

OFFERING MEMORANDUM



25 WADSWORTH BLVD
Lakewood, Colorado 80226

Marcus & Millichap
THE KRAMER GROUP

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Marcus & Millichap

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EXECUTIVE SUMMARY PROPERTY DETAILS

List Price

\$849,000

25 Wadsworth Blvd | Lakewood, Colorado 80226

Square Feet	3,528 SF
Year Built	1951
Price/SF	\$240
APN	4911301005



INVESTMENT OVERVIEW EXECUTIVE SUMMARY

The Kramer Group of Marcus & Millichap is pleased to present this Exclusive Listing for 25 Wadsworth Blvd in Lakewood, CO, which consists of 3,528 rentable square feet, situated on 0.23 acres of land. This Class B Medical Office/Office property was built in 1951, and had a new roof installed in 2017. The single-tenant office building is a great investment opportunity for an owner-user as the current tenant will vacate at the time of sale. The property is currently occupied by a long-term owner, within minutes of U.S. Highway 6 and Alameda Parkway.

- **New Roof (2017)** – Recently Upgraded for Durability and Longevity
- **Ample Parking** – Nine Off-Street Surface Parking Spaces for Convenience
- **Prime Location** – High-Visibility Site on Bustling Wadsworth Blvd
- **Versatile Use** – Ideal for Medical Offices or Traditional Office Buyers

Area Amenities

Shopping & Entertainment

- **Belmar Shopping District** – A Vibrant Open-Air Shopping Hub with **80+ Shops, Restaurants, Galleries, and a Movie Theater**. Hosts Seasonal Events like Summer Concerts and a Winter Ice Skating Rink.

Parks & Recreation

- **Crown Hill Park** (Two Miles North) – **242-Acre** Park with Trails, Picnic Areas, Horseback Riding, and a National Urban Wildlife Refuge.

Education

- Located Within the **Jefferson County R-1 School District**, Serving South Lakewood Elementary, Creighton Middle, and Lakewood High School.

Transportation

- **Public Transit Access** – Served by **RTD Bus Routes**, Offering Easy Connectivity Throughout the Denver Metro Area.

This Property Combines a **Prime Location, Strong Amenities, and Flexible Usage Options**, Making it a Fantastic Investment or Owner-User Opportunity!



EXECUTIVE SUMMARY DEBT QUOTE

	Conventional 1	Conventional 2	SBA
Loan to Value	85%+	75%	90%
Term	3 to 10 Years	3 to 10 Years	5 to 10 Years
Interest Rate	~6.00%	~6.00%	6.50%+
Amortization	20 Years	25 Years	20 Years
Interest Only	None	None	None
Recourse	Full Recourse	Full Recourse	Full Recourse
Prepayment	Stepdown	Stepdown	Stepdown



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LOCAL MAP EXECUTIVE SUMMARY

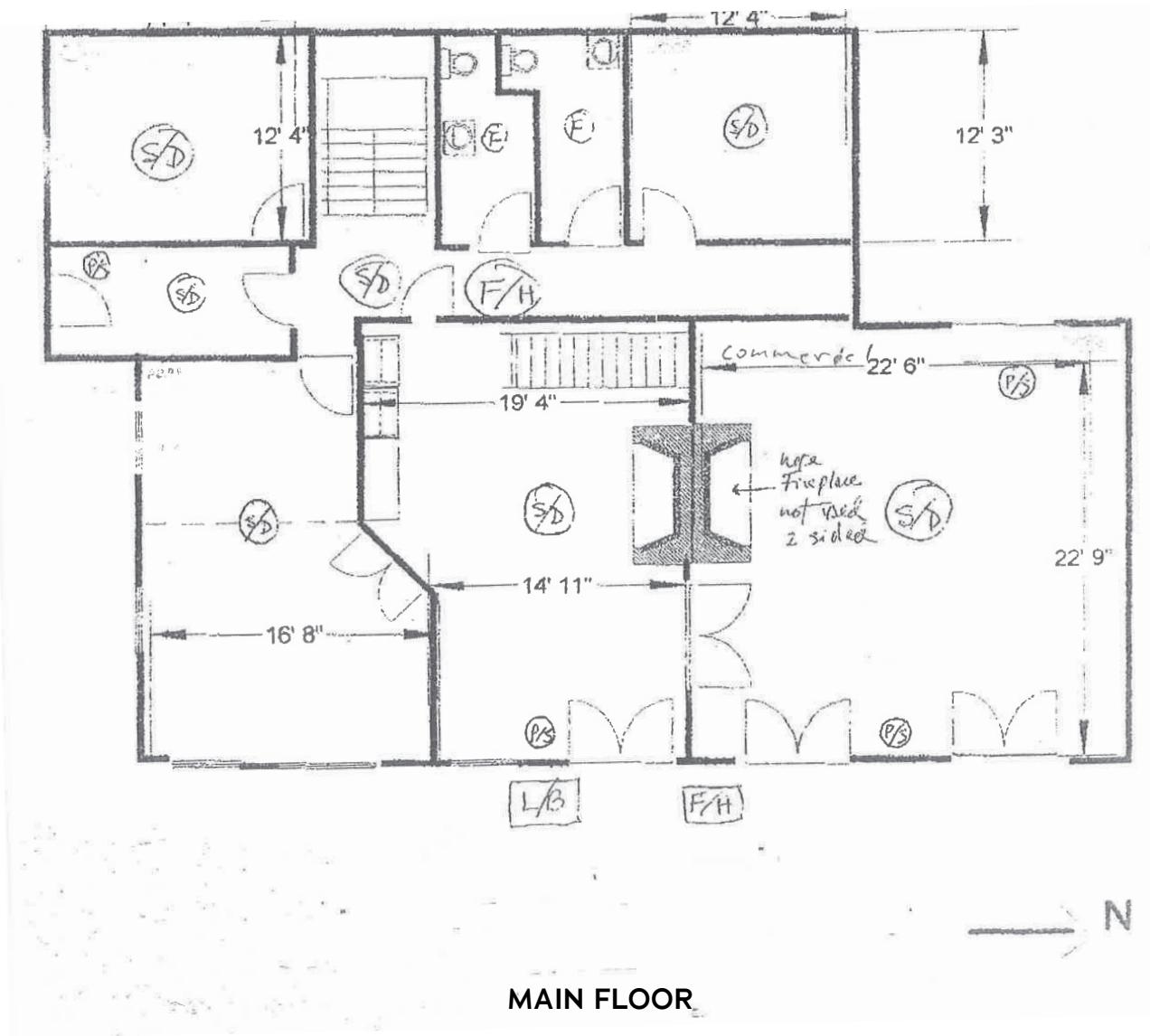


EXECUTIVE SUMMARY

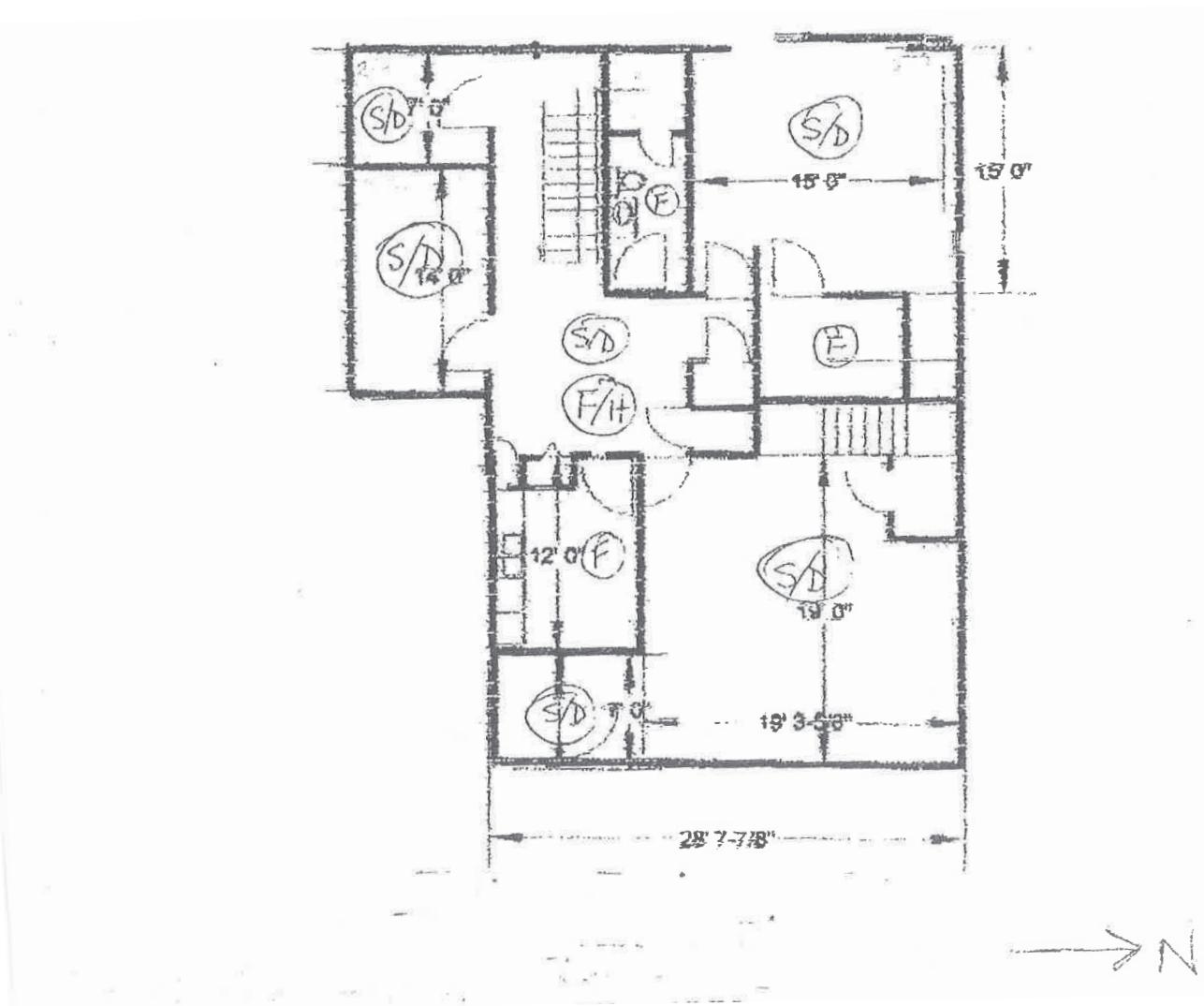
REGIONAL MAP



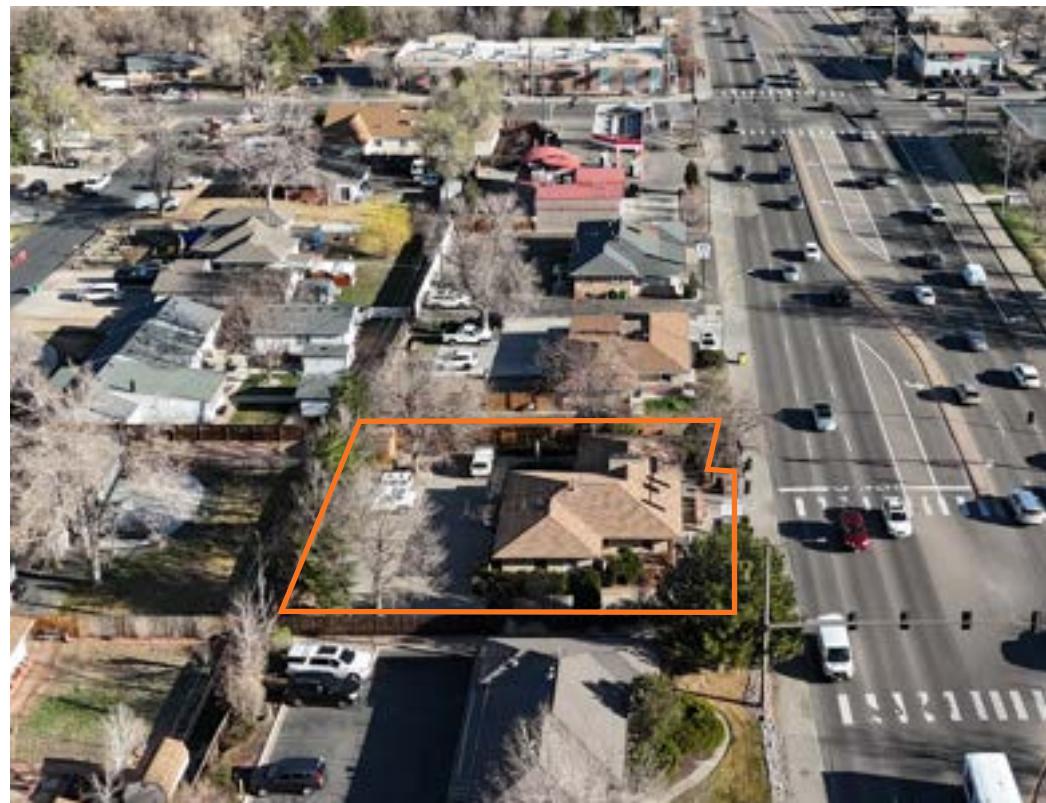
FLOOR PLANS EXECUTIVE SUMMARY



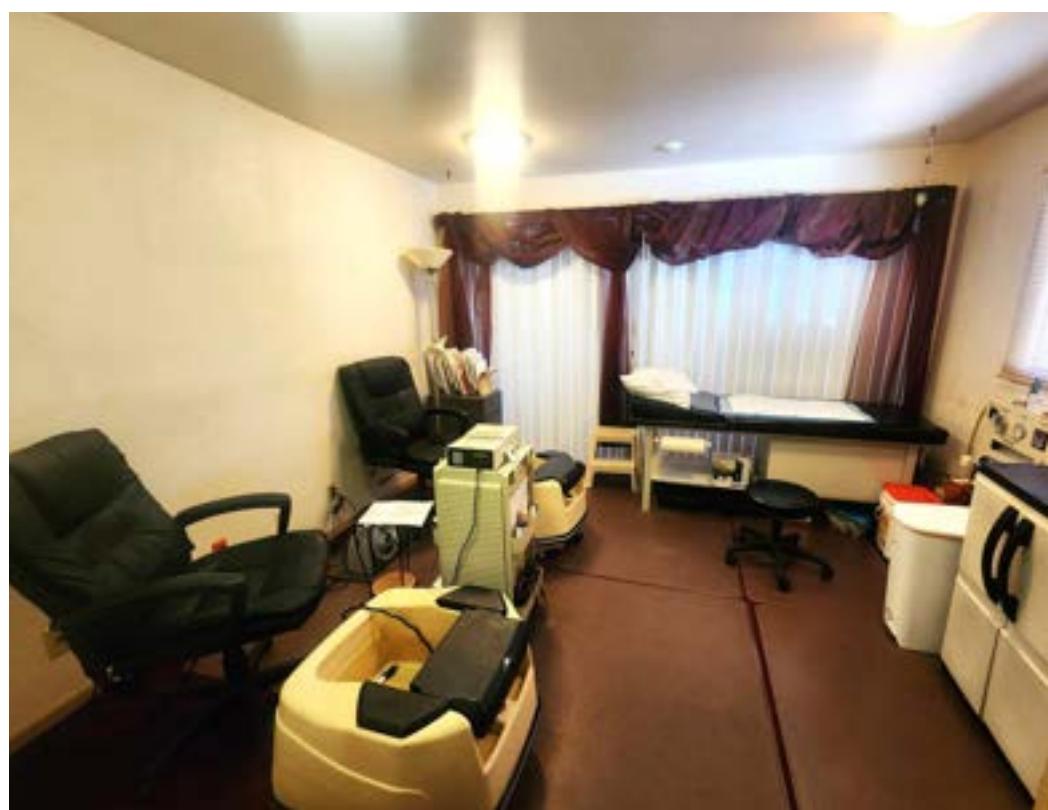
EXECUTIVE SUMMARY FLOOR PLANS



LOWER LEVEL







MARKET OVERVIEW

LAKEWOOD OVERVIEW

The investment property is located in Lakewood, Colorado, part of the Denver-Aurora-Lakewood metro area. Originally founded in 1889 as a 13-block suburban community, Lakewood has since evolved into the fifth largest city in Colorado with a population of 155,984. Government, healthcare and finance sectors serve as the area's leading sources of employment. The Denver Federal Center, a large government office campus, is the area's leading employer and supports over 8,000 local jobs. Other major employers include the Jefferson County School District, the State of Colorado, and St.

Anthony Medical Campus. Lakewood is an attractive destination for business development thanks to strong economic fundamentals, highly educated talent pool and location just 8 miles from Downtown Denver. The city's growing population features low unemployment and high educational attainment that both outpace the national average. Additionally, Lakewood is located adjacent to Interstate 70 and Interstate 25. These major roadways connect Lakewood to the rest of the metro and the southwestern United States.



BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

25 Wadsworth Blvd, Lakewood, Colorado 80226

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer _____

Buyer _____

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via Attachment to emailed Offering Memorandum and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.



Broker _____



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