Marcus & Millichap
TAG INDUSTRIAL GROUP



520-540 NORTH 7TH AVENUE

BRIGHTON, CO 80601

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OFFICES THROUGHOUT THE U.S. AND CANADA
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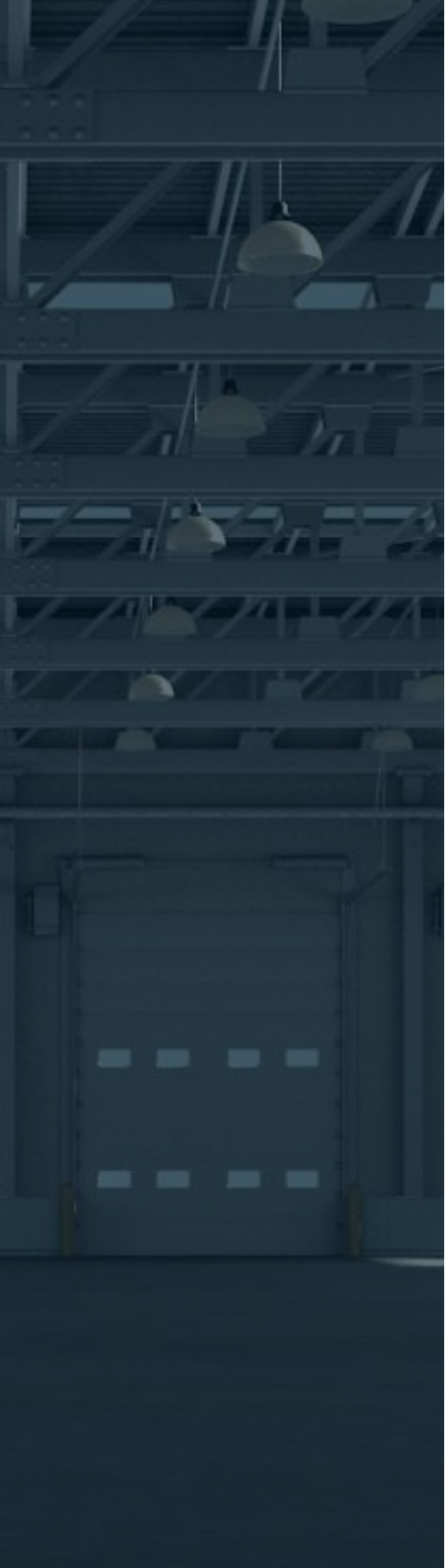
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SECTION 1

INVESTMENT OVERVIEW

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OFFERING SUMMARY

- 100% Occupied Small-Bay Industrial Property
- Features Triple-Net Leases with Annual Escalations and 2-3 Year Terms
- Excess Yard Space For Outside Storage
- Well-Positioned Within Denver International Airport Submarket with Impressive 1.1% Vacancy Among Comparables Under 25,000 Square Feet

The property is a multi-tenant industrial asset spanning 10,000 square feet and situated on 1.18 acres. 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.

PROPERTY DETAILS

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





520-540 NORTH 7TH AVENUE

OFFERING PRICE	CAP RATE
$1,650,000	8.40%

Offering Price	$1,650,000
Cap Rate	8.40%
Price Per Square Feet	$165.00
Total Square Feet	10,000
Total Lot Size (Acres)	1.18
Tenancy	Multi-Tenant
Occupancy	100.00%

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RENT ROLL

Tenant Name	Unit	Square Feet	Lease Dates		Monthly Rent	Annual Rent	Rent PSF	Annual Increases	Lease Type	Security Deposit	Renewal Options
			Commencement	Expiration							
Hydro X, LLC	520	2,000	11/1/2026	10/31/2029	$2,163	$25,956	$12.98	3%	NNN	$0	Three (3) 5-Year Renewal Options
Hydro X, LLC	530	2,000	11/1/2026	10/31/2029	$2,163	$25,956	$12.98	3%	NNN	$2,100	Three (3) 5-Year Renewal Options
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
Total		**10,000**			**$11,536**	**$138,432**	**$13.84**				

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OPERATING STATEMENT

Income		Current	Per SF	Pro-Forma	Per SF
Base Rental Income		$138,432	$13.84	$142,585	$14.26
Expense Reimbursements					
Insurance		$9,546	$0.95	$9,832	$0.98
Property Taxes		$35,548	$3.55	$36,614	$3.66
CAM		$12,211	$1.22	$12,577	$1.26
Management Fee		$6,922	$0.69	$7,129	$0.71
Total Reimbursement Income		$64,226	$6.42	$66,153	$6.62
Effective Gross Revenue		$202,658	$20.27	$208,738	$20.87

Operating Expenses		Current	Per SF	Pro-Forma	Per SF
Insurance		$9,546	$0.95	$9,832	$0.98
Property Taxes		$35,548	$3.55	$36,614	$3.66
CAM		$12,211	$1.22	$12,577	$1.26
Management Fee	5%	$6,922	$0.69	$7,129	$0.71
Total Expenses		$64,226	$6.42	$66,153	$6.62
Net Operating Income		$138,432	$13.84	$142,585	$14.26

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SteelCon
N 7th Ave
Advanced Window Tint & Wraps
Star Buds Brighton
N 6th Ave
520-540 NORTH 7TH AVENUE
N 6th Ave
LuxeShine Auto Studio
N 7th Ave
American Dream Real Estate School
Midland St
Midland St
N 10th A
Bakemare On Elm Street
N 8th Ave
N 9th Ave
N 9th P
Google
Map data ©2026 Google







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

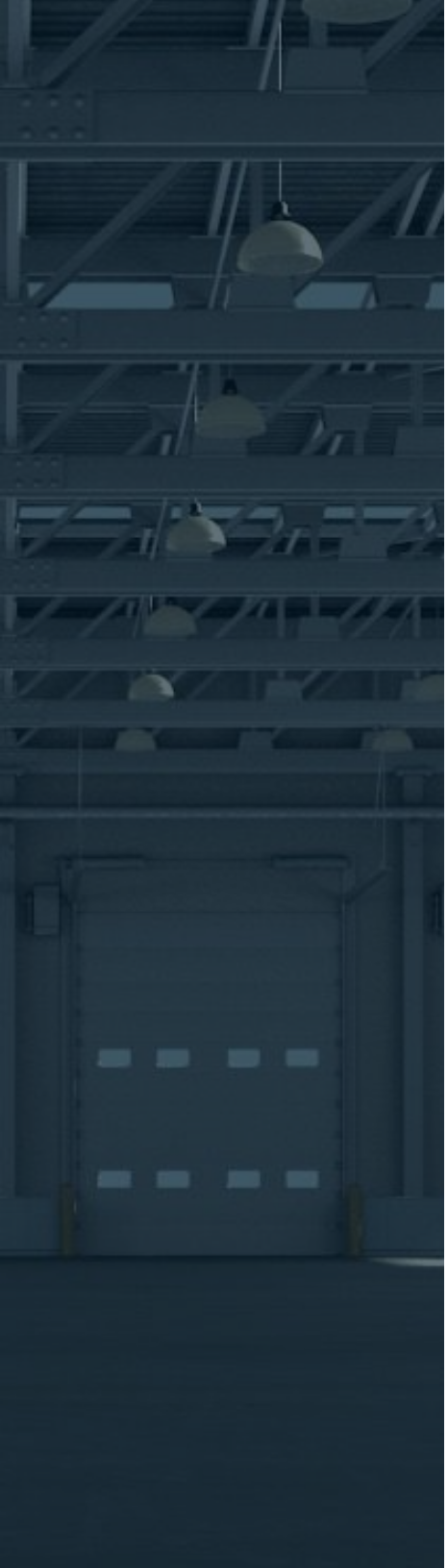
WHY MMCC?

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.



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

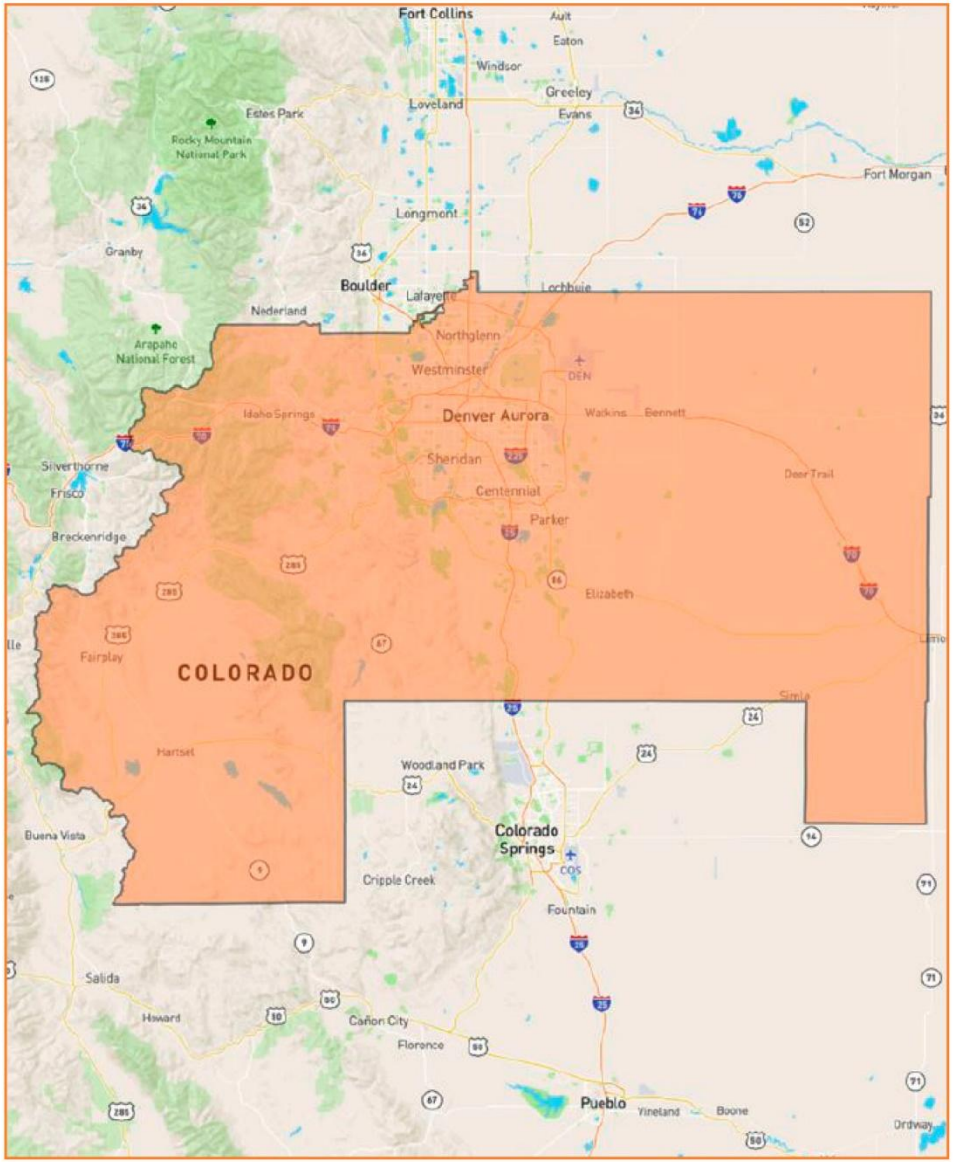
19% PROFESSIONAL AND BUSINESS SERVICES

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:

520-540 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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