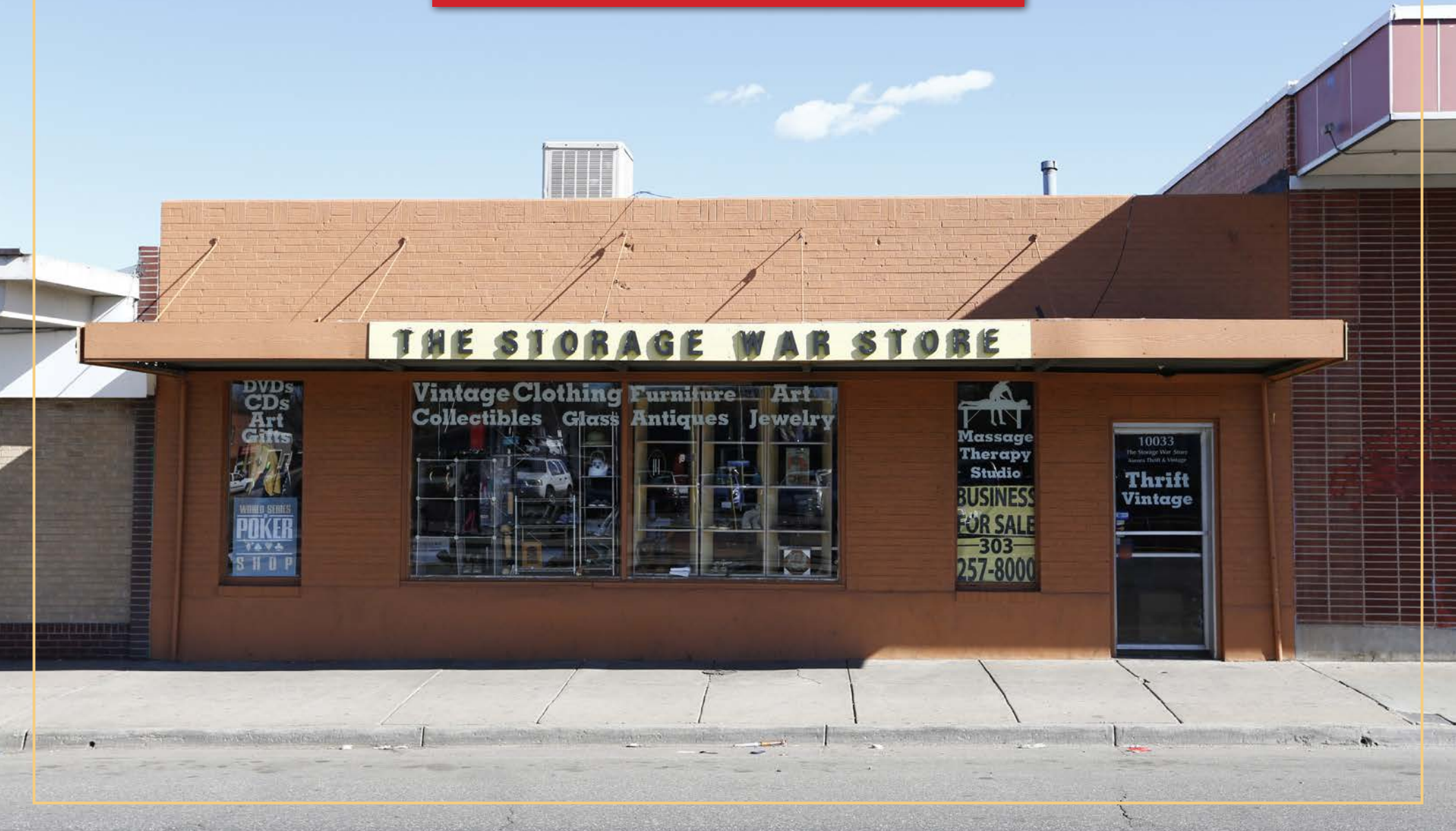


OFFERING MEMORANDUM

PRICE IMPROVEMENT



INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	10033 E Colfax Ave. Aurora, CO 80010
Price	\$449,000
Property Type	Retail
Building Size	5,500 SF
Lot Size	5,227 SF
Year Built	1945
Stories	2
Tenancy	Single
Enterprise Zone	Yes
Zoning	OA-MS (Original Aurora Main Street)

PROPERTY HIGHLIGHTS

- High visibility
- Catty-corner from Cerebral Brewing
- Located in the Aurora Cultural Arts District
- Large, open floorplan
- 8' drive-in door for easy loading and unloading

This 5,500 SF retail property on a 0.12-acre lot offers unmatched visibility along Colfax Avenue in the heart of Aurora's Cultural Arts District. Positioned catty-corner from Cerebral Brewing and less than a block from the Aurora Fox Arts Center, the location enjoys strong pedestrian activity and a vibrant neighborhood atmosphere. Zoned OA-MS (Original Aurora Main Street), the property features a large, open floorplan ideal for retail, showroom, or creative uses, plus an 8' rear drive-in door for convenient loading.

At just \$81 per square foot, this is a rare chance to secure a Colfax retail location at a price well below market. This property is perfect for an owner-user or an investor seeking a prime value-add property in a rapidly developing area.

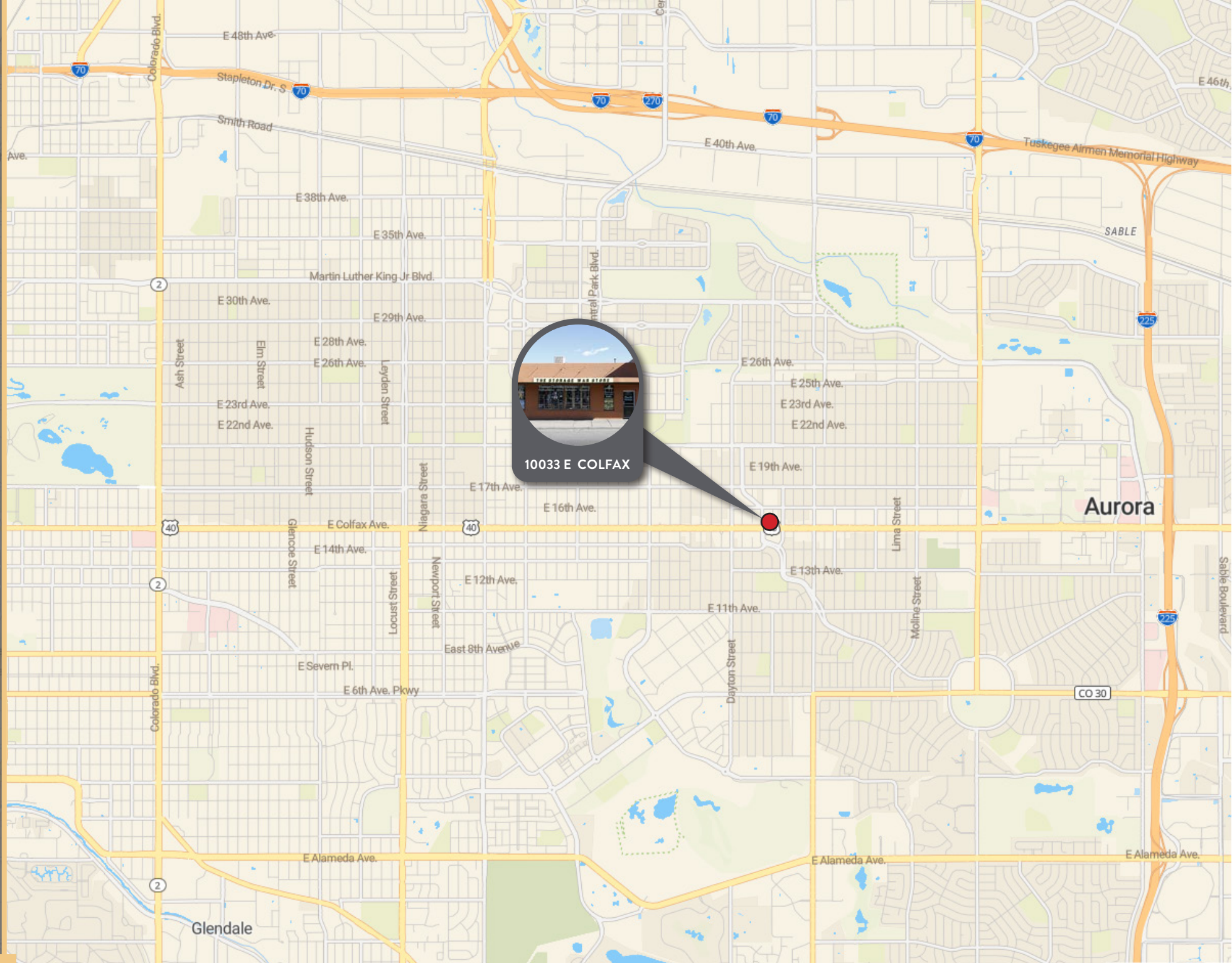




LOCATION OVERVIEW



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10033 E COLFAX

Aurora

CO 30



WESTERLY
CREEK PARK



E 26th Ave.

E 28th Ave.

E 28th Ave.

E 26th Ave.

East 25th Drive

E 22nd Ave.

E Montview Blvd.

E 19th Ave.

E 17th Ave.

E 16th Ave.

E 16th Ave.

E Colfax Ave.

E 16th Ave.

E 13th Ave.

E 12th Ave.

E 11th Ave.

E 11th Ave.

E Lowry Blvd.

CO 30

Monaco Parkway

Niagara Street

Monaco Parkway

Ave. Pkwy

Pontiac Street

Poplar Street

Quebec Street

Syracuse Street

Central Park Blvd.

Dayton Street

Geneva Street

Hanover Street

Iola Street

Joliet Street

Lansing Street

Lima Street

Moline Street

gaton Street

Joliet Street

Lansing Street

Lima Street

Macon Street

Moline Street

E 12th Ave.

Pontiac Street

Poplar Street

Quebec Street

Roslyn Street

Emporia Street

Havana Street

AURORA

Tucked just east of Denver and resting in the shadow of the majestic Rocky Mountains, Aurora, Colorado is one of the state's most underrated destinations. It's a city that blends natural beauty, cultural diversity, and modern comfort in a way that's both laid-back and full of discovery. Whether you're a nature enthusiast, a foodie, or just someone looking to experience a different side of Colorado, Aurora offers something uniquely its own.

For outdoor lovers, Aurora is a haven of green space, with over 100 parks and expansive reservoirs perfect for kayaking, paddleboarding, or just soaking in some Colorado sunshine. Places like the Aurora Reservoir and Cherry Creek State Park offer trails, beaches, and wildlife watching, all without venturing far from the city.

Aurora is also home to luxury retreats and recreation. Resorts like the Gaylord Rockies offer stunning accommodations with spas, water parks, and panoramic views of the Front Range. Golfers can enjoy pristine courses like Saddle Rock or Murphy Creek, while those seeking relaxation can find it at a local day spa or along a peaceful nature trail.

Aurora is also an ideal launch point for further Colorado exploration. With Denver International Airport right next door and quick access to places like Red Rocks Amphitheater or Rocky Mountain National Park, it's easy to make Aurora your home base while experiencing the best of the region.





INVESTMENT ANALYSIS



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PRO FORMA INVESTMENT ANALYSIS

YEAR	1	2	3	4	5
REVENUE					
Base Rent PSF	\$10.00	\$10.30	\$10.61	\$10.93	\$11.26
Base Rent	\$55,000	\$56,650	\$58,350	\$60,100	\$61,903
Expense Reimbursement	\$33,000	\$33,990	\$35,010	\$36,060	\$37,142
Gross Income	\$88,000	\$90,640	\$93,359	\$96,160	\$99,045
EXPENSES					
Vacancy & Credit Loss (5%)	(\$4,400)	(\$4,532)	(\$4,668)	(\$4,808)	(\$4,952)
Operating Expenses	(\$33,000)	(\$33,990)	(\$35,010)	(\$36,060)	(\$37,142)
Total Expenses	(\$37,400)	(\$38,522)	(\$39,678)	(\$40,868)	(\$42,094)
NET OPERATING INCOME	\$50,600	\$52,118	\$53,682	\$55,292	\$56,951
CAP RATE ON TOTAL COST	8.45%	8.70%	8.96%	9.23%	9.51%

INVESTMENT SUMMARY

Purchase Price	\$449,000
Capital Improvements	\$150,000
Total Investment:	\$599,000

THE STORAGE WAR STORE

DVDs
CDs
Art
Gifts

WIND SERIES
POKER
SHOP

Vintage Clothing Furniture Art
Collectibles Glass Antiques Jewelry

Massage
Therapy
Studio

BUSINESS
FOR SALE
303
257-8000

10033
The Storage War Store
Antique Thrift & Vintage

**Thrift
Vintage**

COMPARABLE SALES



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**SUBJECT PROPERTY**

10033 E Colfax Ave., Aurora, CO

Sale Date	JUST LISTED
List Price	\$449,000
Year Built	1945
Building Size	5,500 SF
Lot Size	0.12 AC
Price/SF	\$81

1468 Dayton St
Aurora, CO 80010

#1

Sale Date	2/2/2024
Sale Price	\$775,000
Year Built	1951
Building Size	8,250 SF
Lot Size	0.36 AC
Price/SF	\$94

6736 E Colfax Ave
Denver, CO 80220

#2

Sale Date	11/29/2023
Sale Price	\$1,200,000
Year Built	1946
Building Size	4,820 SF
Lot Size	0.52 AC
Price/SF	\$249

1450 Havana St
Aurora, CO 80010

#3

Sale Date	12/19/2023
Sale Price	\$1,100,000
Year Built	2002
Building Size	4,500 SF
Lot Size	0.29 AC
Price/SF	\$244

4609 E Colfax Ave
Denver, CO 80220

#4

Sale Date	5/1/2024
Sale Price	\$465,000
Year Built	1948
Building Size	3,803 SF
Lot Size	0.11 AC
Price/SF	\$122

9709 E Colfax Ave
Aurora, CO 80010

#5

Sale Date	12/13/2024
Sale Price	\$745,000
Year Built	1928
Building Size	3,737 SF
Lot Size	0.09 AC
Price/SF	\$199

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) 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. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 1003 E Colfax Ave., Aurora, CO 80010 (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 NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors 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. NorthPeak Commercial Advisors 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 NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. 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, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors 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. NorthPeak Commercial Advisors 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 its 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, duplicate, 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 NorthPeak Commercial Advisors. 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 NorthPeak Commercial Advisors at your earliest convenience.



10033 E COLFAX AVE. | AURORA, CO

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