

100% Leased

OFFERING MEMORANDUM



11178 Huron St., Ste. 100

Wheat Ridge, CO 80234



OFFERING MEMORANDUM DISCLOSURE

11178 Huron St, Suite 100
Wheat Ridge, CO 80234

This Offering Memorandum and the information contained therein is subject to the terms, provisions, and limitations of the confidentiality agreement with which we have provided you, the Buyer. By taking possession of and reviewing the information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the information obtained to any other person or entity except permitted herein.

Fuller Real Estate, LLC has obtained the information used in this package from sources we deem reliable. We have no reason to doubt the accuracy of the information, but neither we, nor the owner, warrant such information. All offers to purchase should be based on independent investigation, analysis, appraisal and evaluation of all facts, circumstances and materials deemed to relevant by the purchaser.

By taking possession of and reviewing the information herein, the Buyer acknowledges that David Gagliano and Steve Peters of Fuller Real Estate are acting as Seller's Agent ("Brokers") in the disposition of the property. We will disclose to you all adverse material facts about the property actually known by us. We will assist you without regard to race, creed, sex, religion, national origin, family status, marital status, or handicap. The Buyer acknowledges receipt of the form entitled Brokerage Disclosure to Buyer. (BD-24-10-19)(Mandatory 1-20)

Please note: All showings must be arranged in advance and accompanied by a listing broker.

BROKERAGE DISCLOSURE

INVESTMENT SUMMARY



Sales Price

\$1,650,000

Price Per Square Foot

\$160.53/SF

Building SF

10,870± SF

YOC

1984

Assessor Parcel #

0171910217001

Zoning

CG (Commercial General)

Taxes

\$50,002.62

Ownership

Real Estate Matters Corp.

Cap Rate

6.25%

City / County

Northglenn / Adams

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FULLER
REAL ESTATE

INVESTMENT SUMMARY

Individual Suites

Suite 100	5,477 SF
Suite 200	1,218 SF
Suite 201	690 SF
Suite 202	706 SF
Suite 203	1,110 SF
Suite 204	739 SF
Suite 205	930 SF



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PROPERTY PHOTO



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RENT ROLL - INCOME / EXPENSE

TENANT	Unit	Start Date	End Date	Leaseable (SF)	Base Rent Monthly	Base Rent Annual	Base Rent (\$/SF)	Lease Type	Security Deposit
Dentist	100	06/01/22	05/31/32	5,477	\$ 10,000.00	\$ 120,000	\$ 21.91	Full Service	
Barber	200	07/01/22	06/31/25	1,218	\$ 1,850.00	\$ 22,200	\$ 18.23	Full Service	\$ 1,750
Theraphy	201	06/01/22	05/31/27	690	\$ 1,050.00	\$ 12,600	\$ 18.26	Full Service	\$ 950
Massage	202	06/08/23	05/31/28	706	\$ 930.00	\$ 11,160	\$ 15.81	Full Service	\$ 900
Aesthetics	203	04/01/22	03/30/27	1,110	\$ 1,125.00	\$ 13,500	\$ 12.16	Full Service	\$ 950
Architect	204	03/01/23	02/28/26	739	\$ 770.85	\$ 9,250	\$ 12.52	Full Service	\$ 675
Professional	205	11/01/24	13/31/27	930	\$ 1,400.00	\$ 16,800	\$ 18.06	Full Service	\$ 1,400
Total:				10,870	\$ 17,125.85	\$ 205,510			\$ 6,625

INCOME/EXPENSE BREAKDOWN

REVENUE:	
+ Base Rental Income	\$ 205,510.20
Effective Rental Income:	\$ 205,510.20
Gross Rental Income:	\$ 205,510.20

EXPENSES:		\$/SF
-Property Taxes	\$ (50,002.62)	\$ (5.64)
- Owner's Associaton Dues:	\$ (22,200.00)	\$ (2.50) Annual
- Utilites (est based on average):	\$ (24,000.00)	\$ (2.70) Based on Yearly averages
- Common Area Cleaning:	\$ (6,120.00)	\$ (0.69) Annual
Total Expenses:	\$ (102,322.62)	\$ (11.53)

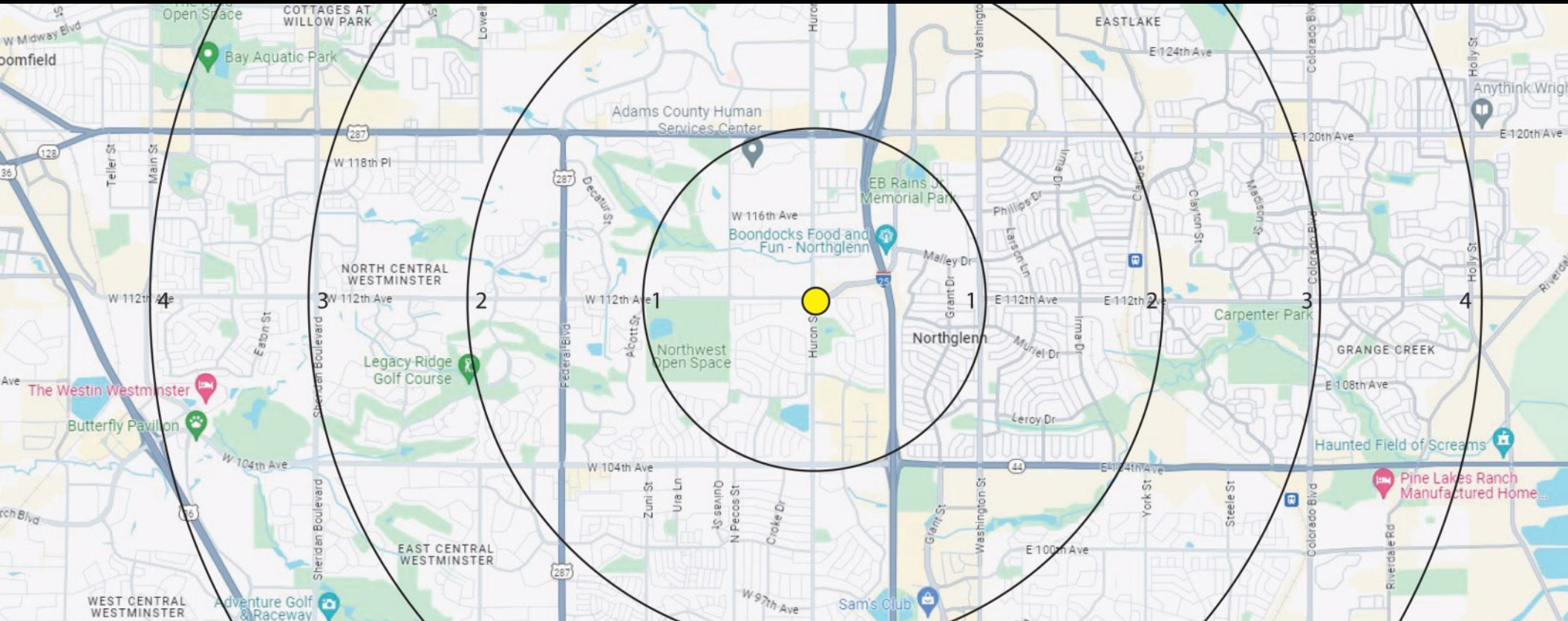
NET OPERATING INCOME (NOI)	\$ 103,187.58
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OCCUPANCY	100%
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AREA DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
POPULATION	15,779	136,169	342,942
HOUSEHOLDS	6,406	51,833	124,924
MED HH INCOME	\$67,392	\$73,447	\$82,374

NORTHGLENN HOUSING MARKET

\$479,524

Zillow Average Home Value - July 2024

TRAFFIC COUNTS

Huron St @ W. 112th Ave

25,866 VPD

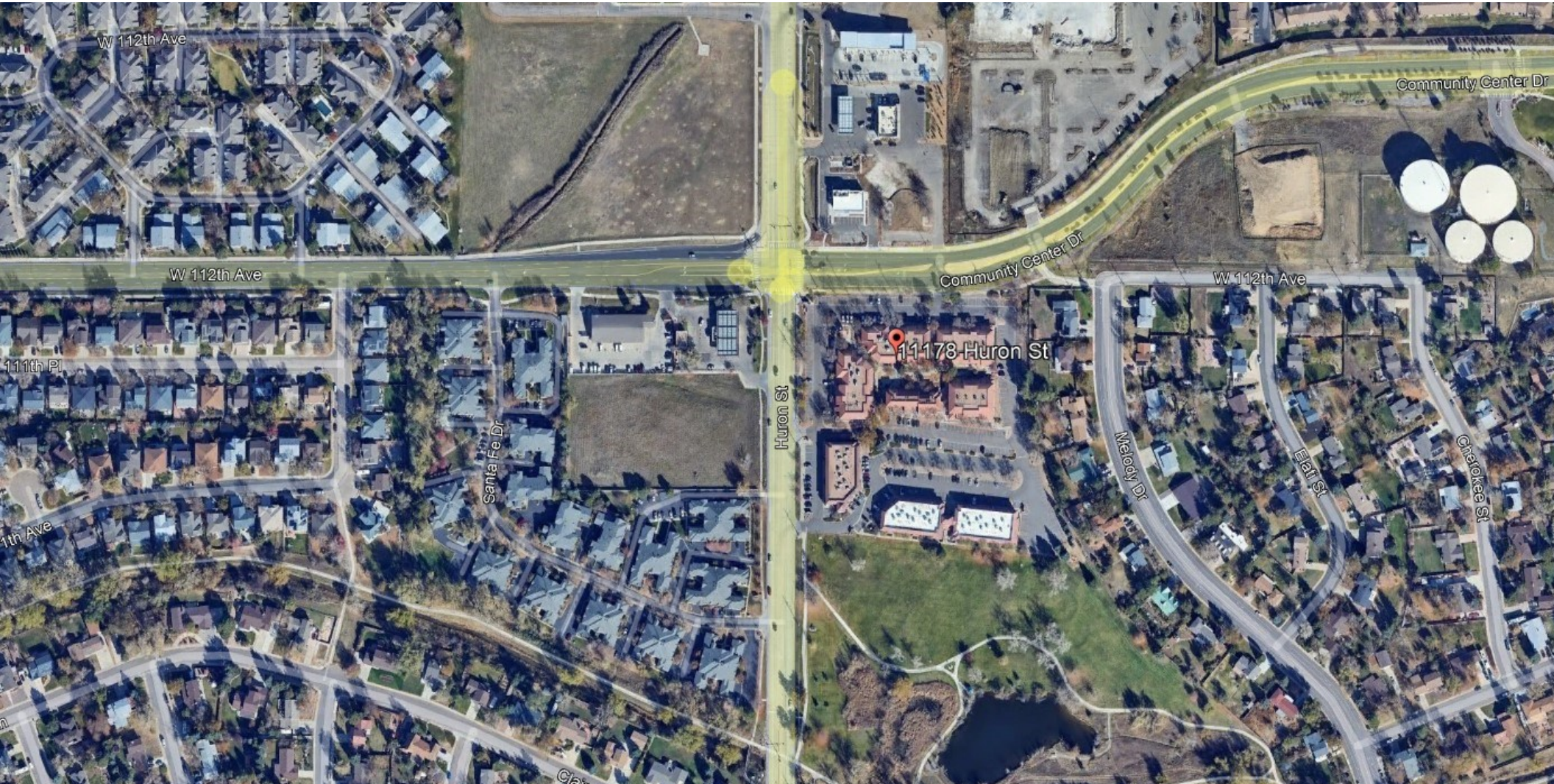
Source: CoStar 2024

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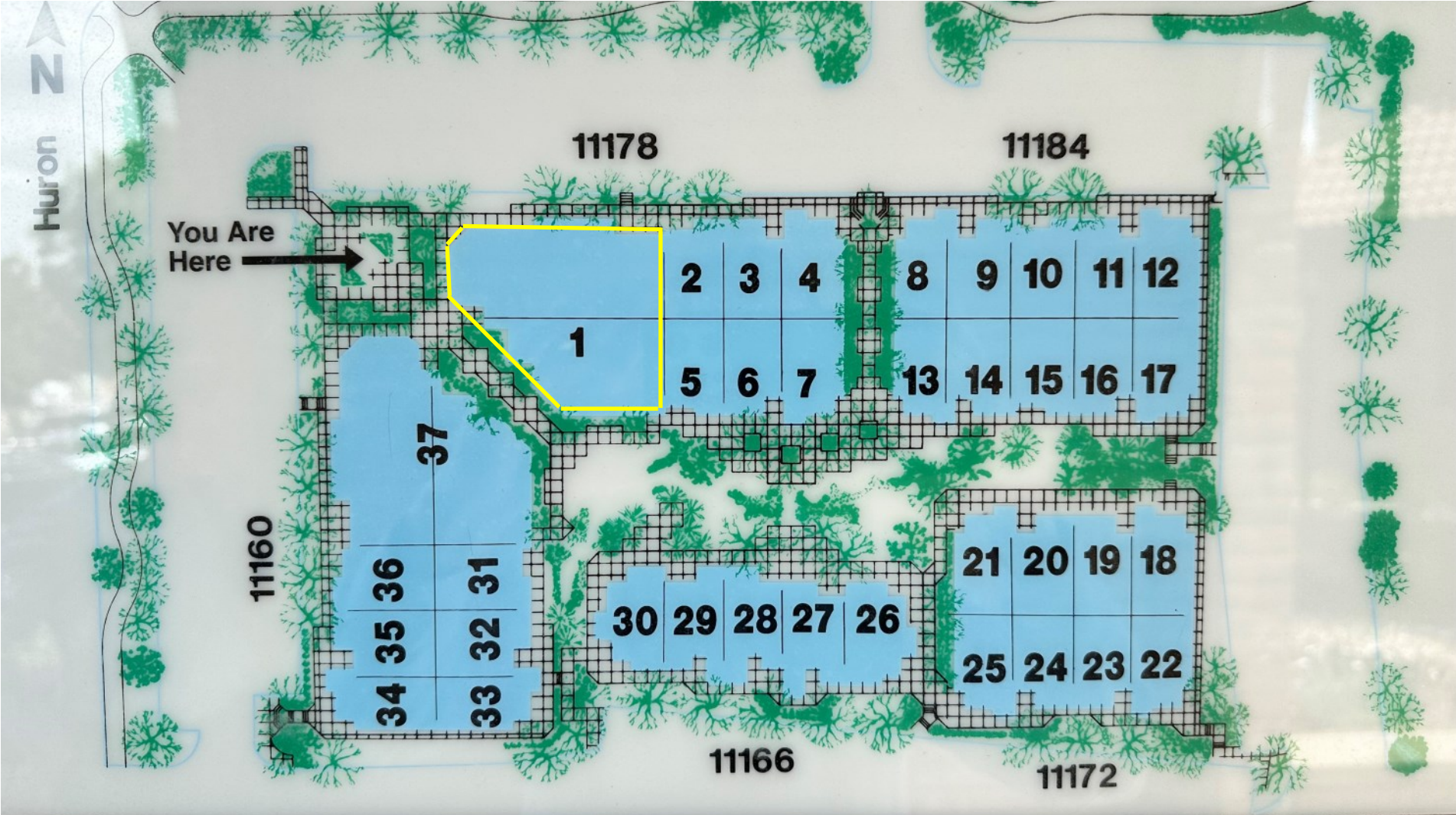
LOCATION OVERVIEW



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LOCATION OVERVIEW



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PROPERTY PHOTOS



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OFFERING TERMS

OFFERING PRICE: **\$1,650,000**

OFFERS:

(Please submit your Offer with the following)

1. Description of the buying entity along with resume describing properties under ownership by the buying entity.
2. Evidence of funds available for the purchase of the property.

FINANCING:

Cash or Buyer to obtain new financing.

INSPECTIONS:

Please contact Fuller Real Estate listing broker, Brian Baker to schedule appointments to view and inspect the property. Do not contact tenants directly.

TITLE AND ESCROW:

To be determined

CONFIDENTIALITY AGREEMENT:

To be executed by the proposed buying entity.

OFFERED BY

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Brian Baker

President

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