

# 8470 EAST 86TH AVENUE

Offering Memorandum

*Commerce City, Colorado*

Marcus & Millichap





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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.

**Marcus & Millichap**  
THE KRAMER GROUP

# 8470 EAST 86TH AVENUE

Exclusively Listed By

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# 01 SECTION

## PROPERTY ANALYSIS



# Offering Overview

OFFERING PRICE

## Pricing Determined by Market Offers

### PROPERTY OVERVIEW

Total Building Square Feet	12,888 SF
Total Lot Size	6.41 AC
Zoning	PUD/I-2
Year Built	1987





# Property Overview

The Kramer Group of Marcus & Millichap is pleased to present 8470 E 86th Ave, located in Commerce City, CO. This is an industrial property on 6.41 acres zoned PUD/I-2 (outside storage permitted). On the site itself there is an existing 12,888 SF of flex space with multiple bays. The space features 8 total drive-ins with up to 18 feet of clear height. Located just south of 104th Ave with nearby developments makes this an excellent opportunity to develop further industrial assets on rare PUD/I-2 zoning.

## Investment Highlights

- ✔ PUD/I-2 (Outside Storage Permitted)
- ✔ 6.41 Acres
- ✔ Clear Height (18' Feet)
- ✔ Interstate Access (I-76 & HWY-2)
- ✔ Possible Assemblage (+2 Acres)







# Nearby Developments

298K SF Development  
by Clarion

52K SF Development  
by IOV

17K SF Development  
by PW

FedEx Freight Facility

Lowe's Distribution  
Center

8470 EAST 86TH  
AVENUE



THORNTON, CO  
13 Mins | 5.9 Miles

DENVER, CO  
25 Mins | 12.1 Miles

8470 E 86TH AVE

DENVER INTERNATIONAL AIRPORT  
21 Mins | 15.3 Miles



# Property Photos





# PLANNED UNIT DEVELOPMENT

## ARAGON INDUSTRIAL PARK A PLANNED UNIT DEVELOPMENT IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 4

### LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT ARAGON ILIFF INVESTMENTS, LLC AND NANCE PROPERTIES, LLC BEING THE OWNERS OF LOT 2 AND THE EAST HALF OF LOT 3 AND A PORTION OF LOT 4, VALENTIA INDUSTRIAL PARK, RECEPTION NO. B345688, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO WIT;

COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 28; THENCE NORTH 89°39'36" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 980.86 FEET; THENCE SOUTH 00°35'05" WEST A DISTANCE OF 1359.83 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°29'02" EAST A DISTANCE OF 325.06 FEET;

THENCE NORTH 00°24'00" EAST A DISTANCE OF 30.00 FEET;

THENCE NORTH 89°29'02" EAST A DISTANCE OF 351.20 FEET;

THENCE SOUTH 00°15'02" EAST A DISTANCE OF 308.36 FEET;

THENCE SOUTH 41°14'28" WEST A DISTANCE OF 187.86 FEET;

THENCE SOUTH 41°10'12" WEST A DISTANCE OF 352.77 FEET;

THENCE NORTH 00°00'36" WEST A DISTANCE OF 212.46 FEET;

THENCE NORTH 00°30'31" EAST A DISTANCE OF 50.10 FEET;

THENCE SOUTH 88°35'42" WEST A DISTANCE OF 209.66 FEET;

THENCE SOUTH 88°58'35" WEST A DISTANCE OF 83.47 FEET;

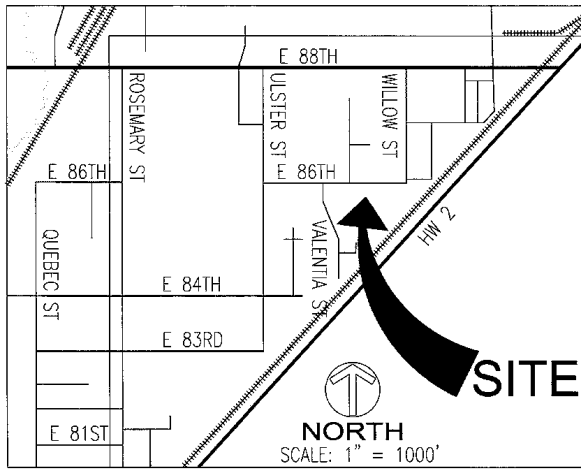
THENCE NORTH 00°14'36" WEST A DISTANCE OF 185.50 FEET;

THENCE SOUTH 89°43'22" WEST A DISTANCE OF 29.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 00°17'29" EAST A DISTANCE OF 237.79 FEET TO THE POINT OF BEGINNING;

CONTAINING 311,812.43 SQUARE FEET OR 7.158 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ARAGON INDUSTRIAL PARK SUBDIVISION AND DO HEREBY GRANT TO THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS HEREON SHOWN, FOR PUBLIC UTILITY, CABLE TV AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY COMMERCE CITY.

### VICINITY MAP



### CONTACT INFORMATION

**OWNER/DEVELOPER:**  
ARAGON ILIFF INVESTMENTS, LLC.  
JESSE ARAGON  
2602 S. LINDEN CT.  
DENVER, CO 80222  
(720) 231-1555  
(303) 300-2262 FAX

**ARCHITECT/CIVIL:**  
ZP ARCHITECTS ENGINEERS, INC.  
2727 BRYANT STREET, SUITE 610  
DENVER, COLORADO 80211  
(303) 455-3322  
WLOGAN@ZPARCHENG.COM

### PROJECT DESCRIPTION

THE INTENT OF THIS PUD ZONE DOCUMENT IS TO PROVIDE FOR INDUSTRIAL USES THAT WILL BE COMPATIBLE WITH THE COMPREHENSIVE PLAN BY ALLOWING FOR USES SIMILAR TO THE I-2 ZONE DISTRICT AND THE EXISTING USES.

### SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	STANDARDS AND LAND USES
4	DEVELOPMENT STANDARDS

### APPROVAL CERTIFICATES

PLANNING COMMISSION:

APPROVED BY THE CITY OF COMMERCE CITY PLANNING COMMISSION  
THIS 10th DAY OF February 2018.

CHAIRPERSON

CITY COUNCIL:

APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL  
THIS 11th DAY OF April 2018.

ATTEST: CITY CLERK

OWNER'S CERTIFICATE (LOTS 1 & 2 & TRACTS A & B):

ARAGON ILIFF INVESTMENTS LLC, BEING THE OWNER(S) OF THE PROPERTY LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, DO HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

JESSE ARAGON, MANAGER

OWNER'S CERTIFICATE (LOT 3):

NANCE PROPERTIES LLC, BEING THE OWNER(S) OF THE PROPERTY LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, DO HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

RALPH E. NANCE, MANAGER

ACKNOWLEDGMENT:

STATE OF COLORADO )  
COUNTY OF ADAMS )  
CITY OF COMMERCE CITY )

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF April, 2018.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

CLERK AND RECORDER:

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 4:11 O'CLOCK P.M., THIS 27th DAY OF April, 2018.

Debra M. Smith  
COUNTY CLERK AND RECORDER  
Debra M. Smith  
Deputy Clerk

RECEPTION NO: 2018000034227



2727 Bryant Street  
Suite 610  
Denver, CO 80211  
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303 455 3708 F  
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PUD ZONE DOCUMENT  
ARAGON INDUSTRIAL PARK  
COMMERCE CITY, CO  
8470 & 8510 E 86TH AVE.

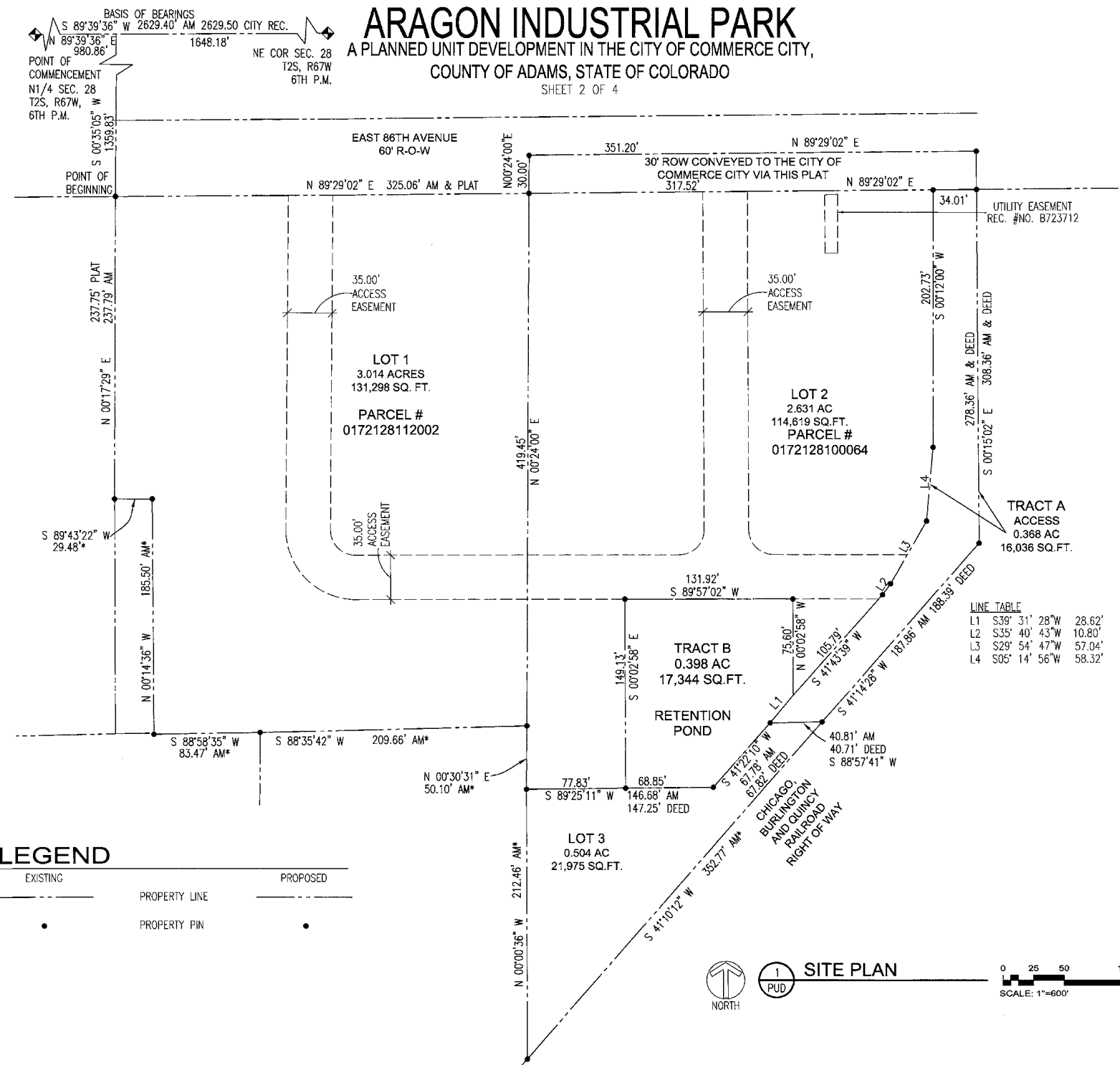
ISSUE:  
02-14-18 CITY COMMENTS

JOB NUMBER:  
Z14-188  
SHEET TITLE:  
COVER SHEET

1  
OF 4

## ARAGON INDUSTRIAL PARK A PLANNED UNIT DEVELOPMENT IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 4



LINE TABLE

L1	S 39° 31' 28" W	28.62'
L2	S 35° 40' 43" W	10.80'
L3	S 29° 54' 47" W	57.04'
L4	S 05° 14' 56" W	58.32'



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PUD ZONE DOCUMENT  
ARAGON INDUSTRIAL PARK  
COMMERCE CITY, CO  
8470 & 8510 E 86TH AVE.

ISSUE:  
02-14-18 CITY COMMENTS

JOB NUMBER:  
Z14-188  
SHEET TITLE:  
SITE PLAN

2  
OF 4



# PLANNED UNIT DEVELOPMENT

## ARAGON INDUSTRIAL PARK A PLANNED UNIT DEVELOPMENT IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO SHEET 3 OF 4

LOT & TRACT INFORMATION TABLE					
NAME	AREA (SF)	AREA (ACRE)	USE	OWNERSHIP	MAINTAINED BY
LOT 1	131,298	3.014	CFD	All	All
LOT 2	114,619	2.631	CFD	All	All
LOT 3	21,975	0.504	CFD	NP	NP
TRACT A	16,036	0.368	ACCESS	All	All
TRACT B	17,344	0.398	DRAINAGE	All	All

NOTES:  
CFD – CURRENT AND FUTURE DEVELOPMENT  
All – ARAGON LIFF INVESTMENTS, LLC.  
NP – NANCE PROPERTIES, LLC.

- ALLOWABLE LAND USE NOTES:**
- TRASH MANAGEMENT SHALL NOT BE VISIBLE FROM 86TH AVE. AND SHALL BE CLEARED ON A WEEKLY BASIS BY A TRASH SERVICE PROVIDED BY PROPERTY OWNER(S).
  - ALL PROCESSING, CLEANING, SERVICING, TESTING OR REPAIR OF MATERIALS, GOODS OR PRODUCTS MAY TAKE PLACE OUTDOORS OR WITHIN A SHED LOCATED WITHIN A FENCED AREA.
  - ANY ISSUES NOT SPECIFICALLY ADDRESSED BY THIS PUD ZONE DOCUMENT ARE SUBJECT TO THE RULES AND REQUIREMENTS OF THE CITY OF COMMERCE CITY AS THEY MAY BE ADOPTED OR AMENDED. THIS INCLUDES BUT IS NOT LIMITED TO STORM WATER QUALITY AND DETENTION FACILITIES, ACCESS LOCATIONS, UTILITY LAYOUT, ALLOWED USES, DESIGN STANDARDS, SIGNAGE, ETC.
  - THIS PUD DOES NOT ABSOLVE THE PROPERTY OWNER OR TENANTS FROM MEETING ANY OTHER REQUIREMENT(S) ADMINISTERED OR NOT ADMINISTERED BY THE CITY AND APPLICABLE TO OPERATIONS ON SITE.

**USE TABLE**

LOTS 1 AND 2	LOT 3	TRACT A	TRACT B
<p>USES ON LOTS 1 AND 2 SHALL BE CONSISTENT WITH THE USES IDENTIFIED IN THE 1-2 ZONE DISTRICT IN THE COMMERCE CITY LAND DEVELOPMENT CODE AS IT MAY BE AMENDED FROM TIME TO TIME. BELOW, CERTAIN USES HAVE BEEN IDENTIFIED TO BE ALLOWED BY RIGHT OR EXCLUDED FROM THE BASE 1-2 ZONING OF THE SUBJECT PROPERTIES.</p> <p>ADDITIONAL USES-BY-RIGHT: OUTDOOR STORAGE UNRELATED TO THE USE OF AN OFFICE IN A BUILDING SALVAGE YARDS JUNK YARDS</p> <p>ADDITIONAL USES THAT ARE EXCLUDED: FIREWOOD, COMMERCIAL STORAGE AND SALES COMMUNITY GARDEN SEXUALLY ORIENTED BUSINESSES ANIMAL BOARDING (INDOOR/OUTDOOR KENNELS) AND TRAINING DOGGIE DAY CARE CENTERS BAR, TAVERN, OR NIGHT CLUB TEMPORARY/DAY LABOR FACILITIES/OFFICES PUBLIC OR PRIVATE AIRPORT/HELIPORT</p>	<p>USES ON LOT 3 SHALL BE CONSISTENT WITH THE USES IDENTIFIED IN THE 1-2 ZONE DISTRICT IN THE COMMERCE CITY LAND DEVELOPMENT CODE AS IT MAY BE AMENDED FROM TIME TO TIME.</p>	<p>TRACT A SHALL BE USED EXCLUSIVELY FOR ACCESS. AT NO TIME SHALL TRACT A BE BLOCKED AND/OR DEVELOPED.</p>	<p>TRACT B SHALL BE USED EXCLUSIVELY FOR STORMWATER RETENTION. AT NO TIME SHALL TRACT B BE BLOCKED AND/OR DEVELOPED.</p>



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**PUD ZONE DOCUMENT**  
**ARAGON INDUSTRIAL PARK**  
 COMMERCE CITY, CO  
 8470 & 8510 E 86TH AVE.

ISSUE:  
02-14-18 CITY COMMENTS

JOB NUMBER:  
Z14-188  
SHEET TITLE:  
STANDARDS AND LAND USES

**3**  
OF 4

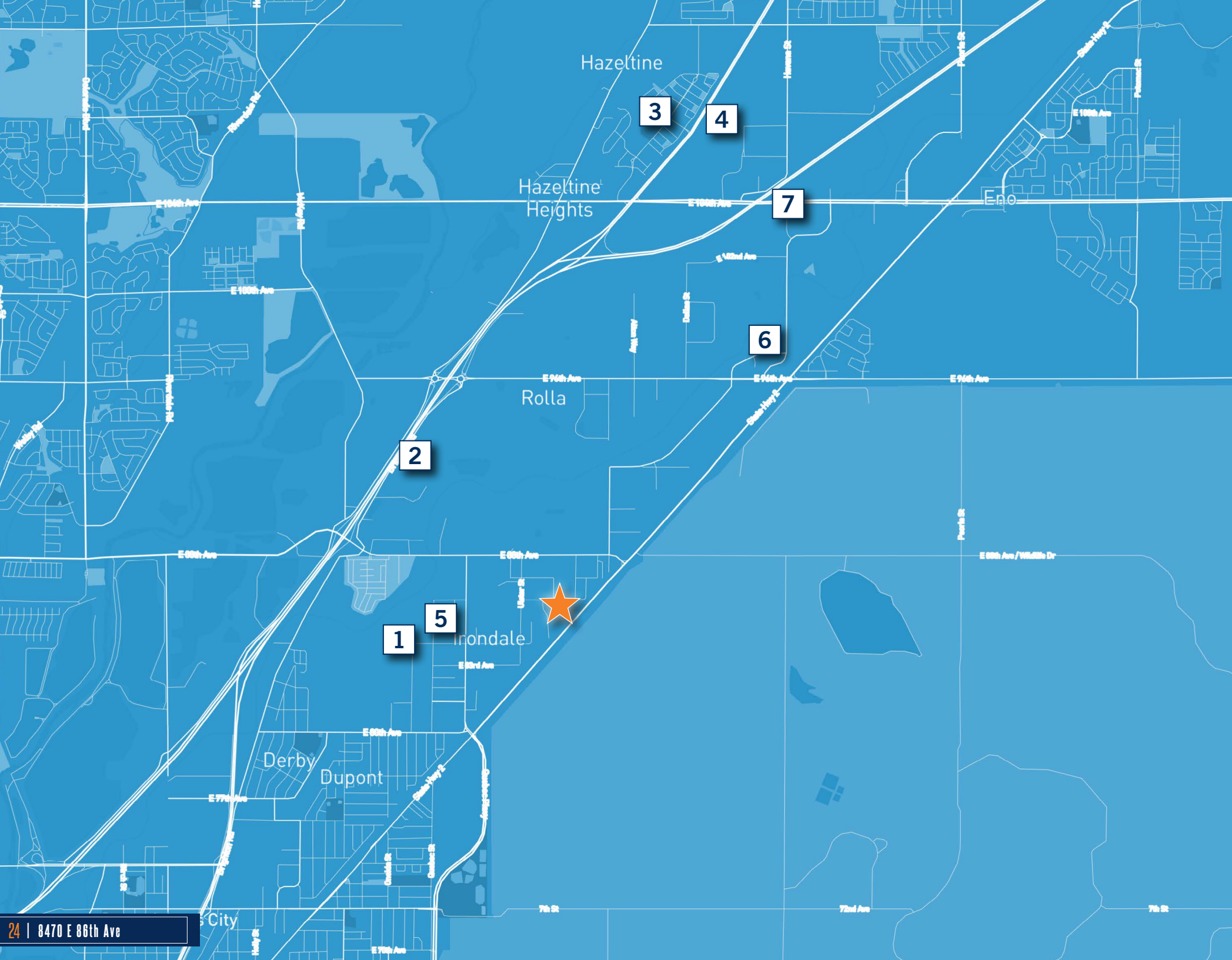




# 02 SECTION

## COMPARABLE PROPERTIES





# SALES COMPARABLES SUMMARY

PROPERTY ADDRESS	BUILDING SIZE	SALE PRICE	PRICE/SF LAND	ACRES	YEAR BUILT
★ 8470 E 86th Ave, Commerce City, CO 80022	12,888 SF	TBD	TBD	6.41 AC	1987
1 8331-8361 Pontiac St, Commerce City, CO 80022	18,699 SF	\$5,000,000	\$32.61	3.52 AC	1984
2 9156 Brighton Rd, Henderson, CO 80640	27,000 SF	\$4,642,000	\$26.51	4.02 AC	2003
3 9180 Boston St, Commerce City, CO 80022	611,582 SF	\$10,525,574	\$17.21	14.04 AC	--
4 10705 Fulton St, Brighton, CO 80601	39,600 SF	\$6,000,000	\$28.40	4.85 AC	2001
5 8420-8430 Quebec St, Commerce City, CO 80022	7,000 SF	\$2,450,000	\$15.98	3.52 AC	1978
6 9752 E Hanover Ct, Henderson, CO 80640	14,500 SF	\$2,690,000	\$28.86	2.14 AC	2000
7 10399 Havana St, Henderson, CO 80640	115,434 SF	\$4,876,885	\$42.25	2.65 AC	--
<b>AVERAGES</b>	<b>119,116 SF</b>	<b>\$5,169,208</b>	<b>\$27.40</b>	<b>--</b>	<b>1993</b>



# SALES COMPARABLES



**8470 E 86TH AVENUE**  
Commerce City, CO 80022

SUGGESTED LIST PRICE	TBD
Building Size	12,888 SF
Price Per Square Foot/Land	TBD
Year Built	1987
Acres	6.41 AC

1



**8331-8361 PONTIAC STREET**  
Commerce City, CO 80022

SALE PRICE	\$5,000,000
Building Size	18,699 SF
Price Per Square Foot/Land	\$32.61
Year Built	1984
Acres	3.52 AC

2



**9156 BRIGHTON ROAD**  
Henderson, CO 80640

SALE PRICE	\$4,642,000
Building Size	27,000 SF
Price Per Square Foot/Land	\$26.51
Year Built	2003
Acres	4.02 AC

3



**9180 BOSTON STREET**  
Commerce City, CO 80022

SALE PRICE	\$10,525,574
Building Size	611,582 SF
Price Per Square Foot/Land	\$17.21
Year Built	--
Acres	14.04 AC



# SALES COMPARABLES

4



**10705 FULTON STREET**  
Brighton, CO 80601

SALE PRICE	\$6,000,000
Building Size	39,600 SF
Price Per Square Foot/Land	\$28.40
Year Built	2001
Acres	4.85 AC

5



**8420-8430 QUEBEC STREET**  
Commerce City, CO 80022

SALE PRICE	\$2,450,000
Building Size	7,000 SF
Price Per Square Foot/Land	\$15.98
Year Built	1988
Acres	3.52 AC

6



**9752 E HANOVER COURT**  
Henderson, CO 80640

SALE PRICE	\$2,690,000
Building Size	14,500 SF
Price Per Square Foot/Land	\$28.86
Year Built	2000
Acres	2.14 AC

7



**10399 HAVANA STREET**  
Henderson, CO 80640

SALE PRICE	\$4,876,885
Building Size	115,434 SF
Price Per Square Foot/Land	\$42.25
Year Built	--
Acres	2.65 AC





8470 EAST 86TH AVENUE



8470 EAST 86TH AVENUE



PROPERTY PHOTOS



# 03 SECTION

## MARKET OVERVIEW



# DENVER, COLORADO

Nicknamed the Mile High City for its 5,280-foot elevation (although officially reported as 5,279 feet), Denver's location at the base of the Rocky Mountains provides a gateway to a slew of outdoor pursuits, although it is probably best known for its devout ski and snowboard enthusiasts. There are 200 named peaks visible from Denver, including 32 that soar to 13,000 feet (4,000 meters) and above. The mountain panorama visible from Denver is 140 miles (225 km) long.

Denver boasts the 10th largest downtown in America and one of the most exciting and walkable. Within a mile radius, downtown Denver has three major sports stadiums, the nation's second-largest performing arts center, three colleges with 30,000 students, an assortment of art and history museums, a mint that produces 10 billion coins a year, a river offering white water rafting, more than 8,400 hotel rooms, a \$140 million theme and water park, a \$100 million aquarium and 300 restaurants.

Denver has more than 200 parks within the city and 20,000 acres of parks in the nearby mountains, including spectacular Red Rocks Park & Amphitheatre. The city has its own buffalo herd and every year plants more than 200,000 flowers in 26 formal flower gardens. Other mountain parks include Echo Lake, at the base of the Mount Evans highway – the highest road in North America – and Buffalo Bill's Grave on top of Lookout Mountain.





# COMMERCE CITY, COLORADO

The City of Commerce City is a home rule municipality located in Adams County, Colorado. The city population was 62,418 at the 2020 United States Census, a +35.95% increase since the 2010 United States Census. Commerce City is the 18th most populous municipality in Colorado. Commerce City is located north of Denver and is a part of the Denver–Aurora–Lakewood, CO Metropolitan Statistical Area and the Front Range Urban Corridor. Commerce City is a mixed residential and industrial community that is known for an oil refinery with a capacity of 90,000 barrels per day (14,000 m<sup>3</sup>/d), operated by Suncor. Dick's Sporting Goods Park, a soccer stadium in Commerce City, hosts the Colorado Rapids of Major League Soccer.

Over 1,400 companies call Commerce City home, ranging from international and national headquarters to small businesses and entrepreneurs. Dick's Sporting Goods Park in Commerce City, home of the Colorado Rapids Major League Soccer franchise Commerce City is home to an oil refinery with a capacity of 98,000 barrels per day.





# COMMERCE CITY, COLORADO DEMOGRAPHICS



**62,418**

Total Population



**\$340,100**

Median Home Value



**82,939**

Median Household Income



**17,282**

Total Households



**3.13%**

Annual Growth Rate





# 8470 EAST 86TH AVENUE

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