

OFFERING MEMORANDUM

# NORDSTROM

13531 EAST CALEY AVENUE  
CENTENNIAL, CO 80111







Broker of Record  
Adam Lewis  
Lic. # ER.100091205

## EXCLUSIVELY PRESENTED BY

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01

INVESTMENT OVERVIEW





## PROPERTY SUMMARY

Marcus & Millichap is pleased to announce the offering of the Nordstrom office building, a 110,000-square foot office building leased to Nordstrom, Inc. on a NNN basis situated on 8.60 acres and located in Centennial, CO.

The Nordstrom office building is occupied by the credit card division of the luxury retailer on a NNN basis with the current term ending in 2028 and with three five-year options to extend.

The subject property is offered fee simple and is located at the northwest corner of East Caley Avenue and South Potomac Street, immediately adjacent to a data center building owned by Nordstrom, Inc., in the southeast Denver market.

Denver's southeast region has seen tremendous growth over the last two decades primarily due to its access to transportation and large executive housing base. I-25 bisects the southeast region of Denver and is the city's most heavily traveled freeway, with over 200,000 vehicles passing by the Property every day. I-25 connects Colorado Springs, Denver and Fort Collins, three of the State's largest municipalities. Additionally, the nearby Dry Creek Light Rail Station has direct, convenient access to Denver's rapidly expanding mass transit network



# PROPERTY SUMMARY

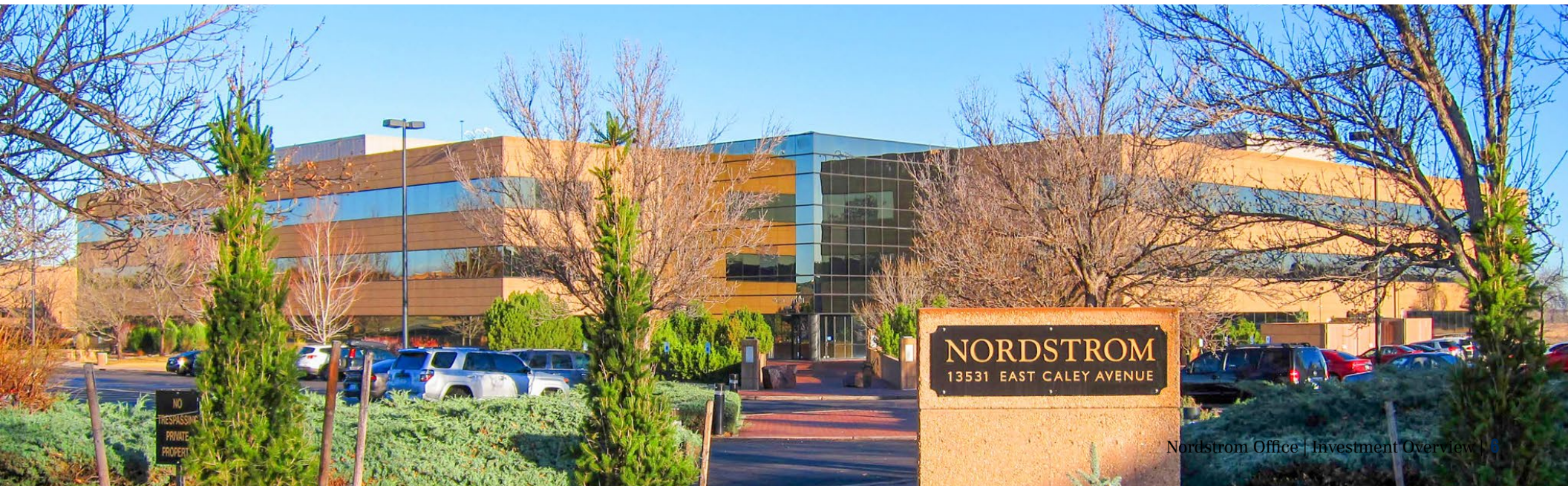


## PROPERTY INFORMATION

Address	13531 East Caley Avenue Centennial, CO 80111
Property Type	Office Building
APN's	2075-24-1-02-001
Parking Spaces	400 Spaces 3.64/1,000 SF
Number of Buildings	1
Number of Stories	3

## SITE DESCRIPTION:

Year Built	1985
Net Rentable Area	110,000 SF
Lot Size	374,616 SF (8.60 Acres)
Type of Ownership	Fee Simple





# NORDSTROM OFFICE





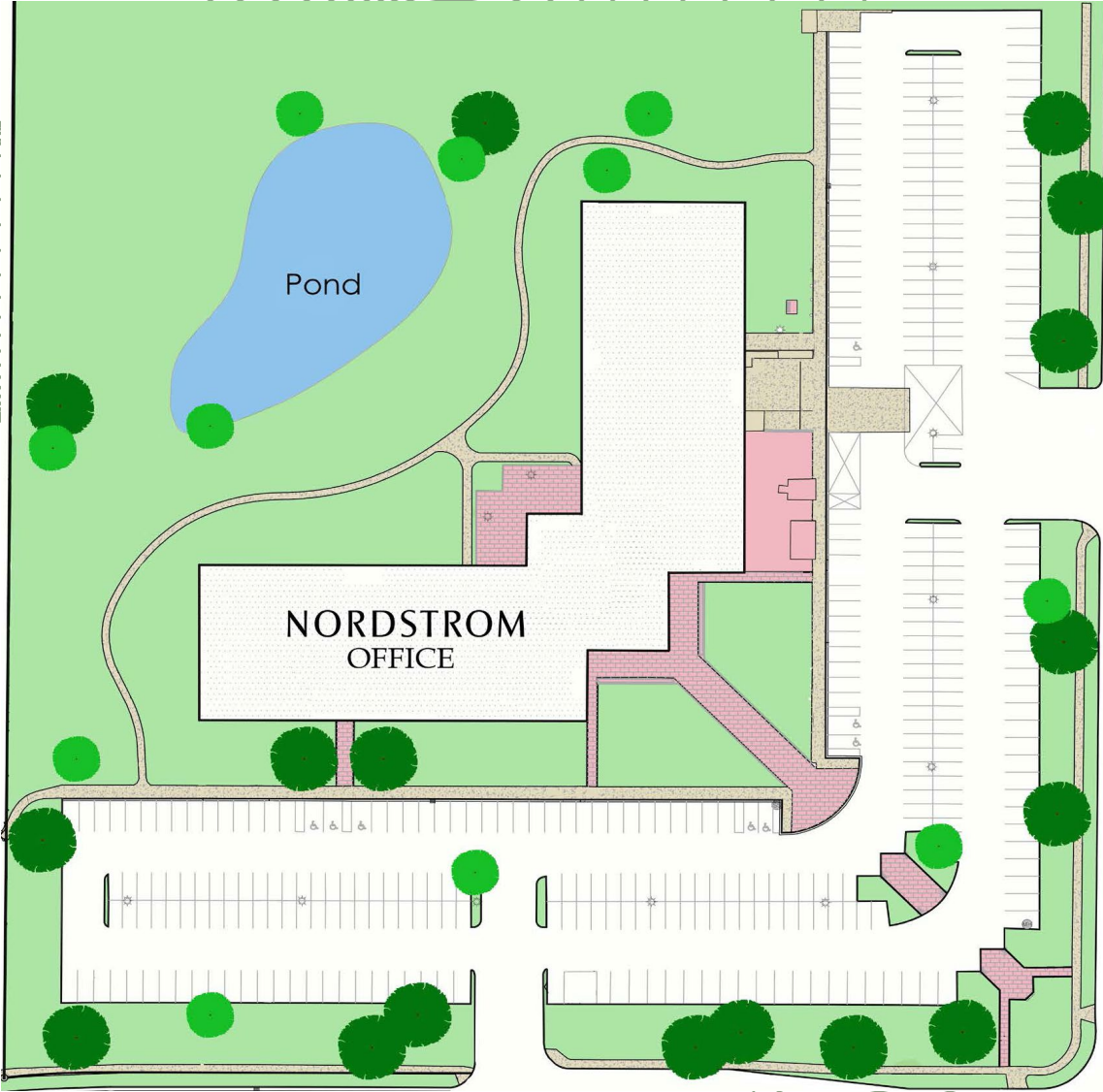
# INVESTMENT HIGHLIGHTS



- Annual Rental Income of \$1,648,545 starting February 1, 2025
- Nordstroms provides short term income with current lease expiring 1/31/2028
- 1% Annual Rental Increases
- True NNN Lease, No Landlord Responsibilities



# SITE PLAN



South Potomac Street





NO  
TRESPASSING  
PRIVATE  
PROPERTY





02

FINANCIALS

NORDSTROM  
1551



# FINANCIAL ANALYSIS

## OFFERING SUMMARY

Year Built	1985
Lot Size	8.6 Acres
Type Of Ownership	Free Simple

## ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Year 22 - 02/01/2024 - 01/31/2025	\$1,632,222.79	\$136,018.57
Year 23 - 02/01/2025 - 01/31/2026	\$1,648,545.02	\$137,378.75
Year 24 - 02/01/2026 - 01/31/2027	\$1,665,030.47	\$138,752.54
Year 25 - 02/01/2027 - 01/31/2028	\$1,681,680.77	\$140,140.06



# LEASE ABSTRACT

## LEASE SUMMARY

Tenant	Nordstrom, Inc., a Washington corporation		
Premises	13531 East Caley Avenue, Centennial, CO		
Building Square Feet	110,000 SF		
Tenant Square Feet	110,000 SF		
Pro Rate Share	100%		
Original Lease Commencement	1/15/2003		
Current Term Commencement	2/1/2013		
Lease Expiration	1/31/2028		
Annual Base Rent	Annual Rent \$1,648,545.02 1.0% annual increases	Monthly Rent \$137,378.75	Rate PSF \$14.98
Annual Rent As Of 2/1/2026 – 1/31/2027	Annual Rent \$1,665,030.47 1.0% annual increases	Monthly Rent \$138,752.54	Rate PSF \$15.13
Operating Expenses	Tenant Responsible		
CAM	Tenant Responsible		
Utilities	Tenant Responsible		
Real Estate Taxes	Tenant Responsible		
Insurance	Tenant Responsible		
Roof	Tenant Responsible		
Structure	Tenant Responsible		
Extension Options	Three (five) year options to extend with increases each option period.		
Right of First Offer	If the First Offer Right is not exercised by Tenant giving Landlord the Acceptance Notice within said forty-five (45) day period, the Tenant's First Offer Right shall terminate, and Landlord may thereafter sell all or any of the Premises at a Total Price within the Threshold pursuant to terms and conditions determined by Seller, at its sole and exclusive discretion, to be appropriate, without any further notice to Tenant and free of any right of Tenant, but subject to all the other provisions of this Lease.		
Termination Option	None		
Assignment & Subletting	Tenant, without the consent of Landlord, shall have the right at any time to enter into Subleases of all or portions of the Premises. Landlord has been advised that Tenant intends to sublease the entire Premises to its wholly owned subsidiary, Nordstrom fsb, a Federal Savings Bank subsequent to the Commencement Date. Tenant's obligations under this Lease shall in no event be affected by such sublease.		
Rental Abatement	Except as may be otherwise expressly provided herein, there shall be no abatement, diminution or reduction of Rental		






03

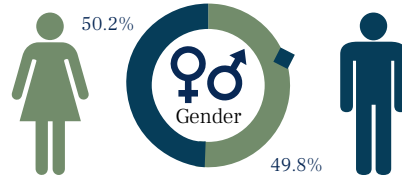
AREA OVERVIEW


NORDSTROM  
1951




# DEMOGRAPHICS


 **264,635**  
Total Population Within 5-Mile Radius



  
**37.5**  
Median Age Within 5-Mile Radius

  
**20.1%**  
of Population Has Graduate Degree

  
**\$95,622**  
Average Household Income within  
5-Mile Radius

  
**\$458,093**  
Median Housing Value within  
5-Mile Radius

**11,183**   **17.77%**  
Total Households in 5-Mile Radius From 2010

## HOUSEHOLDS BY INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$202,800	\$160,180	\$134,378
Median Household Income	\$148,253	\$112,195	\$95,622
Per Capita Income	\$80,387	\$63,123	\$56,604

## POPULATION

	1 MILE	3 MILES	5 MILES
2028 Projection			
Total Population	3,199	74,199	278,699
2023 Estimate			
Total Population	3,014	70,762	264,635
2020 Census			
Total Population	2,937	71,012	265,464
2010 Census			
Total Population	2,252	64,092	231,822
Daytime Population			
2023 Estimate	9,974	114,235	382,578

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	1,208	29,157	117,616
2023 Estimate			
Total Households	1,138	27,742	111,183
Average (Mean) Household Size	2.6	2.5	2.4





INTERSTATE 25

Fiddler's Green Amphitheater



Pindustry



Cherry Creek State Park

13531 E Caley Ave  
Centennial, CO

E Arapahoe Road



Centennial Airport

Centennial Hospital

INTERSTATE 25





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**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:

13531 East Caley Avenue, Centennial, CO 80111

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