

Marcus & Millichap
TAG INDUSTRIAL GROUP

644 NORTH 7TH AVENUE

BRIGHTON, CO 80601

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Marcus & Millichap
TAG INDUSTRIAL GROUP

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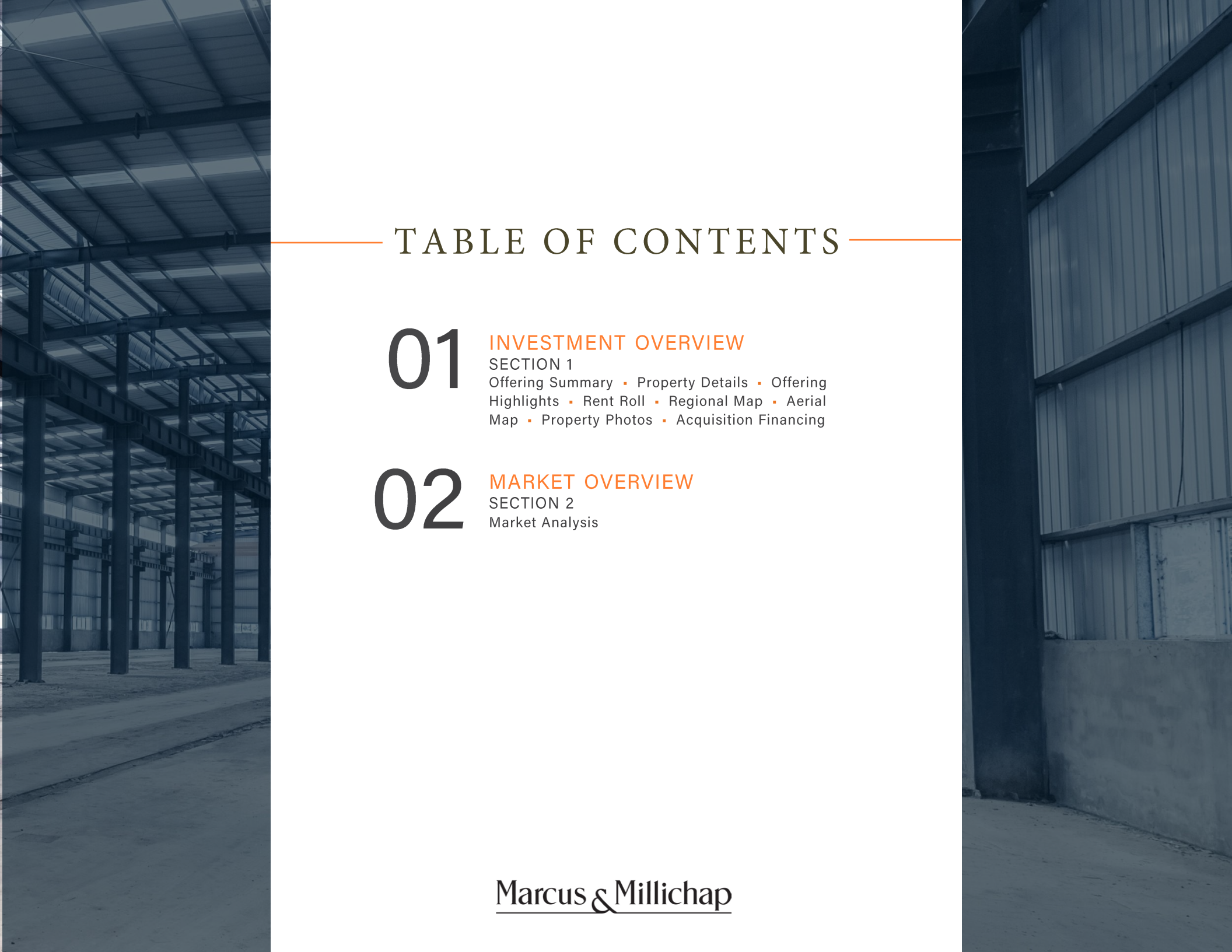


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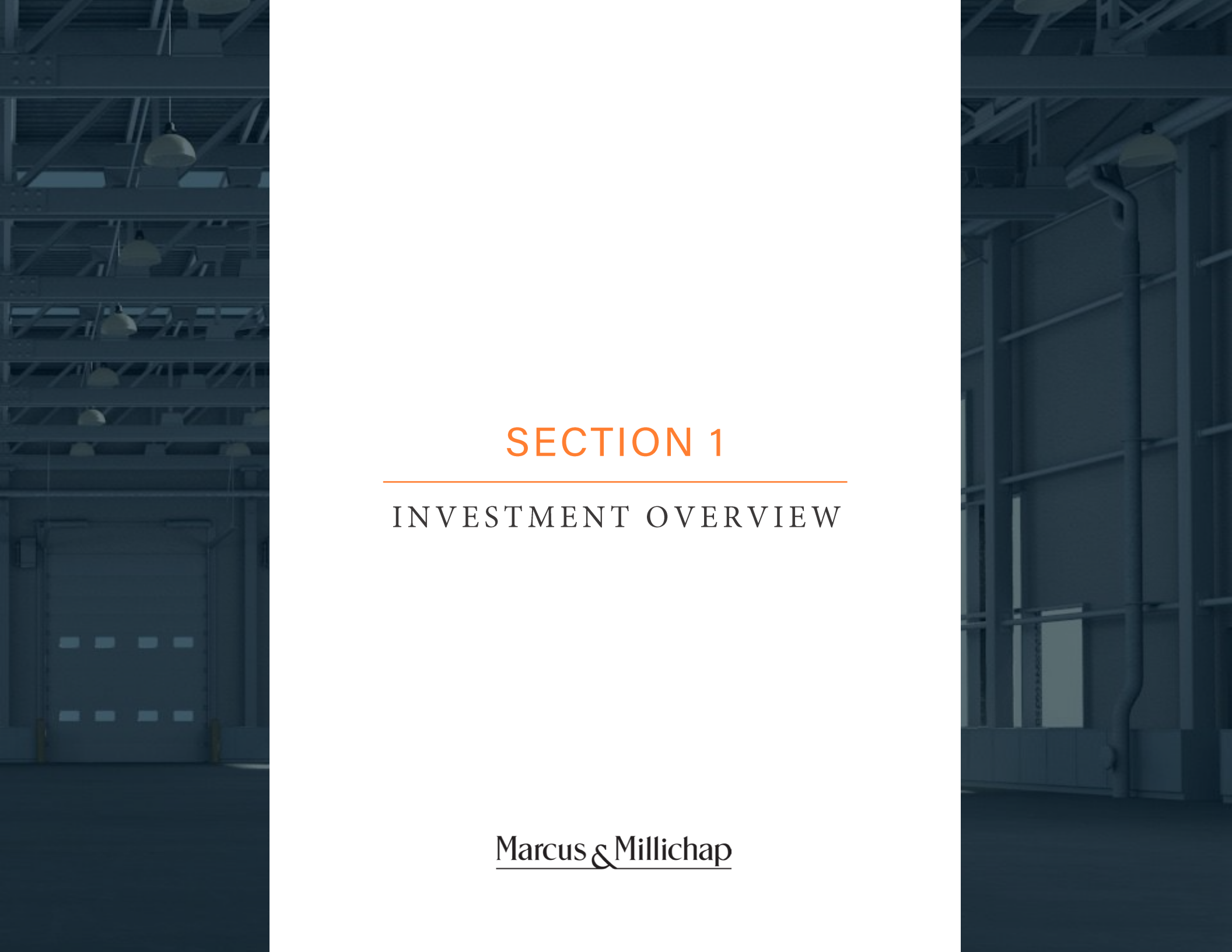
Offering Summary • Property Details • Offering Highlights • Rent Roll • Regional Map • Aerial Map • Property Photos • Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis

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 pipes. Several large, dome-shaped industrial lights are visible, hanging from the ceiling. The overall atmosphere is gritty and industrial.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- 100% Occupied Small-Bay Industrial Property
 - 2,000 Square Feet Average Unit Size
- Short-Term Leases with Below-Market Rents
 - Excess Yard Space for Outside Storage

The property is a multi-tenant industrial asset spanning 10,000 square feet and situated on 1.14 acres. The asset features metal construction and has five drive-in doors. 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.

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





OFFERING HIGHLIGHTS

644 NORTH 7TH AVENUE

OFFERING PRICE
\$1,750,000

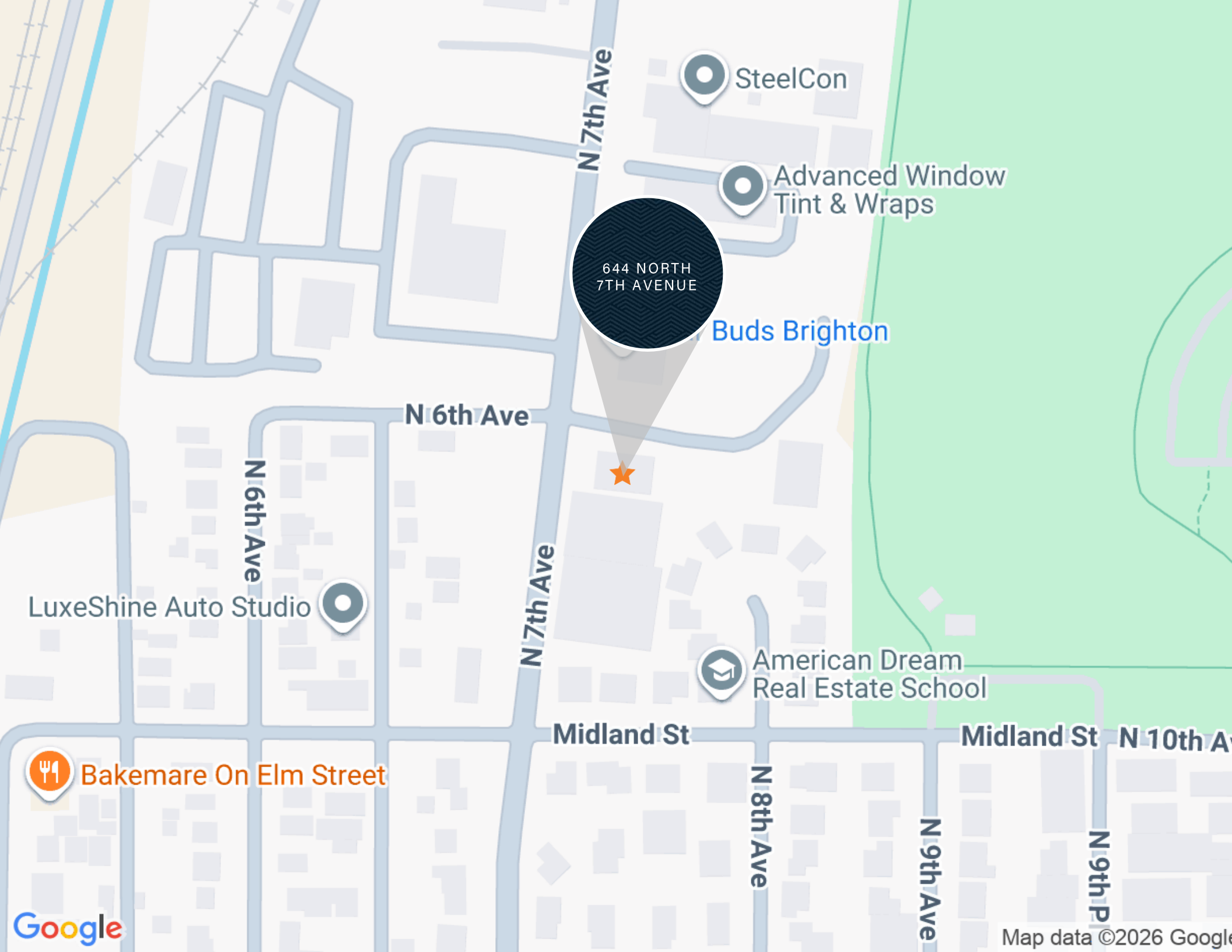
CAP RATE
7.17%

Offering Price	\$1,750,000
Cap Rate	7.17%
Price Per Square Feet	\$175.00
Total Square Feet	10,000
Total Lot Size (Acres)	1.14
Tenancy	Multi-Tenant
Occupancy	100.00%

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: ZAH0050362)

RENT ROLL

Tenant Name	Unit	Square Feet	Lease Dates		Monthly Rent	Annual Rent	Rent PSF	Lease Type	Security Deposit
			Commencement	Expiration					
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		10,000			\$10,457	\$125,484			



644 NORTH
7TH AVENUE

SteelCon

Advanced Window
Tint & Wraps

Buds Brighton

N 6th Ave

N 6th Ave

LuxeShine Auto Studio

N 7th Ave

American Dream
Real Estate School

Midland St

N 8th Ave

Midland St N 10th Ave

N 9th Ave

N 9th Ave

Bakemare On Elm Street



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

.....

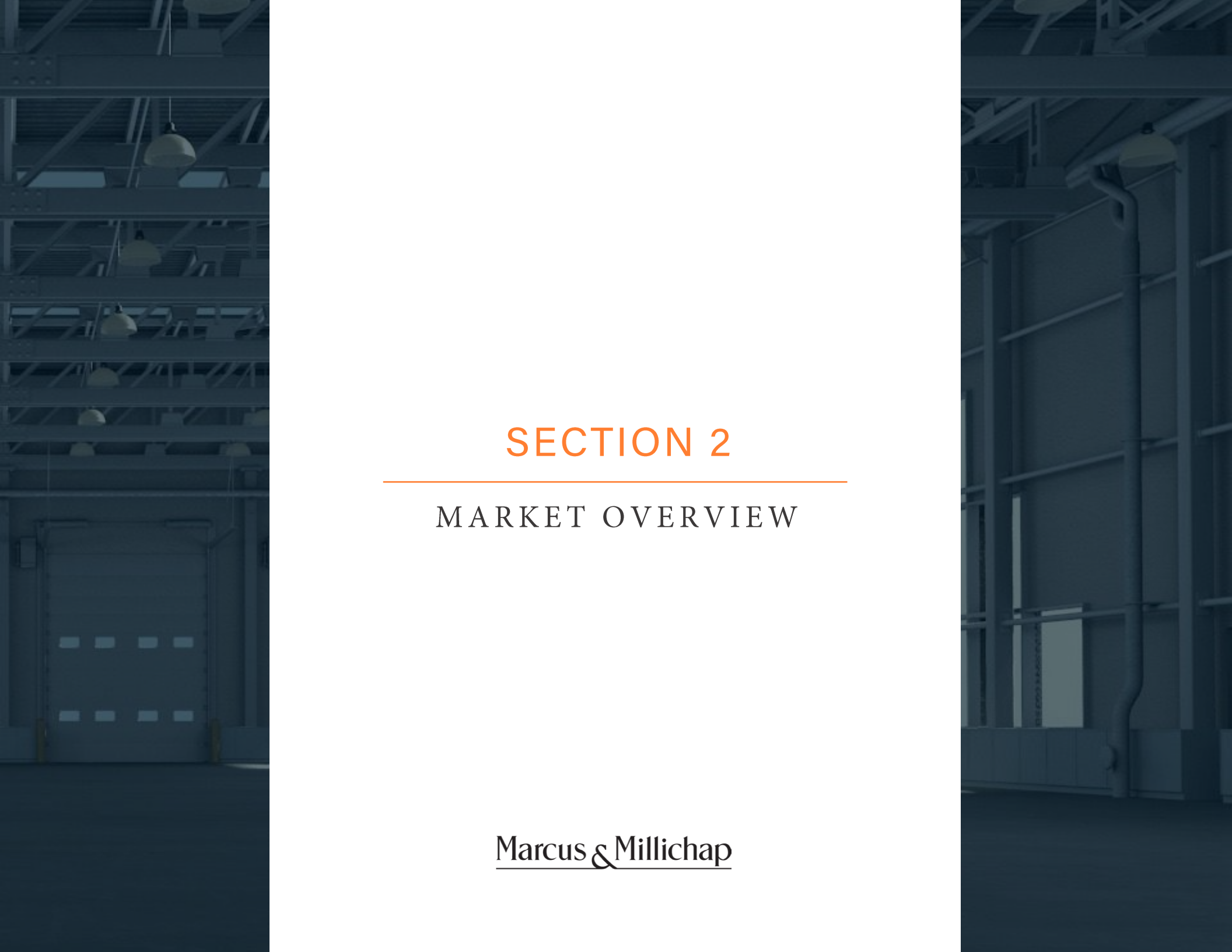
Enhanced control through
MMCC's ability to qualify
investor finance contingencies.

.....

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-toned photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several hanging industrial lamps. The lighting is dim, creating a moody atmosphere. The structure appears to be a factory or a large warehouse with complex piping and structural elements.

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



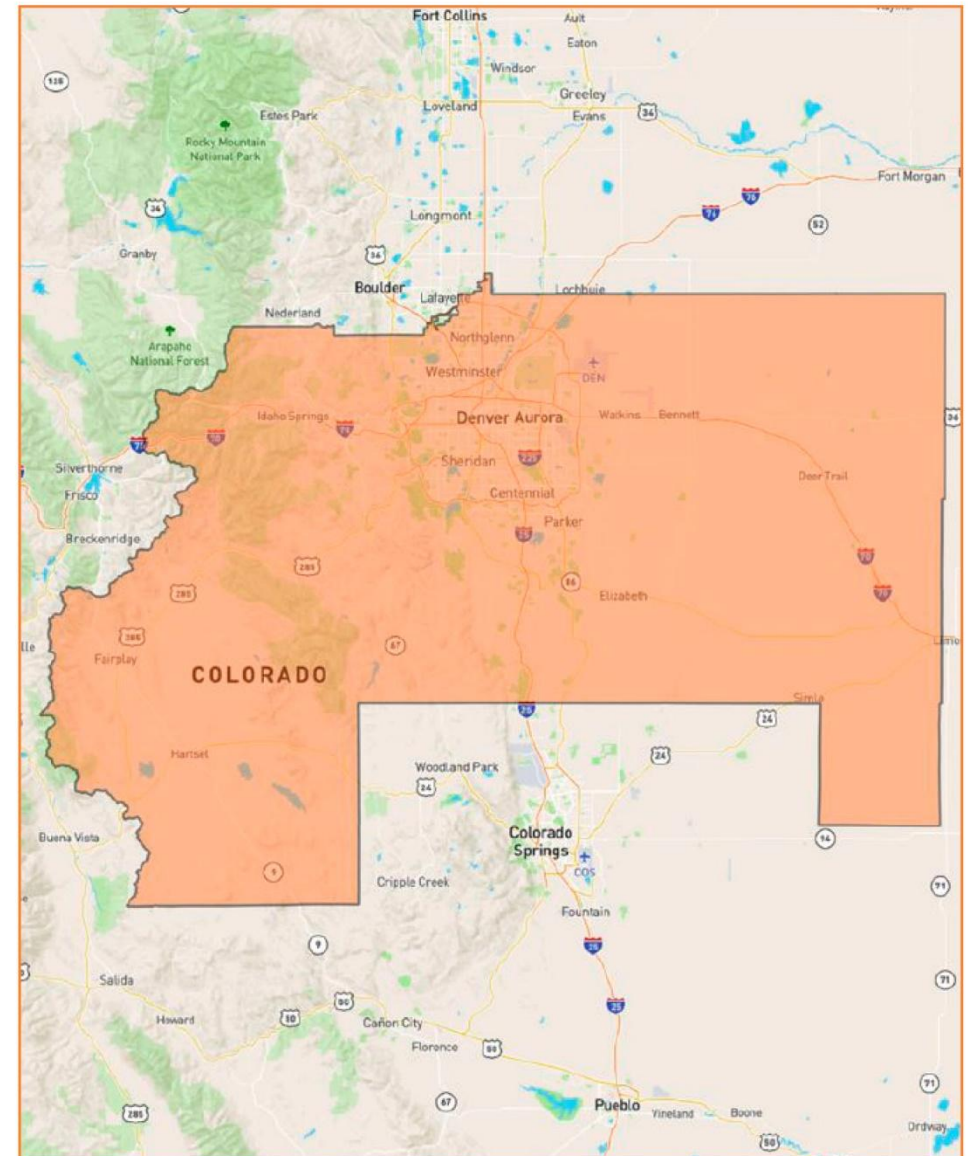
10%
LEISURE AND
HOSPITALITY



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:

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 _____.

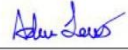
Buyer

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

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