Marcus & Millichap
TAG INDUSTRIAL GROUP

4825 OAKLAND STREET

DENVER, CO 80239

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

Marcus & Millichap
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OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

4825 OAKLAND STREET
DENVER, CO 80239

PRESENTED BY

ALYSSA TOMBACK
Senior Associate
Office & Industrial Division
Denver Office
Office (303) 328-2016
Cell (212) 213-6262
Alyssa.Tomback@MarcusMillichap.com
License: CO 100087968

BROKER OF RECORD

ADAM LEWIS
Denver Broker of Record
1225 17th Street, Suite 1800
Denver, CO 80202
Tel: (303) 328-2050
Adam.Lewis@MarcusMillichap.com
License CO: ER100091205

DEBT CONTACT

PHILLIP K. GAUSE
First Vice President Capital Markets
1225 17th Street, Suite 1800
Denver, CO 80202
Tel: (303) 328-2017
Phillip.Gause@MarcusMillichap.com

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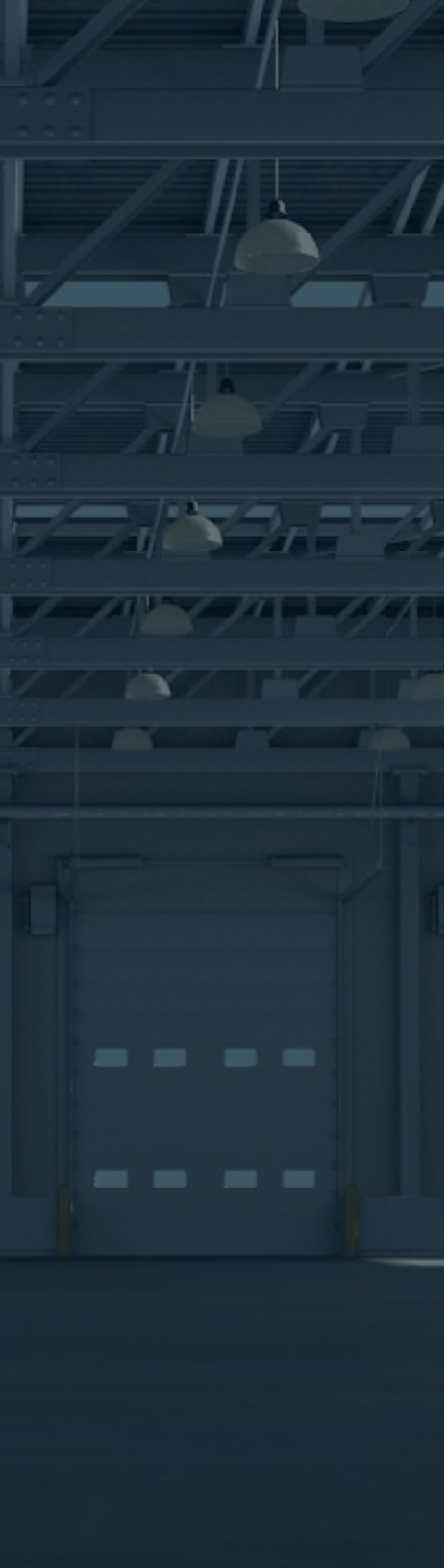
Marcus & Millichap



SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 16,122-Square-Foot Industrial Building on 1+ Acre
- Building Offers Heavy Power, 16' Clear Height, Sprinklers, and Tilt Wall Construction
- Accessible Location Just Off Peoria/I-70
- 20 Minutes to DIA; 20 Minutes to Downtown Denver
- Desirable Submarket with 4.4% Vacancy Rate

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 4825 Oakland Street in Denver, Colorado. The subject property consists of approximately 16,122 square feet of warehouse space and is situated on 1.03 acres of land. This tilt wall constructed asset features a clear height of 16', sprinklers, and heavy power. Located just off the Peoria Street exit from Interstate 70, the property is only a 20-minute drive from both downtown Denver and the Denver International Airport.

The subject property is positioned within Central East Interstate 70/Montbello, a mid-sized submarket in a desirable location containing 18.2 million square feet of industrial space. For much of the last decade, the vacancy rate has remained below 5 percent and closed out 2022 at just 4.4 percent. After contracting for four straight quarters, net absorption rebounded, posting its third-highest level in ten years at about 215,000 square feet during Q4. Over the last year, notable activity in the submarket includes Larsen Warehousing and Distribution expanding to a 168,000-square-foot space, and shoe manufacturer, Feel The World, leasing 86,000 square feet. While rent growth has cooled off in recent quarters, the annual pace of increase remains elevated at 8.6 percent in Q4 2022. Market rents in the submarket now average about $8.30 per square foot, offering tenants a 28 percent discount compared to the overall Denver market. With nothing currently underway, vacancies and rent growth will go unimpeded by new supply for the foreseeable future (CoStar).

Denver-Aurora-Lakewood metro is home to three million people among 10 counties. Known as the Mile High City, Denver, which is also a county, serves as the state's capitol and largest city, with approximately 742,800 residents. Metro Denver houses 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, and DISH Network. Aerospace, financial services, and health care are some of the industries that have driven economic growth in the new millennium. The passage of Amendment 64 in November 2012, created a new industry in marijuana, largely consisting of young thriving businesses. Metro Denver provides a high quality of life with rural and urban amenities. Rocky Mountain National Park is less than two hours driving from the metro area, and the city houses franchises for all four major sports.

PROPERTY DETAILS

4825 OAKLAND STREET, DENVER, CO 80239

Number of Suites	1
Number of Buildings	1
Total Square Feet	16,122
Year Built	1974
Lot Size	1.03 Acres
Type of Ownership	Fee Simple
Clear Height	16’
Parking Spaces	30
Parking Surface	Asphalt
Building Class	C
Tenancy	Single
Grade Level Doors	1
Sprinklers	Yes
Construction	Tilt Wall
Power	1000a/280v 3p
Zoning	I-A
Market	Denver
Submarket	Central E I-70/Montbello

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. © 2022 Marcus & Millichap. All rights reserved. (Activity ID: ZAD0050770)

4825 OAKLAND STREET

DENVER, CO 80239

OFFERING PRICE

$2,999,000

Offering Price	$2,999,000
Price/SF	$186.02
Total Square Feet	16,122
Tenancy	Single
Occupancy	0.00%

FINANCING

Loan Amount	$2,399,200
Loan Type	New
Interest Rate	5.50%
Amortization	25 Years
Year Due	2030

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

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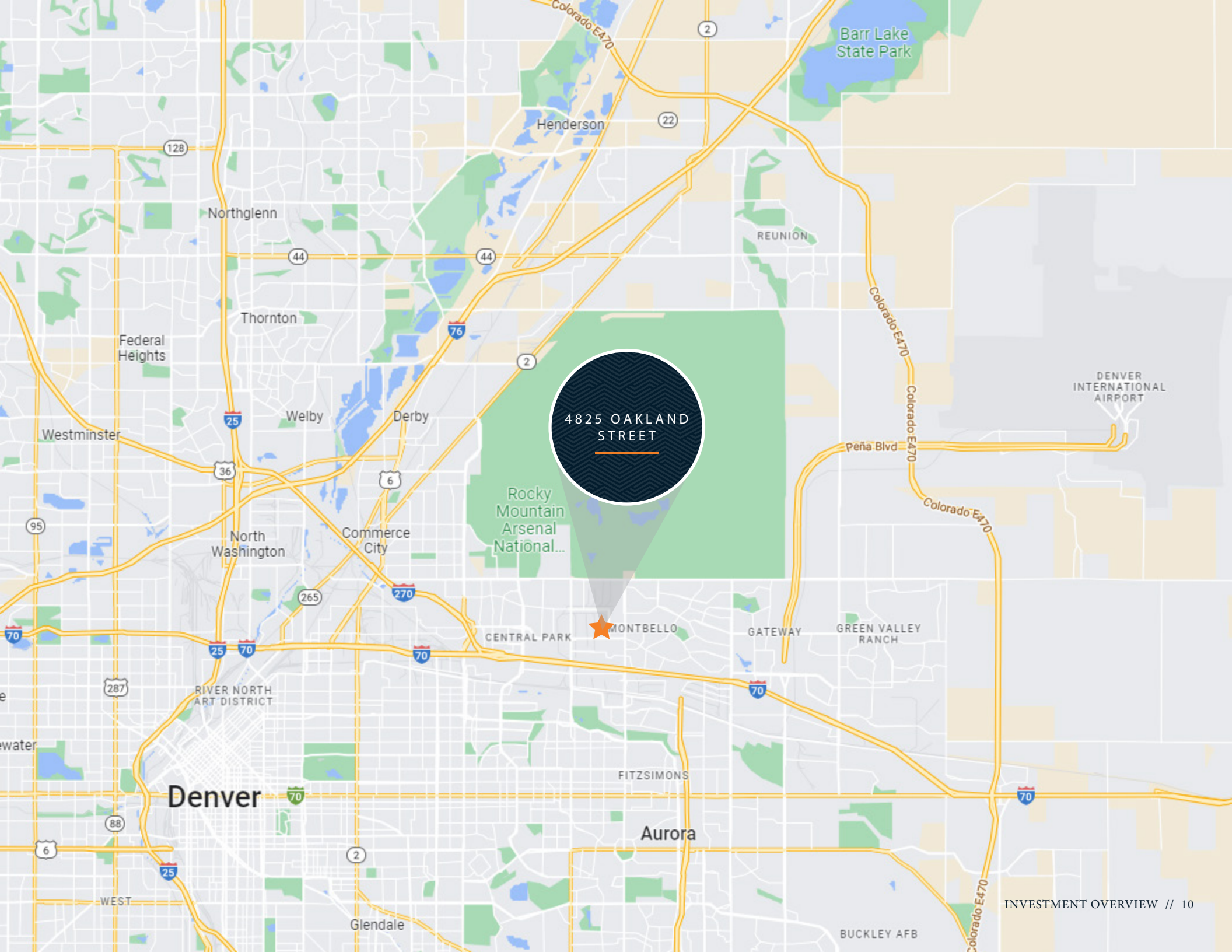
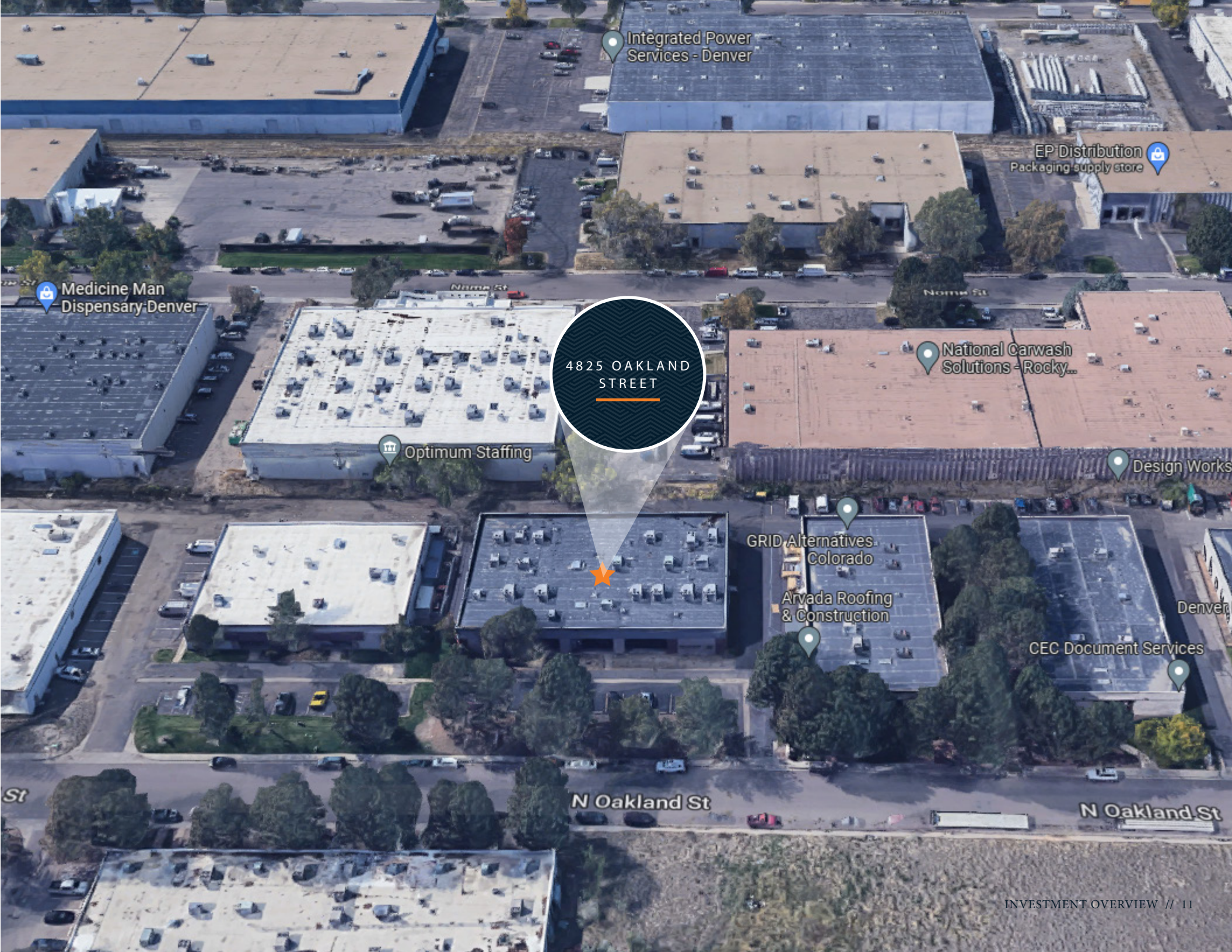

4825 OAKLAND STREET
Barr Lake State Park
Henderson
Northglenn
REUNION
Thornton
Federal Heights
Welby
Derby
Westminster
Rocky Mountain Arsenal National...
DENVER INTERNATIONAL AIRPORT
Peña Blvd
Colorado E470
North Washington
Commerce City
CENTRAL PARK
MONTBELLO
GATEWAY
GREEN VALLEY RANCH
RIVER NORTH ART DISTRICT
FITZSIMONS
Denver
Aurora
WEST
Glendale
BUCKLEY AFB


Integrated Power Services - Denver
EP Distribution
Packaging supply store
Medicine Man Dispensary Denver
Norma St
4825 OAKLAND STREET
National Carwash Solutions - Rocky...
Optimum Staffing
Design Works
GRID Alternatives Colorado
Arvada Roofing & Construction
CEC Document Services
N Oakland St
N Oakland St

HOTCHKISS, INC.

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 2,399 debt and equity financings in 2021

National platform operating within the firm's brokerage offices

$10.4 billion total national volume in 2021

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

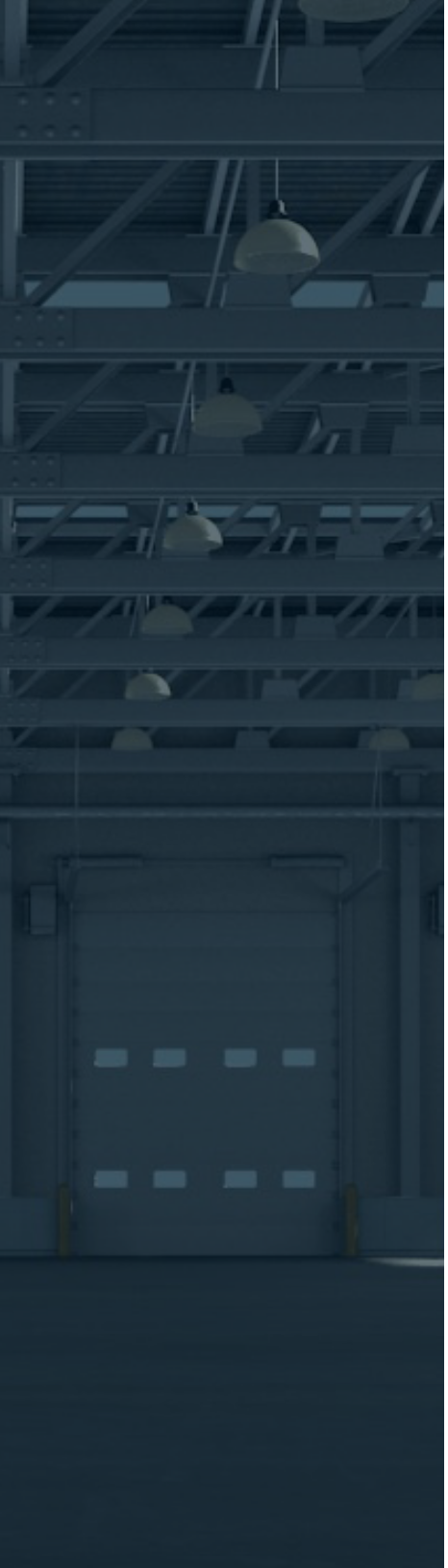
WHY MMCC?

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



SECTION 2

MARKET OVERVIEW

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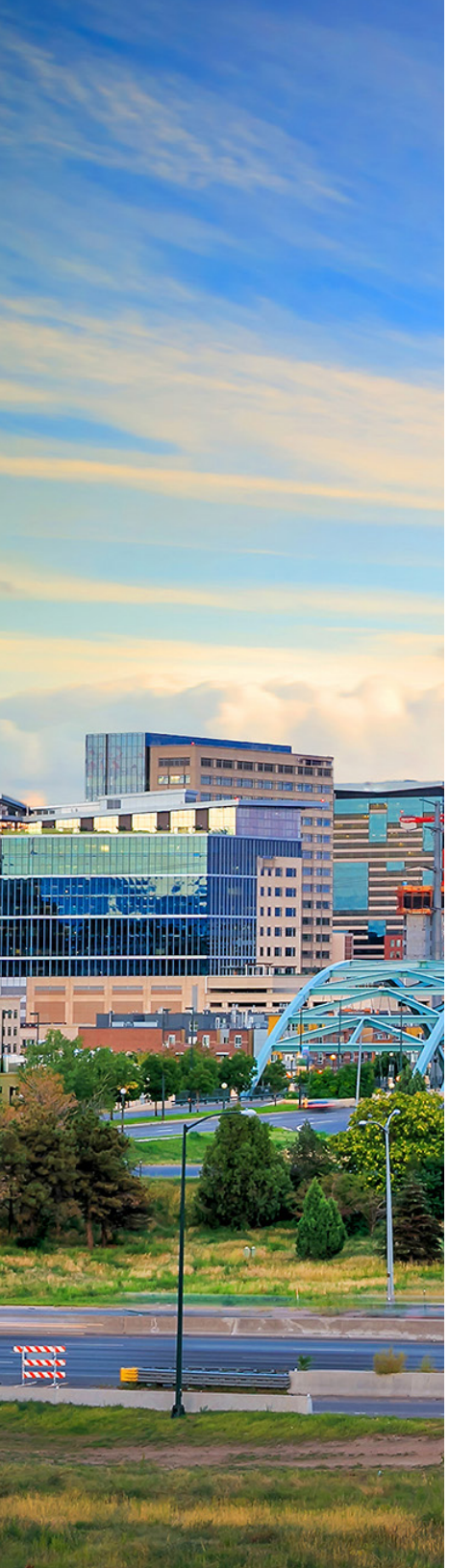


DENVER
COLORADO

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."

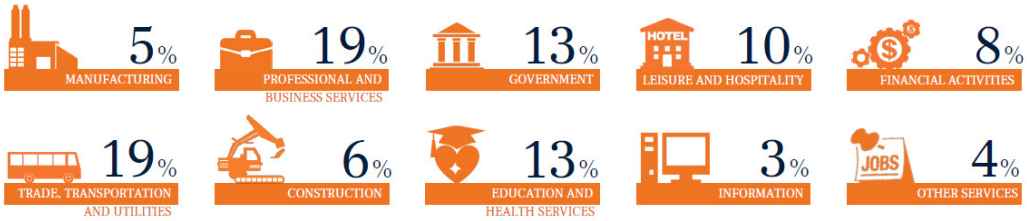
MAJOR TRANSPORTATION CENTER

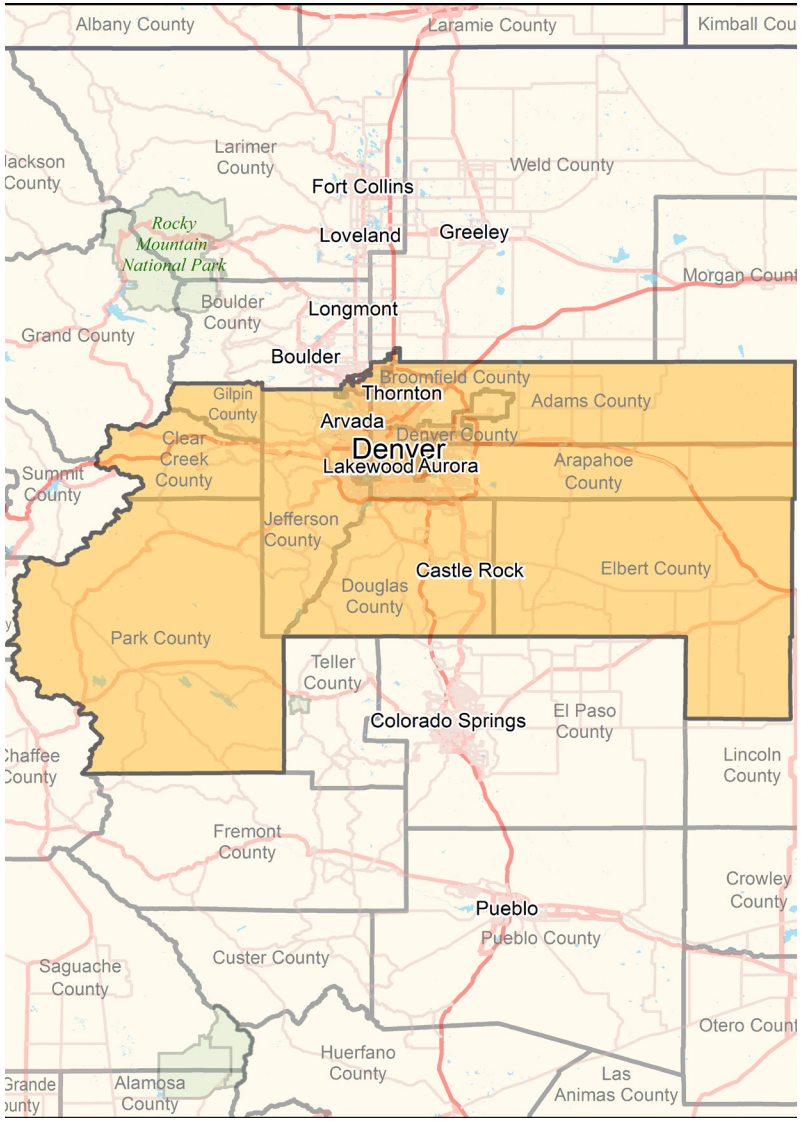
EMPHASIS ON SKILLED JOBS

THRIVING ALTERNATIVE ENERGY SECTOR

ECONOMY

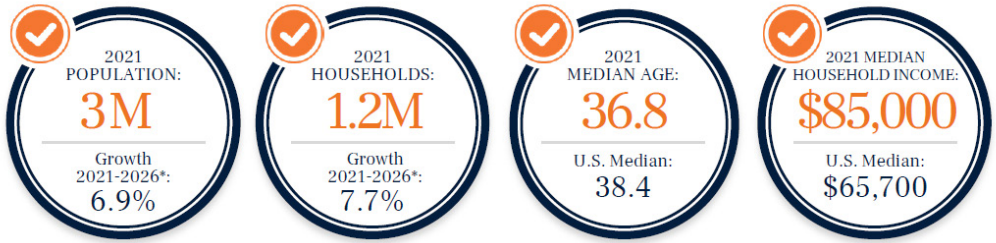
Key drivers of the region's economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications. Denver's economy is expanding, with the annual change in gross metropolitan product expected to exceed 5 percent this year. Many of Denver's largest employers are in population-serving businesses, such as retail and health care, and their expansion will track population and income growth. There are 10 Fortune 500 companies located in the metro, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.





METROPLEX GROWTH

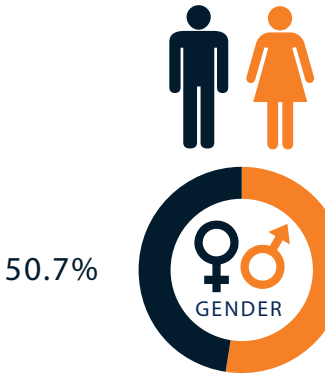
The metro is expected to add 206,600 new residents during the next five years, as the market benefits from household migration trends that emerged from the health crisis. Gains in higher-paying employment sectors keep the median household income well above the national median. Elevated incomes have allowed 63 percent of households to own their homes, nearly matching the national rate.



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

251,734
Total Population
Within 5 miles



$94,385
Average Household Income
Within 5 miles

122,924
Employees
Within 1 mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	10,125	102,858	268,386
2022 Estimate			
Total Population	10,091	91,943	251,734
2010 Census			
Total Population	9,556	68,058	210,499
2000 Census			
Total Population	10,877	51,655	180,212
Daytime Population			
2022 Estimate	18,079	122,274	317,231

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	2,901	32,402	93,073
2022 Estimate			
Total Households	2,868	28,088	86,175
Average (Mean) Household Size	3.5	3.1	2.8
2010 Census			
Total Households	2,693	19,234	70,255
2000 Census			
Total Households	2,815	14,382	61,523

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
$200,000 or More	3.1%	10.9%	7.6%
$150,000-$199,999	4.8%	9.4%	6.4%
$100,000-$149,999	15.5%	18.6%	15.0%
$75,000-$99,999	15.2%	14.6%	14.1%
$50,000-$74,999	19.8%	18.4%	18.5%
$35,000-$49,999	13.2%	10.0%	13.1%
$25,000-$34,999	9.8%	7.2%	8.7%
$15,000-$24,999	6.6%	4.8%	7.5%
Under $15,000	12.0%	6.3%	9.1%
Average Household Income	$75,394	$115,896	$94,385
Median Household Income	$59,092	$80,444	$64,117
Per Capita Income	$21,457	$36,073	$32,688

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	10,091	91,943	251,734
Under 20	33.1%	30.6%	29.3%
20 to 34 Years	24.6%	25.8%	25.3%
35 to 39 Years	7.6%	9.6%	9.0%
40 to 49 Years	11.7%	14.8%	13.8%
50 to 64 Years	12.3%	11.9%	13.6%
Age 65+	10.6%	7.2%	9.1%
Median Age	30.6	31.8	32.7
Population 25+ by Education Level			
2022 Estimate Population Age 25+	6,061	57,978	162,367
Elementary (0-8)	15.7%	10.0%	10.2%
Some High School (9-11)	11.5%	8.8%	9.8%
High School Graduate (12)	30.9%	24.3%	26.6%
Some College (13-15)	21.9%	18.3%	18.6%
Associate Degree Only	4.7%	5.8%	6.4%
Bachelor's Degree Only	10.4%	19.0%	17.1%
Graduate Degree	4.8%	13.9%	11.2%
Travel Time to Work			
Average Travel Time to Work in Minutes	31.0	32.0	31.0

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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:

4825 Oakland St, Denver, CO 80239

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

4825 OAKLAND STREET
DENVER, CO 80239

PRESENTED BY

ALYSSA TOMBACK
Senior Associate
Office & Industrial Division
Denver Office
Office (303) 328-2016
Cell (212) 213-6262
Alyssa.Tomback@MarcusMillichap.com
License: CO 100087968

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Denver Broker of Record
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Denver, CO 80202
Tel: (303) 328-2017
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