

Marcus & Millichap  
TAG INDUSTRIAL GROUP

17795 COUNTY ROAD 6

BRIGHTON, CO, 80603



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

**Marcus & Millichap**  
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA  
[www.marcusmillichap.com](http://www.marcusmillichap.com)

# 17795 COUNTY ROAD 6

## BRIGHTON, CO, 80603

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## MARKET OVERVIEW

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Market Analysis • Demographic Analysis

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The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, open space with a high ceiling, featuring a complex network of steel beams and trusses. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower left, a large industrial door with horizontal panels is visible. The overall atmosphere is industrial and modern.

## SECTION 1

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### INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- Single-Tenant Industrial Property on Five Acres
- 10,800 Square-Foot Building Built in 1999 with 13 Drive-In Doors and Very Flexible Layout
- Property Is Located In Unincorporated Weld County in an Opportunity Zone
- Two Miles North of Lochbuie at I-76/168th Avenue
- 15-Minute Drive to Brighton, Hudson, and Fort Lupton

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 17795 County Road 6, in Brighton, Colorado. The subject property, built in 1999, consists of approximately 10,800 square feet of warehouse space and is situated on five acres of land. The single-tenant asset features a flexible layout with 13 drive-in doors. Situated just two miles north of Lochbuie at Interstate 76 and 168th Avenue, the property is located in an Opportunity zone within an unincorporated area in Weld County. The property is within a 15-minute drive to the cities of Brighton, Hudson, and Fort Lupton.

The Weld County submarket has done well weathering the recent economic instability. At 5.3 percent, the vacancy rate stands just slightly above its 10-year average of 4.8 percent. Over the past year, net absorption came in positive at about 140,000 square feet. Rents grew by 3.5 percent over the past year, which is right in line with the impressive decade-long annual average. The 560,000 square feet currently under construction in Weld County represents 2.1 percent of inventory. This represents a continuation of new development in the submarket, which has delivered 1.6 million square feet over the past three years, equating to an inventory expansion of 6.4 percent (CoStar). With industrial properties trading with regularity last year, the Weld County has proven to be an expansive and fundamentally sound submarket.

A confluence of events turned Denver into one of the most active industrial markets in the country in the past decade. Robust demand in this regional market with strong economic growth this cycle is stemming from the growth of retail sales, employment, and industrial production in the metro area and the greater Colorado region. Furthermore, the emergence of the marijuana industry's presence with the passing of Amendment 64 in November 2012 created a new demand driver this cycle, with new and relatively unsophisticated tenants operating with entirely different profit margins. Vacancies were below the long-term average even after 2019 shattered records with more than six million square feet of deliveries. Entering 2020, around 5.5 million square feet was under construction. Industrial rents are more than 60 percent above the peak of the previous cycle, one of the best performances in the nation. Investors remained enthusiastic about Denver's industrial fundamentals by setting a record high for sales volume for the second straight year. More than \$1.7 billion worth of assets traded in 2019, more than \$200 million more than the previous year. Pricing continues to climb upward, albeit at a more modest pace than in past years, according to CoStar's Pricing Trends. (CoStar)

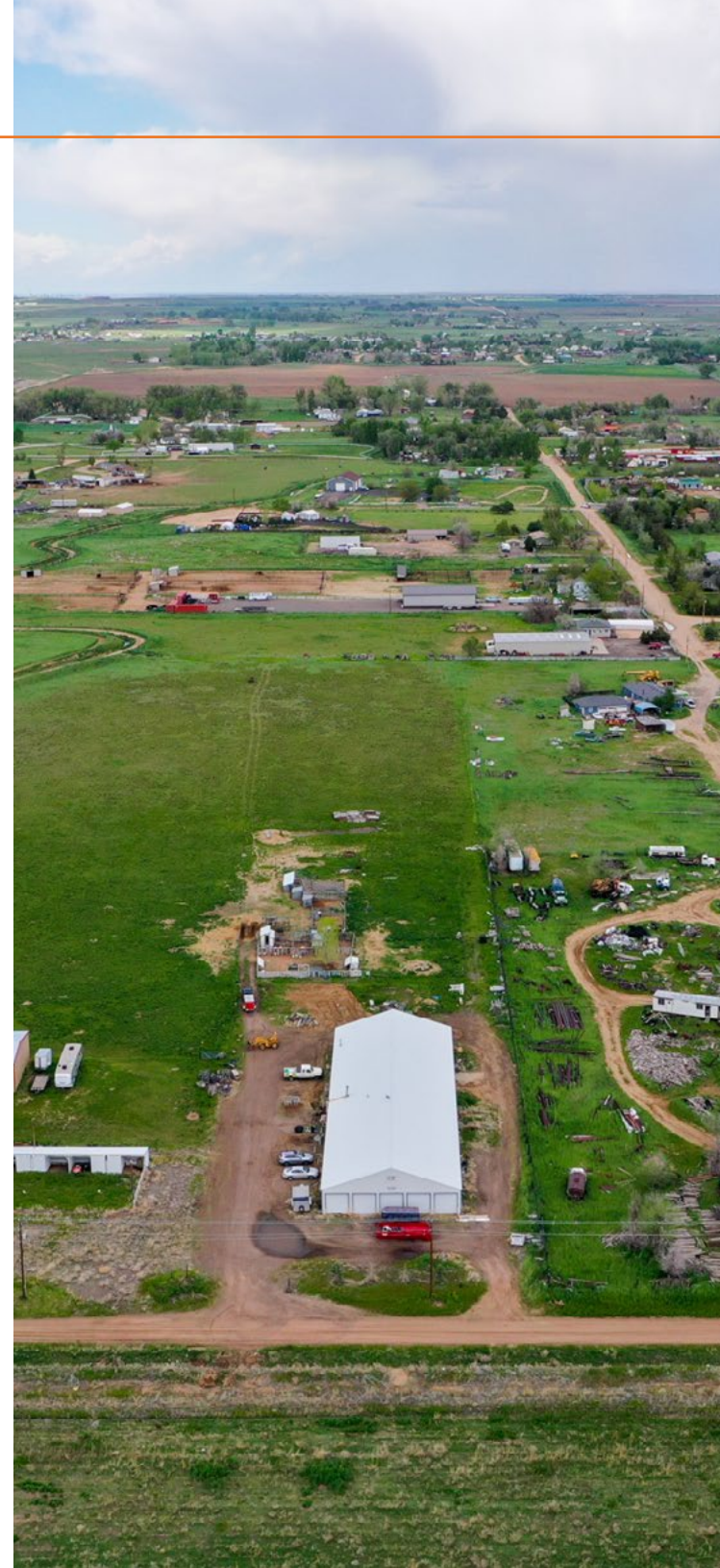


## PROPERTY DETAILS

17795 COUNTY ROAD 6, BRIGHTON, CO, 80603

Number of Suites	1
Number of Buildings	1
Total Square Feet	10,800
Warehouse Square Feet	8,300
Office Square Feet	2,500
Office Ratio	23%
Year Built	1999
Lot Size	5 Acres
Type of Ownership	Fee Simple
Clear Height	10'
Parking Surface	Unimproved/Dirt
Building Class	C
Tenancy	Single Tenant
Grade Level Doors	13
Rail Served	No
Construction	Metal
Zoning	Agricultural
Age/Condition of Roofs	Gable
Market	Denver
Submarket	Weld County
Market Vacancy	5.30%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express 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. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap. All rights reserved. (Activity ID: ZAC0050359)







OFFERING HIGHLIGHTS

17795 COUNTY ROAD 6

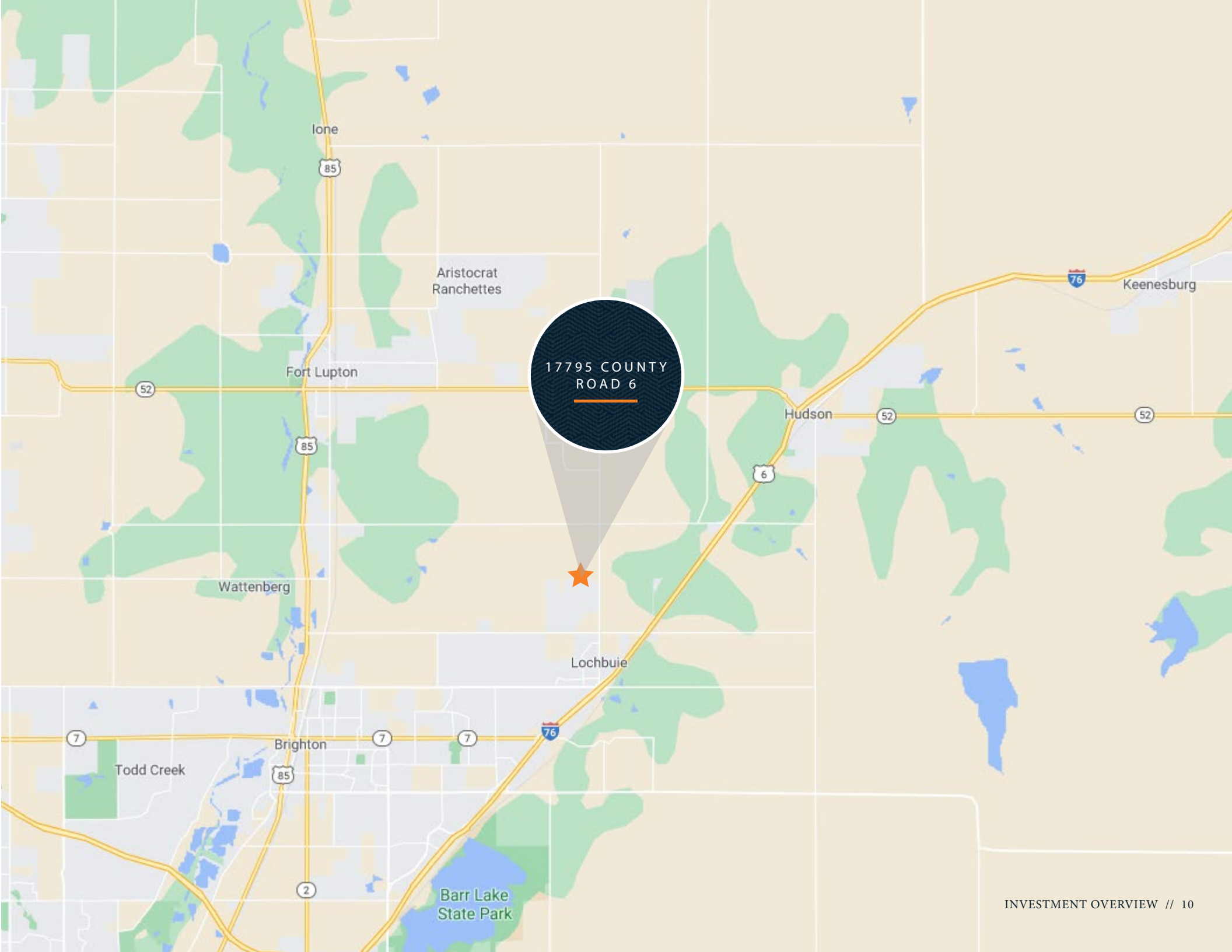
BRIGHTON, CO, 80603

OFFERING PRICE  
**\$1,100,000**

CAP RATE  
**-0.68%**

Offering Price	\$1,100,000
Cap Rate	-0.68%
Price/SF	\$101.85
Total Square Feet	10,800
Tenancy	Single Tenant
Occupancy	0.00%

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W Burlington Ditch Exn

17795 COUNTY  
ROAD 6



6

Upland St

Hunter Ave

Pu

Mont

Panorama







## CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,944 debt  
and equity  
financings in 2019



National platform operating  
within the firm's  
brokerage offices



\$7.18 billion total  
national volume  
in 2019



Access to more capital sources  
than any other firm in the  
industry

## WHY MMCC?

Optimum financing solutions to  
enhance value

Enhanced control through MMCC's  
ability to qualify investor finance  
contingencies

Enhanced control through quickly  
identifying potential debt/equity sources,  
processing, and closing buyer's  
finance alternatives

Enhanced control through MMCC's  
ability to monitor investor/due diligence  
and underwriting to ensure timely,  
predictable closings

The background of the slide is a dark, blue-toned photograph of an industrial interior. It features a complex network of steel beams, girders, and hanging industrial lights, creating a sense of depth and structure.

## SECTION 2

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### MARKET OVERVIEW

Marcus & Millichap



# DENVER

## COLORADO

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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."



MAJOR  
TRANSPORTATION  
CENTER



EMPHASIS ON  
SKILLED JOBS

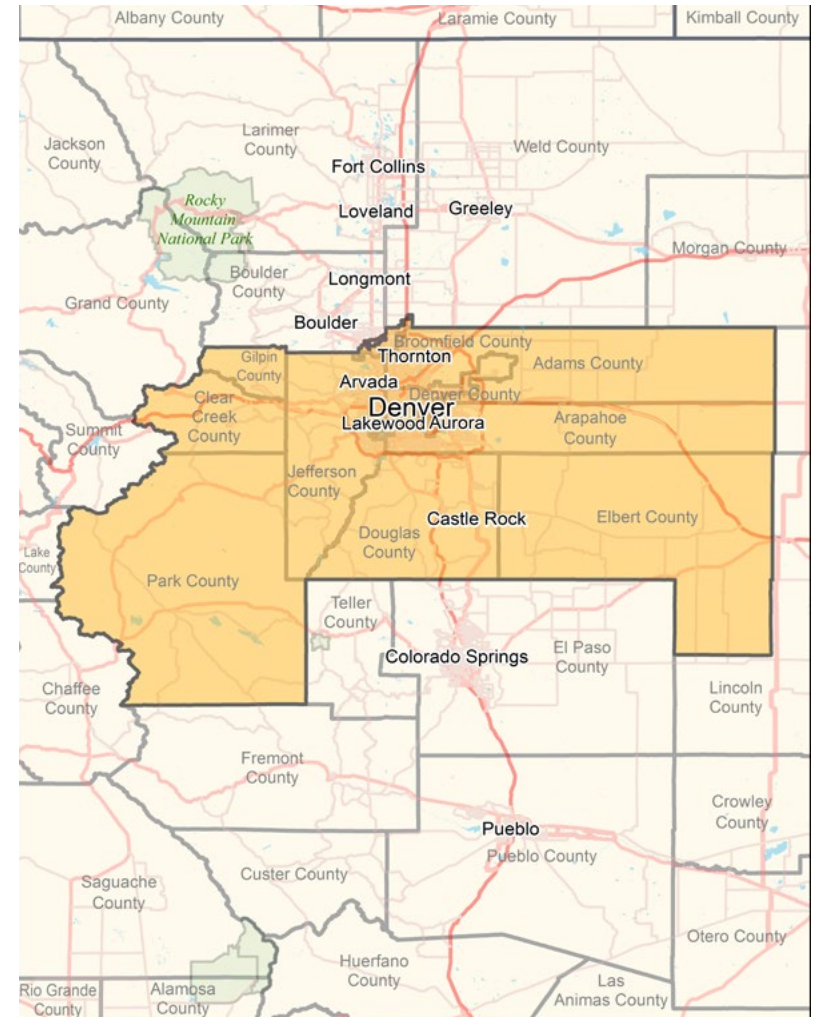


GROWING  
ALTERNATIVE-ENERGY  
SECTOR

## METROPLEX GROWTH

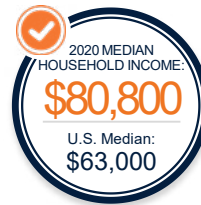
### ECONOMY

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.





## METROPLEX GROWTH



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.



## DEMOGRAPHICS



29,063

Total Population  
Within 5 miles



60.57%



39.43%



\$104,197

Average Household Income  
Within 5 miles



104

Employees  
Within 1 mile



## DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	1,055	10,586	32,211
■ 2020 Estimate			
Total Population	917	9,382	29,063
■ 2010 Census			
Total Population	682	7,099	23,180
■ 2000 Census			
Total Population	295	3,836	10,509
■ Daytime Population			
2020 Estimate	287	4,046	17,730
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	467	3,849	10,645
■ 2020 Estimate			
Total Households	396	3,342	9,478
Average (Mean) Household Size	2.85	2.84	2.94
■ 2010 Census			
Total Households	269	2,405	7,293
■ 2000 Census			
Total Households	139	1,314	3,307

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$200,000 or More	6.36%	5.85%	5.61%
\$150,000 - \$199,000	8.92%	5.91%	10.05%
\$100,000 - \$149,000	24.60%	18.77%	23.53%
\$75,000 - \$99,999	18.58%	17.97%	19.65%
\$50,000 - \$74,999	19.08%	20.51%	18.74%
\$35,000 - \$49,999	11.44%	13.16%	9.12%
\$25,000 - \$34,999	5.42%	8.77%	5.67%
\$15,000 - \$24,999	2.91%	4.25%	3.78%
Under \$15,000	2.71%	4.81%	3.88%
Average Household Income	\$100,189	\$92,770	\$104,197
Median Household Income	\$86,381	\$72,998	\$85,876
Per Capita Income	\$45,693	\$34,004	\$34,815
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	917	9,382	29,063
Under 20	25.37%	28.39%	30.23%
20 to 34 Years	25.27%	22.62%	20.72%
35 to 39 Years	7.34%	7.57%	8.44%
40 to 49 Years	15.37%	13.88%	14.57%
50 to 64 Years	18.28%	17.09%	16.40%
Age 65+	8.37%	10.46%	9.64%
Median Age	34.63	34.43	34.44
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	643	6,302	18,795
Elementary (0-8)	3.93%	6.25%	4.46%
Some High School (9-11)	7.15%	9.21%	7.29%
High School Graduate (12)	37.19%	36.35%	31.42%
Some College (13-15)	24.90%	23.05%	25.11%
Associate Degree Only	10.49%	9.81%	9.41%
Bachelors Degree Only	12.01%	10.47%	15.01%
Graduate Degree	3.22%	3.29%	5.94%
■ Time Travel to Work			
Average Travel Time in Minutes	39	37	36

**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:

17795 County Road 6, Brighton, CO 80603

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



# 17795 COUNTY ROAD 6

BRIGHTON, CO, 80603

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