

# Multi-Tenant Flex Investment

8022 Southpark Circle, Littleton, CO 80120



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# Executive Summary

# Multi-Tenant Industrial Investment

Discover this exceptional 42,266-square-foot flex property situated on a generous 3.92-acre parcel in the highly desirable Southpark Circle business park. Strategically positioned with seamless access to C-470 and US-85 (Santa Fe Drive), the building offers outstanding connectivity to the Denver metro area and major transportation routes—ideal for defense, technology, manufacturing, and life sciences operations.

The property boasts a stable, diversified tenant roster featuring three established, creditworthy occupants:

**AimLock (Suite 100)** – A cutting-edge defense and firearms technology company occupying space that includes a secure SCIF (Sensitive Compartmented Information Facility), perfectly suited for classified or high-security R&D and production.

**Eaton Corporation (Suite 300)** – A Fortune 200 global leader in power management and electrical solutions, providing strong anchor tenancy and investment-grade stability.

**AJNA Biosciences (Suite 500)** – An innovative biosciences firm specializing in botanical drug development and standardization, featuring a state-of-the-art full FDA-compliant laboratory for regulated research, testing, and production.

Built with high-quality flex design, this single-story facility offers versatile office/warehouse configurations, generous parking (approximately 2.6/1,000 SF ratio), professional finishes, and mountain views that enhance employee appeal in this growing southwest submarket.

**Key highlights include:**

- Fully leased to specialized, mission-critical tenants in defense/tech, electrical/power, and FDA-regulated life sciences sectors
- Rare specialized improvements: SCIF and FDA lab — expensive and time-consuming to replicate
- Strong location in a mature business park with limited infill opportunities nearby
- Excellent upside potential through long-term leases, tenant retention, and future market growth

This turnkey, income-producing asset represents a rare opportunity for investors seeking stable cash flow in a premium Denver-adjacent location with built-in barriers to entry for specialized users.



Address

8022 Southpark Circle  
Littleton, CO 80120

County

Arapahoe

Asking Price

\$10,600,000

2026 Proforma Cap Rate

6.0%

Zoning

BC/PL-0  
Business Center/Planned Overlay

Total Building Size

42,266 Square Feet

Total Property Size

3.92 Acres



# Property Highlights

## Long-Term Tenants

Eaton Corporation is in its 24th year of occupancy at the property and recently extended to September 2028.

Aimlock is in its 8th year of occupancy and recently extended to March 2028.

AJNA is in its 5th year of occupancy and recently extended to October 2027.

## Rare Tenant Improvements

Unit 100 (Aimlock) is almost entirely classified as a Secure Compartmented Information Facility (SCIF)

Unit 500 (AJNA) features a full FDA-certified laboratory.

## Access to Entire Denver Metro

Immediate Access to C-470 and US-85 (Santa Fe Drive), and therefore the entire Denver Metro Area.

## Ample Parking

2.6/1,000 Parking Ratio, plus rear semi/box truck parking.

## Professionally Managed

Professionally Managed by GCRE Management since 2018

# Tenant Information



[www.aim-lock.com](http://www.aim-lock.com)

**Suite 100**

Founded in 2013, AimLock specializes in the research, development, and manufacturing of semi-autonomous precision auto-targeting systems and intelligent fire control solutions.

The company designs advanced systems that integrate artificial intelligence, sensor fusion, weapon stabilization, and automated target detection, classification, and tracking to enable faster, more accurate engagements—even in complex combat scenarios. Their technologies enhance speed and hit probability across a range of platforms, including small arms (rifles, carbines, machine guns), remote weapon stations, drones (UAS), UGVs, rockets, missiles, and counter-drone applications.

Driven by the mission to “protect the people that protect us,” AimLock delivers autonomous precision targeting innovations that provide U.S. and allied forces with a decisive edge through force-overmatch capabilities.



[www.eaton.com](http://www.eaton.com)

**Suite 300**

Eaton Corporation plc (NYSE: ETN) is a leading global intelligent power management company headquartered in Dublin, Ireland (with US operations in Beachwood, Ohio). Founded in 1911, Eaton specializes in developing reliable, efficient, safe, and sustainable solutions for managing electrical, hydraulic, and mechanical power. The company serves diverse markets—including data centers, utilities, industrial, commercial, aerospace, vehicle, and eMobility—through products like electrical systems, power distribution, aerospace components, and vehicle technologies. With over 92,000 employees worldwide and annual sales exceeding \$27 billion (as of recent figures), Eaton focuses on electrification, energy efficiency, and sustainability to “make what matters work” and improve quality of life while protecting the environment.



[www.ajnabiosciences.com](http://www.ajnabiosciences.com)

**Suite 500**

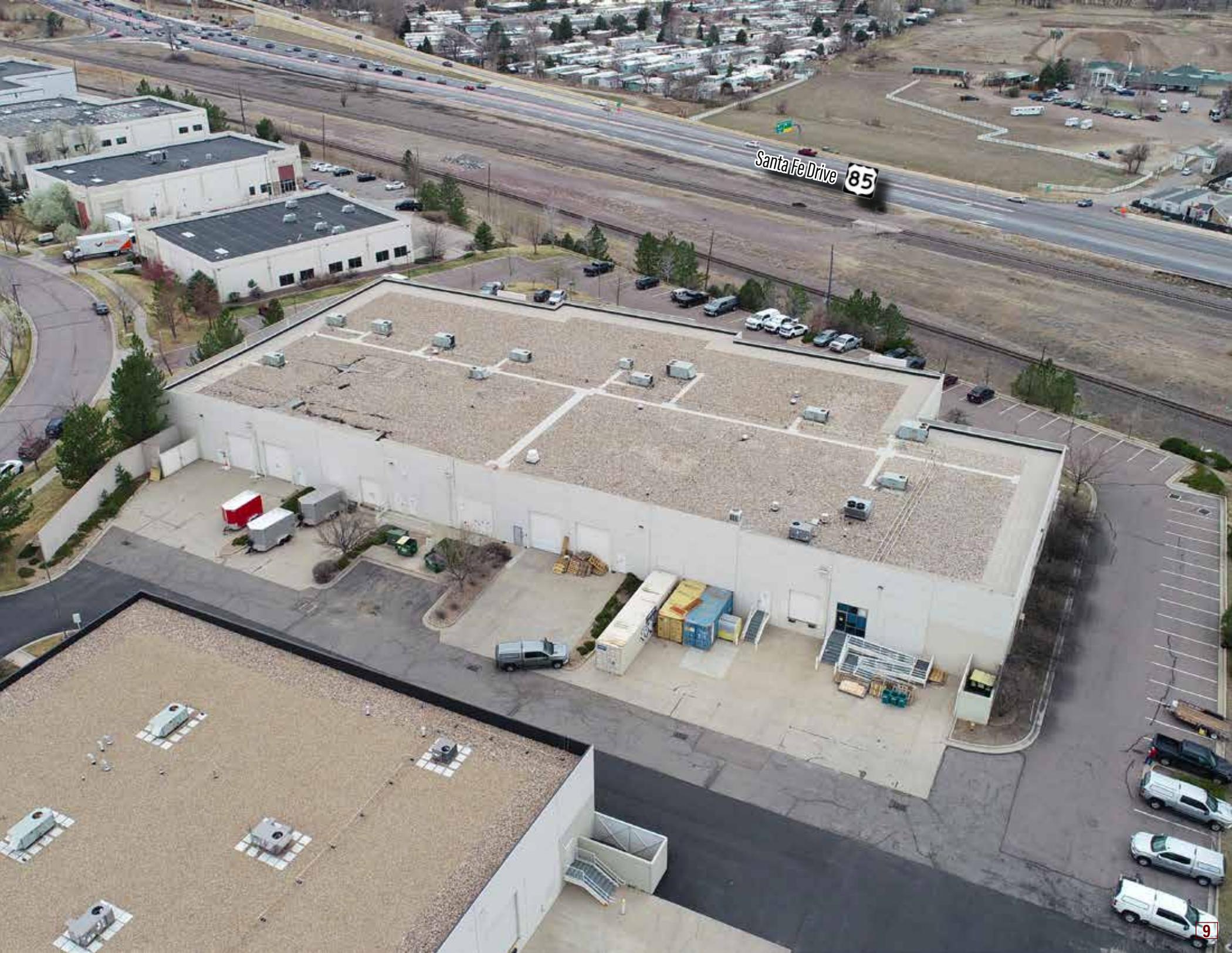
AJNA BioSciences is a clinical-stage biotechnology company headquartered in Littleton, Colorado. Founded in 2021 by pioneers of the CBD industry (including the Stanley brothers of Charlotte’s Web fame), AJNA specializes in developing FDA-approved botanical drugs derived from full-spectrum cannabinoids and psilocybin. The company pioneers standardized, pharmaceutical-grade plant-based medicines to treat central nervous system disorders, with a pipeline targeting Autism Spectrum Disorder (ASD), Generalized Anxiety Disorder (GAD), and Post-Traumatic Stress Disorder (PTSD). Its lead candidate, AJA001 (via joint venture DeFloria™), is advancing through clinical trials as a novel full-spectrum cannabinoid therapy for irritability in ASD—bridging natural therapeutics with rigorous FDA validation to deliver safe, effective treatments for unmet medical needs.



Photographs



Santa Fe Drive 85



Santa Fe Drive 85



470

County Line Road

Southpark Circle





Financial Information

# Profit & Loss Statement

## Profit & Loss 12 Month Recap

Property: 8022 Southpark Circle  
 Monthly recap 01/01/25 - 12/31/25 (cash basis)

	JAN 25	FEB 25	MAR 25	APR 25	MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	DEC 25	TOTAL
<b>INCOME</b>													
4008 OP Account Interest Income	\$6.33	\$5.71	\$5.10	\$5.61	\$6.69	\$4.64	\$3.59	\$4.25	\$5.34	\$6.42	\$5.52	\$6.87	\$66.07
4100 Rental Income													
4101 Rental Income	\$50,251.47	\$50,251.47	\$50,966.26	\$50,966.26	\$50,966.26	\$50,966.26	\$50,966.26	\$50,966.26	\$50,966.26	\$36,653.60	\$67,298.89	\$37,277.81	\$598,497.06
4100 Total Rental Income	\$50,251.47	\$50,251.47	\$50,966.26	\$50,966.26	\$50,966.26	\$50,966.26	\$50,966.26	\$50,966.26	\$50,966.26	\$36,653.60	\$67,298.89	\$37,277.81	\$598,497.06
4150 CAM Income													
4151 CAM - Repairs & Maintenance	\$4,711.34	\$4,711.34	\$4,711.34	\$4,711.34	\$4,711.34	\$4,711.34	\$3,996.55	\$5,426.13	\$4,711.34	\$3,414.00	\$6,008.68	\$3,414.00	\$55,238.74
4152 CAM - Property Tax	\$16,952.17	\$16,952.17	\$16,952.17	\$16,952.17	\$16,952.17	\$16,952.17	\$16,952.17	\$16,952.17	\$16,952.17	\$12,284.12	\$21,620.22	\$12,284.12	\$198,757.99
4153 CAM -Property Insurance Reimbursement	\$1,279.17	\$1,279.17	\$1,279.17	\$1,279.17	\$1,279.17	\$1,279.17	\$1,279.17	\$1,279.17	\$1,279.17	\$926.93	\$1,631.41	\$926.93	\$14,997.80
4150 Total CAM Income	\$22,942.68	\$22,942.68	\$22,942.68	\$22,942.68	\$22,942.68	\$22,942.68	\$22,227.89	\$23,657.47	\$22,942.68	\$16,625.05	\$29,260.31	\$16,625.05	\$268,994.53
<b>TOTAL INCOME</b>	<b>\$73,200.48</b>	<b>\$73,199.86</b>	<b>\$73,914.04</b>	<b>\$73,914.55</b>	<b>\$73,915.63</b>	<b>\$73,913.58</b>	<b>\$73,197.74</b>	<b>\$74,627.98</b>	<b>\$73,914.28</b>	<b>\$53,285.07</b>	<b>\$96,564.72</b>	<b>\$53,909.73</b>	<b>\$867,557.66</b>
<b>EXPENSE</b>													
5060 Legal and Other Professional Fees													
5077 Commissions Expense	\$0.00	\$0.00	\$5,557.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,557.27
5060 Total Legal and Other Professional Fees	\$0.00	\$0.00	\$5,557.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,557.27
5500 CAM Charges													
5501 CAM - Repairs & Maintenance													
5502 CAM-Property Clean-up	\$0.00	\$0.00	\$80.00	\$850.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$930.00
5503 CAM - Plumbing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$495.00	\$0.00	\$0.00	\$495.00
5504 CAM - Landscape	\$0.00	\$0.00	\$0.00	\$1,694.00	\$847.00	\$847.00	\$847.00	\$1,970.30	\$847.00	\$847.00	\$847.00	\$0.00	\$8,746.30
5506 CAM - Roof Repair	\$2,409.16	\$0.00	\$0.00	\$0.00	\$479.85	\$935.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$703.34	\$4,527.35
5514 CAM - Snow Removal	\$2,760.00	\$3,429.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,268.00	\$7,457.00
5518 CAM-Parking Lot Sweeping	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$1,500.00
5519 CAM - Lighting Maintenance	\$25.00	\$25.00	\$25.00	\$25.00	\$438.71	\$0.00	\$50.00	\$25.00	\$553.47	\$25.00	\$25.00	\$0.00	\$1,217.18
5528 CAM - Fire Alarm Monitoring Fee	\$0.00	\$0.00	\$684.00	\$0.00	\$0.00	\$0.00	\$450.00	\$0.00	\$1,190.00	\$0.00	\$0.00	\$588.00	\$2,912.00
5530 CAM - Signage	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
5501 Other CAM - Repairs & Maintenance	\$0.00	\$0.00	\$3,012.16	\$0.00	\$0.00	\$0.00	\$2,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,112.16
5501 Total CAM - Repairs & Maintenance	\$5,369.16	\$3,579.00	\$3,926.16	\$2,694.00	\$1,890.56	\$1,907.00	\$3,572.00	\$2,120.30	\$2,715.47	\$1,492.00	\$997.00	\$2,684.34	\$32,946.99
5550 CAM - Utilities Accounts													
5551 CAM - Utilities Gas	\$57.48	\$58.93	\$58.93	\$58.93	\$0.00	\$58.93	\$58.88	\$58.80	\$58.80	\$355.97	\$58.82	\$58.82	\$943.29
5552 CAM -Utilities - Electricity	\$292.81	\$281.68	\$278.80	\$279.31	\$331.84	\$278.08	\$296.66	\$260.04	\$265.44	\$0.00	\$295.91	\$302.98	\$3,163.55
5553 CAM -Water & Sewer	\$127.57	\$127.57	\$120.57	\$132.57	\$836.57	\$1,180.57	\$908.57	\$1,492.57	\$1,500.57	\$1,428.57	\$684.57	\$15.78	\$8,556.05
5550 Total CAM - Utilities Accounts	\$477.86	\$468.18	\$458.30	\$470.81	\$1,168.41	\$1,517.58	\$1,264.11	\$1,811.41	\$1,824.81	\$1,784.54	\$1,039.30	\$377.58	\$12,662.89
5560 CAM - Professional/Administrative Fee Accounts													
5561 CAM - Property Management Fee	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$24,000.00
5566 CAM - Paylease Fees	\$2.00	\$0.00	\$2.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$0.00	\$1.00	\$1.00	\$2.00	\$13.00
5560 Total CAM - Professional/Administrative Fee Accounts	\$2,002.00	\$2,000.00	\$2,002.00	\$2,001.00	\$2,001.00	\$2,001.00	\$2,001.00	\$2,001.00	\$2,000.00	\$2,001.00	\$2,001.00	\$2,002.00	\$24,013.00
5580 CAM - Property Tax	\$0.00	\$111,317.87	\$0.00	\$0.00	\$111,317.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$222,635.73
5581 CAM-Property Tax Appeal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,160.00	\$0.00	\$0.00	\$8,160.00
5585 CAM -Property Insurance	\$2,379.21	\$2,379.20	\$4,753.40	\$0.00	\$0.00	\$45,420.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$54,932.54
5500 Total CAM Charges	\$10,228.23	\$119,744.25	\$11,139.86	\$5,165.81	\$116,377.83	\$50,846.31	\$6,837.11	\$5,932.71	\$6,540.28	\$13,437.54	\$4,037.30	\$5,063.92	\$355,351.15
<b>TOTAL EXPENSE</b>	<b>\$10,228.23</b>	<b>\$119,744.25</b>	<b>\$16,697.13</b>	<b>\$5,165.81</b>	<b>\$116,377.83</b>	<b>\$50,846.31</b>	<b>\$6,837.11</b>	<b>\$5,932.71</b>	<b>\$6,540.28</b>	<b>\$13,437.54</b>	<b>\$4,037.30</b>	<b>\$5,063.92</b>	<b>\$360,908.42</b>
	<b>\$62,972.25</b>	<b>-\$46,544.39</b>	<b>\$57,216.91</b>	<b>\$68,748.74</b>	<b>-\$42,462.20</b>	<b>\$23,067.27</b>	<b>\$66,360.63</b>	<b>\$68,695.27</b>	<b>\$67,374.00</b>	<b>\$39,847.53</b>	<b>\$92,527.42</b>	<b>\$48,845.81</b>	<b>\$506,649.24</b>

# Rent Roll

## Commercial Rent Roll

Property: 8022 Southpark Circle  
As of 03/16/26

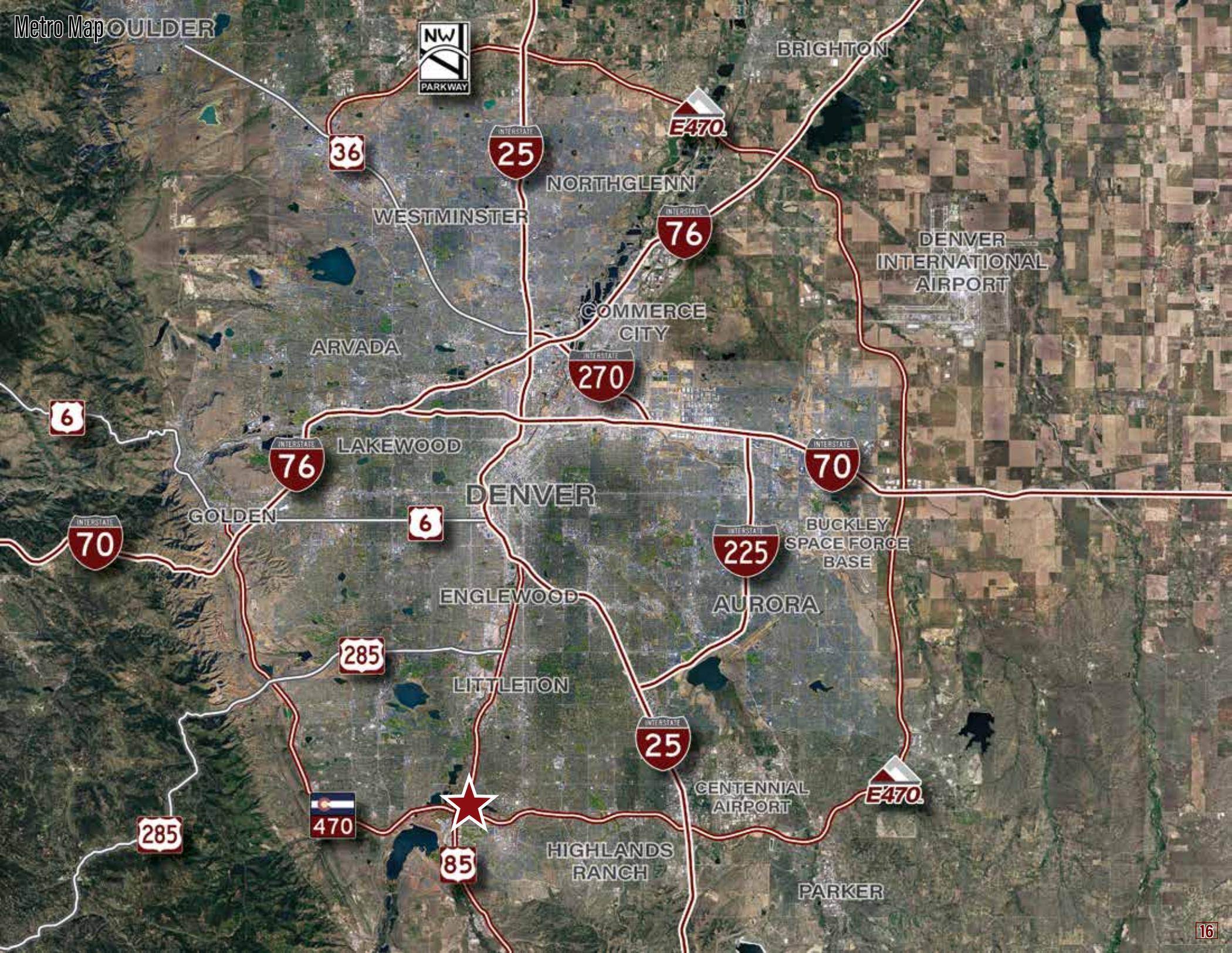
Unit	Tenant Name	Sq Ft	Pro Rata Share	Lease Start	Lease End	Security Deposit	Last Rent Increase	Rent Charges	Annual Rent Sq Ft	Operation Charges	Annual Operation Sq Ft	Total Charges	Annual Charges Sq Ft
<b>8022 Southpark Circle</b>													
100	Aimlock, Inc.	11,670	27.54	3/1/23	2/29/28	24,312.50	3/1/2026	15,761.06	16.21	7,503.25	7.72	23,264.31	23.92
300	Eaton Corporation	17,091	40.33	9/15/23	9/14/28	0.00	10/1/2025	24,169.52	16.97	10,988.67	7.72	35,158.19	24.69
500	AJNA BioSciences PB	13,619	32.14	11/1/24	10/31/27	15,000.00	11/1/2025	13,108.29	11.55	8,756.33	7.72	21,864.62	19.27
<b>Totals for 8022SOUTH</b>		42,380				39,312.50		53,038.87	15.02	27,248.25	7.72	80,287.12	22.73
<b>Report Totals</b>		42,380				39,312.50		53,038.87	15.02	27,248.25	7.72	80,287.12	22.73

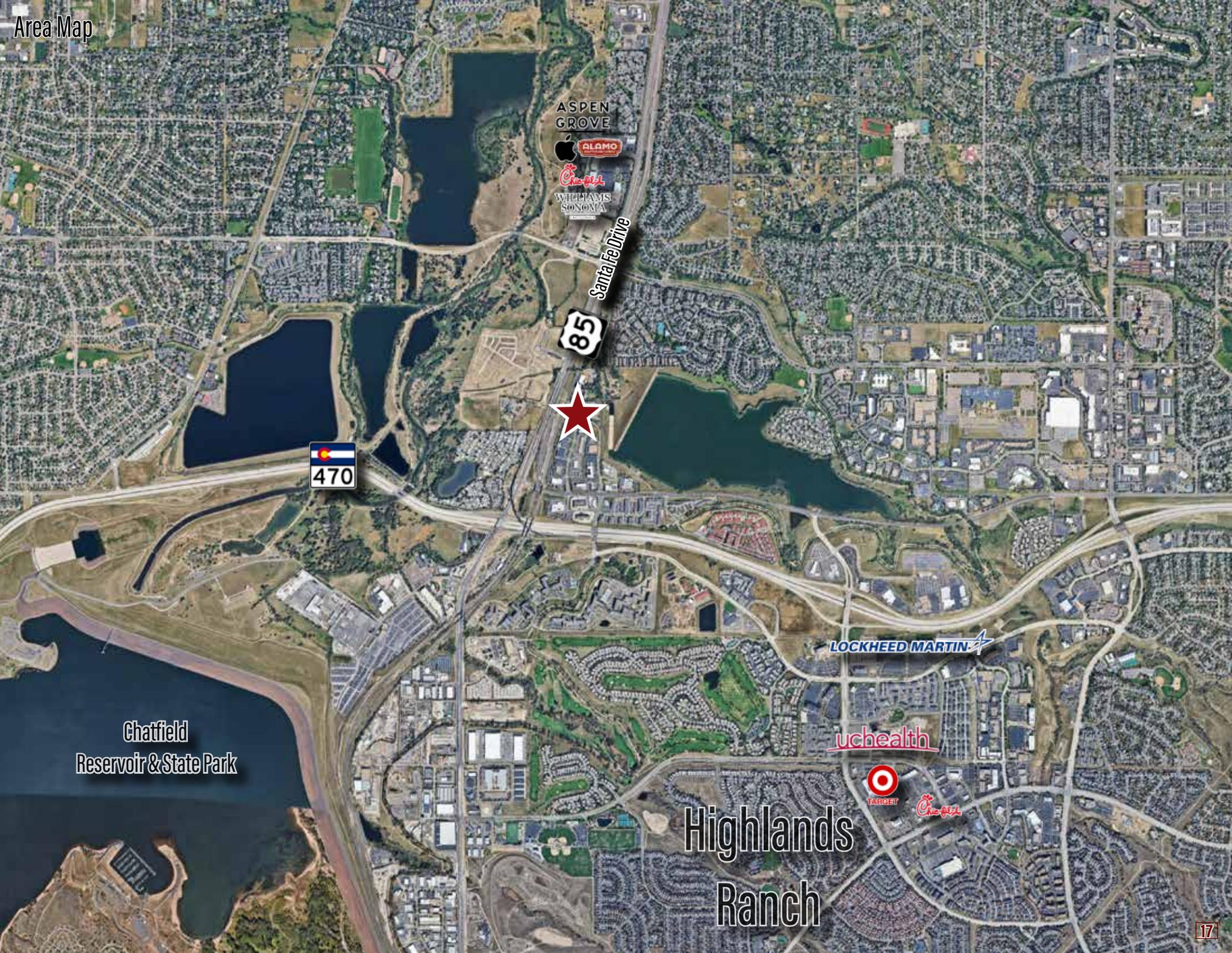
## Report Summary

Detail	Value
Total Possible Rent	53,038.87
Vacancy Rent	0.00
Occupied Unit Rent	53,038.87
# of Units	3
Vacant Units	0
Occupied Square Footage	42,380
Occupancy %	100%



# Location Overview





ASPEN GROVE  
ALAMO  
Chick-fil-A  
WILLIAMS SONOMA

Santa Fe Drive



LOCKHEED MARTIN

uchealth



Highlands Ranch

Chatfield Reservoir & State Park



Property Boundary Depicted  
is Approximate - To Be  
Confirmed with Survey



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