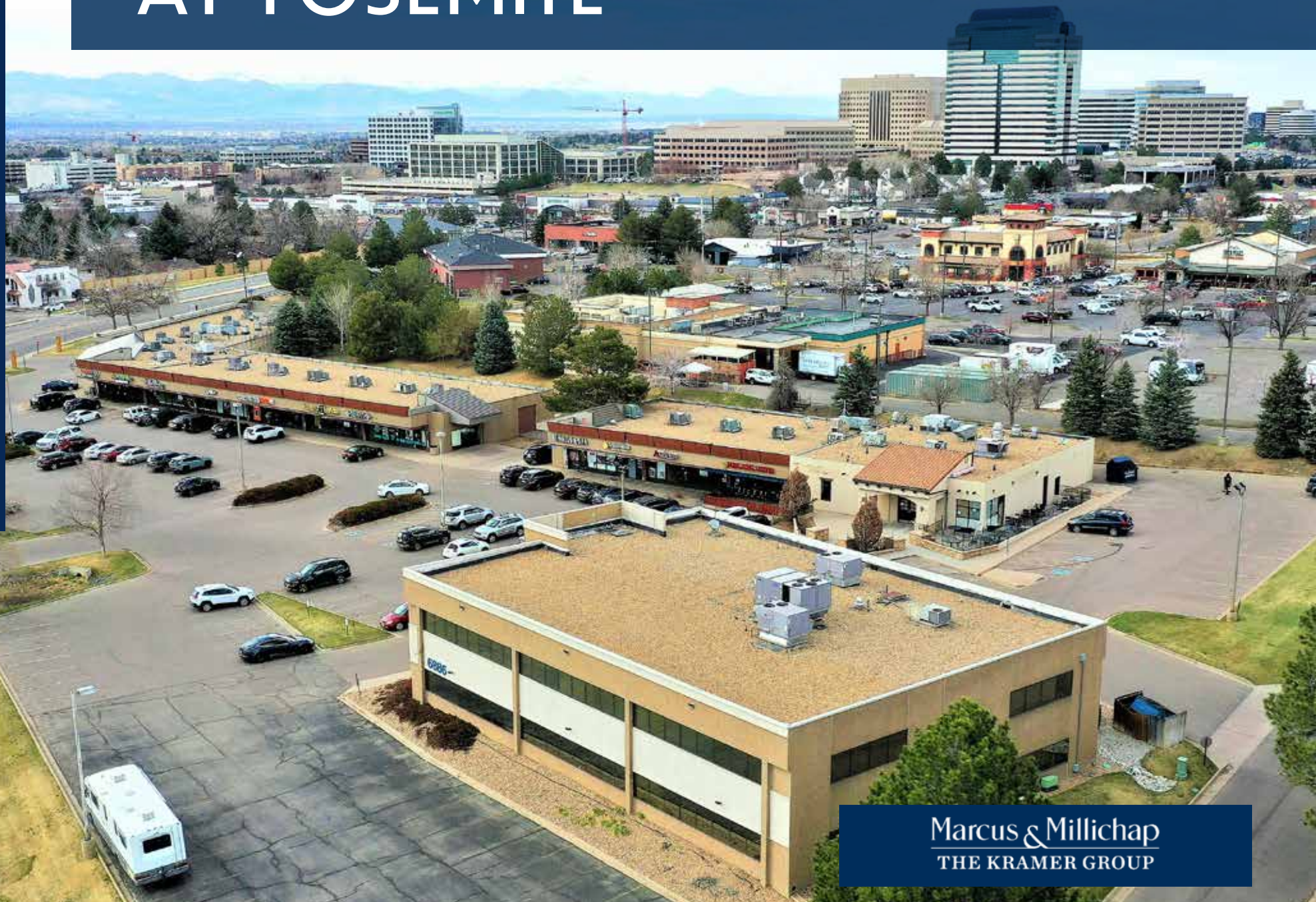


THE OFFICE AT YOSEMITE

6886 S. Yosemite Street
Centennial, CO 80012



Marcus & Millichap
THE KRAMER GROUP

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Section One

EXECUTIVE SUMMARY

Investment Highlights

Offering Summary

EXECUTIVE SUMMARY *INVESTMENT HIGHLIGHTS*

Total Price

\$2,450,000

6886 S. Yosemite St., Centennial, CO 80112

Square Feet

15,384 SF

Lot Size

0.62 Acres

Price/SF

\$159.25

Year Built

1982

Zoning

AUC-4



OFFERING SUMMARY EXECUTIVE SUMMARY

The Kramer Group of Marcus & Millichap is pleased to present The Office at Yosemite.

Located at 6886 S Yosemite St, Centennial, CO. Built in 1982, and situated on .68 Acres, this 15,384 square foot office is ready for the next owner/user or investor to take advantage of this prime location.

6886 S Yosemite is less than one mile from Arapahoe Rd and I-25, and just South of the Yosemite St and Arapahoe Rd cross streets. The Office at Yosemite is walking distance to Fiddler's Green Amphitheatre and the Arapahoe Entertainment District. <https://www.denverpost.com/2021/06/28/new-pindustry-adult-playground-is-just-the-start-for-arapahoe-entertainment-district/>

The Office at Yosemite is included in the Arapahoe Urban Center District No. 4 (AUC-4) area. The City is currently receiving public comment on a City-initiated Regulating Plan that will guide development for the entire AUC-4 area. Centennial a project page set up [here](#), where you can see a draft of the Regulating Plan itself. 6886 S. Yosemite is included in the General sub-district, which would permit 3-8 stories in building height and any use permitted in the UC zone district.

- 15,384 Gross Square Feet.
- Built in 1982.
- Seller Carry Financing Option Available.
- Roof Replaced 2012.
- Prime Location at Arapahoe & I-25.
- .62 Acre Lot.
- AUC-4 Zoning
- Main HVAC Unit Replaced March 2016.





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Section Two

PROPERTY INFORMATION

Regional Map

Local Map

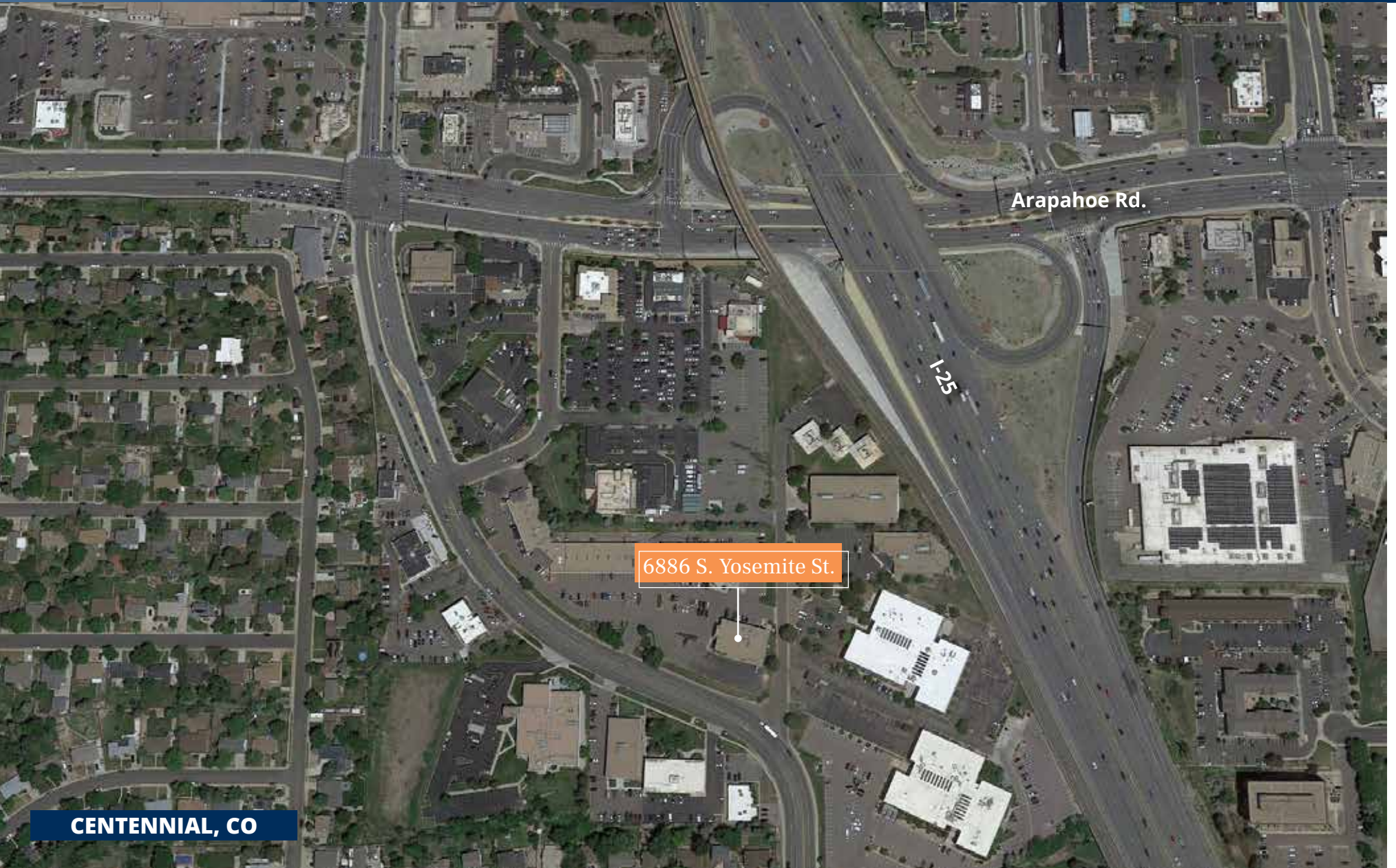
Aerial Map

Zoning Information

Floor Plans

Historical Expenses

INVESTMENT OVERVIEW *REGIONAL MAP*



CENTENNIAL, CO

LOCAL MAP INVESTMENT OVERVIEW



CENTENNIAL, CO

INVESTMENT OVERVIEW *AERIAL MAP*



CENTENNIAL, CO

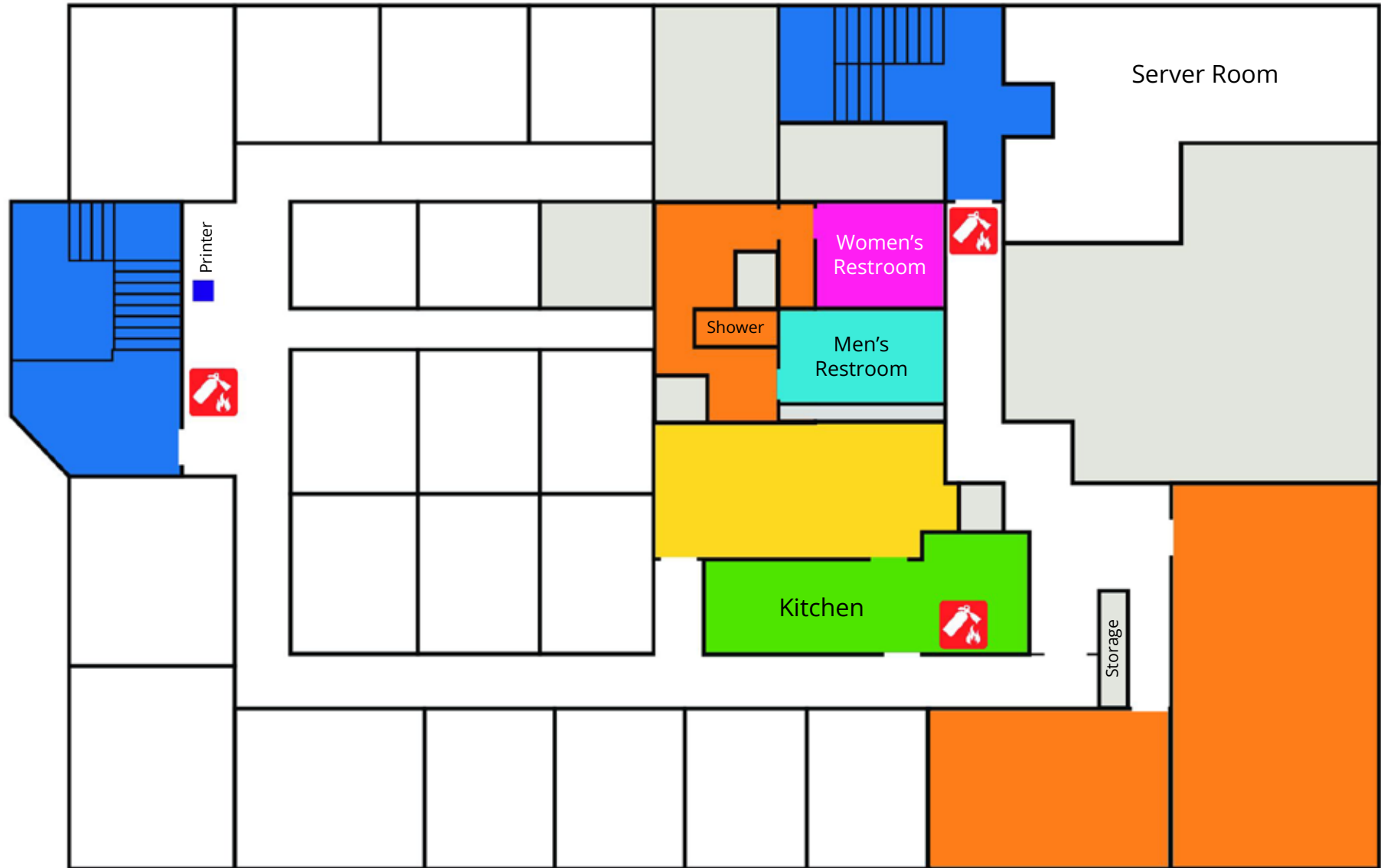
ARAPAHOE URBAN DISTRICT 4 AREA INVESTMENT OVERVIEW



INVESTMENT OVERVIEW *FIRST FLOOR*



SECOND FLOOR INVESTMENT OVERVIEW



INVESTMENT OVERVIEW *HISTORICAL EXPENSES*

	2023	2022	2021	2020
Property Taxes	\$40,885.76	\$41,312.36	\$36,201.51	\$35,018.70
Utilities	\$5,337.86	\$16,108.74	\$17,398.85	\$16,769.46
Water	\$242.61	\$594.40	\$936.37	\$675.62
Garbage Collection	\$198.53	\$2,065.71	\$1,503.93	\$1,357.74
Snow Removal	\$150.00	\$860.00	\$10,376.00	\$2,934.00
Landscaping	\$0.00	\$3,600.00	\$5,637.73	\$2,528.76
General Repairs/Maintenance	\$315.00	\$9,024.84	\$9,480.94	\$8,815.94





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Section Three

SALES COMPARABLES

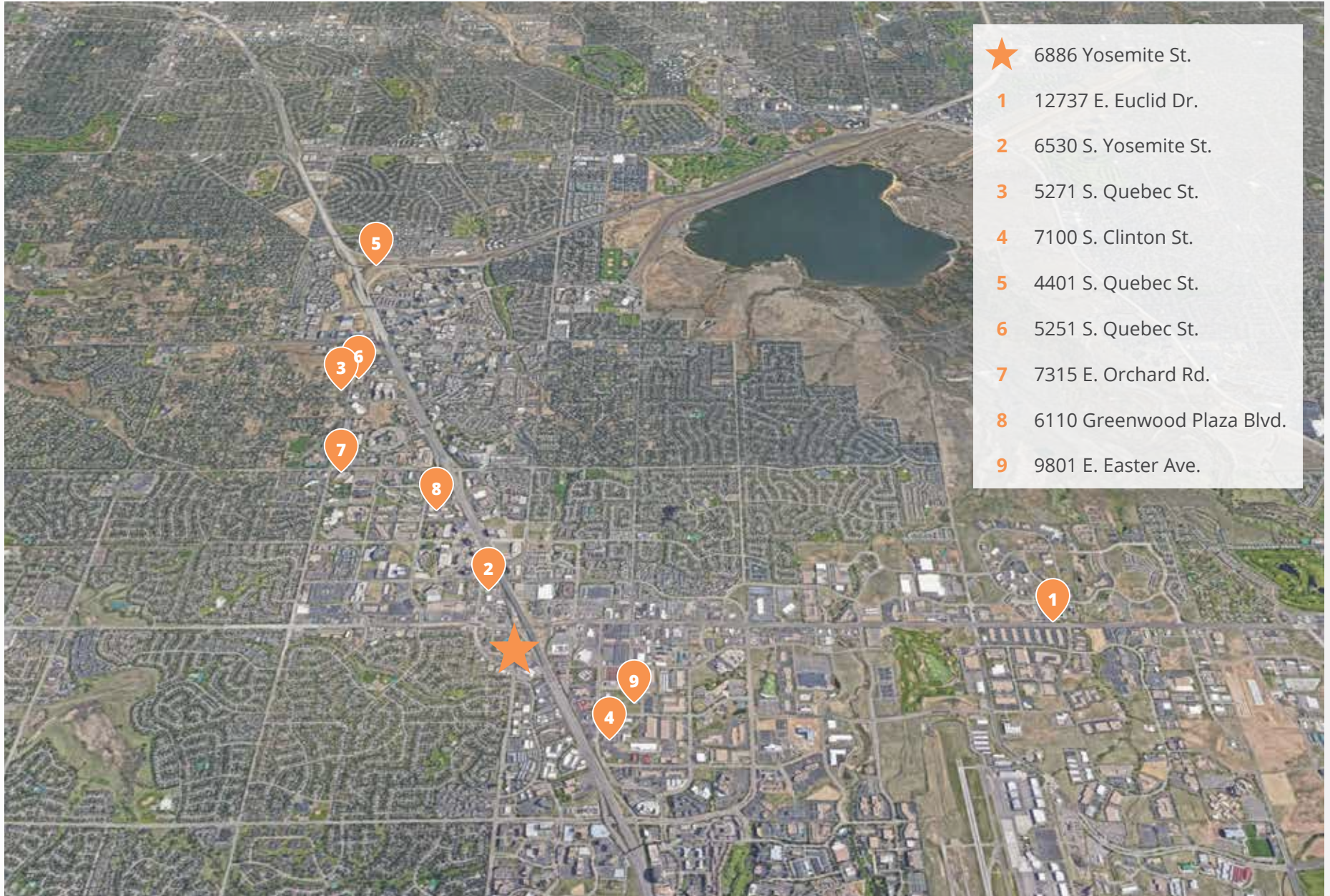
Sales Comps Map

Sales Comps Summary

Price Per SF Chart

Sales Comps

SALES COMPARABLES



SALES COMPARABLES

	SALES COMPARABLE	PRICE	SQUARE FEET	PRICE/SF
1	12737 E. Euclid Dr. Englewood, CO 80111	\$1,950,000	10,000	\$195.00
2	6530 S. Yosemite St. Englewood, CO 80111	\$4,600,000	26,462	\$174.00
3	5271 S. Quebec St. Greenwood Village, CO 80111	\$820,000	4,034	\$203.00
4	7100 S. Clinton St. Englewood, CO 80112	\$3,500,000	15,000	\$233.00
5	4401 S. Quebec St. Denver, CO 80237	\$4,550,000	19,789	\$230.00
6	5251 S. Quebec St. Englewood, CO 80111	\$2,520,000	8,322	\$304.00
7	7315 E. Orchard Road Greenwood Village, CO 80111	\$3,350,000	11,563	\$290.00
8	6110 Greenwood Plaza Blvd. Greenwood Village, CO 80111	\$1,925,000	9,836	\$196.00
9	9801 E. Easter Ave. Centennial, CO 80112	\$2,100,000	7,683	\$273.00
AVERAGES		\$2,812,778	12,521	\$233.11



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Section Four

MARKET OVERVIEW

Denver Overview

Denver 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 723,600 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 age 25 and older hold at least a bachelor's degree.



GROWING ALTERNATIVE-ENERGY SECTOR

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



ECONOMY

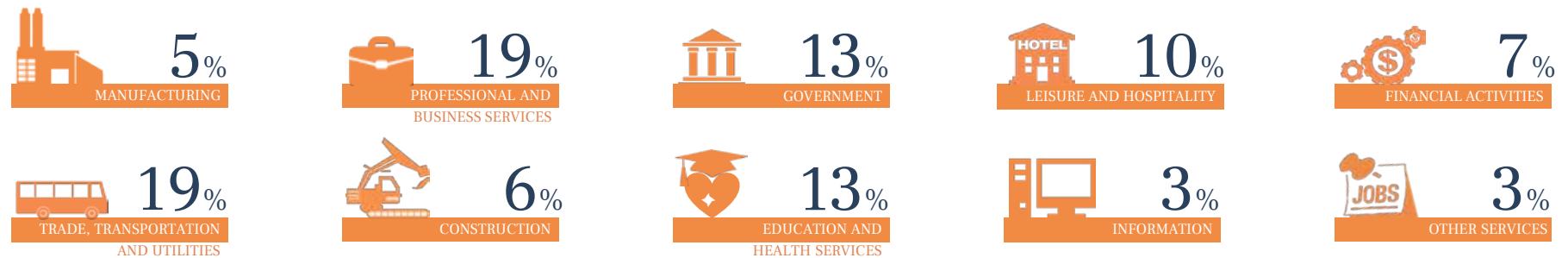
- Key drivers of the region's economy include aerospace, bioscience, energy, financial services, healthcare, aviation, information technology and telecommunications.
- Denver's economy is expanding, with the annual change in gross metropolitan product (GMP) expected to reach 2.9 percent this year.
- Many of Denver's largest employers are in population-serving businesses such as retail and healthcare, and their expansion will track population and income growth.
- There are 10 Fortune 500 companies located in the metro, including Newmont Corp., Arrow Electronics, DISH Network, DaVita, Molson Coors Brewing and Liberty Media.

MAJOR AREA PRIVATE EMPLOYERS

HealthONE
CenturyLink
Children's Hospital Colorado
Charles Schwab
Lockheed Martin Corp.
Comcast Corp.
Frontier Airlines
Wells Fargo
United Airlines Inc.
University of Colorado Health



SHARE OF 2020 TOTAL EMPLOYMENT

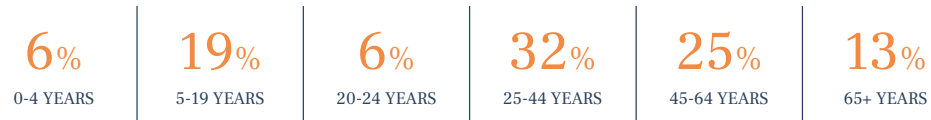


MARKET OVERVIEW

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 emerge 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.

2020 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





DISCLOSURE

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

6886 S Yosemite Street, Centennial, CO 80012

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

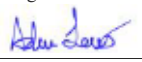
Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via Attachment to emailed Offering Memorandum and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.


Broker

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