

Marcus & Millichap  
TAG INDUSTRIAL GROUP

12325 WEST 52ND AVENUE

ARVADA, CO 80002

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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)

12325 WEST 52ND AVENUE  
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**Marcus & Millichap**  
TAG INDUSTRIAL GROUP



The background of the slide is a photograph of an industrial building. The left side shows the interior of a large, empty warehouse with a high ceiling supported by a grid of steel beams. The right side shows the exterior of the building, featuring corrugated metal siding and a concrete base. A thin orange horizontal line is positioned above the main title.

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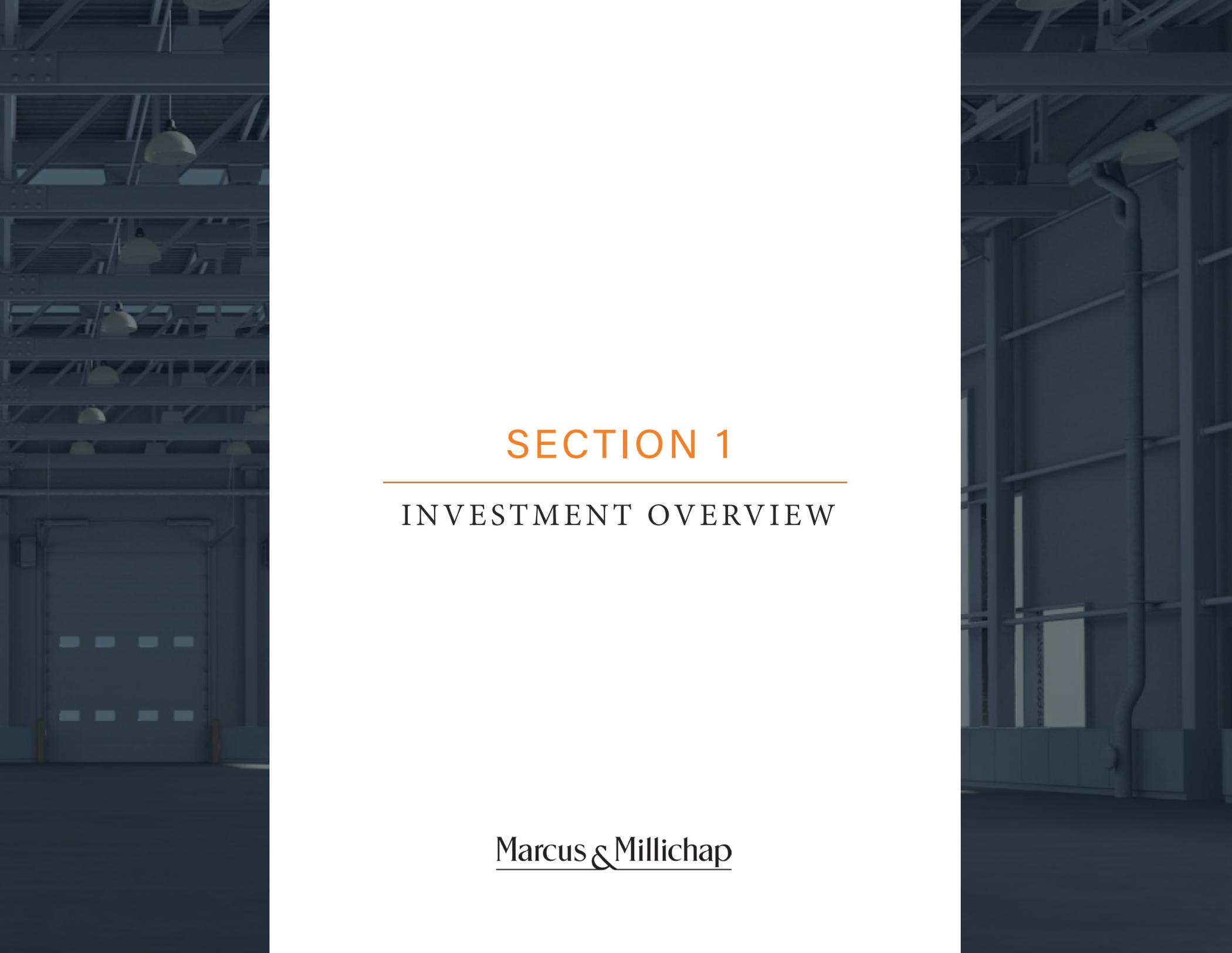
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Market Analysis • Demographic Analysis

The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a high ceiling with a complex network of white metal beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white industrial door with several small, rectangular windows is visible. The overall atmosphere is industrial and modern.

# SECTION 1

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## INVESTMENT OVERVIEW

Marcus & Millichap

## OFFERING SUMMARY

- Vacant Single-Tenant 14,240-Square-Foot Flex Property Situated on 0.6 Acres
- Features Two-Stories with Ground-Level Shop/Lab Space, and One Drive-In Door
  - Newly Renovated as White-Box Space for Immediate Use
- Less than One Mile to I-70 and Short Walk to Wheat Ridge/Ward Road Metro Station
- Desirable West-Side Submarket with 3.8% Vacancy and \$16.60/SF Rent Among Flex Properties

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 12325 West 52nd Avenue in Arvada, Colorado. The subject property consists of approximately 14,240 square feet of flex space and is situated on 0.63 acres of land. The single-tenant asset features masonry construction, two stories, one drive-in door, and a ground-level workshop and laboratory space. Recently renovated, the vacant property is available in white-box space for immediate use or as a lease-up investment opportunity. Located just off Ward Road, less than a mile from Interstate 70, the property is an eight-minute walk from the Wheat Ridge/Ward Road metro station.

The subject property is well-positioned within the mid-sized West Denver submarket, containing 21.2 million square feet of industrial space. In the 12 months through Q3, demand remained in positive territory with about 28,000 square feet absorbed on net. During this time, 186,000 square feet of industrial space was delivered in West Denver. While the vacancy rate increased 80 basis points to 3.6 percent, the submarket's availability sits less than half the national average. Despite the low vacancy rate, the average market rent slipped by -0.5 percent annually to about \$15.10 per square foot in Q3. Among flex properties in West Denver, availability was comparable at 3.8 percent, and market rents averaged \$16.60 per square foot. With no industrial properties under construction in the submarket, demand will be in the driver's seat of vacancies and rents 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 716,577 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 a two-hour drive from the metro area, and the city houses franchises for all four major sports.

## PROPERTY DETAILS

12325 WEST 52ND AVENUE,  
ARVADA, CO 80002

Number of Suites	1
Number of Buildings	1
Total Square Feet	14,240
Year Built	1984
Lot Size	0.61 Acres
Type of Ownership	Fee Simple
Parking Spaces	36
Parking Surface	Concrete
Building Class	B
Tenancy	Single
Grade Level Doors	1
Construction	Masonry
Zoning	PUD-Industrial
Roof Type	Peaked Roof, Asphalt Shingles
Age/Condition of Roofs	Peaked Roof, Asphalt Shingles
HVAC Units	7
Market	Denver
Submarket	West Denver
Submarket Vacancy	3.60%



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# OFFERING HIGHLIGHTS

## 12325 WEST 52ND AVENUE

ARVADA, CO 80002

OFFERING PRICE  
**\$1,250,000**

Offering Price	\$1,250,000
Price/SF	\$87.78
Total Square Feet	14,240
Tenancy	Single
Occupancy	0.00%

### FINANCING

Loan Amount	\$875,000
Loan Type	New
Interest Rate	6.50%
Amortization	25 Years
Year Due	2035

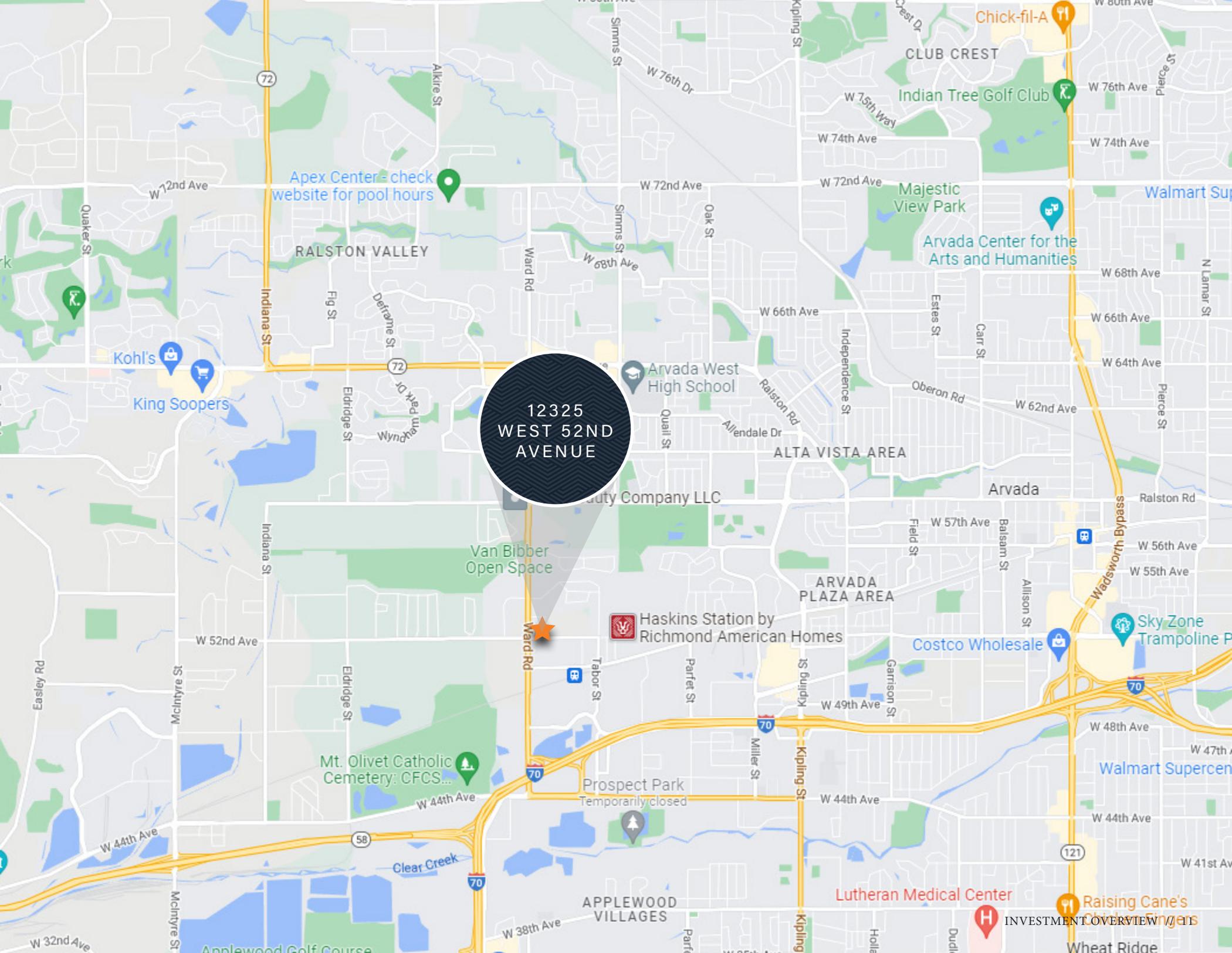
Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

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## OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	0	0.00	0	0.00
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	0	0.00	0	0.00
Real estate Taxes	0	0.00	0	0.00
Total Reimbursement Income	\$0 0.0%	\$0.00	\$0 0.0%	\$0.00
Effective Gross Revenue	\$0	\$0.00	\$0	\$0.00
<b>Operating Expenses</b>	<b>Current</b>	<b>Per SF</b>	<b>Pro Forma</b>	<b>Per SF</b>
Insurance	16,477	1.16	16,477	1.16
Real Estate Taxes	32,633	2.29	32,633	2.29
Total Expenses	\$49,110	\$3.45	\$49,110	\$3.45
Expenses as % of EGR	0.0%		0.0%	
Net Operating Income	-\$49,110	(\$3.45)	-\$49,110	(\$3.45)

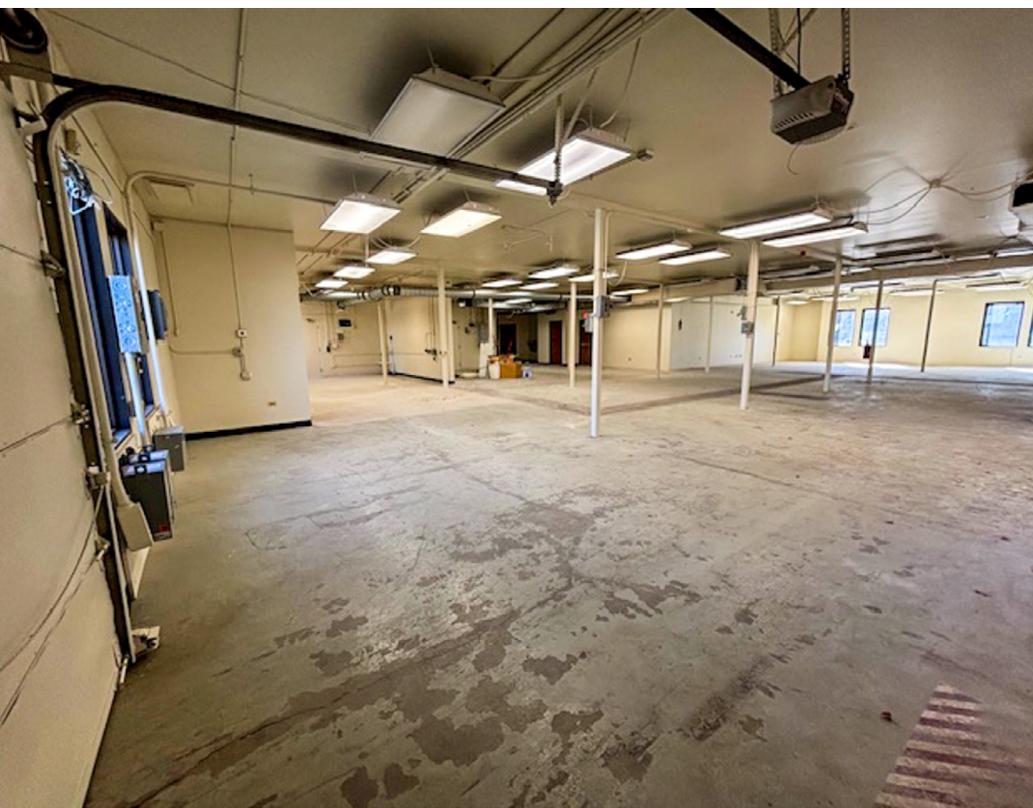
12325  
WEST 52ND  
AVENUE





12325  
WEST 52ND  
AVENUE





## 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.



1,249 Financing  
Transactions  
in 2024



National platform operating  
within the firm's  
brokerage offices



\$6.7 billion total  
national volume  
in 2024



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

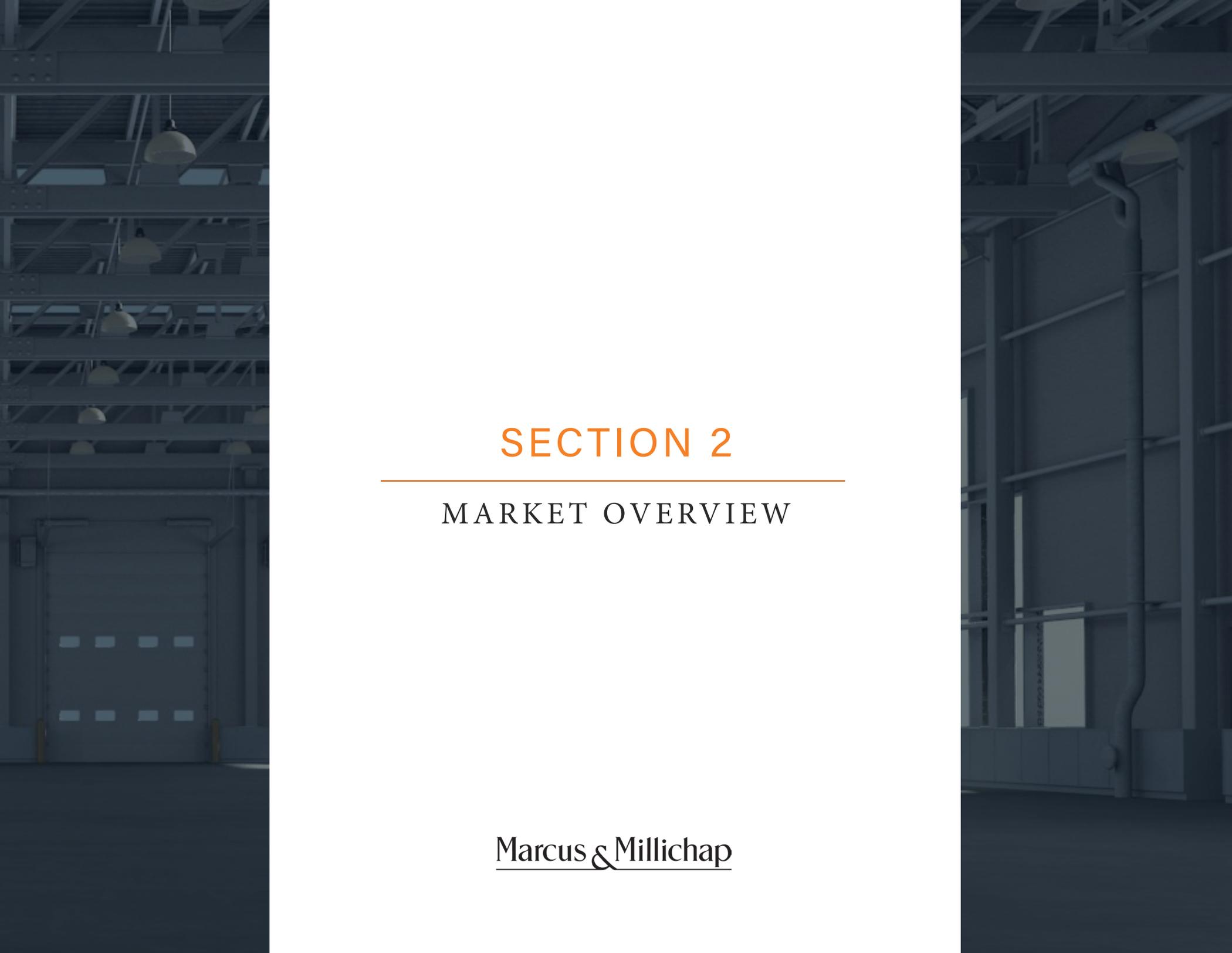
# WHY MMCC?

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-tinted photograph of an industrial interior. It shows a high ceiling with a complex network of white metal beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white industrial door with four small rectangular windows is visible. The overall atmosphere is clean and modern.

## SECTION 2

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### MARKET OVERVIEW

Marcus & Millichap

# 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 717,000 residents. The market also houses the state capitol. The eastern and northern reaches of the metro are expected to attract the most future development, as land in these areas is relatively flat and affordable. The Front Range is also served by the western hemisphere's largest airport by land area, the Denver International Airport. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City." The market's youthful and outdoorsy reputation has helped to pull regional offices into the area from established companies looking to entice talented employees.



MAJOR  
TRANSPORTATION  
CENTER



EMPHASIS ON  
SKILLED JOBS



THRIVING  
ALTERNATIVE  
ENERGY SECTOR



# METROPLEX GROWTH

## ECONOMY

Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications. Denver's healthy economy translates into notable retail sales growth. This year, the local metric will reach 4.5 percent, exceeding the U.S. forecast by 140 basis points. Denver is home to 10 Fortune 500 companies, including Newmont, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



**5%**  
MANUFACTURING



**19%**  
PROFESSIONAL AND  
BUSINESS SERVICES



**13%**  
GOVERNMENT



**10%**  
LEISURE AND HOSPITALITY



**8%**  
FINANCIAL  
ACTIVITIES



**18%**  
TRADE, TRANSPORTATION,  
AND UTILITIES



**7%**  
CONSTRUCTION



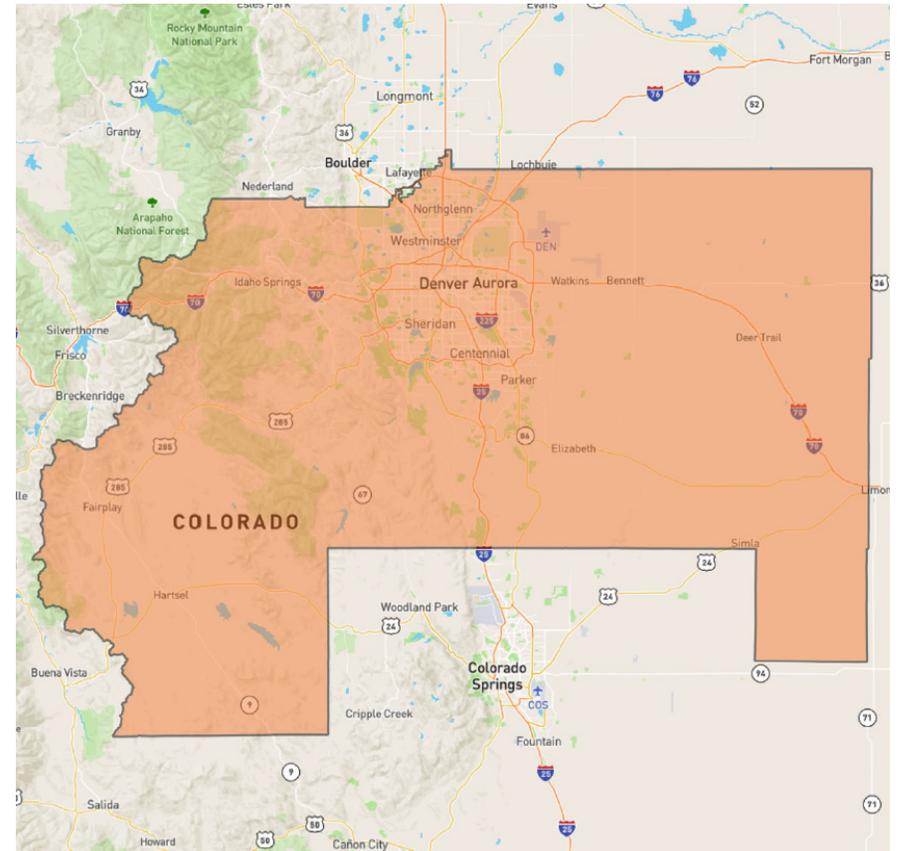
**12%**  
EDUCATION AND  
HEALTH SERVICES



**3%**  
INFORMATION



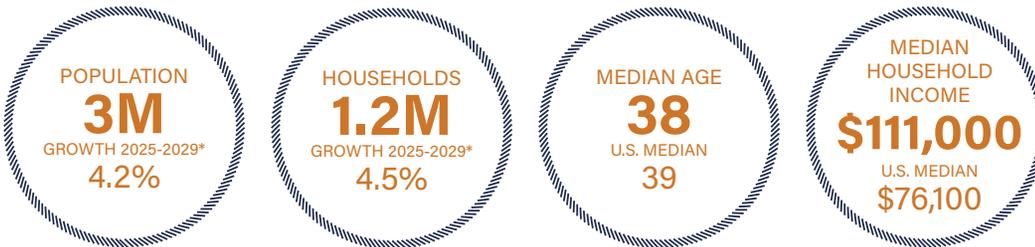
**4%**  
OTHER SERVICES



## METROPLEX GROWTH

### DEMOGRAPHICS

The metro is expected to add 126,000 new residents during the next five years, accompanying the formation of 54,000 new households. Gains in higher-paying employment sectors keep the median household income of \$111,000 per year well above the national measure. With a disproportionately young population, Denver will rank 13th in population growth for ages 20 to 34 in 2025.



### 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, Breckenridge and Copper Mountain.



## DEMOGRAPHICS



**319,605**

Total Population  
Within 5 Miles



49.9%



50.1%



**\$121,933**

Average Household Income  
Within 5 Miles



**185,879**

Employees  
Within 1 Mile

# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	16,244	112,192	327,470
<b>2024 Estimate</b>			
Total Population	15,837	110,043	319,605
<b>2020 Census</b>			
Total Population	15,936	111,506	318,065
<b>2010 Census</b>			
Total Population	14,866	104,185	291,585
<b>Daytime Population</b>			
2024 Estimate	17,551	103,713	298,487
<b>HOUSEHOLDS</b>			
<b>2029 Projection</b>			
Total Households	8,612	50,645	146,441
<b>2024 Estimate</b>			
Total Households	8,323	49,426	141,899
Average (Mean) Household Size	2.0	2.2	2.3
<b>2020 Census</b>			
Total Households	7,926	47,757	135,658
<b>2010 Census</b>			
Total Households	7,220	44,797	122,602

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2024 Estimate</b>			
\$200,000 or More	4.6%	10.9%	14.2%
\$150,000-\$199,999	10.1%	12.0%	12.0%
\$100,000-\$149,999	19.8%	22.8%	21.4%
\$75,000-\$99,999	17.2%	13.4%	12.1%
\$50,000-\$74,999	15.3%	14.1%	14.2%
\$35,000-\$49,999	11.4%	9.3%	9.0%
\$25,000-\$34,999	6.8%	5.5%	5.5%
\$15,000-\$24,999	5.5%	5.4%	5.1%
Under \$15,000	9.3%	6.6%	6.6%
Average Household Income	\$90,248	\$114,027	\$121,933
Median Household Income	\$78,084	\$94,584	\$99,837
Per Capita Income	\$44,607	\$50,704	\$53,780
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2024 Estimate Total Population	15,837	110,043	319,605
Under 20	17.9%	19.2%	19.7%
20 to 34 Years	28.9%	22.8%	24.7%
35 to 39 Years	9.2%	8.7%	8.9%
40 to 49 Years	12.5%	12.7%	12.9%
50 to 64 Years	16.2%	17.9%	17.2%
Age 65+	15.2%	18.8%	16.5%
Median Age	37.0	40.0	39.0
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	12,087	83,362	239,423
Elementary (0-8)	1.2%	1.9%	2.5%
Some High School (9-11)	7.6%	4.6%	5.0%
High School Graduate (12)	27.8%	24.6%	21.0%
Some College (13-15)	17.1%	19.0%	18.4%
Associate Degree Only	8.6%	7.7%	7.1%
Bachelor's Degree Only	25.5%	27.7%	29.5%
Graduate Degree	12.2%	14.6%	16.5%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	27.0	28.0	28.0

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.  
(BDB24-10-19) (Mandatory 1-20)

**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:

12325 West 52nd Avenue, Wheat Ridge, CO 80002

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

# 12325 WEST 52ND AVENUE ARVADA, CO 80002

## PRESENTED BY

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