

Property Summary Report

11859 Pecos St - The Ranch Real Estate Center



Westminster, CO 80234 - North Denver Submarket



BUILDING

Type	2 Star Office
Tenancy	Multi
Year Built	1999
RBA	22,566 SF
Stories	3
Typical Floor	7,522 SF
Core Factor	12.7%
Construction	Steel

LAND

Land Acres	3.30 AC
Zoning	PUD
Parcels	1719-04-2-11-003

EXPENSES

Taxes	\$3.04/SF (2021)
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FOR LEASE

Smallest Space	1,653 SF
Max Contiguous	4,340 SF
# of Spaces	2
Vacant	5,993 SF
% Leased	73.4%
Rent	\$26.00 - 27.50
Service Type	Modified Gross

Office Avail	5,993 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	110	Office	Direct	4,340	4,340	4,340	\$26.00/MG	Vacant	Negotiable
P 3rd	340	Office	Direct	1,653	1,653	1,653	\$27.50/MG	Mar 2023	3 - 10 Years

TRANSPORTATION

Parking	130 available (Surface);Ratio of 5.76/1,000 SF
Airport	45 min drive to Denver International Airport
Walk Score®	Car-Dependent (44)
Transit Score®	Some Transit (33)

Property Summary Report

11859 Pecos St - The Ranch Real Estate Center







Westminster, CO 80234 - North Denver Submarket

TENANTS

Keller Williams Preferred Realty, LLC Commercial	8,022 SF	The Sanctuary Spa and Salon at the Ranch	5,022 SF
Salter & Salter	2,300 SF	Ascendant Title	2,000 SF
State Farm	900 SF	Biller Ringenberg Real Estate Group	500 SF
Hoffman Home Team	500 SF	Team Seibel	500 SF
Transmagic Inc	500 SF	Elston Group LLC	-
Healey Group	-	Pmi Mile High	-

PROPERTY CONTACTS

True Owner 	Salter & Salter 11859 Pecos St Westminster, CO 80234 (303) 465-3988 (p)	Recorded Owner 	Salter & Salter 11859 Pecos St Westminster, CO 80234 (303) 465-3988 (p)
Developer 	Salter & Salter 11859 Pecos St Westminster, CO 80234 (303) 465-3988 (p)	Architect 	Lewis Himes Associates CO
Property Manager 	Coldwell Banker Commercial NRT 11859 Pecos St Westminster, CO 80234 (303) 469-7848 (p) (303) 469-3377 (f)		

BUILDING NOTES

Subject property received the City of Westminster 1999 award for Excellence in Design and Development. The Character and Design of the building gives charm and warmth that is rare in an office environment. Located on the grounds of The Ranch Country Club, it has excellent access via 120th Ave and I-25, with monument sign on Pecos St. The area offers numerous shopping, hotels, executive housing and upscale apartments and is west of the Lucent Technology Building.

Lease Availability Report

11859 Pecos St - The Ranch Real Estate Center
Westminster, CO 80234 - North Denver Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1999
RBA:	22,566 SF
Floors:	3
Typical Floor:	7,522 SF
Core Factor:	12.7%

AVAILABILITY

Min Divisible:	1,653 SF
Max Contig:	4,340 SF
Total Available:	5,993 SF
Asking Rent:	\$\$26.00 - \$27.50/MG

EXPENSES

Taxes:	\$3.04 (2021)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	110	Office	Direct	4,340	4,340	4,340	\$26.00/MG	Vacant	Negotiable
P 3rd	340	Office	Direct	1,653	1,653	1,653	\$27.50/MG	Vacant	3 - 10 Yrs

TRANSPORTATION

Parking:	130 Surface Spaces are available; Ratio of 5.76/1,000 SF
Airport:	45 minute drive to Denver International Airport
Walk Score ®:	Car-Dependent (44)
Transit Score ®:	Some Transit (33)

KEY TENANTS

Keller Williams Preferred Realty, LLC Commercial	8,022 SF	The Sanctuary Spa and Salon at the Ranch	5,022 SF
Salter & Salter	2,300 SF	Ascendant Title	2,000 SF
State Farm	900 SF	Billier Ringenberg Real Estate Group	500 SF

Demographic Detail Report

The Ranch Real Estate Center

11859 Pecos St, Westminster, CO 80234

Building Type: **Class B Office** Total Available: **5,993 SF**
 Class: **B** % Leased: **73.44%**
 RBA: **22,566 SF** Rent/SF/Yr: **\$26.41**
 Typical Floor: **7,522 SF**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	11,521		132,632		353,036	
2022 Estimate	10,995		124,854		330,755	
2010 Census	10,763		116,743		294,184	
Growth 2022 - 2027	4.78%		6.23%		6.74%	
Growth 2010 - 2022	2.16%		6.95%		12.43%	
2022 Population by Age	10,995		124,854		330,755	
Age 0 - 4	778	7.08%	7,819	6.26%	20,847	6.30%
Age 5 - 9	761	6.92%	7,903	6.33%	21,241	6.42%
Age 10 - 14	712	6.48%	8,208	6.57%	22,347	6.76%
Age 15 - 19	630	5.73%	8,003	6.41%	22,013	6.66%
Age 20 - 24	598	5.44%	7,625	6.11%	20,879	6.31%
Age 25 - 29	789	7.18%	9,061	7.26%	24,335	7.36%
Age 30 - 34	994	9.04%	10,086	8.08%	26,780	8.10%
Age 35 - 39	996	9.06%	9,764	7.82%	26,009	7.86%
Age 40 - 44	833	7.58%	8,880	7.11%	23,703	7.17%
Age 45 - 49	685	6.23%	8,172	6.55%	21,695	6.56%
Age 50 - 54	603	5.48%	7,647	6.12%	20,103	6.08%
Age 55 - 59	597	5.43%	7,410	5.93%	19,284	5.83%
Age 60 - 64	592	5.38%	7,038	5.64%	18,123	5.48%
Age 65 - 69	512	4.66%	5,914	4.74%	15,124	4.57%
Age 70 - 74	393	3.57%	4,615	3.70%	11,691	3.53%
Age 75 - 79	253	2.30%	3,095	2.48%	7,729	2.34%
Age 80 - 84	148	1.35%	1,875	1.50%	4,611	1.39%
Age 85+	123	1.12%	1,737	1.39%	4,241	1.28%
Age 65+	1,429	13.00%	17,236	13.80%	43,396	13.12%
Median Age	36.20		36.90		36.30	
Average Age	36.80		37.60		37.10	

Demographic Detail Report

The Ranch Real Estate Center

11859 Pecos St, Westminster, CO 80234

Radius	1 Mile	3 Mile	5 Mile
2022 Population By Race	10,995	124,854	330,755
White	9,403 85.52%	107,924 86.44%	286,741 86.69%
Black	349 3.17%	2,674 2.14%	6,853 2.07%
Am. Indian & Alaskan	216 1.96%	2,074 1.66%	6,261 1.89%
Asian	626 5.69%	7,898 6.33%	19,425 5.87%
Hawaiian & Pacific Island	35 0.32%	227 0.18%	652 0.20%
Other	368 3.35%	4,057 3.25%	10,823 3.27%
Population by Hispanic Origin	10,995	124,854	330,755
Non-Hispanic Origin	8,530 77.58%	92,100 73.77%	229,901 69.51%
Hispanic Origin	2,466 22.43%	32,755 26.23%	100,854 30.49%
2022 Median Age, Male	35.20	35.90	35.40
2022 Average Age, Male	35.70	36.60	36.20
2022 Median Age, Female	37.10	38.00	37.30
2022 Average Age, Female	37.80	38.60	38.00
2022 Population by Occupation Classification	8,620	99,324	261,930
Civilian Employed	5,970 69.26%	67,372 67.83%	179,825 68.65%
Civilian Unemployed	455 5.28%	4,646 4.68%	12,362 4.72%
Civilian Non-Labor Force	2,195 25.46%	27,256 27.44%	69,521 26.54%
Armed Forces	0 0.00%	50 0.05%	222 0.08%
Households by Marital Status			
Married	1,857	23,645	62,829
Married No Children	1,074	12,572	32,230
Married w/Children	783	11,074	30,599
2022 Population by Education	8,082	91,542	240,461
Some High School, No Diploma	544 6.73%	8,376 9.15%	25,599 10.65%
High School Grad (Incl Equivalency)	1,535 18.99%	20,085 21.94%	53,906 22.42%
Some College, No Degree	2,464 30.49%	27,526 30.07%	69,978 29.10%
Associate Degree	565 6.99%	6,246 6.82%	17,033 7.08%
Bachelor Degree	1,856 22.96%	18,865 20.61%	49,028 20.39%
Advanced Degree	1,118 13.83%	10,444 11.41%	24,917 10.36%



Demographic Detail Report

The Ranch Real Estate Center

11859 Pecos St, Westminster, CO 80234

Radius	1 Mile		3 Mile		5 Mile	
2022 Population by Occupation	11,145		125,184		332,223	
Real Estate & Finance	392	3.52%	4,183	3.34%	10,278	3.09%
Professional & Management	3,006	26.97%	34,714	27.73%	92,175	27.74%
Public Administration	203	1.82%	2,802	2.24%	7,881	2.37%
Education & Health	1,164	10.44%	12,972	10.36%	34,170	10.29%
Services	907	8.14%	10,318	8.24%	28,591	8.61%
Information	155	1.39%	1,873	1.50%	5,644	1.70%
Sales	1,513	13.58%	15,596	12.46%	41,910	12.62%
Transportation	335	3.01%	2,671	2.13%	6,803	2.05%
Retail	893	8.01%	8,471	6.77%	21,173	6.37%
Wholesale	202	1.81%	2,305	1.84%	6,278	1.89%
Manufacturing	523	4.69%	5,761	4.60%	15,400	4.64%
Production	725	6.51%	8,767	7.00%	21,989	6.62%
Construction	591	5.30%	6,524	5.21%	17,972	5.41%
Utilities	331	2.97%	4,094	3.27%	10,607	3.19%
Agriculture & Mining	40	0.36%	865	0.69%	2,548	0.77%
Farming, Fishing, Forestry	0	0.00%	86	0.07%	396	0.12%
Other Services	165	1.48%	3,182	2.54%	8,408	2.53%
2022 Worker Travel Time to Job	5,555		63,190		168,426	
<30 Minutes	3,166	56.99%	32,014	50.66%	87,404	51.89%
30-60 Minutes	1,908	34.35%	25,453	40.28%	66,418	39.43%
60+ Minutes	481	8.66%	5,723	9.06%	14,604	8.67%
2010 Households by HH Size	4,861		44,854		107,707	
1-Person Households	1,627	33.47%	11,211	24.99%	24,425	22.68%
2-Person Households	1,738	35.75%	14,837	33.08%	34,269	31.82%
3-Person Households	750	15.43%	7,594	16.93%	18,716	17.38%
4-Person Households	477	9.81%	6,431	14.34%	16,759	15.56%
5-Person Households	175	3.60%	2,934	6.54%	8,023	7.45%
6-Person Households	61	1.25%	1,116	2.49%	3,248	3.02%
7 or more Person Households	33	0.68%	731	1.63%	2,267	2.10%
2022 Average Household Size	2.20		2.60		2.70	
Households						
2027 Projection	5,175		50,145		128,286	
2022 Estimate	4,948		47,331		120,345	
2010 Census	4,861		44,853		107,706	
Growth 2022 - 2027	4.59%		5.95%		6.60%	
Growth 2010 - 2022	1.79%		5.52%		11.73%	



Demographic Detail Report

The Ranch Real Estate Center

11859 Pecos St, Westminster, CO 80234

Radius	1 Mile	3 Mile	5 Mile
2022 Households by HH Income	4,949	47,332	120,347
<\$25,000	497 10.04%	4,468 9.44%	11,391 9.47%
\$25,000 - \$50,000	1,197 24.19%	8,322 17.58%	19,958 16.58%
\$50,000 - \$75,000	957 19.34%	8,380 17.70%	22,341 18.56%
\$75,000 - \$100,000	688 13.90%	7,305 15.43%	18,894 15.70%
\$100,000 - \$125,000	393 7.94%	5,174 10.93%	13,569 11.27%
\$125,000 - \$150,000	317 6.41%	3,716 7.85%	10,094 8.39%
\$150,000 - \$200,000	354 7.15%	5,498 11.62%	12,729 10.58%
\$200,000+	546 11.03%	4,469 9.44%	11,371 9.45%
2022 Avg Household Income	\$99,888	\$105,432	\$105,032
2022 Med Household Income	\$70,177	\$83,542	\$83,578
2022 Occupied Housing	4,948	47,331	120,345
Owner Occupied	2,326 47.01%	31,126 65.76%	81,454 67.68%
Renter Occupied	2,622 52.99%	16,205 34.24%	38,891 32.32%
2010 Housing Units	5,131	45,734	117,145
1 Unit	2,274 44.32%	31,453 68.77%	84,674 72.28%
2 - 4 Units	319 6.22%	1,642 3.59%	3,518 3.00%
5 - 19 Units	1,719 33.50%	7,683 16.80%	16,788 14.33%
20+ Units	819 15.96%	4,956 10.84%	12,165 10.38%
2022 Housing Value	2,326	31,125	81,454
<\$100,000	39 1.68%	2,379 7.64%	5,615 6.89%
\$100,000 - \$200,000	115 4.94%	667 2.14%	1,853 2.27%
\$200,000 - \$300,000	338 14.53%	3,745 12.03%	11,343 13.93%
\$300,000 - \$400,000	627 26.96%	11,361 36.50%	30,679 37.66%
\$400,000 - \$500,000	373 16.04%	6,399 20.56%	16,615 20.40%
\$500,000 - \$1,000,000	643 27.64%	5,694 18.29%	13,565 16.65%
\$1,000,000+	191 8.21%	880 2.83%	1,784 2.19%
2022 Median Home Value	\$411,796	\$377,206	\$371,436
2022 Housing Units by Yr Built	5,140	49,092	124,487
Built 2010+	302 5.88%	3,936 8.02%	15,262 12.26%
Built 2000 - 2010	1,059 20.60%	10,221 20.82%	23,853 19.16%
Built 1990 - 1999	1,498 29.14%	13,020 26.52%	26,975 21.67%
Built 1980 - 1989	1,199 23.33%	6,370 12.98%	15,829 12.72%
Built 1970 - 1979	900 17.51%	7,959 16.21%	22,613 18.16%
Built 1960 - 1969	125 2.43%	6,502 13.24%	12,696 10.20%
Built 1950 - 1959	50 0.97%	914 1.86%	6,500 5.22%
Built <1949	7 0.14%	170 0.35%	759 0.61%
2022 Median Year Built	1991	1991	1990



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3/1/2023

Page 7

Demographic Market Comparison Report

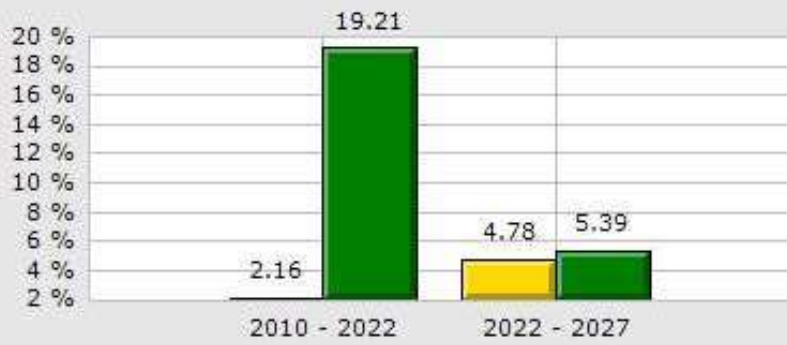
1 mile radius

The Ranch Real Estate Center
11859 Pecos St, Westminster, CO 80234

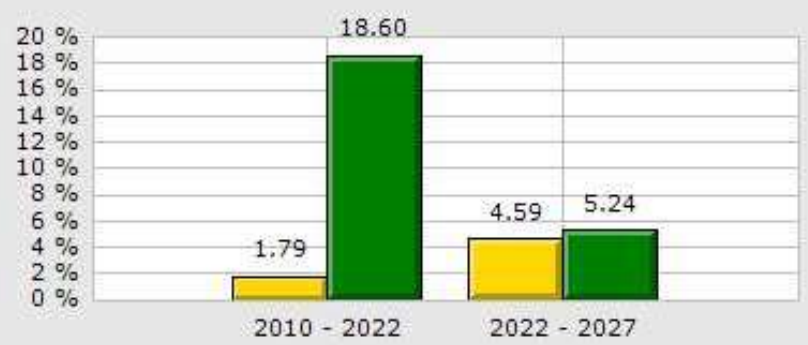
Type: **Class B Office**
County: **Adams**

 **1 Mile**
 **County**

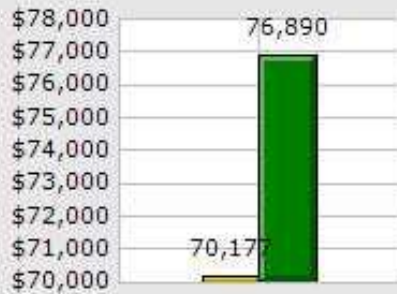
Population Growth



Household Growth



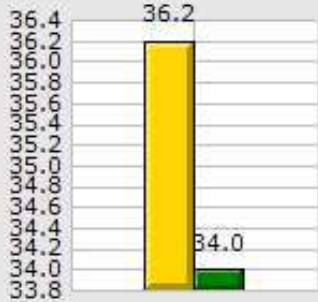
2022 Med Household Inc



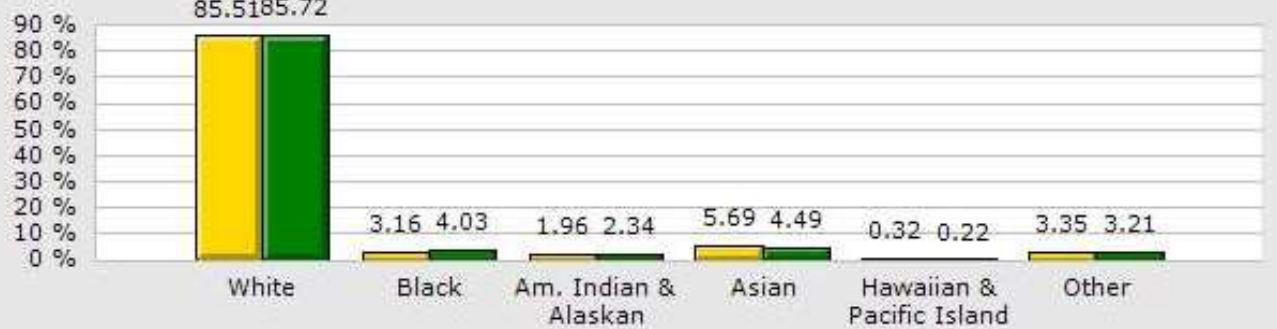
2022 Households by Household Income



2022 Median Age



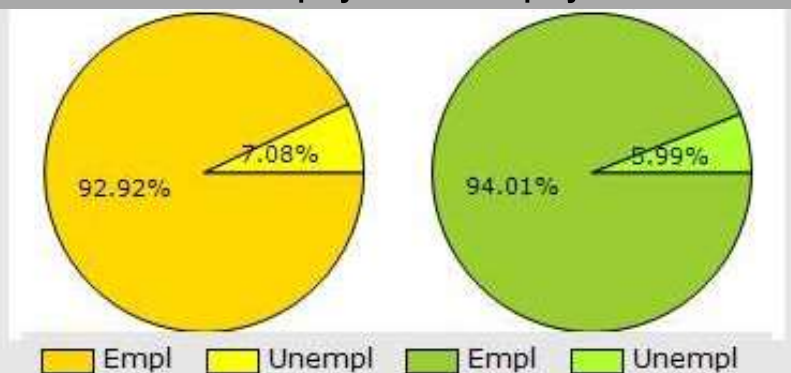
2022 Population by Race



2022 Renter vs. Owner



2022 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

The Ranch Real Estate Center				
11859 Pecos St, Westminster, CO 80234				
Type: Class B Office				
County: Adams				
	1 Mile		County	
Population Growth				
Growth 2010 - 2022	2.16%		19.21%	
Growth 2022 - 2027	4.78%		5.39%	
Empl	5,970	92.92%	271,436	94.01%
Unempl	455	7.08%	17,303	5.99%
2022 Population by Race				
	10,996		524,927	
White	9,403	85.51%	449,961	85.72%
Black	348	3.16%	21,146	4.03%
Am. Indian & Alaskan	216	1.96%	12,263	2.34%
Asian	626	5.69%	23,574	4.49%
Hawaiian & Pacific Island	35	0.32%	1,150	0.22%
Other	368	3.35%	16,833	3.21%
Household Growth				
Growth 2010 - 2022	1.79%		18.60%	
Growth 2022 - 2027	4.59%		5.24%	
Renter Occupied	2,622	52.99%	60,723	33.42%
Owner Occupied	2,326	47.01%	120,949	66.58%
2022 Households by Household Income				
	4,949		181,672	
Income <\$25K	497	10.04%	22,299	12.27%
Income \$25K - \$50K	1,197	24.19%	33,376	18.37%
Income \$50K - \$75K	957	19.34%	32,963	18.14%
Income \$75K - \$100K	688	13.90%	29,077	16.01%
Income \$100K - \$125K	393	7.94%	20,709	11.40%
Income \$125K - \$150K	317	6.41%	13,475	7.42%
Income \$150K - \$200K	354	7.15%	17,509	9.64%
Income \$200K+	546	11.03%	12,264	6.75%
2022 Med Household Inc	\$70,177		\$76,890	
2022 Median Age	36.20		34.00	



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