



5805 W. 56th Ave.

Arvada, Colorado

| Marcus & Millichap |
THE KRAMER GROUP

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Section One

EXECUTIVE SUMMARY

Investment Highlights

Offering Summary

EXECUTIVE SUMMARY *INVESTMENT HIGHLIGHTS*

Total Price	\$1,950,000
5805 W. 56th Ave. Arvada, CO	
Square Feet	12,039 SF (\$161.97/SF)
Lot Size	1.36 Acres (59,241 SF, \$32.92/SF)
Year Built	1977
Zoning	Industrial-Arvada



OFFERING SUMMARY **EXECUTIVE SUMMARY**

The Kramer Group of Marcus & Millichap is pleased to present this Exclusive Listing for 5805 W 56th Avenue. This is a 1.36 acre site consisting of 12,039 square feet of existing real estate between three buildings, a large office warehouse and two smaller sheds in the back. The Class C properties were built in 1977 from steel construction and have IND zoning. The larger warehouse has a clear height of 15' and a ratio of roughly 63% warehouse and 37% office space. The tenant, K&H Home Solutions, is currently operating on a one-year lease with a rental rate of \$10.47/sf NNN, or \$10,500/month in base rent. Other highlights include: 5 total drive-in doors, a fenced & gated yard, and 12 paved parking spaces. 5805 W 56th Avenue is conveniently located in Arvada, CO, just off the Sheridan Boulevard and I-76 exit.

- 12,039 Square Feet of Existing Real Estate on a 1.36 Acre Site
- Consists of a Large Office Warehouse and Two Smaller Sheds
- Built in 1977 from Steel Construction
- Ratio of Roughly 63% Warehouse and 37% Office Space
- Tenant is Operating on a One Year NNN Lease
- 5 Total Drive-In Doors
- Has a Fenced and Gated Yard
- 12 Paved Parking Spaces
- IND Zoning
- Conveniently Located Right off the Sheridan Boulevard and I-76 Exit





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Section Two

PROPERTY INFORMATION

Local Map

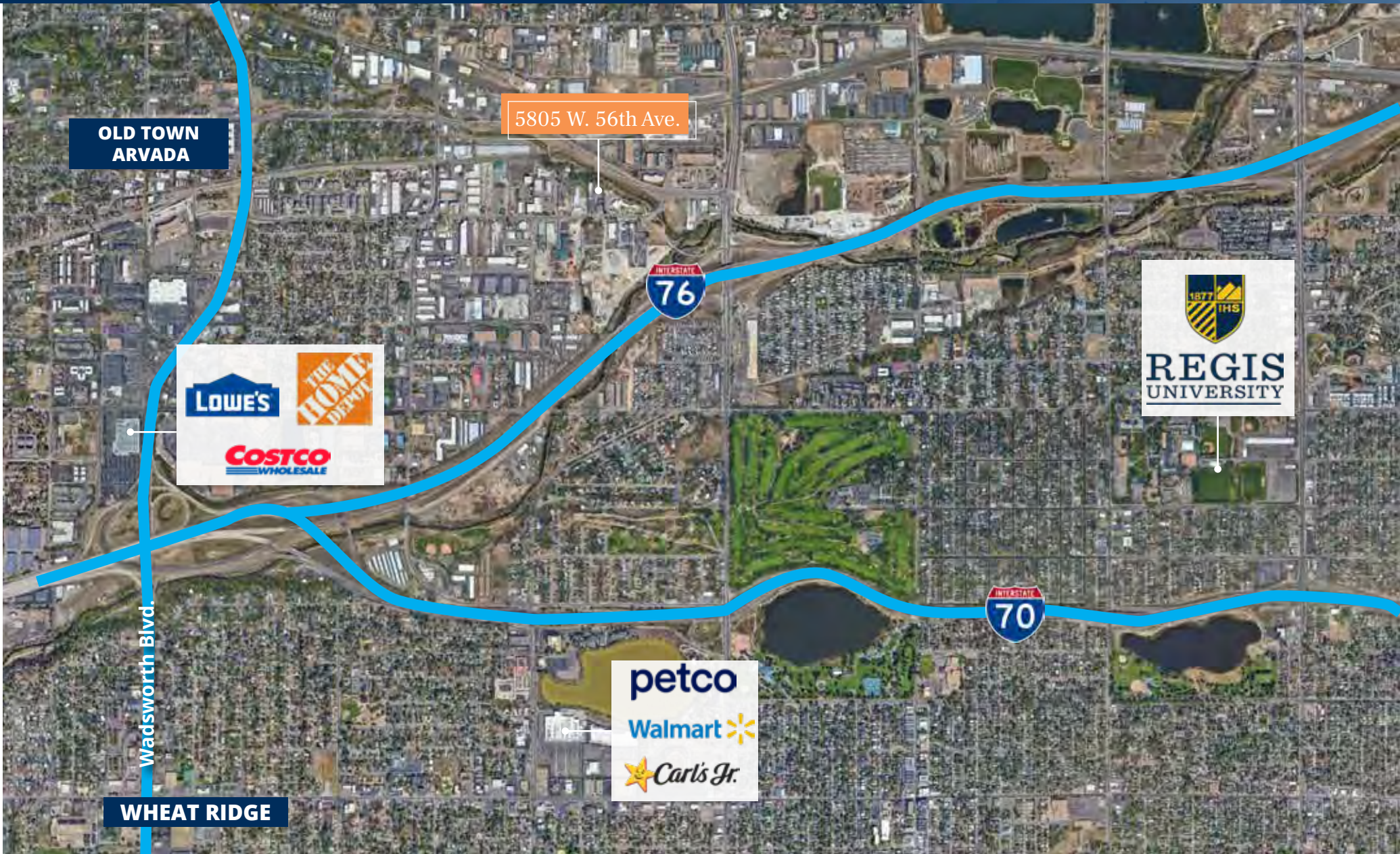
Regional Map

PROPERTY INFORMATION LOCAL MAP



ARVADA

REGIONAL MAP PROPERTY INFORMATION





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Section Three

SALES COMPARABLES

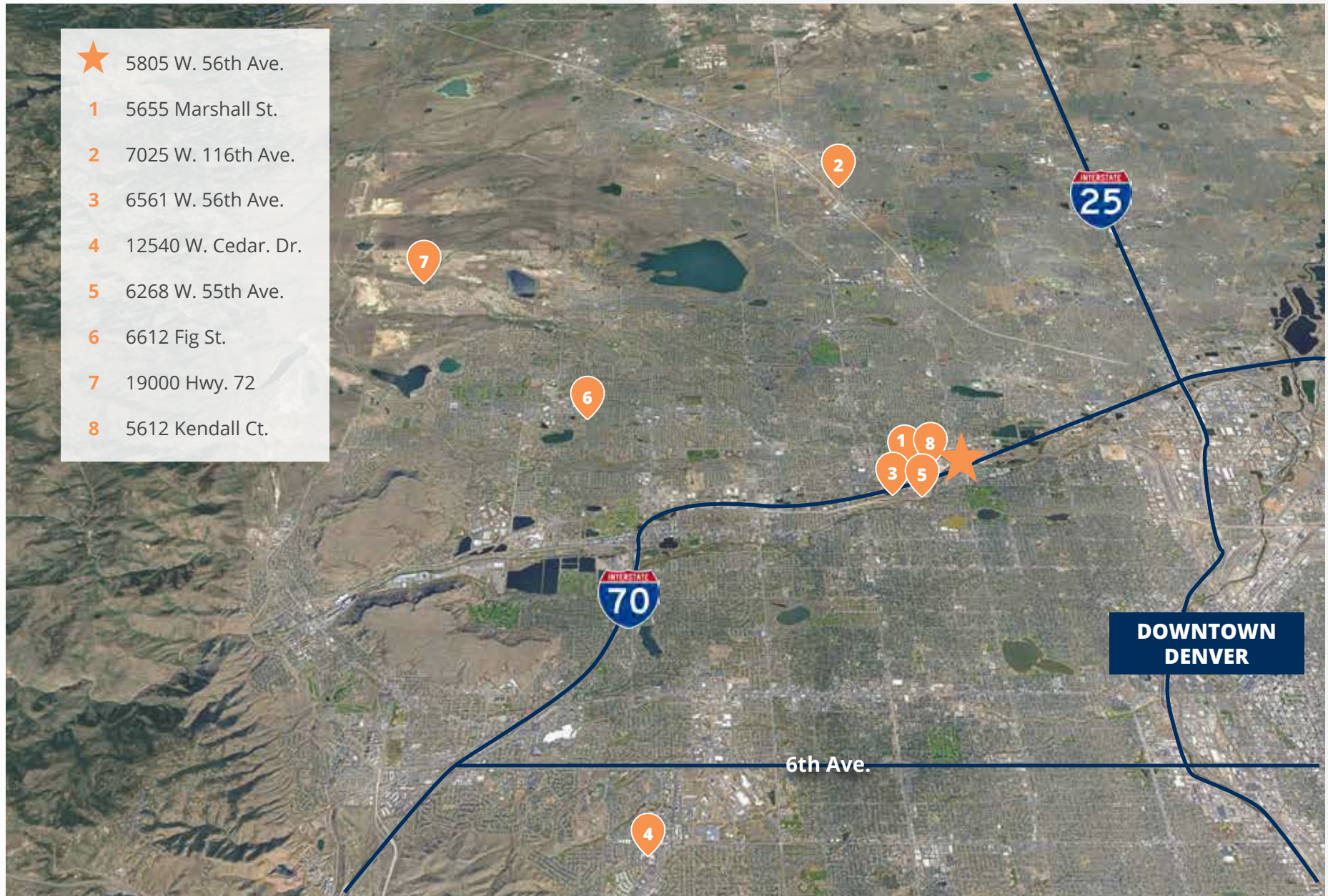
Sale Comps Map

Sale Comps Summary

Price Per SF Chart

Sales Comps

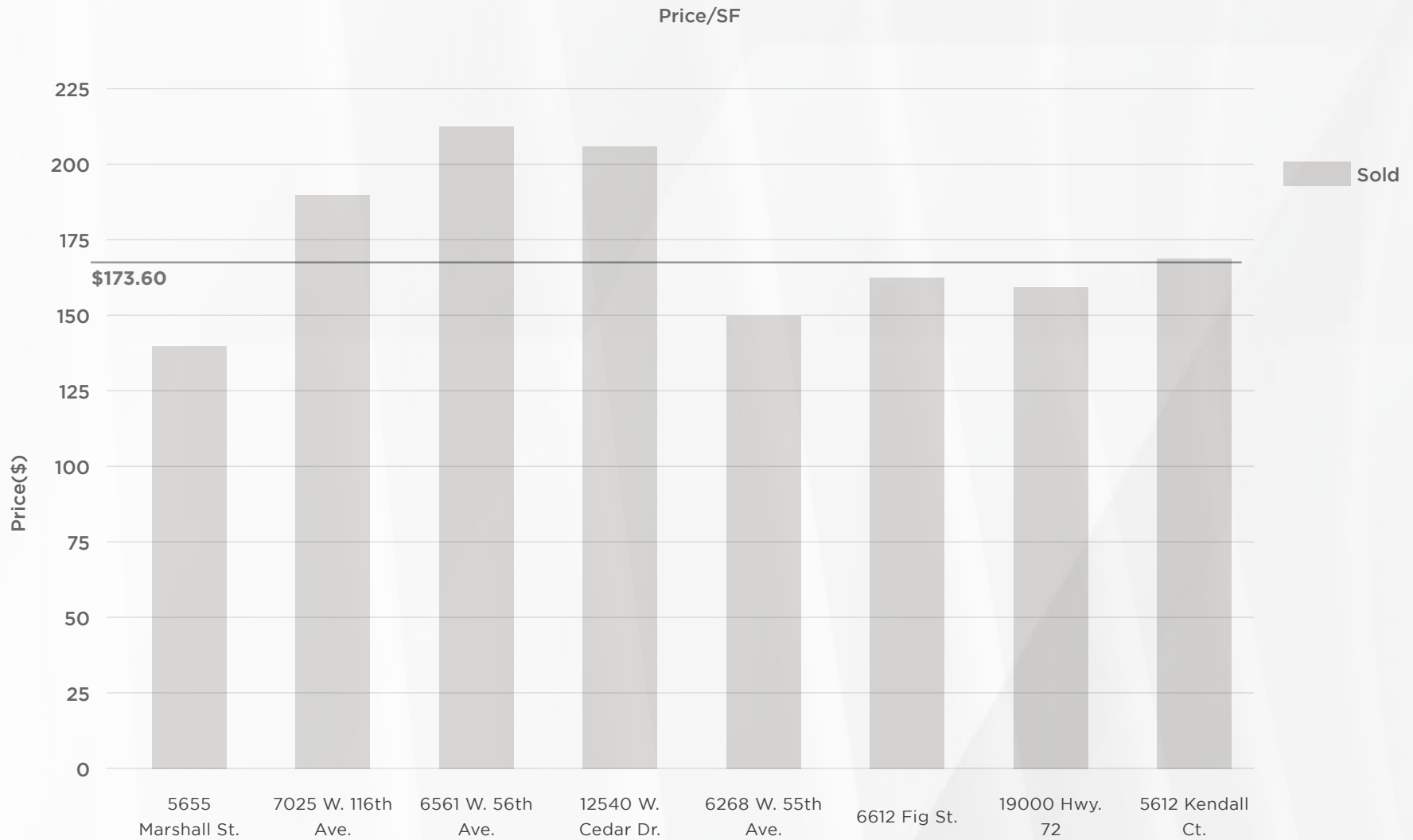
SALES COMPARABLES



SALES COMPARABLES

	SALES COMPARABLE	PRICE	YEAR BUILT	BUILDING SF	PRICE/SF	CLOSE
1	5655 Marshall St. Arvada, CO 80002	\$2,800,000	1945	19,199	\$145.84	4/28/2023
2	7025 W. 116th Ave. Broomfield, CO 80020	\$2,800,000	1991	15,000	\$186.67	2/22/2023
3	6561 W. 56th Ave. Arvada, CO 80002	\$2,175,000	1973	10,420	\$208.73	1/23/2023
4	12540 W. Cedar Dr. Lakewood, CO 80228	\$2,701,550	1973	13,200	\$204.66	12/29/2022
5	6268 W. 55th Ave. Arvada, CO 80002	\$2,100,000	1985	14,000	\$150.00	9/12/2022
6	6612 Fig St. Arvada, CO 80004	\$3,200,000	1986	19,800	\$161.62	7/28/2022
7	19000 Hwy. 72 Arvada, CO 80007	\$2,000,000	1982	12,615	\$158.54	6/3/2022
8	5612 Kendall Ct. Arvada, CO 80002	\$2,100,000	1972	12,156	\$172.75	1/7/2022
	AVERAGES	\$2,484,569	1976	14,549	\$173.60	

SALES COMPARABLES



SALES COMPARABLES



1 5655 Marshall St. | Arvada, CO 80002

Sale Price	\$2,800,000	Gross SF	19,199
Price/SF	\$145.84	COE	4/28/2023
Year Built	1945		



2 7025 W. 116th Ave. | Broomfield, CO 80020

Sale Price	\$2,800,000	Gross SF	15,000
Price/SF	\$186.67	COE	2/22/2023
Year Built	1991		

SALES COMPARABLES



3 6561 W. 56th Ave. | Arvada, CO 80002

Sale Price	\$2,175,000	Gross SF	10,420
Price/SF	\$208.73	COE	1/23/2023
Year Built	1973		



4 12540 W. Cedar Dr. | Lakewood, CO 80228

Sale Price	\$2,701,550	Gross SF	13,200
Price/SF	\$204.66	COE	12/29/2022
Year Built	1973		

SALES COMPARABLES



5 6268 W. 55th Ave. | Arvada, CO 80002

Sale Price	\$2,100,000	Gross SF	14,000
Price/SF	\$150.00	COE	9/12/2022
Year Built	1985		



6 6612 Fig Street. | Arvada, CO 80004

Sale Price	\$3,200,000	Gross SF	19,800
Price/SF	\$161.62	COE	7/28/2022
Year Built	1986		

SALES COMPARABLES



7 19000 Hwy. 72 | Arvada, CO 80007

Sale Price	\$2,000,000	Gross SF	12,615
Price/SF	\$158.54	COE	6/3/2022
Year Built	1982		



8 5612 Kendall Ct. | Arvada, CO 80002

Sale Price	\$2,100,000	Gross SF	12,156
Price/SF	\$172.75	COE	1/7/2022
Year Built	1972		





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Section Four

MARKET OVERVIEW

Denver Overview

Demographics

MARKET OVERVIEW DENVER 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

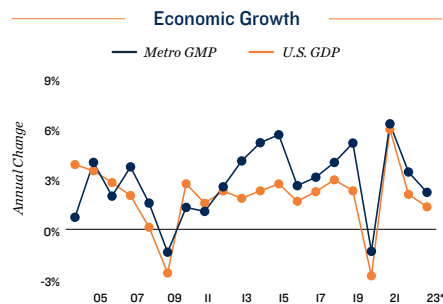
The National Renewable Energy Laboratory located in Golden helps lure energy-related businesses to the region.



MARKET OVERVIEW

ECONOMY

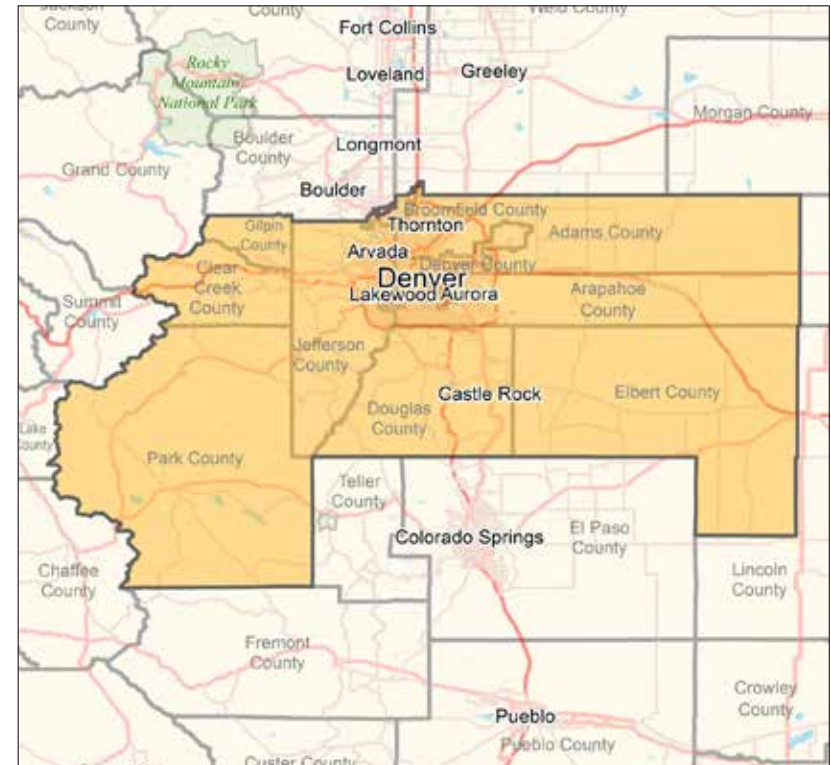
- Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications.
- Denver's economy is expanding, with the annual change in gross metropolitan product expected to exceed 2 percent this year.
- Many of the 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



5%
MANUFACTURING



19%
PROFESSIONAL AND
BUSINESS SERVICES



13%
GOVERNMENT



10%
LEISURE AND
HOSPITALITY



8%
FINANCIAL ACTIVITIES



18%
TRADE, TRANSPORTATION,
AND UTILITIES



7%
CONSTRUCTION



12%
EDUCATION AND
HEALTH SERVICES



3%
INFORMATION

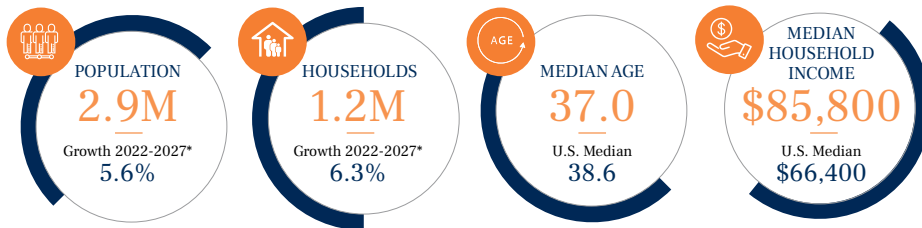


4%
OTHER SERVICES

MARKET OVERVIEW DENVER DEMOGRAPHICS

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

MARKET OVERVIEW





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