

7515 W. Yale Ave.

Denver, Colorado

Marcus & Millichap
THE KRAMER GROUP



OFFERING MEMORANDUM

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. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

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. **MNET Activity ID: ZAF0050048**

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

Marcus & Millichap

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

EXCLUSIVELY LISTED BY

ERIK ENSTAD

Associate | Denver

Direct: (773) 505-7755 // Office: (303) 328-2013
erik.enstad@marcusmillichap.com
License: CO FA100089977

BRANDON KRAMER

First Vice President Investments | Denver

Direct: (605) 390-1248 // Office: (303) 328-2020
brandon.kramer@marcusmillichap.com
License: CO FA100045203

Marcus & Millichap
THE KRAMER GROUP

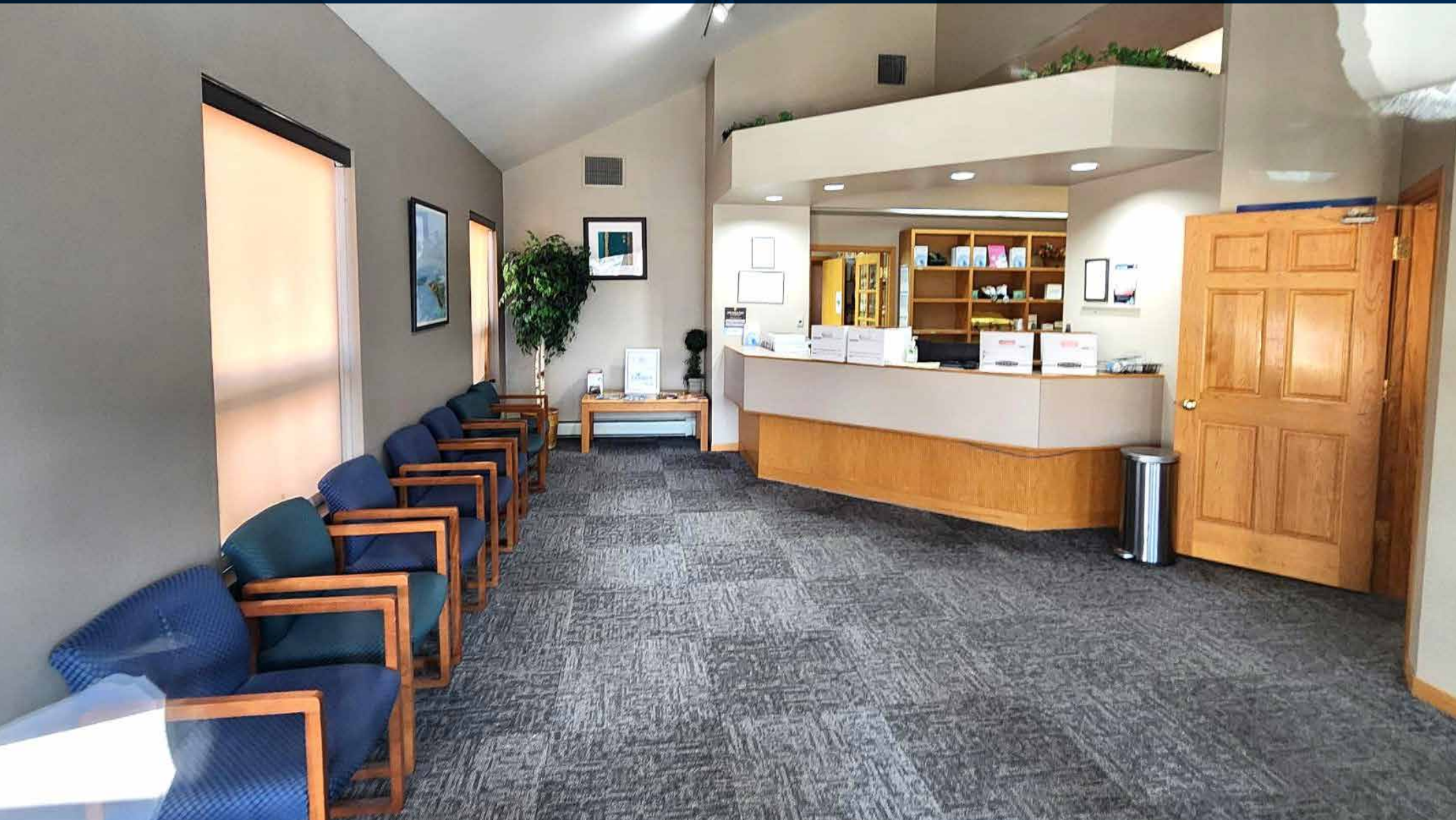






Table of Contents

SECTION 1

Executive Summary

SECTION 2

Property Information

SECTION 3

Financial Analysis

SECTION 4

Market Overview



Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap

Section One

EXECUTIVE SUMMARY

Investment Highlights

Offering Summary

EXECUTIVE SUMMARY *INVESTMENT HIGHLIGHTS*

Total Price

\$2,500,000

7515 W. Yale Ave. | Denver, CO

Square Feet

7,376 SF

Lot Size

0.6 Acres

Year Built

1989

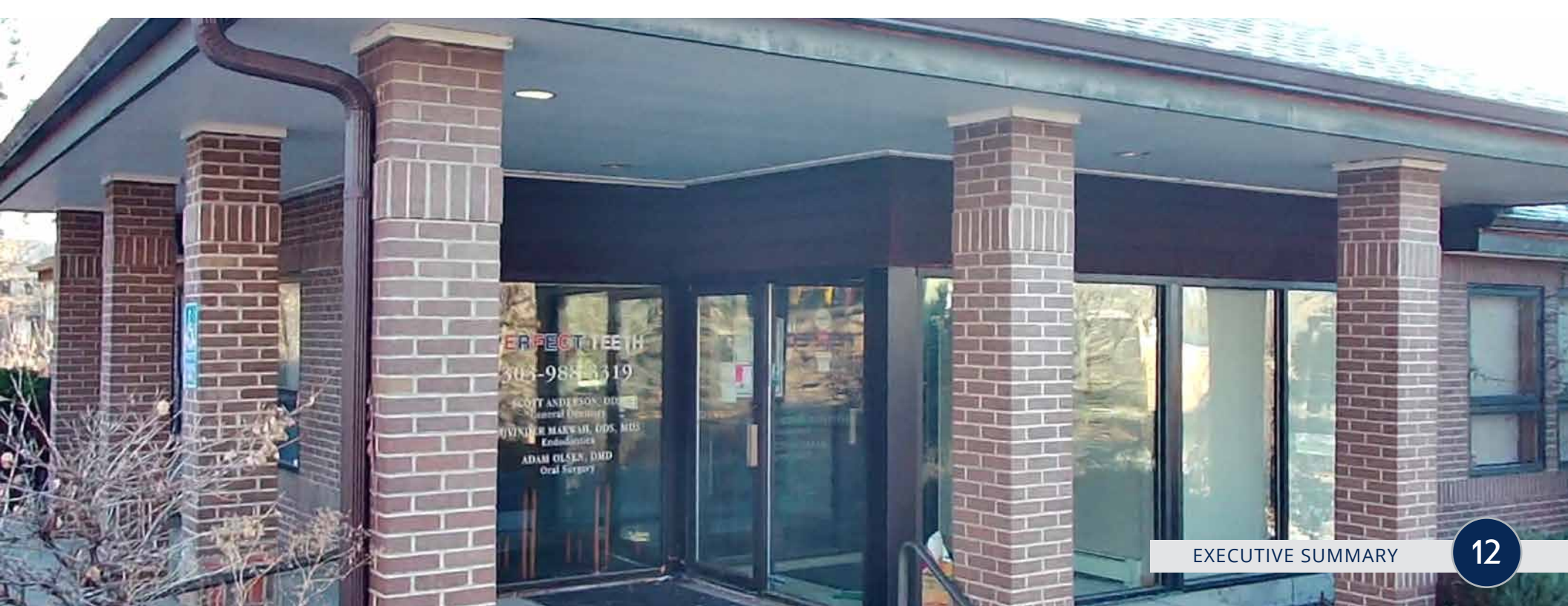


OFFERING SUMMARY **EXECUTIVE SUMMARY**

The Kramer Group of Marcus & Millichap is pleased to present this Exclusive Listing for a single tenant Medical Office property located at 7515 W Yale Ave. in Denver, CO., which consists of 7,376 square feet, situated on .60 acres of land. This Class B two-story property was built in 1989 with full medical build-out, and BA-1 zoning. The current tenant Perfect Teeth is a group of 61 dental offices dedicated to providing the highest level of patient care and service to every patient. Perfect Teeth opened their doors in 1995, with locations in Colorado, New Mexico, and Arizona. The current lease runs through March of 2029, but tenant is actively pursuing a sub-lease. The property will be sold dark, making it a great opportunity for a value-add investor or an owner-user. They are willing to sign an estoppel and have reaffirmed they will continue to pay rent through the end of their lease term. The property is located on W. Yale Ave and S. Wadsworth Blvd.









Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap

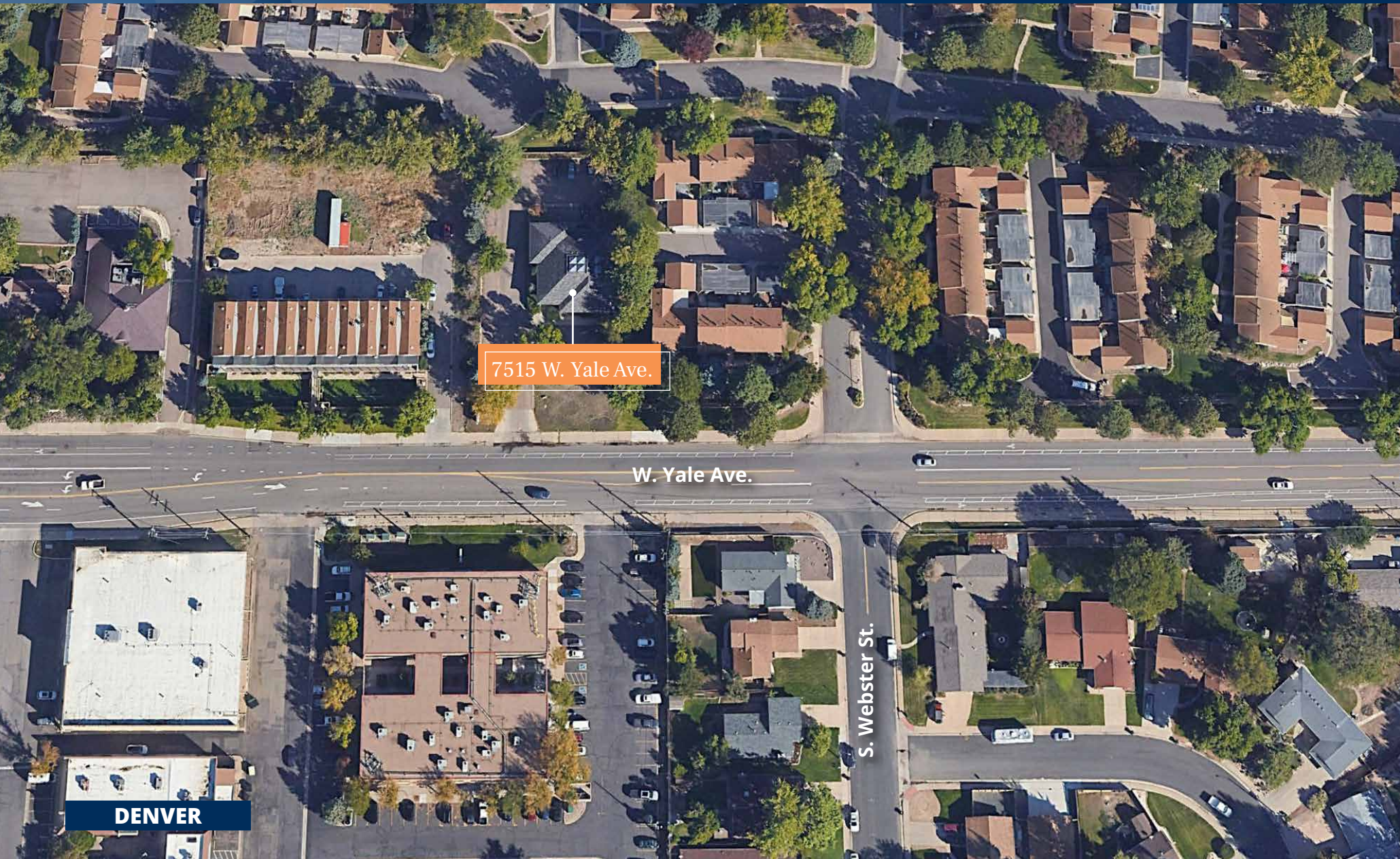
Section Two

PROPERTY INFORMATION

Local Map

Regional Map

PROPERTY INFORMATION LOCAL MAP



7515 W. Yale Ave.

W. Yale Ave.

S. Webster St.

DENVER

REGIONAL MAP **PROPERTY INFORMATION**



DENVER

7515 W. Yale Ave.

W. Yale Ave.

Wadsworth Blvd.



Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap

Section Three

FINANCIAL ANALYSIS

Tenant Summary

Operating Statement

Pricing Details

FINANCIAL ANALYSIS *TENANT SUMMARY*

As of April,2024

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Changes on	Rent Increase	Lease Type
				Comm.	Exp.						
Perfect Teeth Yale	A	7,376	100.0%	4/21/97	3/31/29	\$29.60	\$18,191	\$218,295	Apr-2025	\$19,101	NNN
Total		7,376				\$29.60	\$18,191	\$218,295			
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied Rentable SF: 100.00%		Unoccupied Rentable SF: 0.00%			
				Total Current Rents: \$218,295		Occupied Current Rents: \$218,295		Unoccupied Current Rents: \$0			

Note: Tenant pays all sums due directly to third-party providers or taxing authorities.

OPERATING STATEMENT

INCOME	Current	Per SF
Scheduled Base Rental Income	218,295	29.60
Effective Gross Revenue	\$218,295	\$29.60
OPERATING EXPENSES	Current	Per SF
Total Expenses	\$0	\$0.00
Expenses as % of EGR	0.0%	
Net Operating Income	\$218,295	\$29.60

PRICING DETAILS FINANCIAL ANALYSIS

SUMMARY

Price	\$2,500,000
Down Payment	\$625,000
Down Payment %	25%
Number of Suites	1
Price Per SqFt	\$338.94
Rentable Built Area (RBA)	7,376 SF
Lot Size	0.6 Acres
Year Built/Renovated	1989
Occupancy	100.00%

RETURNS

Current

CAP Rate	8.73%
Cash-on-Cash	10.96%
Debt Coverage Ratio	1.46

Financing	1st Loan
Loan Amount	\$1,875,000
Loan Type	New
Interest Rate	6.35%
Amortization	25 Years
Year Due	2029

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

OPERATING DATA

INCOME

Current

Scheduled Base Rental Income		\$218,295
Potential Gross Revenue		\$218,295
General Vacancy	0.0%	\$0
Effective Gross Revenue		\$218,295
Less: Operating Expenses	0.0%	\$0
Net Operating Income		\$218,295
Cash Flow		\$218,295
Debt Service		(\$149,819)
Net Cash Flow After Debt Service	10.96%	\$68,476
Principal Reduction		\$31,668
Total Return	16.02%	\$100,144



Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap

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

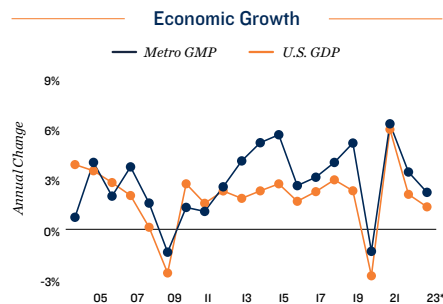
The National Renewable Energy Laboratory located in Golden helps lure energy-related businesses to the region.



MARKET OVERVIEW

ECONOMY

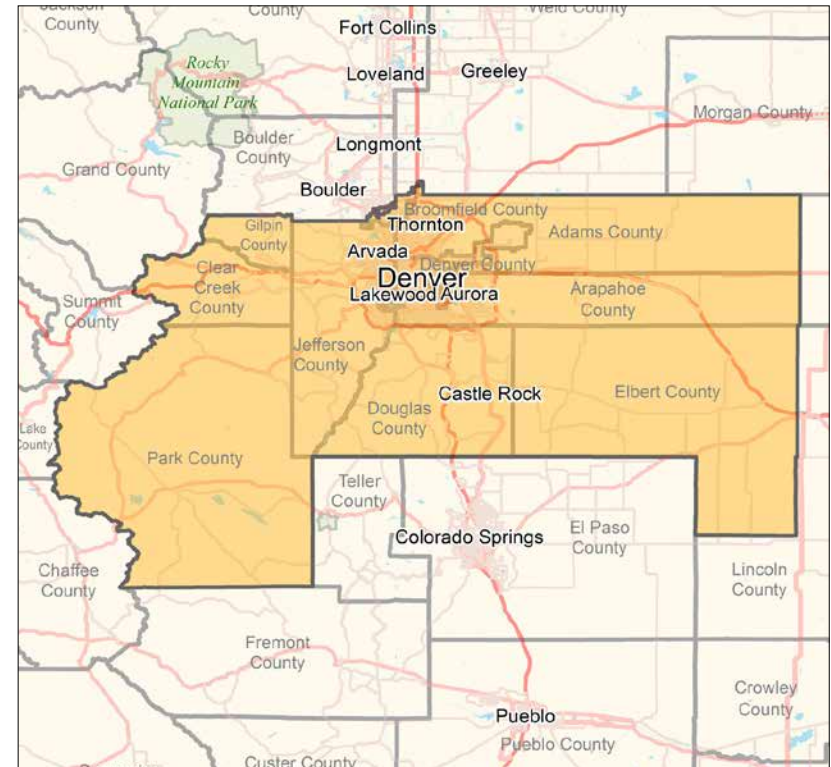
- Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications.
- Denver's economy is expanding, with the annual change in gross metropolitan product expected to exceed 2 percent this year.
- Many of the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

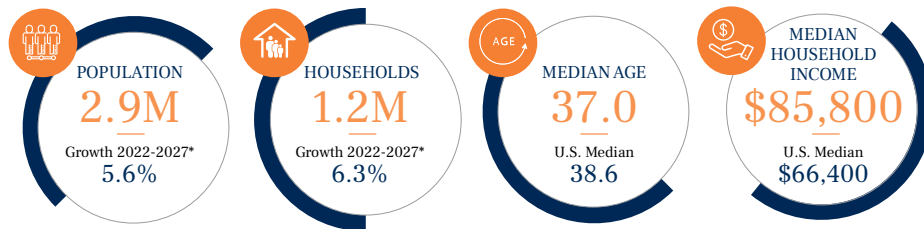


4%
OTHER SERVICES

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





EXCLUSIVELY LISTED BY

ERIK ENSTAD

Associate | Denver

Direct: (773) 505-7755 // Office: (303) 328-2013
erik.enstad@marcusmillichap.com
License: CO FA100089977

BRANDON KRAMER

First Vice President Investments | Denver

Direct: (605) 390-1248 // Office: (303) 328-2020
brandon.kramer@marcusmillichap.com
License: CO FA100045203

Marcus & Millichap
THE KRAMER GROUP