



OFFERING MEMORANDUM

8726 W 54th Pl, Arvada, CO 80002

4 Units · Built 1960 · Renovated 2018



PRESENTED BY



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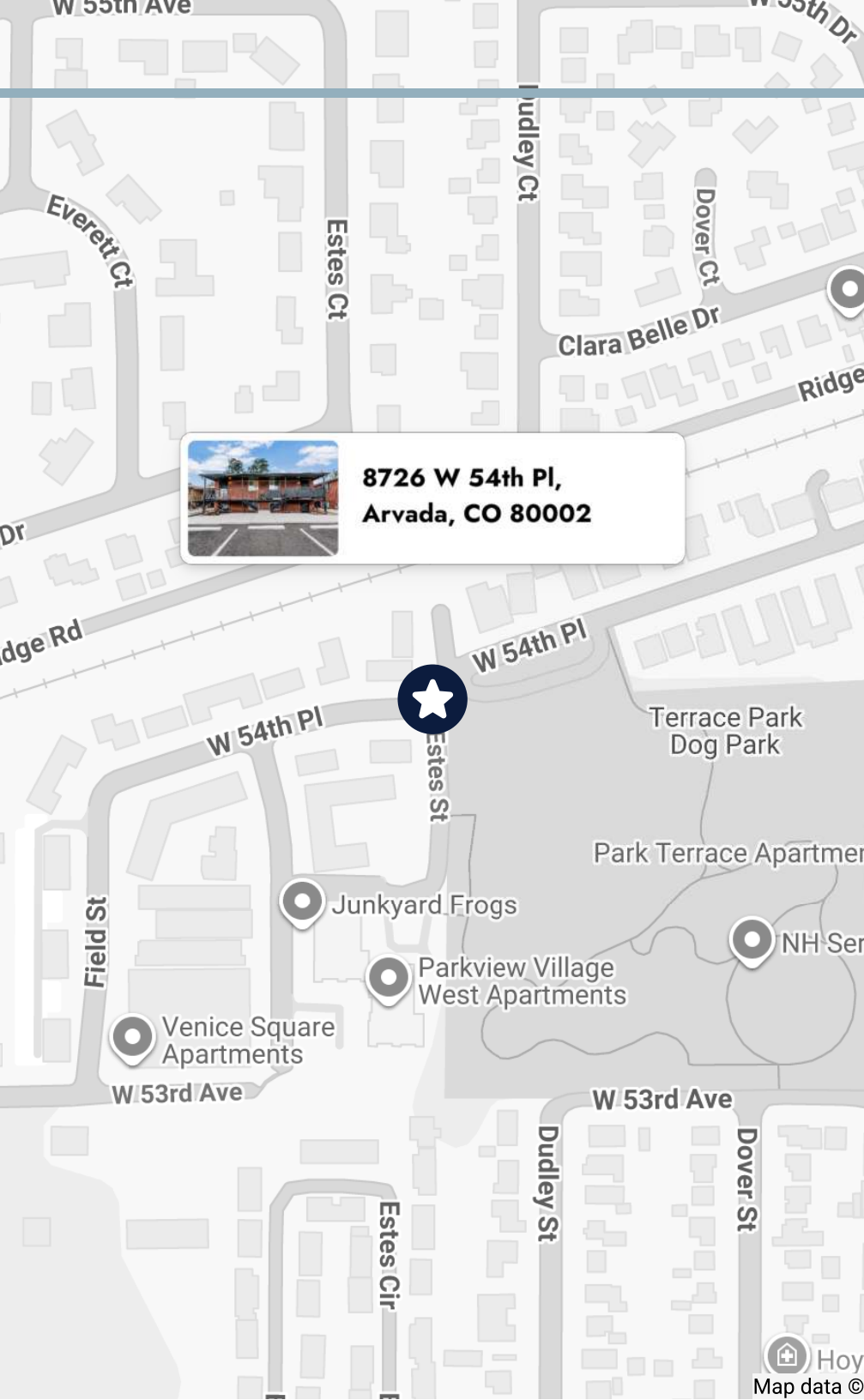
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400 S Broadway, Denver, CO 80209
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The Asset

Offer summary

Area

Points of Interest

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OFFER SUMMARY

Price	Price/unit	Price/SF	Units	Built/Renovated
\$895,000	\$223,750	\$368.01	4	1960/2018

Property Info	
Property type	Multifamily
Building size	2,432 SF
Unit mix	4x 1+1
Bedrooms	4
Lot size	5,010 SF
Stories	1
Number of buildings	1

Area Description

The area around 8762 W 54th Pl in Arvada offers a classic, family-friendly suburban feel with well-established neighborhoods, tree-lined streets, and a strong sense of community. Residents enjoy convenient access to everyday shopping and dining along major corridors such as Wadsworth Boulevard, 52nd Avenue, and Sheridan Boulevard, with additional options just minutes away in vibrant Olde Town Arvada. Outdoor lovers are well served by nearby parks and recreation, including extensive trail systems and open space throughout the Arvada/Jefferson County area, plus larger regional destinations like Standley Lake for boating, fishing, and year-round activities. The home’s location also supports an easy commute with quick connections to US-36 and I-70 and nearby RTD access for Denver and surrounding suburbs. With dependable Jeffco school access, a variety of local attractions, and an overall balance of comfort, convenience, and lifestyle quality, this location remains especially appealing to buyers seeking long-term market strength in North Metro Denver.

Area Highlights

- Located in a well-established Arvada residential community known for pride of ownership, mature landscaping, and a quiet neighborhood feel.
- Enjoy convenient access to nearby parks, playgrounds, and open-space trails for year-round recreation and outdoor walks.
- Just minutes from major shopping and dining along Arvada’s retail corridors, with additional variety available in nearby Olde Town Arvada.
- Schools are provided through Jefferson County Public Schools (Jeffco), with multiple education options within easy driving distance.
- Easy transportation access to Denver and the metro area via nearby highways and RTD transit, plus quick reach to local attractions, breweries, and Colorado’s foothills and mountain recreation.



Walk score
Car-Dependent

28



Bike score
Bikeable

50



Transit score
Some Transit

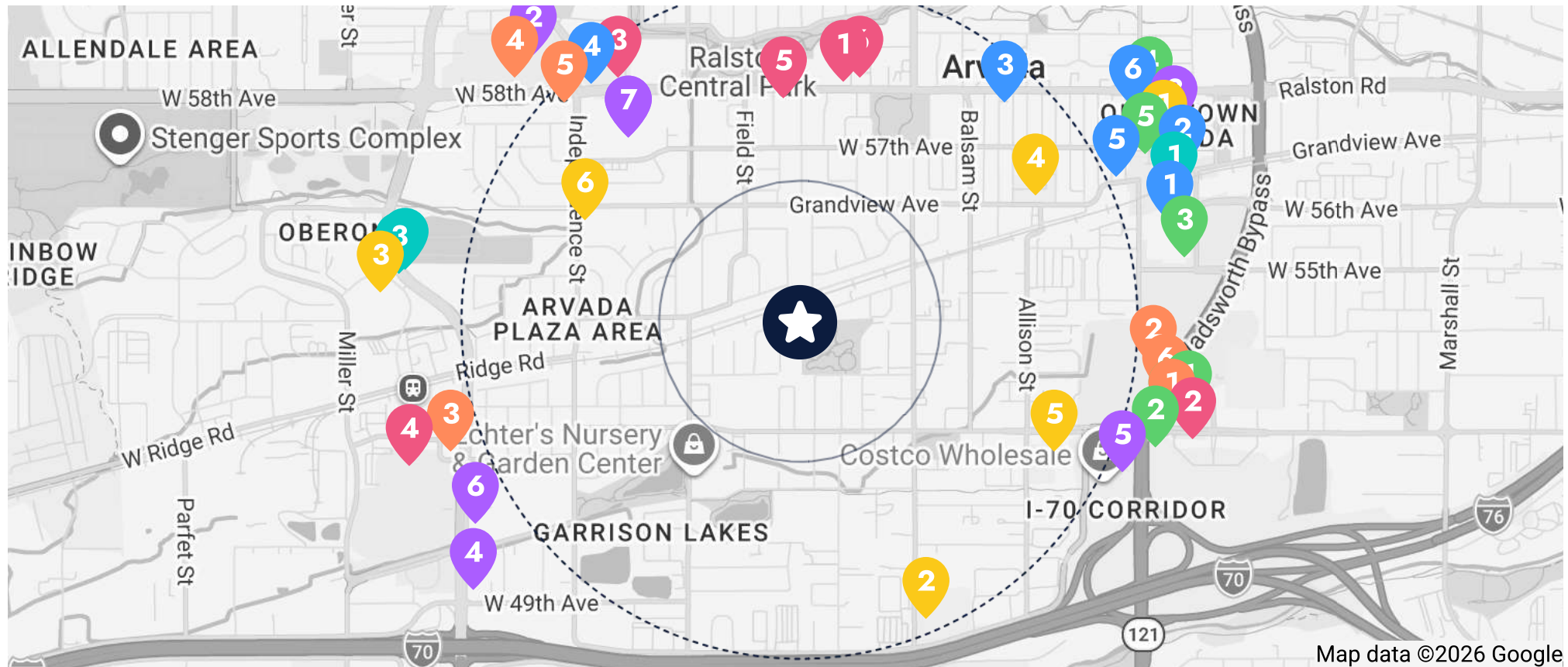
34

5 nearby routes: 4 bus, 1 rail, 0 other

Walk Score®

POINTS OF INTEREST

— 5min walk --- 10min walk



Map data ©2026 Google

DAILY NEEDS

- 1 Walmart Supercenter
- 2 King Soopers
- 3 Old Town Arvada
- 4 Natural Grocers
- 5 Costco Pharmacy
- 6 7-Eleven
- 7 Walmart Pharmacy

HEALTHCARE

- 1 Winter Dental

- 2 Arvada Smiles Dentistry

- 3 Comfort Dental Ralston Creek...

- 4 Kid Focus Dentistry in Wheat ...

- 5 Dr. Gregory B. Waters, DDS

- 6 Generations Family and Cos...

WALKABLE DINING & GATHERING

- 1 King Buffet

- 2 In-N-Out Burger

- 3 Texas Roadhouse

- 4 Teocalli Cocina

- 5 School House Kitchen and Li...

- 6 Chick-fil-A

QUICK MEALS

- 1 Chick-fil-A

- 2 McDonald's

- 3 Jack in the Box

- 4 McDonald's

- 5 Wendy's

- 6 Taco Bell

CULTURE & RECREATION

- 1 Harkins Theatres Arvada

- 2 Gray Yoga

- 3 Personal Pilates Plus

- 4 FS8 Arvada

- 5 Burd's Nest Art Gallery

- 6 Ethan's gallery and studio

EDUCATION

- 1 Arvada Library - Jefferson Co...

- 2 Forge Christian High School

- 3 Red Rocks Community Colleg...

- 4 Lawrence Elementary School

- 5 Jefferson County Head Start

- 6 Prospect Academy

TRANSIT ACCESS

- 1 Olde Town Arvada Stn Gate D

- 2 Kipling Pkwy & W 55th Ave

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Market Overview

City overview

Demographics

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Area Description

Nestled in the heart of Colorado, Arvada is a vibrant city known for its stunning natural beauty and rich history. Located just northwest of Denver, Arvada combines suburban charm with easy access to the great outdoors. With a population of around 122,903 residents, it has become a favored destination for families and outdoor enthusiasts alike. The city boasts a thriving community, complemented by an array of shops, dining options, and cultural landmarks. Arvada's unique blend of urban amenities and scenic landscapes makes it a top choice for those seeking both adventure and relaxation.

Recreational Delights

Arvada excels in providing ample recreational opportunities for its residents and visitors. Among the most treasured locales is the expansive Arvada Reservoir, ideal for boating, fishing, and picnicking. The city is also home to more than 90 miles of developed trails, perfect for hiking, biking, and horseback riding. Majestic parks like the renowned Stenger Sports Complex cater to team sports with soccer fields, baseball diamonds, and playgrounds. For nature lovers, the serene park at the Majestic View Nature Center offers educational programs amidst picturesque landscapes. Additionally, you can explore the charming Olde Town Arvada, where biking and walking paths integrate seamlessly with local shops and cafes. Whether it's a leisurely stroll, a community event, or a challenging outdoor adventure, Arvada has something to offer everyone.

Culinary Scene

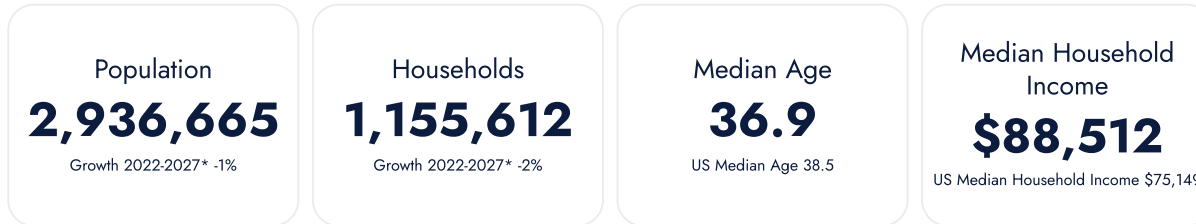
Arvada boasts a rich culinary scene reflective of its diverse community. The Olde Town area serves as a culinary hub, featuring a variety of restaurants that offer everything from farm-to-table American cuisine to international flavors like Mexican, Italian, and Asian. Popular spots include the elegant Avsails Restaurant, known for its contemporary dishes, and the lively New Terrain Brewing Company, perfect for craft beer enthusiasts. Moreover, the city embraces food trends like food trucks and pop-up dining experiences, enhancing the dining landscape. With seasonal farmers' markets playing a vital role, residents enjoy fresh produce and artisanal goods, while local eateries prioritize community-sourced ingredients. The evolving culinary scene of Arvada is a testimony to its vibrant culture and commitment to quality dining experiences.



DEMOGRAPHICS

Highlights

- Population: Approximately 124,402 residents as of 2020.
- Median Age: 39.9 years, slightly older than the national median of 38.5 years.
- Median Household Income: \$96,677, significantly higher than the U.S. median of \$75,149.



2022 POPULATION BY AGE



Quality of Life

Quality of life in Arvada is exemplary, highlighted by its extensive parks, community events, and strong neighborhoods. Residents benefit from ample recreational opportunities, excellent educational facilities, and a welcoming atmosphere that fosters community engagement. Accessibility to neighboring Denver enhances the city's allure, attracting families and professionals alike.

Education

Jefferson County School District R-1
Westminster Public Schools
Arvada High School
Arvada Center for the Arts and Humanities

Entertainment

Arvada Center for the Arts and Humanities
Cussler Museum
Olde Town Arvada Historic District
Rocky Flats National Wildlife Refuge

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Financials

Unit Mix Summary

Income and Expenses Analysis

Pricing

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UNIT MIX SUMMARY

 Multifamily								
# of units	unit type	avg SF	current	per SF	annually	proforma	per SF	annually
4	1BR/1BA	608	\$1,238	\$2.04	\$14,850	\$1,350	\$2.22	\$16,200
AVERAGES		608	\$1,238	\$2.04	\$14,850	\$1,350	\$2.22	\$16,200
4 units	4BR/4BA	2,432	\$4,950	\$2.04	\$59,400	\$5,400	\$2.22	\$64,800

INCOME AND EXPENSES ANALYSIS

 Multifamily								
Income	Current	Per unit	PSF	% GOI	Proforma	Per unit	PSF	% GOI
Multifamily Rental Revenue	\$59,400	\$14,850	\$24.42		\$64,800	\$16,200	\$26.64	
Vacancy - 5.00%	\$2,970	\$743	\$1.22		\$3,240	\$810	\$1.33	
Effective Multifamily Rental Revenue	\$56,430	\$14,108	\$23.20	100%	\$61,560	\$15,390	\$25.31	92.27%
Other Income								
RUBS	\$0	\$0	\$0.00		\$5,154	\$1,289	\$2.12	
Total other income	\$0	\$0	\$0.00	0%	\$5,154	\$1,289	\$2.12	7.73%
Gross Operating Income	\$56,430	\$14,108	\$23.20		\$66,714	\$16,679	\$27.43	
Expenses								
Insurance	\$2,590	\$648	\$1.06	4.59%	\$4,000	\$1,000	\$1.64	6%
Utilities	\$5,154	\$1,289	\$2.12	9.13%	\$5,154	\$1,289	\$2.12	7.73%
Repairs & Maintenance	\$210	\$53	\$0.09	0.37%	\$5,000	\$1,250	\$2.06	7.49%
Property Taxes	\$6,604	\$1,651	\$2.72	11.7%	\$6,604	\$1,651	\$2.72	9.9%
Total expenses	\$14,558	\$3,640	\$5.99	25.8%	\$20,758	\$5,190	\$8.54	31.11%
NET OPERATING INCOME	\$41,872	\$10,468	\$17.22	74.2%	\$45,956	\$11,489	\$18.90	68.89%

PRICING

Pricing	
Price	\$895,000
Down Payment	\$268,500 (30%)
Loan Amount	\$626,500
Interest Rate/Amortization	6.25% / 30 Years
Current NOI/Proforma NOI	\$41,872 / \$45,956
Cash on Cash Return	-1.65% / -0.12%
Total Return	1.09% / 2.61%
Cap Rate	4.68% / 5.13%
GRM	15.07 / 13.81
Price Per Unit	\$223,750
Price Per Sq Ft	\$368



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