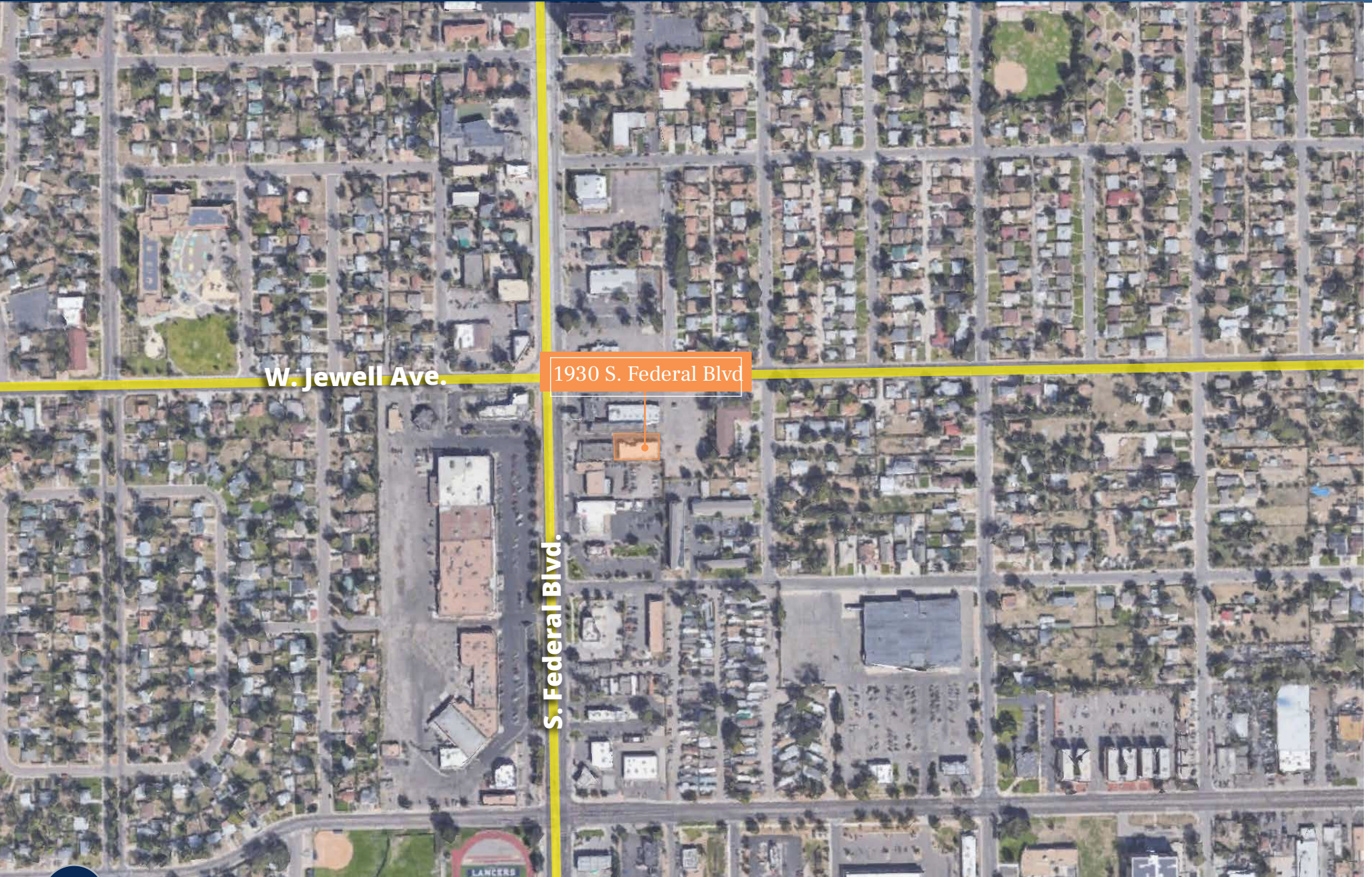
Year Built 1979

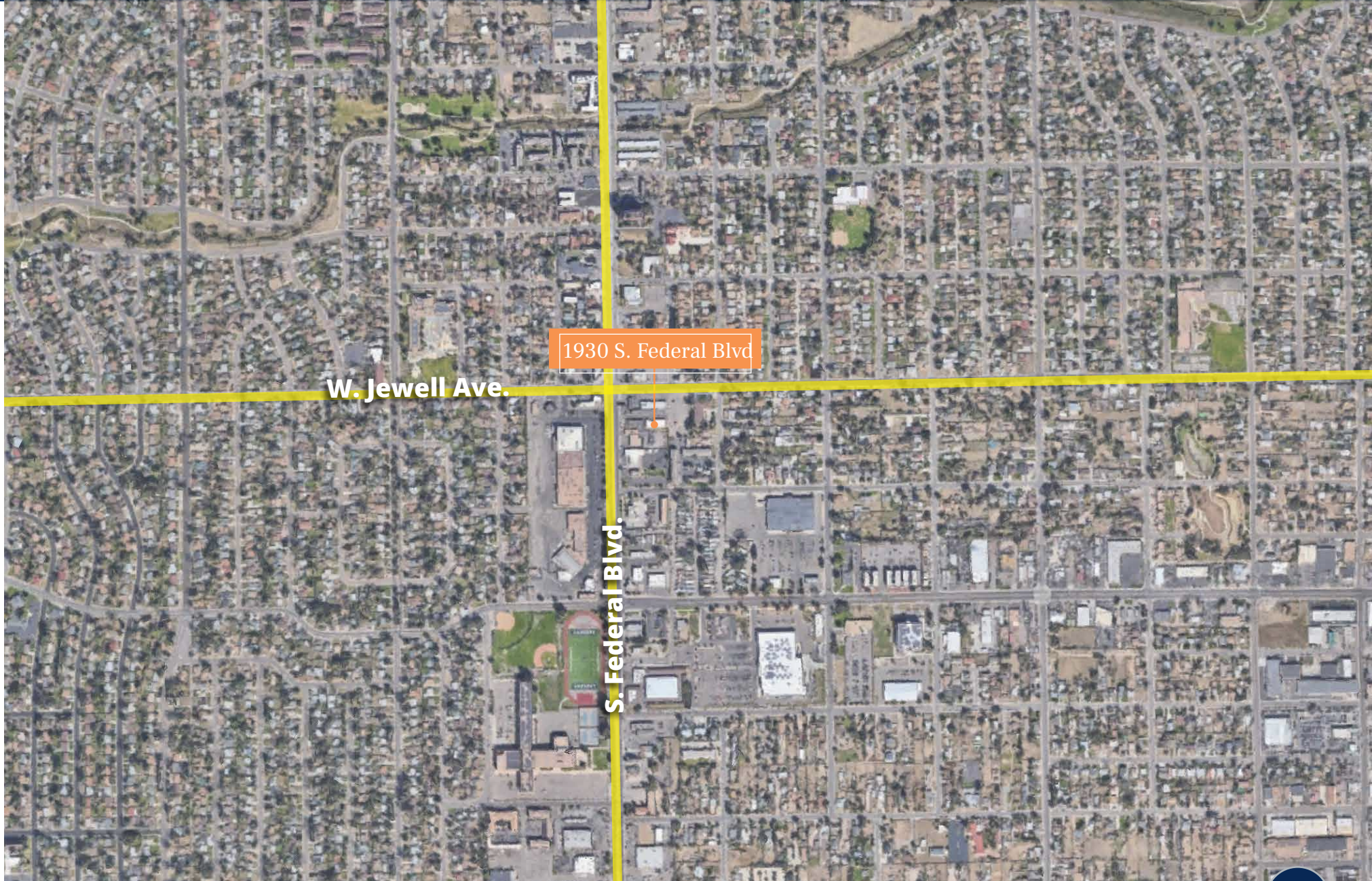
Type Medical

- Building Size 5,126/SF
- Full Dental/Medical build-out
- 13 Surgical Bays
- 1 lab, 1 sterilization room, 1 X-Ray room, 3 private offices with space for more, 1 break room, 1 vacuum/compressor closet 5 bathrooms
- Conveniently located near the intersection of S. Federal Blvd & W. Jewell Ave.



EXECUTIVE SUMMARY *Local Map*







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Section Two

FINANCIAL ANALYSIS

Pricing Details

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FINANCIAL ANALYSIS *PRICING SUMMARY*

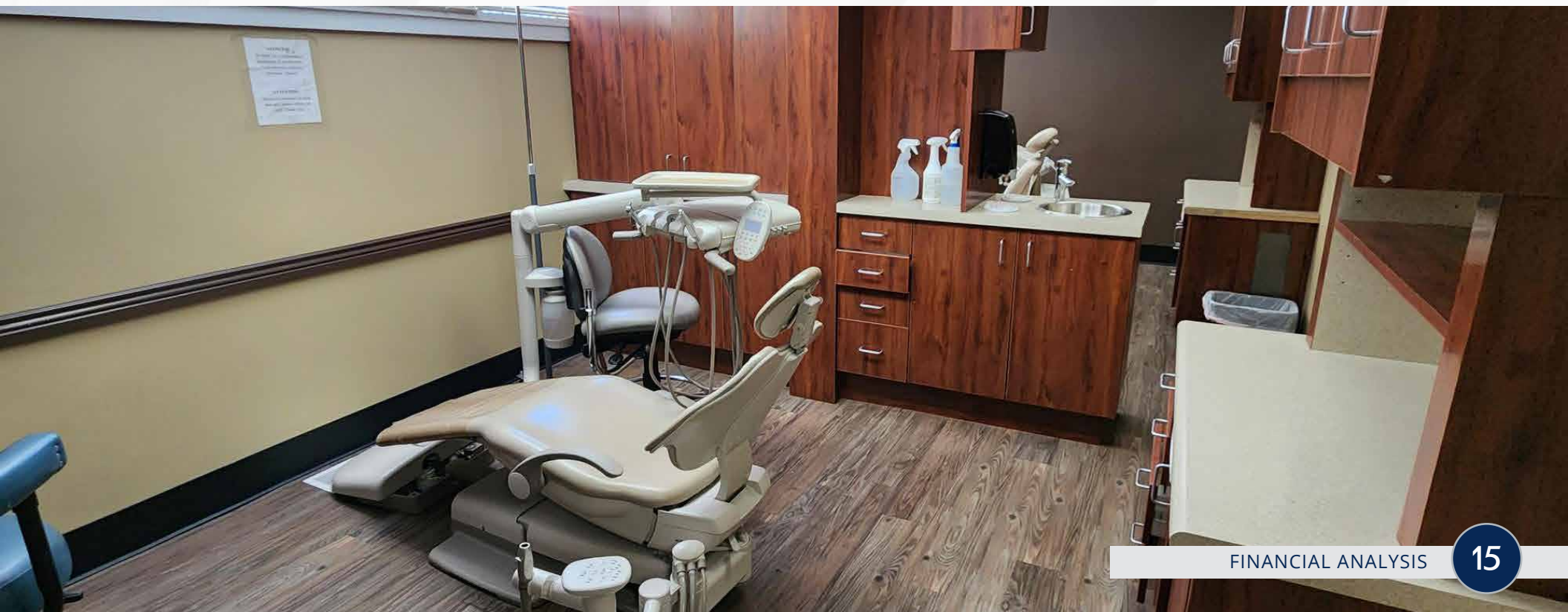
SUMMARY

Price	\$850,000
Down Payment	\$170,000
Down Payment %	20%
Number of Suites	1
Price Per SqFt	\$165.82
Rentable Built Area (RBA)	5,126 SF
Lot Size	0.17 Acres
Year Built/Renovated	1979
Occupancy	0.00%

Financing	Owner User
Loan Amount	\$680,000
LTV	80%
Loan Type	New
Interest Rate	6.15%
Term	7 Years
Annual Debt Service	\$53,326
Amortization	25 Years
Year Due	2031

OPERATING STATEMENT FINANCIAL ANALYSIS

OPERATING EXPENSES	Current	Pro Forma
CAM	\$14,832	\$15,277
Insurance	\$2,575	\$2,652
Real Estate Taxes	\$18,838	\$19,403
Total Expenses	\$36,245	\$37,332
Expenses/Suite	\$36,245	\$37,332
Expenses/SF	\$7.07	\$7.28



Section Three

MARKET OVERVIEW

Denver, CO Overview

Demographics

MARKET OVERVIEW

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 742,800 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 ages 25 and older hold at least a bachelor's degree.



THRIVING ALTERNATIVE ENERGY SECTOR

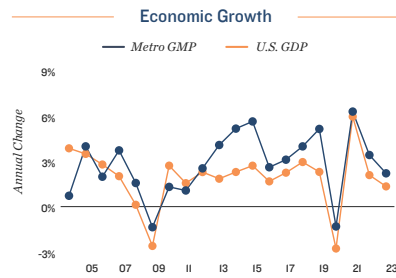
The National Renewable Energy Laboratory located in Golden helps lure energy-related businesses to the region.



MARKET OVERVIEW

ECONOMY

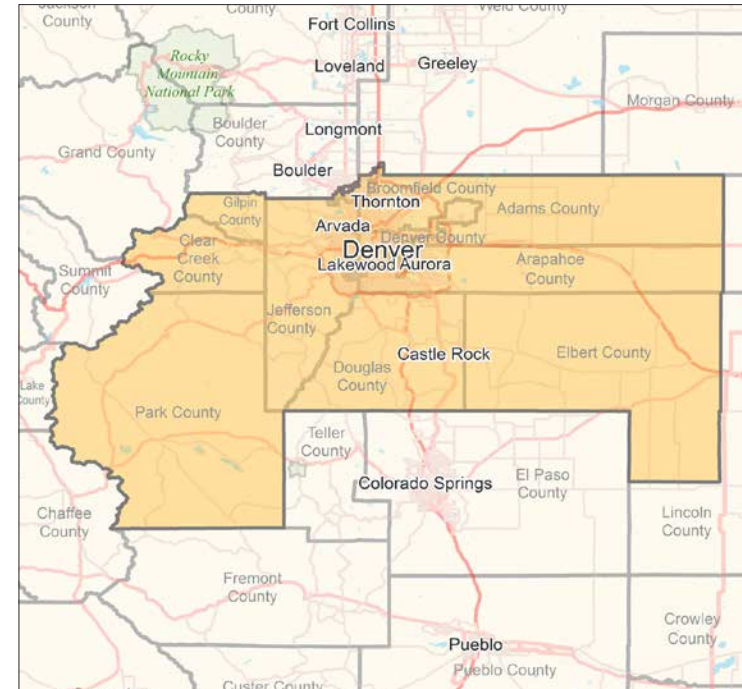
- Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications.
- Denver's economy is expanding, with the annual change in gross metropolitan product expected to exceed 2 percent this year.
- Many of the largest firms are in population-serving businesses, such as retail and health care, and their expansions will track population and income growth.
- Denver is home to 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



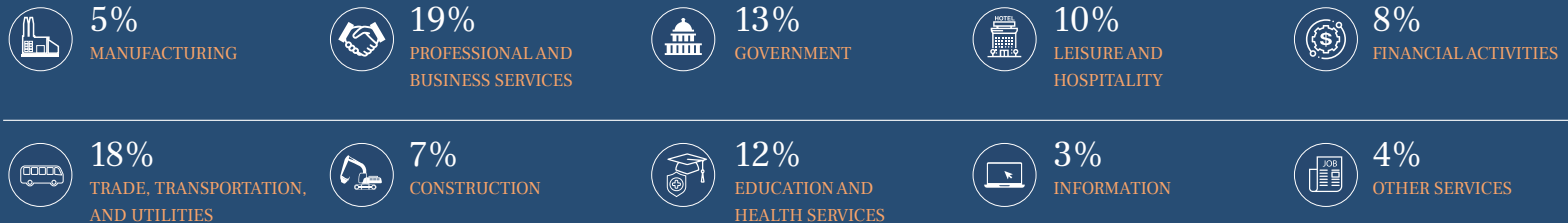
* Estimate, ** Forecast

MAJOR AREA EMPLOYERS

- HealthONE
- CenturyLink
- Children's Hospital Colorado
- Kaiser Permanente
- Lockheed Martin Corp.
- Comcast Corp.
- Frontier Airlines
- Wells Fargo
- United Airlines, Inc.
- University of Colorado Health



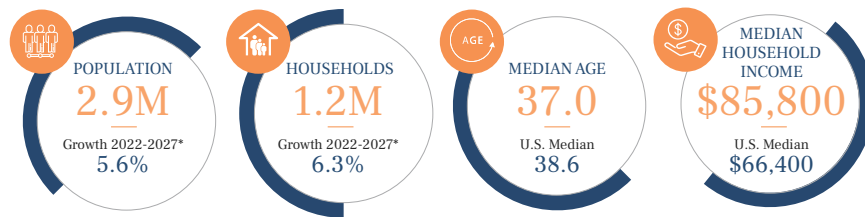
SHARE OF 2022 TOTAL EMPLOYMENT



MARKET OVERVIEW

DEMOGRAPHICS

- The metro is expected to add 162,400 new residents during the next five years, as the market benefits from household migration trends that emerged 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.



2022 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 metropolitan area will continue to grow as the area's high quality of life attracts new residents.

SPORTS

Baseball	MLB	COLORADO ROCKIES
Football	NFL	DENVER BRONCOS
Basketball	NBA	DENVER NUGGETS
Hockey	NHL	COLORADO AVALANCHE
Soccer	MLS	COLORADO RAPIDS
Box Lacrosse	NLL	COLORADO MAMMOTH

EDUCATION

- UNIVERSITY OF DENVER
- COLORADO UNIVERSITY
- COMMUNITY COLLEGE OF DENVER
- METROPOLITAN STATE UNIVERSITY OF DENVER

ARTS & ENTERTAINMENT

- DENVER MUSEUM OF NATURE & SCIENCE
- CHILDREN'S MUSEUM DENVER MARSICO CAMPUS
- ELITCH GARDENS
- DENVER ART MUSEUM

* Forecast

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





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