

DENVERSELITE, LLC

IS PLEASED TO EXCLUSIVELY PRESENT



KINGS VALLEY MARKETPLACE

OFFERING MEMORANDUM

Updated 1/10/2025

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1.

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

KINGS VALLEY MARKETPLACE

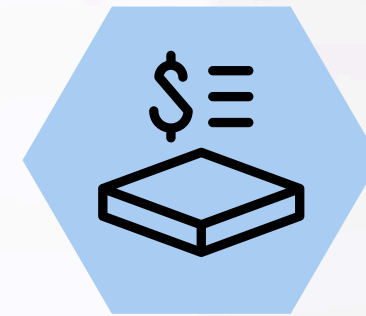


Purchase Price: \$15,000,000

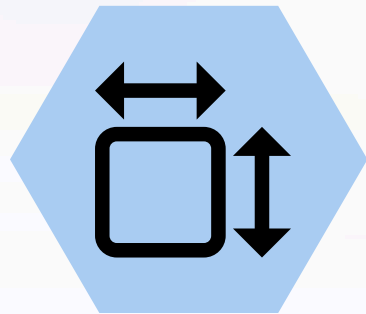


Address:

**30403 Kings Valley Dr.
Conifer, CO**



Price/SF:
\$271.54/SF



Square Footage:
±55,240 SF



Year Built:
2008



Net Operating Income:
\$647,221



Zoning
Planned Development

2.

INVESTMENT

OVERVIEW



PROPERTY DESCRIPTION

KINGS VALLEY MARKETPLACE

DenversElite is proud to exclusively present the Kings Valley Marketplace investment opportunity. Located in the Southwest Outlying Submarket of Conifer, CO, this 55,000+ square foot retail property on 6.1 acres is ideal for buy-and-hold investors. With four major tenants (Kum & Go, Conexsmart, Forest Service, and Kings Emporium) occupying over 25,000 square feet, this investment offers stability and potential for value growth over time.

Built in 2008, Kings Valley Center is conveniently situated along Highway 285, with easy access through three ingress and egress points. The property provides ample parking with 291 spaces available. All leases include built-in rent escalations, and recent upgrades reflect excellent upkeep.

Investors have the option to maintain the current lease structures and benefit from the rent escalations or convert some leases to NNN for added value. The property's potential is evident, especially given the competitive leasing opportunities in a tight market where new construction is increasingly challenging. Kings Valley Center often has waiting lists for unit availability, highlighting its attractiveness.

EXTERIOR PHOTOS

KINGS VALLEY MARKETPLACE



PROPERTY HIGHLIGHTS

KINGS VALLEY MARKETPLACE

- VALUE-ADD POTENTIAL CONVERTING BY CONVERTING MS OR FS TO NNN LEASES
- WELL MAINTAINED AND REGULARLY UPDATED ASSET
- \$30K TO RESURFACE PARKING LOT
- FULLY LEASED EXECUTIVE SUITES
- HIGH DEMAND, LIMITED AVAILABILITY FOR SPACE
- ALL LEASES HAVE STANDARD ESCALATION CLAUSES INCLUDED
- MEDIAN AGE AND HOUSEHOLD INCOME (5-MILE RADIUS): 50, (\$110,227)
- AVERAGE AGE AND HOUSEHOLD INCOME (5-MILE RADIUS): 46, (\$140,035)
- 84 OUT OF 100 YEARS REMAIN ON KUM & GO LEASE; ANNUAL INCREASE BASED ON PRIOR YEARS EXPENSES
- 18 YEARS REMAIN ON NATIONAL FOREST LEASE; ANNUAL INCREASE BASED ON PRIOR YEARS EXPENSES
- 8 YEARS REMAINING ON CONEXSMART LEASE, DEFENSE CONTRACTING COMPANY, RECENT EXPANSION INTO ADDITIONAL SPACE

AERIAL VIEW



3.

FINANCIAL OVERVIEW



RENT ROLL

KINGS VALLEY MARKET PLACE										
Suite #	Tenant	Square Feet	Lease Expiration	Monthly Rent	Monthly Rent/SF	Annual Rent	Annual Rent/SF	Potential Rent	Lease Type	Rent Increase
1-101, 102	KV Wine and Spirits	4,019	6/30/2026	\$5,402.00	\$1.34	\$64,824	\$16.13	\$66,769	FS	
1-103,104,109	Vacant	4,000					\$21.00	\$84,000		
1-105	Primos Café	1,259	1/31/2028	\$2,060.00	\$1.64	\$24,720	\$19.63	\$25,462	FS	
1-106, 107	Jazzercise	2,518	8/31/2029	\$3,006.00	\$1.19	\$36,072	\$14.33	\$36,804	FS	\$3,067.00
1-108	Irie By Nature	1,259	8/1/2025	\$1,700.00	\$1.35	\$20,400	\$16.20	\$26,439	FS	
1-110,111,112	Pure Spectrum CBD	3,777	10/31/2025	\$3,713.00	\$0.98	\$44,556	\$11.80	\$79,317	FS	\$3,824.00
1-113	STECH	1,259	1/1/2025	\$1,150.00	\$0.91	\$13,800	\$10.96	\$26,439	FS	
1-114,115,116	Wolf Sciences	3,799	3/31/2027	\$5,226.00	\$1.38	\$62,712	\$16.51	\$64,593	FS	
1-117,118	King Emporium	5,934	12/31/2025	\$6,303.00	\$1.06	\$74,530	\$12.56	\$124,614	FS	\$6,429.00
2-100 to 109	Conexsmart	15,544	7/31/2032	\$23,161.00	\$1.49	\$277,932	\$17.88	\$280,704	FS	\$23,392.00
210 B	Sacred Balance	280	5/31/2025	\$475.00	\$1.70	\$5,700	\$20.36	\$5,880		
210 C	Vacant	160					\$21.00	\$3,360		
210 E	Vacant	500					\$21.00	\$10,500		
210 F	Journey Roofing	500	9/30/2025	\$650.00	\$1.30	\$7,800	\$15.60	\$10,500	FS	
210 G	Bailey Baptist Church	500	12/31/2024	\$477.00	\$0.95	\$5,726	\$11.45	\$10,500		
210 H	Connex Smart	220	MTM	\$300.00	\$1.36	\$3,600	\$16.36	\$4,620	FS	
2-111	Vacant	300					\$21.00	\$6,300		
2-113 to 117	Forest Service	6,037	3/1/2042	\$18,502.00	\$3.06	\$222,024	\$36.78	\$228,685	MG	
	Kum N Go	3,375	1/1/2108	\$15,139.00	\$4.49	\$181,668	\$53.83	\$187,118	MG	
Total Occupied		50,500	91.42%	\$87,264.00	\$1.61	\$1,046,064	\$18.94	\$1,282,603		
Total Vacant		4,740	8.58%			\$104,160				
Total		55,240	100.0%			\$1,150,224				

EXPENSES

King Valley Marketplace Historical Operating Expenses		
Revenue	2024	
Base Rent	\$1,150,224	
Gross Income	\$1,150,224	
Vacancy	\$103,520	9.0%
Effective Gross Income	\$1,046,704	
Operating Expenses		
Repairs	\$64,517	
Internet	\$4,117	
Security	\$4,635	
Snow Removal	\$43,772	
Century Link/Fire Dpt.	\$1,984	
Legal/Professional	\$325	
Pest Control	\$1,250	
Water/Sewer	\$16,170	
Gas/Electric	\$33,242	
Trash	\$6,619	
Maintenance	\$15,358	
Management	\$49,000	
Taxes	\$167,574	
Insurance	\$32,079	
Total Expenses	\$440,642	
Average PSF	\$7.98	
Net Operating Income	\$606,062	

PROFORMA

Kings Valley Marketplace Proforma		
Revenue	Proforma (2026)	
Base Rent	\$1,282,603	
Gross Income	\$1,282,603	
Vacancy	\$25,652	2%
Effective Gross Income	\$1,256,951	
Operating Expenses		
Repairs	\$32,000	
Internet	\$4,158	
Security	\$4,681	
Snow Removal	\$44,210	
Century Link/Fire Dpt.	\$2,004	
Legal/Professional	\$375	
Pest Control	\$1,540	
Water/Sewer	\$18,306	
Gas/Electric	\$24,535	
Trash	\$7,000	
Maintenance	\$15,512	
Management	\$49,490	
Taxes	\$170,000	
Insurance	\$32,000	
Total Expenses	\$406,811	
Average PSF	\$7.36	
Net Operating Income	\$850,140	

T-12

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
INCOME													
Rents	\$96,542.67	\$91,872.49	\$91,020.49	\$97,280.49	\$87,750.49	\$88,400.49	\$88,606.49	\$89,085.67	\$86,646.63	\$84,887.63	\$85,042.63	\$86,187.63	\$1,073,323.80
TOTAL INCOME	\$96,542.67	\$91,872.49	\$91,020.49	\$97,280.49	\$87,750.49	\$88,400.49	\$88,606.49	\$89,085.67	\$86,646.63	\$84,887.63	\$85,042.63	\$86,187.63	\$1,073,323.80
EXPENSES													
Utilities													
CORE Electric	\$1,398.31	(\$1,933.58)	\$15.56	\$698.54	\$1,014.35	\$1,120.81	\$1,180.11	\$1,244.25	\$1,040.81	\$1,063.24	\$1,550.97	\$1,630.90	\$10,024.27
Xcel Energy Gas	\$2,816.25	\$1,912.70	\$1,917.35	\$1,604.01	\$1,178.62	\$444.44	\$201.58	\$224.70	\$201.55	\$482.74	\$1,433.57	\$1,875.74	\$14,293.25
Mtn. Water/Sewer	\$1,091.50	\$1,675.78	\$1,400.31	\$1,336.41	\$1,400.31	\$1,742.76	\$1,644.92	\$1,547.08	\$1,693.84	\$1,498.16	\$1,742.76	\$1,351.40	\$18,125.23
SSP Waste (Dumpsters)	\$517.50	\$517.50	\$667.50	\$517.50	\$517.50	\$517.50	\$667.50	\$517.50	\$617.50	\$517.50	\$517.50	\$817.50	\$6,910.00
Lumen Tech (Internet)	\$343.09	\$343.09	\$343.09	\$343.09	\$343.06	\$343.06	\$343.05	\$343.05	\$343.05	\$343.06	\$343.07	\$343.06	\$4,116.82
Orkin Pest Control	\$375.00	\$125.00	\$125.00	\$125.00		\$790.00							\$1,540.00
Century Link (2 lines Fire Dept.)	\$153.95	\$158.15	\$158.15	\$159.65	\$159.23	\$159.23	\$159.23	\$159.71	\$159.71	\$170.69	\$171.09	\$171.09	\$1,939.88
Vulcan Fire (Alarm Monitoring)	\$178.75	\$178.75	\$178.75	\$178.75	\$178.75	\$178.75	\$178.75	\$178.75	\$178.75	\$178.75	\$178.75	\$178.75	\$2,145.00
													\$59,094.45
House Keeping													
Bailey Peth/Mandy Brounacker		\$1,760.00	\$1,320.00	\$660.00	\$1,320.00	\$660.00	\$2,007.50	\$2,310.00	\$2,630.00	\$1,200.00	\$1,200.00	\$1,200.00	\$16,267.50
Professional Fees													
Conifer Chamber of Commerce				\$375.00									\$375.00
Repairs & Maintenance													
Repairs	\$13,824.00	\$9,555.00	\$17,037.00	\$4,383.69	\$4,046.00	\$1,386.00	\$34,128.00	\$555.30	\$11,700.00	\$250.00	\$26,485.00	\$15,639.00	\$138,988.99
Property Management													
KC Management Services	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$5,000.00	\$49,000.00
Property Taxes	\$171,049.00												\$167,504.00
Insurance	\$32,000.00												\$32,000.00
TOTAL EXPENSES	\$227,747.35	\$18,292.39	\$27,162.71	\$14,381.64	\$14,157.82	\$11,342.55	\$44,510.64	\$11,080.34	\$22,565.21	\$9,704.14	\$37,622.71	\$28,207.44	\$466,774.94
TOTAL INCOME	\$96,542.67	\$91,872.49	\$91,020.49	\$97,280.49	\$87,750.49	\$88,400.49	\$88,606.49	\$89,085.67	\$86,646.63	\$84,887.63	\$85,042.63	\$86,187.63	\$1,073,323.80
TOTAL EXPENSES	\$227,747.35	\$18,292.39	\$27,162.71	\$14,381.64	\$14,157.82	\$11,342.55	\$44,510.64	\$11,080.34	\$22,565.21	\$9,704.14	\$37,622.71	\$28,207.44	\$466,774.94
NET PROFIT	(\$131,204.68)	\$73,580.10	\$63,857.78	\$82,898.85	\$73,592.67	\$77,057.94	\$44,095.85	\$78,005.33	\$64,081.42	\$75,183.49	\$47,419.92	\$57,980.19	\$606,548.86

LEASE COMPARABLES

KINGS VALLEY MARKETPLACE



Green Valley Center 1	
11873 Springs Rd	
Conifer, CO 80433	
Total SF	9,456
Available SF	1,924
Asking \$/SF	\$22.00
Monthly Rent	\$3,527.33
CAM/SF	N/A
Lease Type	FS
Notes	YOC: 1982
	Lease Rate if for Office Space

Green Valley Center 2	
11863 Springs Rd	
Conifer, CO 80433	
Total SF	17,433
Available SF	972
Asking \$/SF	\$22.00
Monthly Rent	\$1,782.00
CAM/SF	N/A
Lease Type	FS
Notes	YOC: 1982
	Lease Rate is for Retail Space

SALES COMPARABLES

KINGS VALLEY MARKETPLACE



Loveland Yards	
5720-5740 McWhinney Blvd	
Loveland, CO 80538	
Price	\$5,850,00
Sale Date	5/16/24
SF	25,433
\$/SF	\$230.02
Cap Rate	
Major Tenants	Cycle Bar
	Trek
	School of Rock

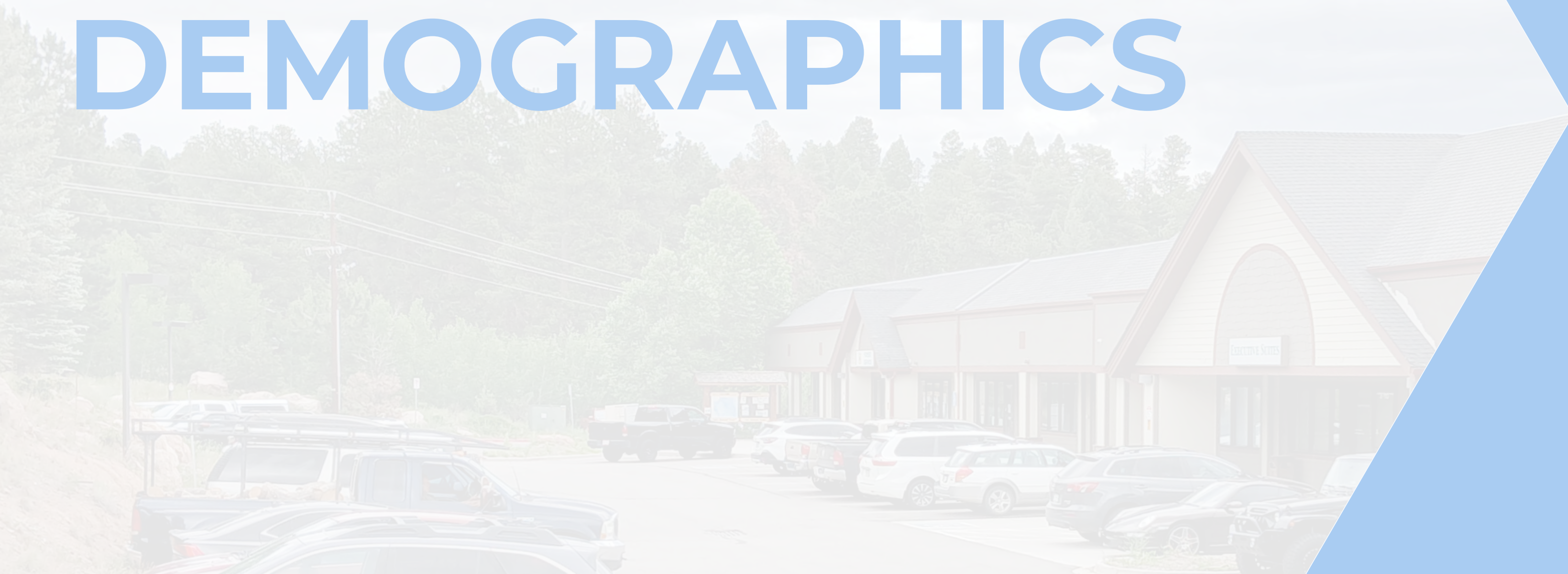
8101 Quebec St	
Centennial, CO 80112	
Price	\$6,500,000
Sale Date	2/29/24
SF	26,059
\$/SF	\$249.43
Cap Rate	6.07%
Major Tenants	Advanced Auto Parts
	Simply Floors
	At Nine Thai

Walnut Gardens	
3003-3193 Walnut St	
Boulder, CO 80301	
Price	\$10,800,000
Sale Date	1/2/24
SF	38,643
\$/SF	\$279.48
Cap Rate	
Major Tenants	Goodwill
	Blackjack Pizza
	Walnut Café

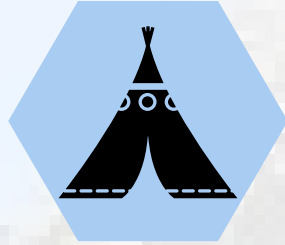
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LOCATION &

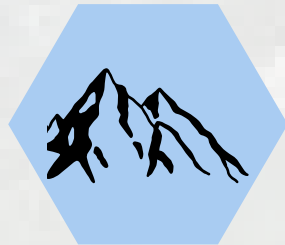
DEMOGRAPHICS



CONIFER, COLORADO



Historical Significance: Conifer originated as Bradford Junction in the mid-1800s, serving as a wagon trail for gold seekers heading to the mountains. The town was officially named Conifer in 1900 when a new post office was established. Conifer's Hills were originally used for hunting grounds for several tribes including the Cheyenne, Arapaho, and Ute.



Natural Beauty: The town is known for its natural beauty, the Pike National Forest spans 1,106,604 acres along the counties of Clear Creek, Teller, Park, Jefferson, Douglas, and El Paso. Meyer Ranch Park features picturesque landscapes and has hiking, biking, horse riding trails, plus winter skiing and sledding.



Outdoor Recreation: The Historic Reynolds Park, above five miles from Conifer, offers 17 miles of hiking and mountain-biking trails, along with camping opportunities, Conifer also offers zipline tours with the state's longest and fastest ziplines.



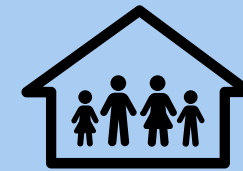
Local Events: The town hosts the 285 Winterfest in February, featuring snow-tubing competitions, snowman carving, and a craft beer crawl Oktoberfest in late September.



Location and Amenities: Conifer is one of the closest mountain towns to Denver. Despite having no downtown, the closest mountain towns to Denver provides all amenities for mountain trips.

CONIFER, COLORADO

2024 DEMOGRAPHICS



4,793

NUMBER OF HOUSEHOLDS



11,727

POPULATION



\$689,670

MEDIAN HOME VALUE



\$140,035

AVERAGE HOUSEHOLD
INCOME



\$226,068,618

TOTAL SPENDING

(WITHIN 5-MILE RADIUS)

DENVERSELITE, LLC

DISCLAIMER

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KINGS VALLEY MARKETPLACE

OFFERING MEMORANDUM

DENVERSE^{ELITE}, LLC

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KINGS VALLEY MARKETPLACE

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