

Marcus & Millichap
TAG INDUSTRIAL GROUP

520-644 NORTH 7TH AVENUE

BRIGHTON, CO 80601

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.

© 2026 Marcus & Millichap. All rights reserved.

NON - ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. Activity ID: ZAH0050205

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

520-644 NORTH 7TH AVENUE
BRIGHTON, CO 80601

PRESENTED BY

ALYSSA TOMBACK

Director Investments
Office & Industrial Division
Denver Office
Office (303) 328-2016
Alyssa.Tomback@MarcusMillichap.com
License: CO 100087968

THIMY MORAITIS

Associate Director Investments
Office & Industrial Division
Denver Office
Office (303) 328-2037
Thimy.Moraitis@MarcusMillichap.com
License: CO 100088159

BROKER OF RECORD

ADAM LEWIS

Colorado Broker of Record
1144 15th Street #2150,
Denver, CO 80202
Office (303) 328-2000
Adam.Lewis@MarcusMillichap.com
License: ER.100091205

DEBT CONTACT

ERIK FRANKS

Managing Director, Capital Markets
1144 15th Street, Suite 2150,
Denver, CO 80202
Tel: (303) 328-2054
Erik.Franks@MarcusMillichap.com



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 dark steel beams. The right side shows the exterior of the building, featuring light-colored corrugated metal siding and a concrete base. A thin orange horizontal line is positioned above the main title.

TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement
Regional Map • Aerial Map • Property Photos
Tenant Summary • Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis



SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Four-Building 23,600-Square-Foot Shallow-Bay Industrial Asset Situated on 4.61 Acres
- Featuring Nine Units (Average Size of 2,500 Square Feet), Metal Construction, Three Drive-in Doors, & Outside Storage
 - Opportunity to Purchase Individual Buildings with Seller Financing Available
 - Fully Occupied on Short-Term Below Market Rents, Creating Value-Add Opportunity
 - Located Along U.S. Route 85, 22 Miles Northeast of Downtown Denver
- Well-Positioned within Denver International Airport Submarket with Impressive 1.1% Vacancy Among Comparables Under 25,000 Square Feet

The property is a four-building industrial asset that spans 23,600 square feet and is situated on 4.61 acres. The asset features metal/masonry construction and has a total of nine units, with an average size of 2,500 square feet. The property also features ten drive-in doors across all buildings. Outside storage is also available, providing additional space for equipment and supplies

Located along U.S. Route 85 in Brighton, the property is easily accessible for tenants and customers. The property is also well-positioned within the Denver International Airport submarket, which has a 1.1% vacancy rate among comparable properties under 25,000 square feet. This indicates a strong demand for industrial space in the area, making the property a desirable investment opportunity.

The property is fully occupied, with several tenants on short-term leases below market rates, creating a value-add opportunity for investors, in addition to yard space available for lease. This sale offers flexible purchasing options, with the opportunity to acquire individual buildings. Seller financing is also available.

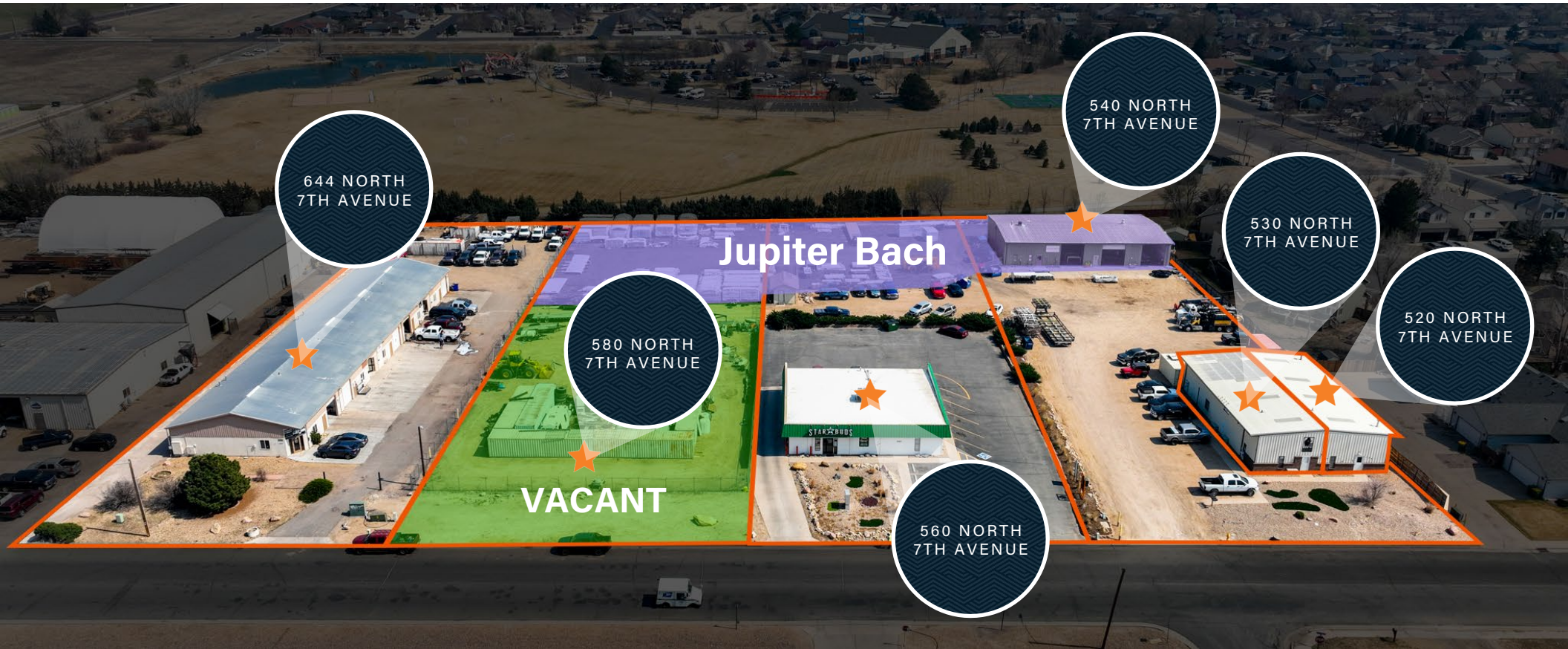
PROPERTY DETAILS

Parcel 4	
Address	644 N 7th Ave
Number of Suites	5
Number of Buildings	1
Total Square Feet	10,000
Year Built	1997
Lot Size	1.14
Parking Surface	Gravel
Building Class	C
Tenancy	Multi-Tenant
Construction	Metal
Zoning	I-1

Parcel 3	
Address	580 N 7th Ave
Lot Size	1.14
Parking Surface	Unimproved
Tenancy	Multi-Tenant
Zoning	I-1

Parcel 2	
Address	560 N 7th Ave
Number of Suites	1
Number of Buildings	1
Total Square Feet	3,600
Year Built	1984
Lot Size	1.15
Parking Surface	Asphalt / Gravel
Building Class	C
Tenancy	Multi-Tenant
Construction	Metal
Zoning	I-1

Parcel 1	
Address	520-540 N 7th Ave
Number of Suites	3
Number of Buildings	2
Total Square Feet	10,000
Year Built	1983
Lot Size	1.18
Parking Surface	Gravel
Building Class	C
Tenancy	Multi-Tenant
Construction	Metal
Zoning	I-1



520-644 NORTH 7TH AVENUE

OFFERING PRICE	CAP RATE	PRO FORMA CAP RATE
\$5,650,000	6.59%	7.86%

Offering Price	\$5,650,000
Cap Rate	6.59%
Pro Forma Cap Rate	7.86%
Total Square Feet	23,600
Total Lot Size (Acres)	4.61
Tenancy	Multi-Tenant
Occupancy	86%

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 of Atlanta, Inc. © 2026 Marcus & Millichap. All rights reserved. (Activity ID: ZAH0050205)

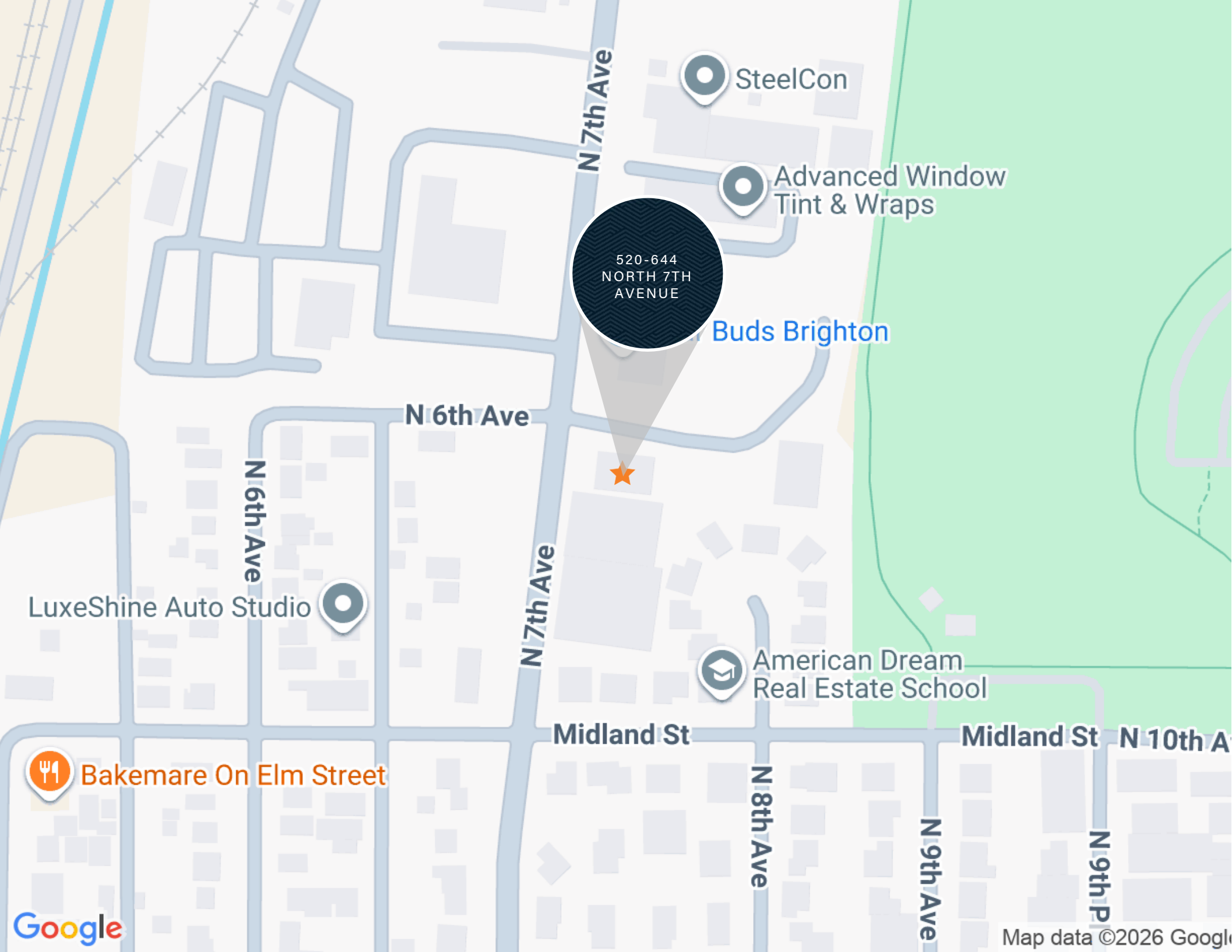
RENT ROLL

Parcel	Tenant Name	Unit	Square Feet	Lease Dates		Monthly Rent	Annual Rent	Rent PSF	Annual Increases	Lease Type	Security Deposit	Renewal Options
				Commencement	Expiration							
1	Winchester Company	520	2,000	12/1/2023	M-T-M	\$1,618	\$19,416	\$9.71		NNN	\$0	
	Hydro X, LLC	530	2,000	10/1/2025	9/30/2026	\$2,163	\$25,956	\$12.98		NNN	\$2,100	
	Jupiter Bach	540	6,000	7/15/2025	12/31/2028	\$7,210	\$86,520	\$14.42	CPI	NNN	\$7,000	Three (3) 3-Year Renewal Options
2	Vireo Health of Noco, LLC	560	3,600	4/26/2024	4/25/2029	\$10,609	\$127,308	\$35.36	3%	NNN	\$10,000	Three (3) 5-Year Renewal Options
	Jupiter Bach	560 - Yard		7/15/2025	12/31/2028	\$2,482	\$29,783		CPI	NNN	\$2,410	
3	Vacant	580 - West Yard										
	Jupiter Bach	580 - East Yard		7/1/52025	12/31/2028					NNN	\$0	*Rent Included in 560 Yard Rent Payment
4	Advanced Window Tint and Wraps	644 - 1	2,000	4/16/2026	11/16/2026	\$1,950	\$23,400	\$11.70		NNN	\$1,100	
	Glass Concepts LLC	644 - 2	2,000	12/1/2025	11/30/2026	\$2,063	\$24,756	\$12.38		NNN	\$550	
	Glass Concepts LLC	644 - 3	2,000	12/1/2025	11/30/2026	\$2,063	\$24,756	\$12.38		NNN	\$550	
	Classic Cowboy Automotive	644 - 4	2,000	10/1/2025	9/30/2026	\$2,163	\$25,956	\$12.98		NNN	\$3,105	
	Amador Metal Design	644 - 5	2,000	12/1/2025	11/30/2026	\$2,063	\$24,756	\$12.38		NNN	\$1,260	
	Vacant	644 - NE Yard										
	Classic Cowboy Automotive	644 - S Yard			10/2/2025	9/30/2026	\$155	\$1,860			NNN	\$155
Total			23,600			\$34,539	\$414,467					

OPERATING STATEMENT

Income	Current	Per SF	Pro-Forma	Per SF
Base Rental Income	\$414,467	\$17.56	\$488,243	\$20.69
Expense Reimbursements				
Insurance	\$21,045	\$0.89	\$22,097	\$0.94
Property Taxes	\$103,902	\$4.40	\$113,891	\$4.83
CAM	\$46,135	\$1.95	\$26,955	\$1.14
Total Reimbursement Income	\$171,081	\$7.25	\$162,943	\$6.90
Effective Gross Revenue	\$585,548	\$24.81	\$651,186	\$27.59

Operating Expenses	Current	Per SF	Pro-Forma	Per SF
Insurance	\$21,045	\$0.89	\$22,097	\$0.94
Property Taxes	\$108,467	\$4.60	\$113,891	\$4.83
Garbage & Recycling	\$2,216	\$0.09	\$2,326	\$0.10
Gas & Electricity	\$13,932	\$0.59	\$14,629	\$0.62
Repairs & Maintenance	\$29,987	\$1.27	\$10,000	\$0.42
Management Fee	6% \$24,868	\$1.05	\$29,295	\$1.24
Total Expenses	\$200,515	\$8.50	\$192,238	\$8.15
General Vacancy	3% \$12,434		\$14,647	
Net Operating Income	\$372,599	\$15.79	\$444,301	\$18.83



520-644
NORTH 7TH
AVENUE

SteelCon

Advanced Window
Tint & Wraps

Buds Brighton

N 6th Ave

N 6th Ave

N 7th Ave

LuxeShine Auto Studio

American Dream
Real Estate School

Midland St

Midland St N 10th Ave

Bakemare On Elm Street

N 8th Ave

N 9th Ave

N 9th Ave



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 our 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 1,659 Debt and equity financings in 2025



National platform operating within the firm's brokerage offices



\$11.9 billion total national volume in 2025



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

WHY MMCC?

.....
Optimum financing solutions to enhanced 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 metal beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white, segmented industrial door is visible. The overall atmosphere is industrial and modern.

SECTION 2

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



ALTERNATIVE
ENERGY

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



18%
TRADE, TRANSPORTATION
AND UTILITIES



13%
GOVERNMENT



12%
EDUCATION AND
HEALTH SERVICES



8%
FINANCIAL
ACTIVITIES



19%
PROFESSIONAL AND
BUSINESS SERVICES



7%
CONSTRUCTION



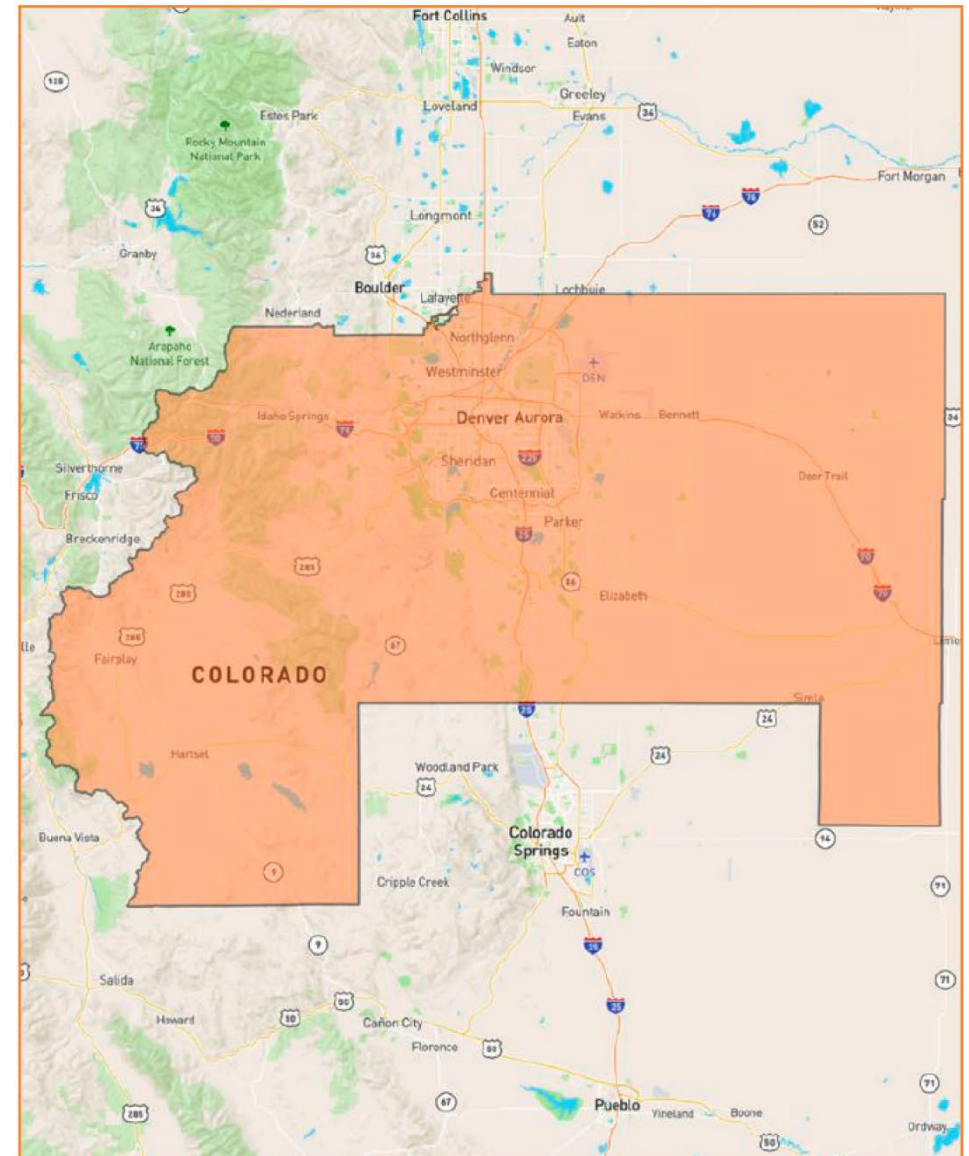
10%
LEISURE AND
HOSPITALITY



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.



POPULATION
3M
2025-2029* Growth
4.2%



HOUSEHOLDS
1.2M
2025-2029* Growth
4.5%



MEDIAN AGE
38
U.S. Median
39



MEDIAN HOUSEHOLD INCOME
\$111,000
U.S. Median
\$76,100

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.



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:

520-644 North 7th Avenue, Brighton, CO 80601

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

520-644 NORTH 7TH AVENUE BRIGHTON, CO 80601

PRESENTED BY

ALYSSA TOMBACK

Director Investments
Office & Industrial Division
Denver Office
Office (303) 328-2016
Alyssa.Tomback@MarcusMillichap.com
License: CO 100087968

THIMY MORAITIS

Associate Director Investments
Office & Industrial Division
Denver Office
Office (303) 328-2037
Thimy.Moraitis@MarcusMillichap.com
License: CO 100088159

BROKER OF RECORD

ADAM LEWIS

Colorado Broker of Record
1144 15th Street #2150,
Denver, CO 80202
Office (303) 328-2000
Adam.Lewis@MarcusMillichap.com
License: ER.100091205

DEBT CONTACT

ERIK FRANKS

Managing Director, Capital Markets
1144 15th Street, Suite 2150,
Denver, CO 80202
Tel: (303) 328-2054
Erik.Franks@MarcusMillichap.com

Marcus & Millichap
TAG INDUSTRIAL GROUP