

# OFFERING MEMORANDUM



## 5225 & 5295 Sheridan Blvd

Arvada, CO 80002

Marcus & Millichap  
THE KRAMER GROUP

# NON-ENDORSEMENT & DISCLAIMER NOTICE

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# Section One

## EXECUTIVE SUMMARY

Offering Summary

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Site Plan

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# EXECUTIVE SUMMARY *Offering Summary*

The Kramer Group of Marcus & Millichap is pleased to present this Exclusive Listing for 5225 & 5295 Sheridan Boulevard in Arvada, Colorado. This is a combined 5.29 Acre Industrial Outdoor Storage site conveniently located in Unincorporated Jefferson County, at the signalized corner of Sheridan Boulevard and West 52nd Avenue. Traffic counts consists of an estimated 35,000 VPD on Sheridan Boulevard and 9,700 VPD on West 52nd Avenue. There are two buildings located on the site as well, which includes a 10,276 square foot warehouse and a 4,844 square foot pole-barn for additional storage. The parcels are being sold vacant, aside from a billboard located on the eastern side along Sheridan Boulevard with a lease that runs through November of 2036. Other highlights include: 9 drive-in doors, 2 loading docks, air compression lines, 3 meters for gas and electric, 3p 600 amps of power (to be verified by an electrician), 2 water wells, a clear height of 18-19.5' in the warehouse and pole-barn, and is split zoned P-D & I-2.



**List Price**

**\$3,500,000**

5225 & 5295 Sheridan Blvd, Arvada, CO 80002

Total Building Square Feet 15,120 SF

Lot Size 5.29 Acres

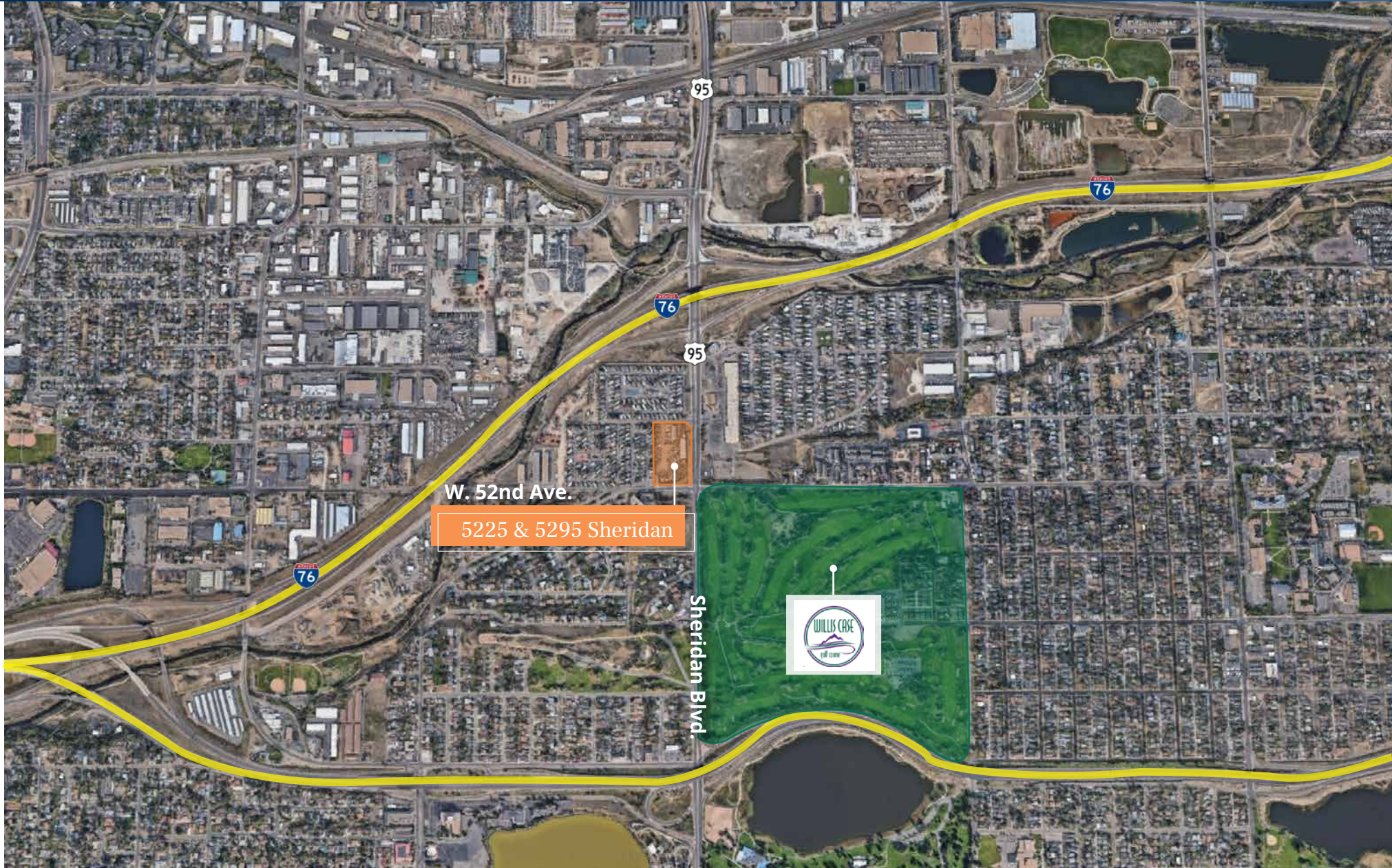
Land Price/SF \$15.19/SF

**INVESTMENT HIGHLIGHTS**

- Combined 5.29 Acre Industrial Outdoor Storage Site
- Split Zoned P-D & I-2 (Unincorporated Jefferson County)
- 2 Buildings on Site (10,276 SF Warehouse & 4,844 SF Pole Barn)
- Fantastic location at the signalized corner of Sheridan Boulevard and 52nd Avenue
- 9 Drive-In Doors & 2 Loading Docks
- 3 Meters for Gas & Electric
- 3p 600 Amps of Power (To be Verified by an Electrician)
- Air Compression Lines
- 2 Water Wells
- Clear Height of 18-19.5' in the Warehouse & Pole-Barn

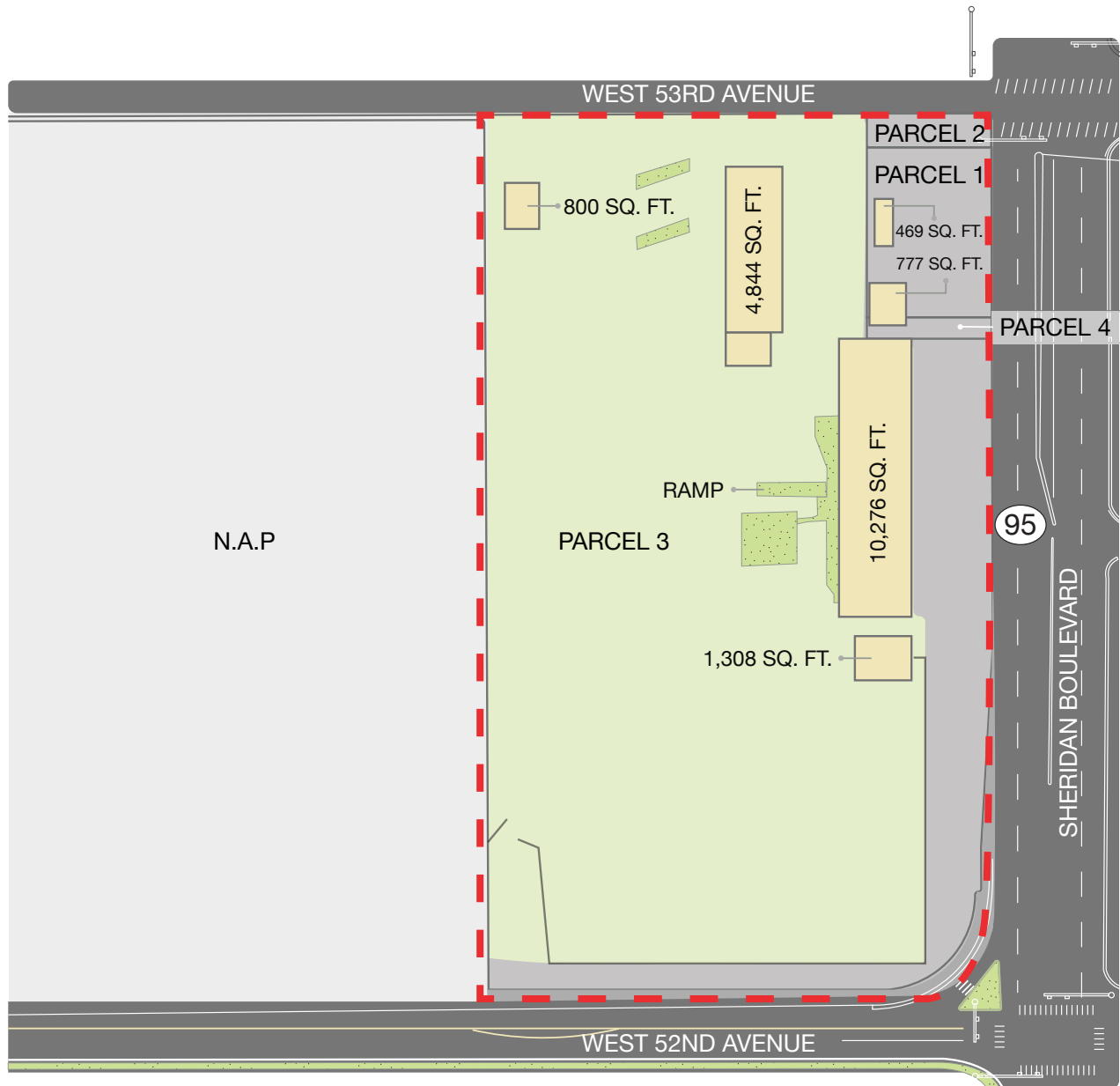


# EXECUTIVE SUMMARY *REGIONAL MAP*





# SITE PLAN EXECUTIVE SUMMARY





# Section Two

## SALES COMPARABLES

**Sales Comps Map**

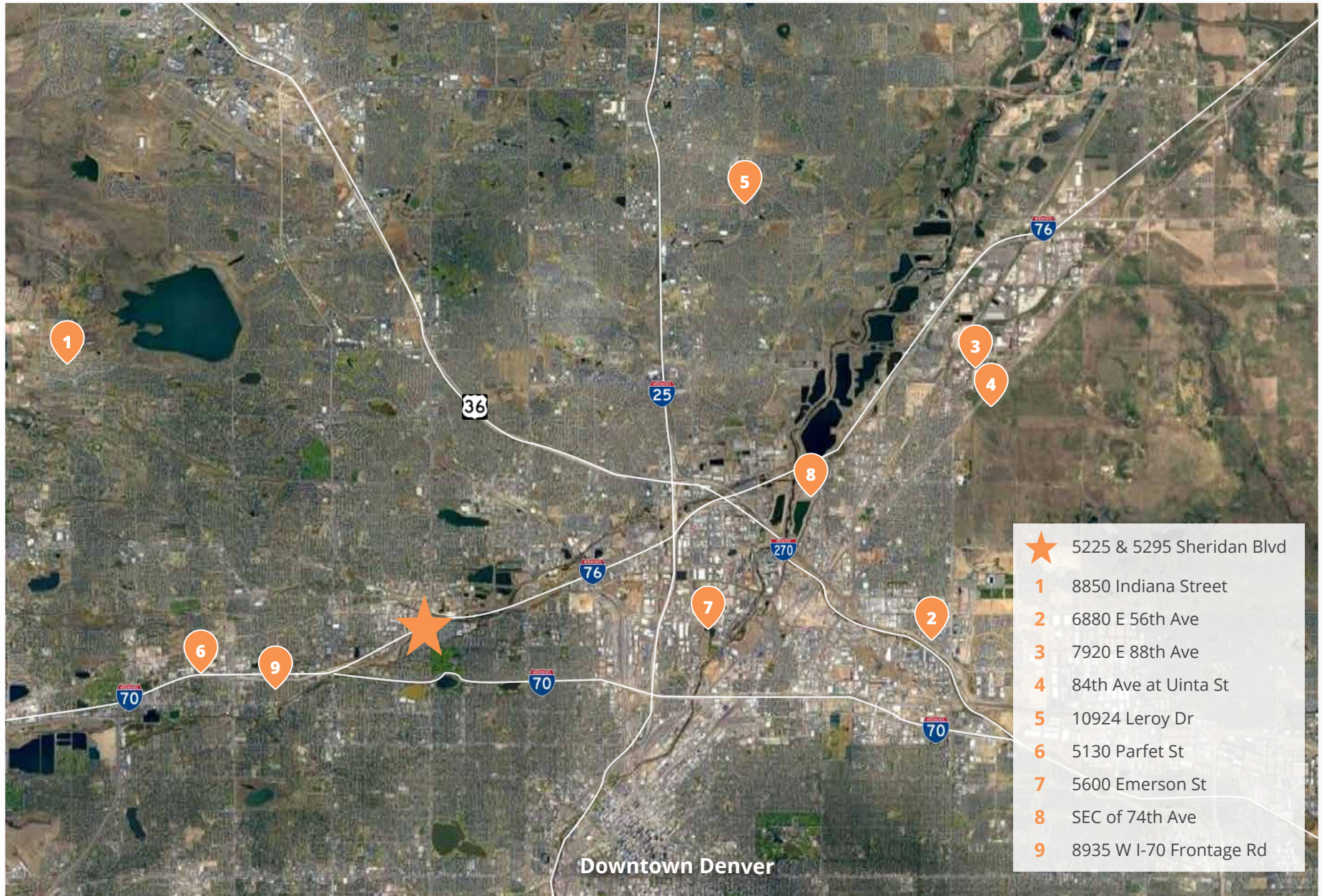
**Sales Comps Summary**

**Price Per SF Chart**

**Sales Comps**

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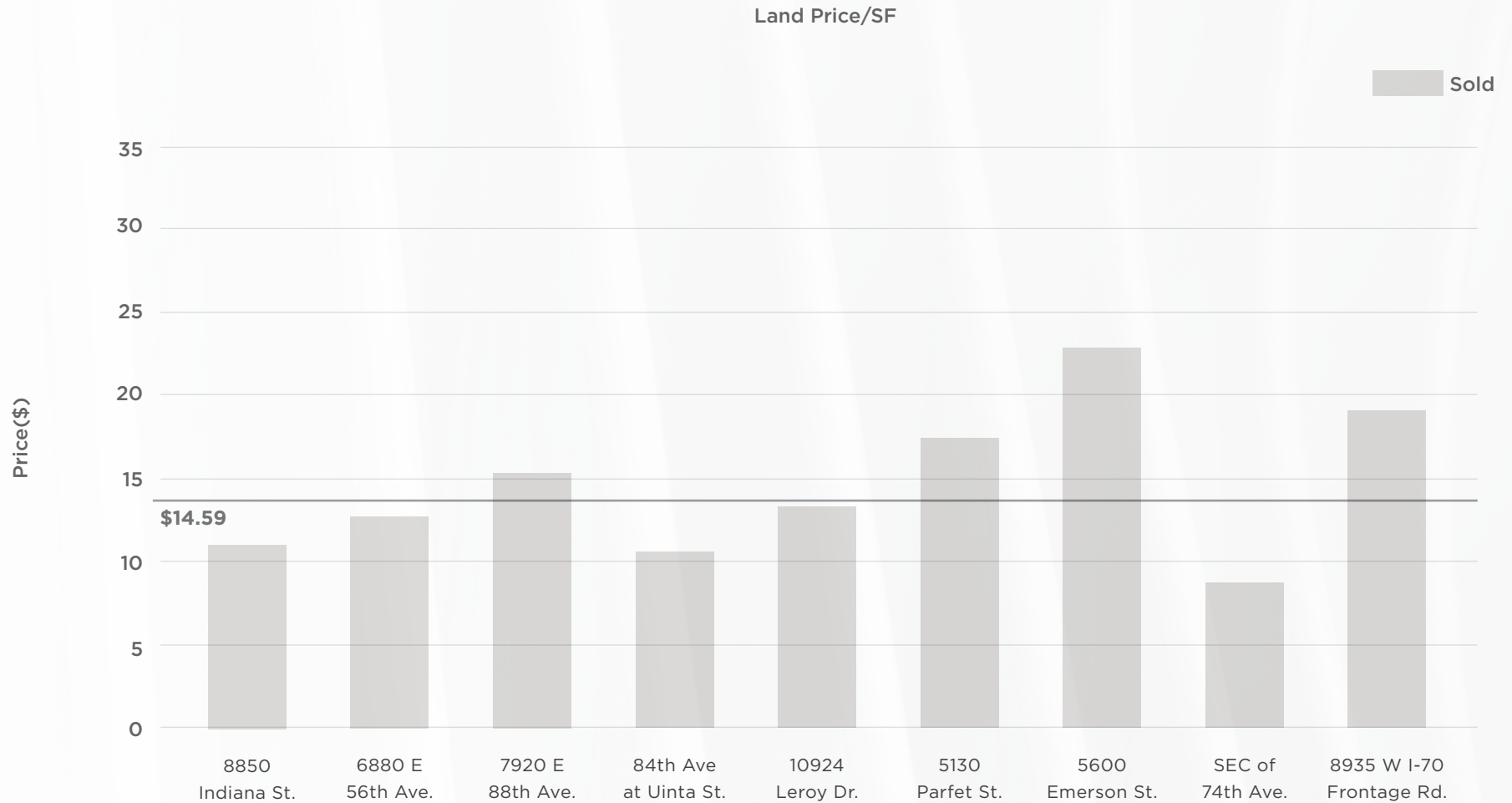
# SALES COMPARABLES



# SALES COMPARABLES

	<b>SALES COMPARABLE</b>	<b>PRICE</b>	<b>TOTAL ACRES</b>	<b>LAND PRICE/SF</b>	<b>TOTAL BUILDING SF</b>	<b>BUILDING PRICE/SF</b>	<b>CLOSE</b>
1	8850 Indiana Street Arvada, CO 80005	\$2,300,000	5.00	\$10.56	7,797	\$294.99	9/13/22
2	6880 E 56th Avenue Commerce City, CO 80022	\$4,409,143	7.23	\$14.00	10,416	\$423.30	8/26/22
3	7920 E 88th Avenue Commerce City, CO 80022	\$2,550,000	3.83	\$15.28	6,500	\$392.31	8/2/22
4	84th Ave at Uinta Street Commerce City, CO 80022	\$2,200,000	4.74	\$10.66	--	--	2/3/23
5	10924 Leroy Drive Northglenn, CO 80233	\$4,400,000	7.11	\$14.21	--	--	12/7/2022
6	5130 Parfet Street Wheat Ridge, CO 80022	\$2,625,000	3.48	\$17.32	--	--	11/29/22
7	5600 Emerson Street Denver, CO 80216	\$3,600,000	3.75	\$22.03	--	--	8/30/22
8	SEC of 74th Avenue Denver, CO 80229	\$1,250,000	3.20	\$8.97	--	--	6/3/22
9	8935 W I-70 Frontage Road Arvada, CO 80002	\$3,400,000	4.26	\$18.32	--	--	10/19/21
<b>AVERAGES</b>		<b>\$2,970,460</b>	<b>4.73</b>	<b>\$14.59</b>	<b>8,238</b>	<b>\$370.20</b>	

# SALES COMPARABLES



# SALES COMPARABLES



## 1 8850 Indiana St, Arvada, CO 80005

Sale Price	\$2,300,000	Total Acres	5.00
Land Price/SF	\$10.56	Building Price/SF	\$294.99
Total Building SF	7,797	COE	9/13/22



## 2 6880 E 56th Ave, Commerce City, CO 80022

Sale Price	\$4,409,143	Total Acres	7.23
Land Price/SF	\$14.00	Building Price/SF	\$423.30
Total Building SF	10,416	COE	8/26/22

# SALES COMPARABLES



**3** 7920 E 88th Ave, Commerce City, CO 80022

Sale Price	\$2,550,000	Total Acres	3.83
Land Price/SF	\$15.28	Building Price/SF	\$392.31
Total Building SF	6,500	COE	8/2/22



**4** 84th Ave at Uinta St, Commerce City, CO 80022

Sale Price	\$2,200,000	Total Acres	4.74
Land Price/SF	\$10.66	Building Price/SF	-
Total Building SF	-	COE	2/3/23



# SALES COMPARABLES



**5** 10924 Leroy Dr, Northglenn, CO 80233

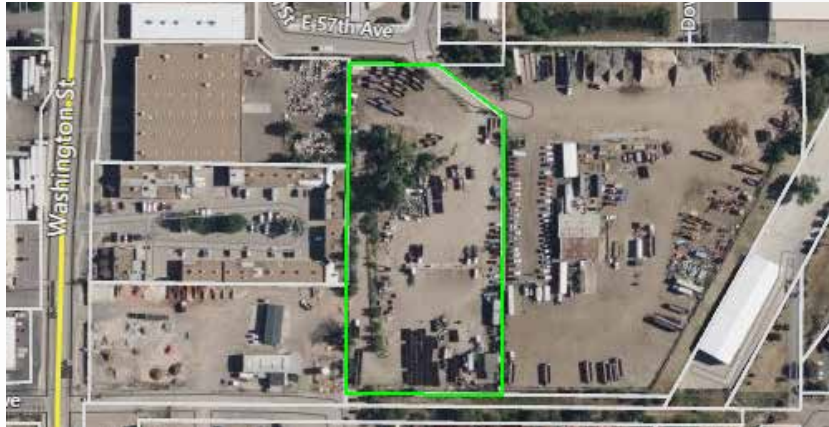
Sale Price	\$4,400,000	Total Acres	7.11
Land Price/SF	\$14.21	Building Price/SF	-
Total Building SF	-	COE	12/7/2022



**6** 5130 Parfet St, Wheat Ridge, CO 80022

Sale Price	\$2,625,000	Total Acres	3.48
Land Price/SF	\$17.32	Building Price/SF	-
Total Building SF	-	COE	11/29/22

# SALES COMPARABLES



## 7 5600 Emerson St, Denver, CO 80216

Sale Price	\$3,600,000	Total Acres	3.75
Land Price/SF	\$22.03	Building Price/SF	-
Total Building SF	-	COE	8/30/22



## 8 SEC of 74th Ave, Denver, CO 80229

Sale Price	\$1,250,000	Total Acres	3.20
Land Price/SF	\$8.97	Building Price/SF	-
Total Building SF	-	COE	6/3/22

# SALES COMPARABLES



## 9 8935 WI-70 Frontage Rd, Arvada, CO 80002

Sale Price	\$3,400,000	Total Acres	4.26
Land Price/SF	\$18.32	Building Price/SF	-
Total Building SF	-	COE	10/19/21



Mas lo que te apasiona.  
En Montecristo.  
El programa de Maestría.  
MSU  
SERVIR

# Section Three

## MARKET OVERVIEW

Denver Overview

Denver Demographics

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# 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.

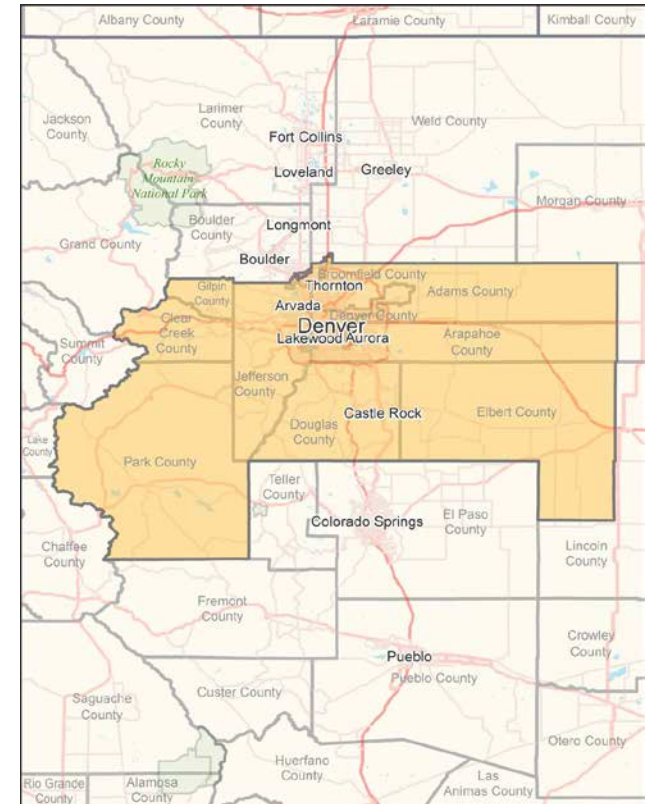
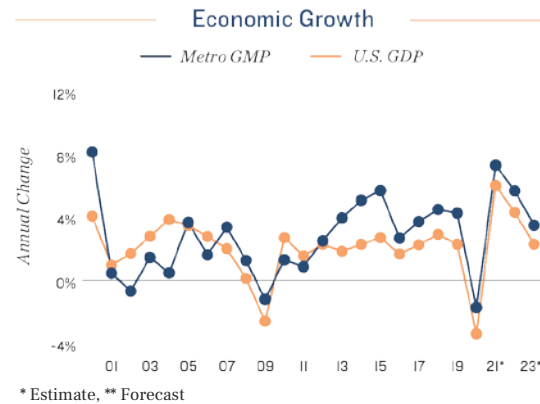


# MARKET OVERVIEW

## ECONOMY

- Key drivers of the region's 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 5 percent this year.
- Many of Denver's largest employers are in population-serving businesses, such as retail and health care, and their expansion will track population and income growth.
- There are 10 Fortune 500 companies located in the metro, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.

MAJOR AREA PRIVATE 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 2021 TOTAL EMPLOYMENT



# MARKET OVERVIEW

## 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 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.

### 2021 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







CHASE O

WOLPES

MARKWEST

P.N.L.



W. 52nd Ave.

Sheridan Blvd.

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