



*Confidential Offering Memorandum*

## Foxridge Professional Building

5730 E Otero Ave, Centennial, CO 80112



Kyle Moyer      Associate Advisor  
Elizabeth Morgan      Vice President  
Cody Stambaugh      Senior Advisor

One Broadway Suite A300 | Denver, CO 80203  
303.962.9555 | [www.pinnaclearea.com](http://www.pinnaclearea.com)



## PROPERTY DESCRIPTION

Foxridge Professional Building is an attractive multi-tenant, value-add investment or Owner/User opportunity located in Foxridge Plaza Shopping Center, a King Soopers anchored retail center in Centennial, Colorado.

This 10,880 square foot building includes five leased retail spaces, one leased office space and 3,844 square feet of available office space. The retail portion is fully leased to established businesses, including Inle Massage, Denver Doll Emporium, Kumon School, Colorado School of Acting, Brixton Barbers, and State Farm.

The property, currently 65% leased, offers a unique value-add opportunity for investors to increase revenue and property value, or for an owner-user to occupy the available units and receive income from the other Tenants. Additionally, the next owner may significantly increase cash flow by transitioning the existing Expense Stop leases to NNN over time to recapture the majority of property expenses.

Located in a neighborhood retail center, the property offers ample parking, including 27 covered parking spaces and 10 surface spaces, and provides easy access from Holly Street and County Line Road. Tenants benefit from prominent building signage, monument signage and traffic from synergistic tenants occupying Foxridge Shopping Center.

## OFFERING SUMMARY

Sale Price:	\$2,100,000
Price/SF	\$193.01
Cap Rate:	Contact Broker

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,624	48,130	93,548
Total Population	11,293	121,027	233,877
Average HH Income	\$183,144	\$170,639	\$181,244

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# PROPERTY OVERVIEW



## 5730 E OTERO AVE

Centennial, CO 80112

### PROPERTY DESCRIPTION

Building Type:	Retail/Office
Building Size:	10,880 SF
Lot Size:	27,190 SF
Number of Units:	8
YOC:	1985
Construction Type:	Wood Frame/Brick
Parking:	37 Total Spaces (10 shared surface, 27 covered)
Percent Leased:	65%
Current Lease Structure:	Expense Stop

### AREA HIGHLIGHTS

- **HIGH DISPOSABLE INCOME** - Average Household Income of \$183,144 within one mile of 5730 E Otero Ave
- **CONVENIENT ACCESS** - Full turn access points on Otero Street, Holly Street and County Line Road with signalized intersection at County Line and Holly. Easy access to major highways like I-25 and E-470
- **STRONG COTENANCY** - 96% leased Foxridge Plaza anchored by King Soopers, 1st Bank, Midas & Grease Monkey
- **STRONG REGIONAL TRADE AREA**- Park Meadows Mall, Lifetime Fitness, Ikea, South Suburban Sports Complex, South Suburban Golf Course
- **HIGH TRAFFIC** - Combined 41,447 vehicles passing the site per day on County Line and Holly

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# ADDITIONAL PHOTOS



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# SITE PLAN

SPACE TENANT	SQ. FT.		
SHAD1 First Bank		8186 F.U.E.L. Salon & Spa	4,545 SF
SHAD2 Midas Muffler		8210 The Quilt Cabin	5,331 SF
SHAD3 Grease Monkey		8214 Starting Strength Centennial	1,395 SF
SHAD4 King Soopers Fuel		8216 Health Source America's Chiropractor	1,820 SF
SHAD5 King Soopers		8218 USA Cleaners	1,132 SF
8162 East Moon Asian Bistro	3,072 SF	8220 Foxridge Barber	933 SF
<b>8166A COMING AVAILABLE</b>	<b>2,204 SF</b>	8222 BLU Medical Aesthetics	1,044 SF
8166B Smoking Vape Pipe & Tobacco	738 SF	8224 State Farm	1,651 SF
8168 Goodwill	1,482 SF	8226 Colorado Vault & Safe Deposit Co.	1,650 SF
8168B En-Spire Nutrition	851 SF	8230 Farro's Italian Restaurant	4,266 SF
8170 Primo Hoagies	1,577 SF	8236 India's Kitchen II	4,702 SF
8172 Wave the Grain	1,120 SF	8290 Heritage Dental	3,450 SF
8174 Bank of America	1,120 SF	8290C Marble Granite Direct	1,499 SF
8176 Jet's Pizza	1,345 SF	<b>TOTAL SQ. FT.</b>	<b>53,970</b>
8178 Foxridge Discount Liquors	2,452 SF		
8180 Image Nails	1,798 SF		
8182 Renew Physical Therapy & Pilates	2,793 SF		

## SITE LEGEND

- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others



Joshua Early Childhood Center is authorized to use and maintain the parking area to the East of the building.

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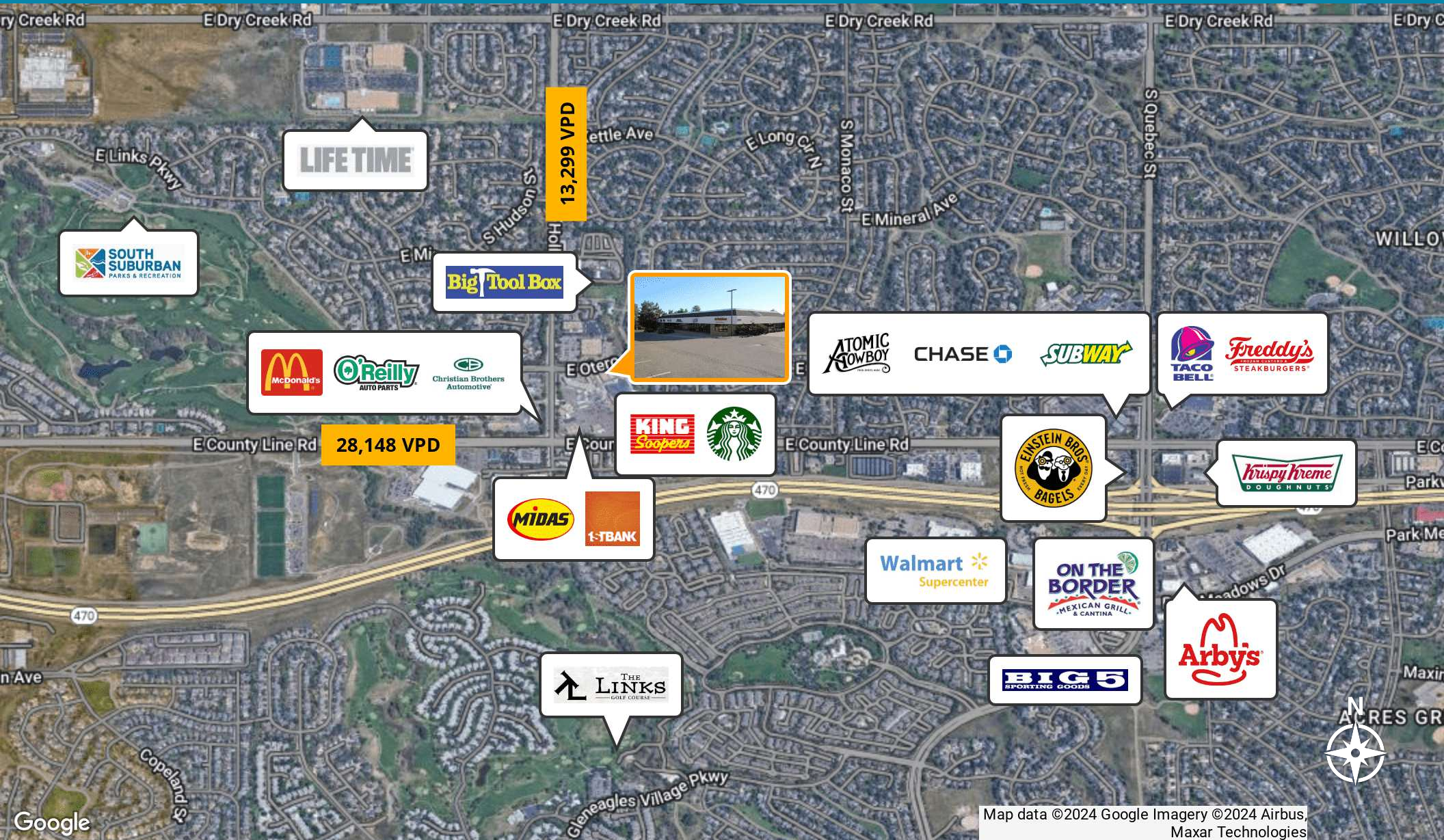
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# RETAILER MAP



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# LOCATION OVERVIEW



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	11,293	121,027	233,877
Median age	43	41	41
Total households	4,624	48,130	93,548
Average HH income	\$183,144	\$170,639	\$181,244
Average house value	\$779,550	\$742,883	\$826,066

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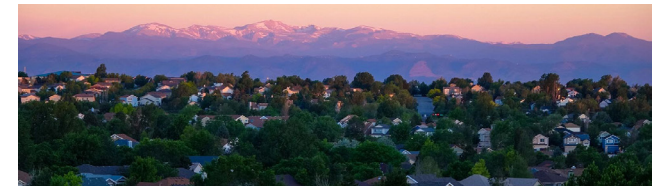
Located in the south metro Denver area, the City of Centennial, Colorado, is home to 105,865 residents. As one of the safest cities in Colorado, Centennial has something for everyone, offering open-space, distinctive recreational activities and advanced business opportunities.

The City is known as an innovative leader in successfully using both public and private partnerships to provide high quality and cost effective municipal services to our community and businesses.

Centennial has many hills, gullies and ravines, and its open spaces are usually accompanied by recreational trails and parks, including Dry Creek Dam, DeKoevend Park, the Highline Canal Trail, Willow Creek Trail, as well as Big Dry Creek and Little Dry Creek Trails. Centennial hosts most native wildlife and is a good reflection of Colorado's front range ecosystem.

Centennial was only incorporated in 2001 but already has alot to offer. For example, there's a strong job market. Companies such as cable provider Comcast, rocket manufacturer United Launch Alliance, and real-estate search engine Zillow have offices there.

Innovation Pavilion, a start-up incubator, provides 80,000 square feet of co-working space for entrepreneurs. And commuters can get to Denver on light rail in just 35 minutes, while the Denver Tech Center, a hub for tech and telecomm firms such as Oracle and Microsoft, is about 10 minutes away.



Top Employment by Occupation	Employees
Telecommunications	4,180
Insurance	3,970
Electronic Component Wholesaler	1,530
Space Launch Systems	1,460
Healthcare	1,400
Aerospace Systems	940
Insurance	940
Telecommunications	690
Business Support Services	610
Technology Infrastructure	540
Retail Merchandising Technology	500
Credit Card & Corporate Services	500
Healthcare	500
Engineering Services	480
Tissue Allograft Provider	450
Foodservice Distribution	420
Fabricated Metal Machinery	400
Real Estate Database Services	390
Specialty Infusion Services	380
Construction Services	360

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## Welcome to Denver Doll Emporium

*Your favorite shop for Ball Jointed Dolls & More*

Contact us at: [info@denverdoll.com](mailto:info@denverdoll.com)



### **DENVER DOLL EMPORIUM**

My two daughters and I started Denver Doll Emporium in 1993. We have evolved from a small doll shop carrying mostly vintage dolls to a full scale store with not only dolls, but also doll clothing, doll eyes & lashes, doll wigs, accessories, books, patterns, etc. Our BJD doll lines have continued to expand and currently include unique and beautiful ball jointed dolls from Fairyland, Dollmore, DearMine, Luts, Doll Leaves, Leekeworld, Pupos, DollZone, Bobobie, ResinSoul, Aimerai, DollChateau, Charles' Creature Cabinet and more. We are continually adding more and more lines as special things catch our eye. We strive to be your one-stop doll store for everything you need for your doll collecting passion.

**Website:** <https://www.denverdoll.com/>

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## **BRIXTON BARBERS**

The three key factors that go into making Brixton Barbers what it is today. We put our primary focus on where big-chain barbershops and salons don't, and that's listening to our customers. We are very proud our work and we want you to be proud to wear it. From fades to straight razor work, we can masterfully perform any and all haircuts and hairstyles. We follow new trends, constantly upgrade to the best and latest equipment and continue education to be razor sharp and hone our skills.

We are fully immersed in the art of barbering, and it shows in our work. Let us help you on your next hairstyle venture, and we'll show you what Brixton Barbers is all about.

**Website:** <https://brixtonbarbers.com/>

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# KUMON<sup>®</sup>

## KUMON SCHOOL

For more than 60 years, Kumon's after-school academic enrichment program has helped children achieve success worldwide. We strive to instill in children the desire to achieve and the motivation to learn on their own. Whether your child is seeking enrichment, needs help catching up or is just beginning his or her academic career, Kumon is designed to help him or her develop a love of learning.

Students advance through the program at their own pace. Our emphasis on individualized learning helps your child become focused, motivated and self-reliant. We monitor each child's progress to ensure comprehension before moving on to a new concept. The Kumon Math Program is a comprehensive curriculum that develops the necessary skills to help children progress from counting through calculus. The Kumon Reading Program begins with basic phonics and progresses all the way through advanced reading comprehension.

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**colorado**  
school of acting **.com**

## COLORADO SCHOOL OF ACTING

At Colorado School of Acting, we strive to provide the highest quality and most relevant acting training possible, by teaching both the timeless truths of the art, as well as the current trends in the ever-changing entertainment industry. We are equally committed to providing meaningful creative opportunities in video and stage productions that promote human understanding through the sharing of stories and life experiences.

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## **STATE FARM (SAMUEL C MOORE)**

As a second-generation State Farm Agent, I have been proudly serving with State Farm since 1986 and am licensed to market insurance and financial service products in Colorado. Our team is devoted to helping you understand your insurance plans to adequately protect your autos, homes, and other valuable assets while ensuring you take advantage of all available discounts. We also assist in creating personalized life and health insurance plans designed to suit your unique needs.

Located in Centennial, CO, I deeply understand the insurance needs of individuals in the Denver Metro area. Our services extend to Centennial, Littleton, Lone Tree, Aurora, Parker, Castle Rock, Highlands Ranch, Denver, and other cities in our area! Our team is available to meet with you in the office or by video conference, whichever is most convenient for you.

**Website: [www.samuelcmoore.com](http://www.samuelcmoore.com)**

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## INLE MASSAGE

Inle Massage is currently in the process of opening.

Inle Massage is a new massage parlor dedicated to enhancing the wellbeing of our clients through the art of traditional Thai massage. Located in the Foxridge Plaza in Centennial, Colorado. We aim to provide a unique and relaxing experience that sets us apart from other massage options available in the area.

**Website coming soon**

# DISCLOSURE



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 5730 E Otero Ave located in Centennial, CO (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.