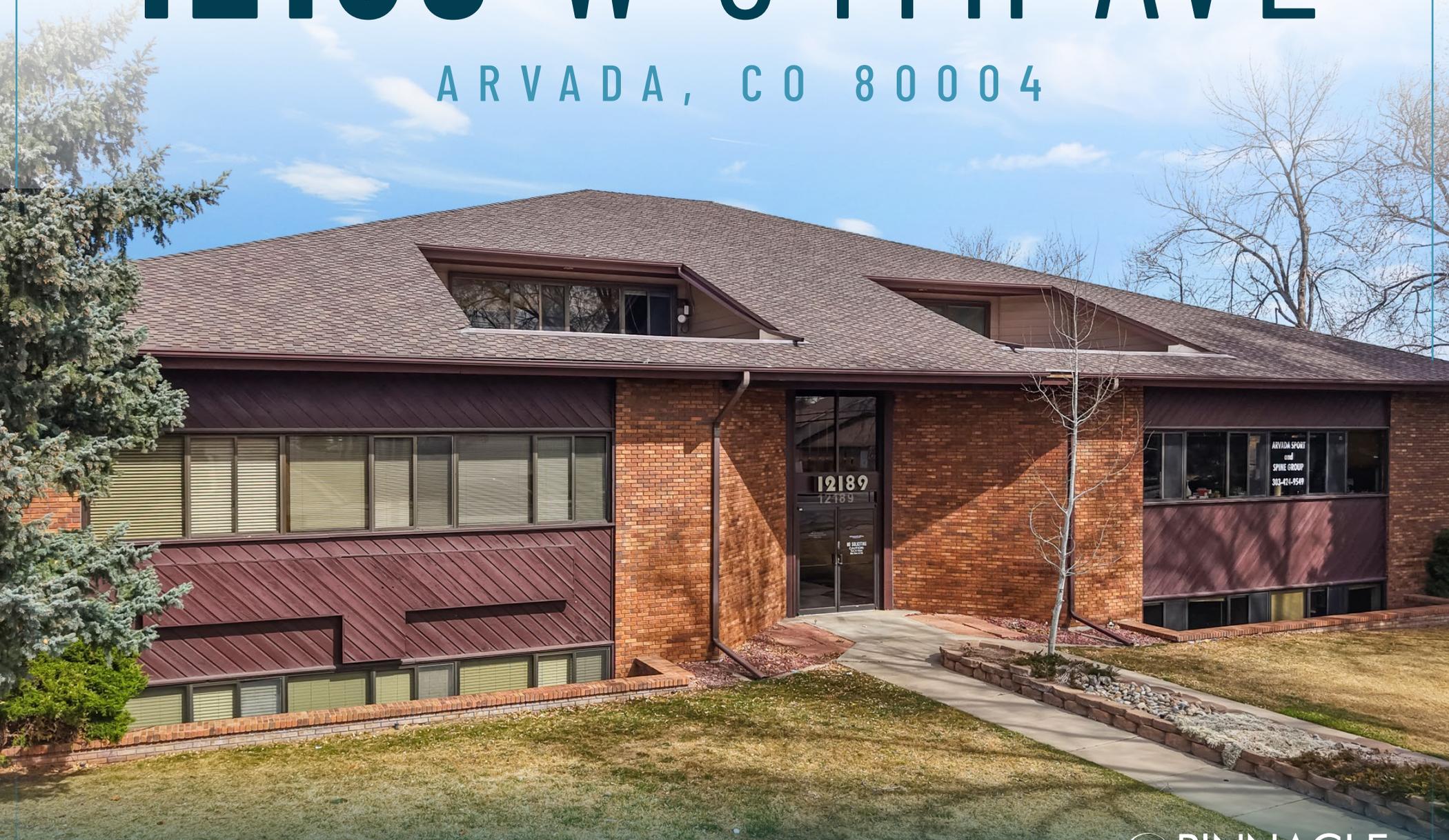


12189 W 64TH AVE

ARVADA, CO 80004



CONFIDENTIAL OFFERING MEMORANDUM

12189 W 64TH AVE

PRESENTED BY:



PAUL NORA

ADVISOR

T (303) 962 - 9575

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PROPERTY OVERVIEW

03 LOCATION OVERVIEW

05



An aerial photograph of a commercial property, likely a retail or service center, featuring a large parking lot filled with cars and several buildings. A large, semi-transparent white graphic, consisting of a circle and a triangle, is overlaid on the center of the image. The text 'PROPERTY OVERVIEW' is written in bold, white, sans-serif capital letters across the middle of the graphic.

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS



PERFECT FOR OWNER-USER LOOKING TO OWN A BUILDING AND LEASE UP ANY UN-OCCUPIED SPACE FOR ADDITIONAL CASH FLOW



COVERED LAND PLAY WITH ADJACENT PROPERTY ALSO AVAILABLE. COMBINED 2.45 ACRES



AMPLE OFF STREET PARKING



LOTS OF NATURAL LIGHT THROUGHOUT BUILDING



DIRECTLY ON 64TH AVE CLOSE TO WARD ROAD



GREAT MONUMENT SIGNAGE



EXECUTIVE SUMMARY

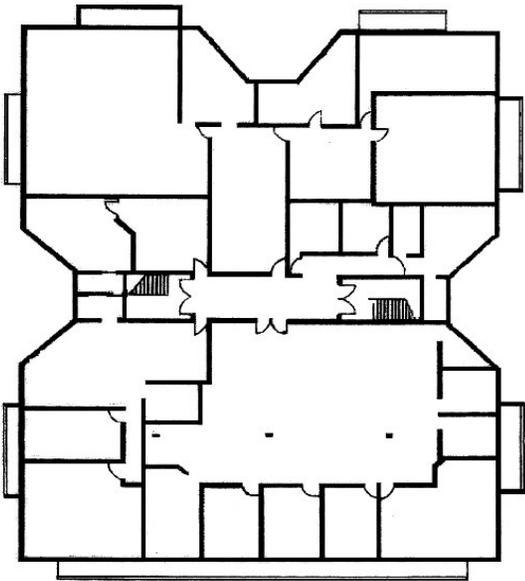
PROPERTY OVERVIEW

LIST PRICE:	\$1,750,000
BUILDING TYPE:	Office
BUILDING SIZE:	19,459 SF
LOT SIZE:	34,151 SF
PARKING:	70 Off Street Parking Spaces
ZONING:	MX-S
YOC:	1981

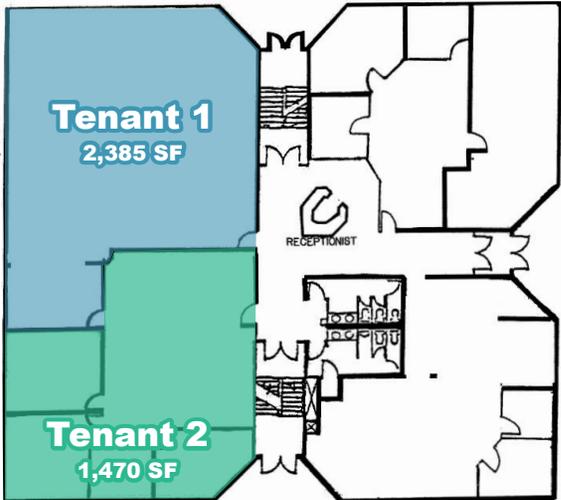


FLOOR PLANS

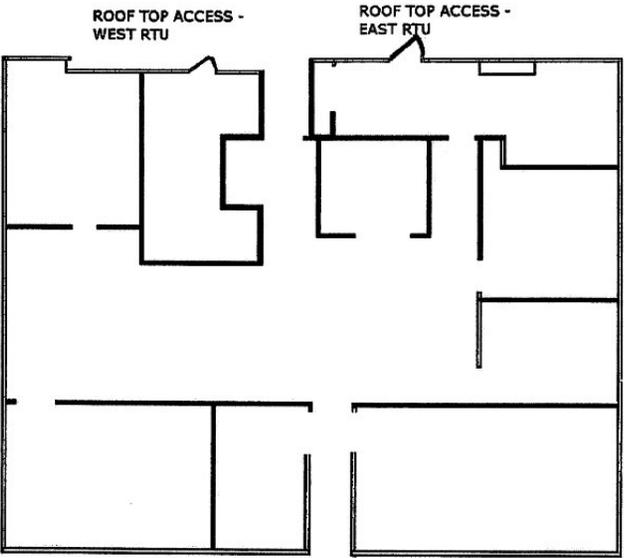
LOWER LEVEL



MAIN LEVEL



UPPER LEVEL



TENANT	MONTHLY RENT	LEASE EXPIRATION
TENANT 1	\$3,577	December 2026
TENANT 2	\$2,340	January 2027



An aerial photograph of a city street intersection, overlaid with a semi-transparent blue filter. A large, white, stylized number '4' is centered within a white circular outline. The text 'LOCATION OVERVIEW' is written in bold, white, sans-serif capital letters across the middle of the image, partially overlapping the number and the street scene.

LOCATION OVERVIEW

LOCATION MAP



ARVADA, CO

MARKET OVERVIEW

Arvada is one of metro Denver's most established communities, with a population of roughly 120,000+ residents, positioned between the Rocky Mountain foothills and downtown Denver. Known for its strong neighborhood character and small-town feel, the city blends historic charm with modern growth, anchored by the revitalized Olde Town Arvada, a vibrant district of shops, restaurants, breweries, and community spaces. Arvada offers exceptional outdoor access, with extensive parks, open space, and trail systems connecting residents to Clear Creek, Standley Lake, and surrounding foothills. Transit connectivity is supported by the RTD G Line, providing direct rail service to downtown Denver and Denver Union Station. The city's workforce is largely professional and highly educated, supported by strong regional employers, quality schools, and a stable economic base. With its blend of historic identity, transit access, outdoor amenities, and proximity to both Denver's urban core and Colorado's mountain recreation, Arvada delivers a balanced, livable, and highly desirable Front Range lifestyle.

122,000

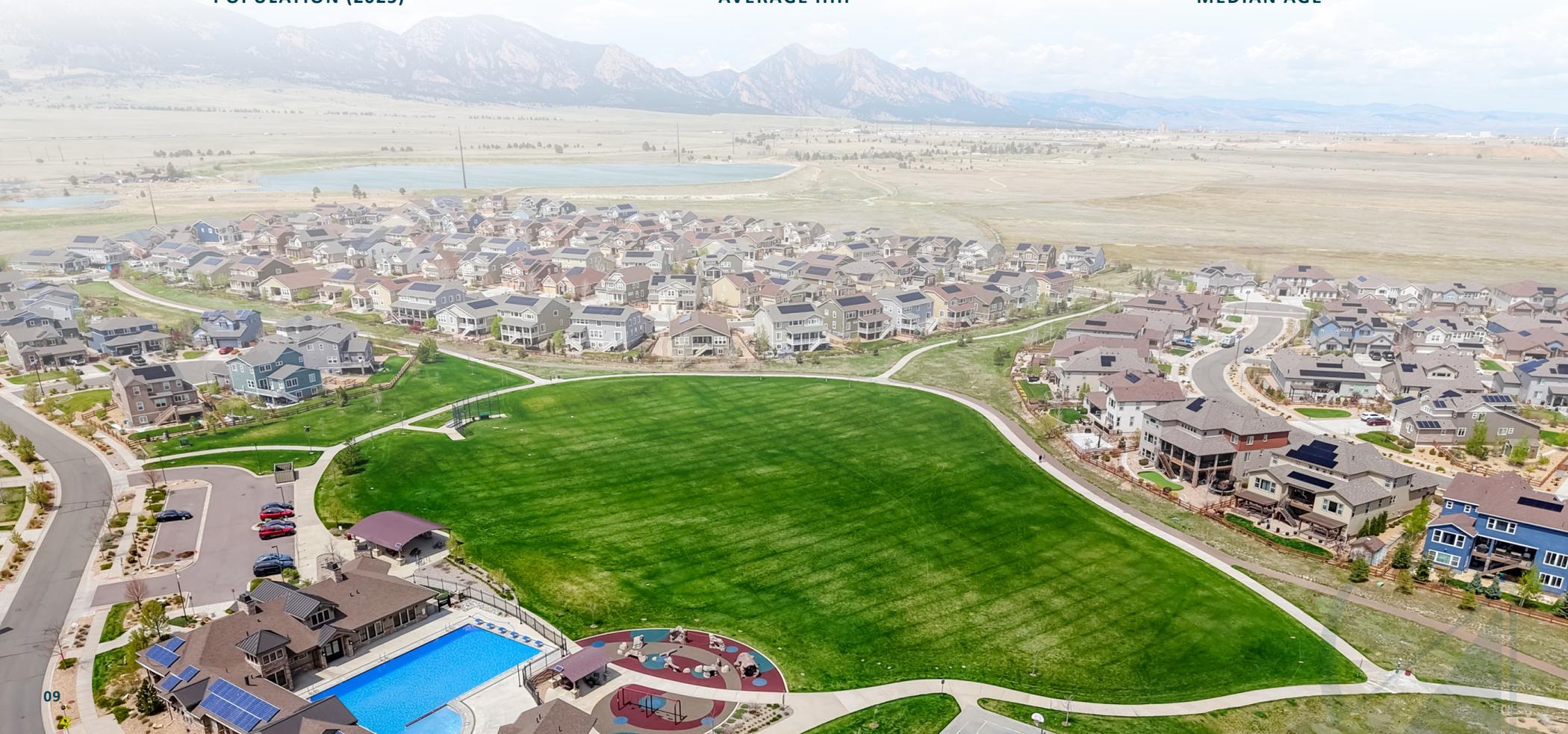
POPULATION (2025)

\$144,000

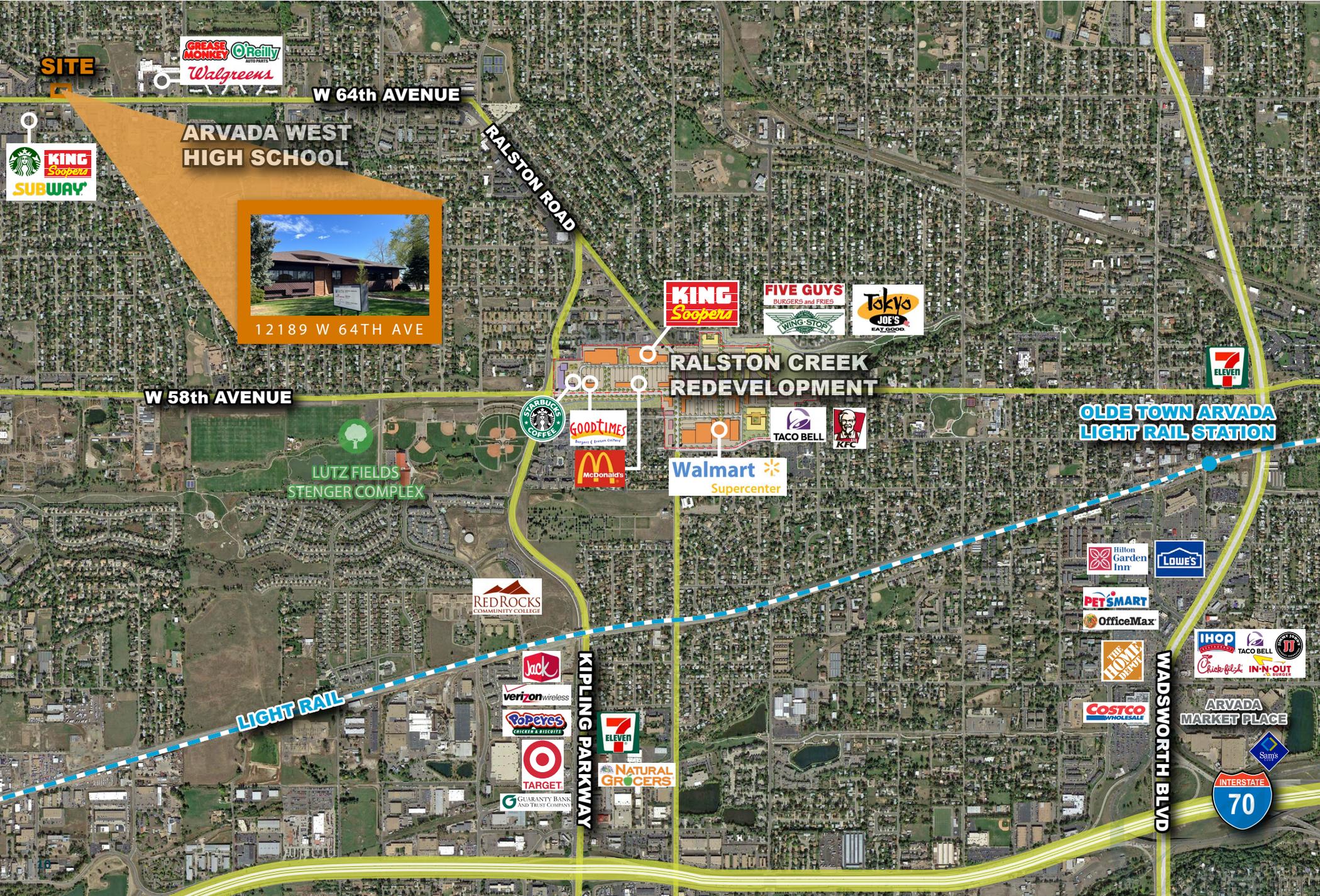
AVERAGE HHI

40.2

MEDIAN AGE



AERIAL MAP



SITE

GREASE MONKEY
O'Reilly
Walgreens

W 64th AVENUE

ARVADA WEST
HIGH SCHOOL

RALSTON ROAD



KING
Scoopers
SUBWAY

KING
Scoopers

FIVE GUYS
BURGERS and FRIES

Takyo
JOE'S
EAT GOOD.

RALSTON CREEK
REDEVELOPMENT

7
ELEVEN

W 58th AVENUE

LUTZ FIELDS
STENGER COMPLEX

OLDE TOWN ARVADA
LIGHT RAIL STATION

STARBUCKS
COFFEE

GOODTIMES

McDonald's

Walmart
Supercenter

TACO BELL

KFC

REDROCKS
COMMUNITY COLLEGE

Hilton
Garden
Inn

LOWE'S

PET SMART

OfficeMax

KIPLING PARKWAY

Jack

verizon wireless

POPEYES
CHICKEN & BISCUITS

TARGET

GUARANTY BANK
(AND TRUST COMPANY)

7
ELEVEN

NATURAL
GROCERS

ihop

TACO BELL

Chick-fil-ee
IN-N-OUT

COSTCO
WHOLESALE

WADSWORTH BLVD

ARVADA
MARKET PLACE

INTERSTATE
70

AERIAL MAP



DISCLAIMER

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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.



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