

PRICE REDUCED

12189 W 64TH AVE

ARVADA, CO 80004



CONFIDENTIAL OFFERING MEMORANDUM

 **PINNACLE**
REAL ESTATE ADVISORS

12189 W 64TH AVE

PRESENTED BY:



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ADVISOR

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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 circular graphic with a stylized 'A' shape inside is centered over the image. The text 'PROPERTY OVERVIEW' is overlaid in white, bold, sans-serif capital letters across the center of the image.

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

REDUCED LIST PRICE: **\$ CONTACT BROKER FOR PRICING**

BUILDING TYPE: Office

BUILDING SIZE: 19,459 SF

LOT SIZE: 34,151 SF

PARKING: 70 Off Street Parking Spaces

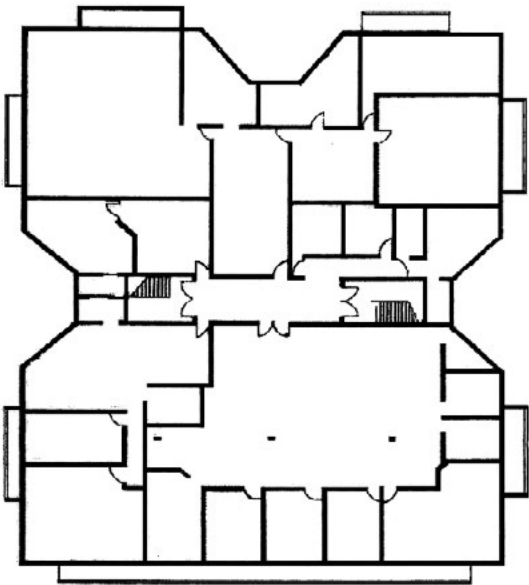
ZONING: MX-S

YOC: 1981

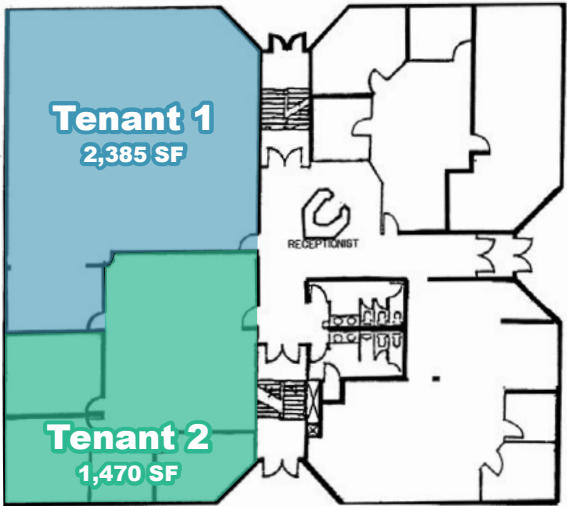


FLOOR PLANS

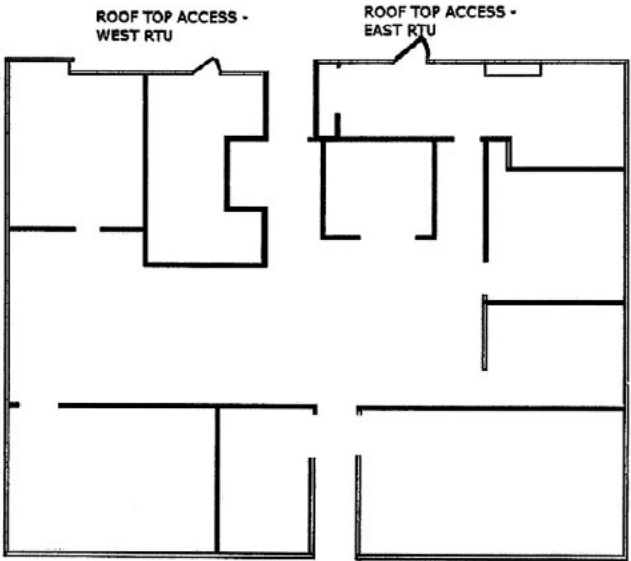
LOWER LEVEL



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 commercial district, featuring various buildings, parking lots filled with cars, and streets. A large, semi-transparent circular graphic with a stylized 'A' shape inside is centered over the image. The text 'LOCATION OVERVIEW' is written in large, white, bold, sans-serif capital letters across the middle of the image, partially obscured by the circular graphic.

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)

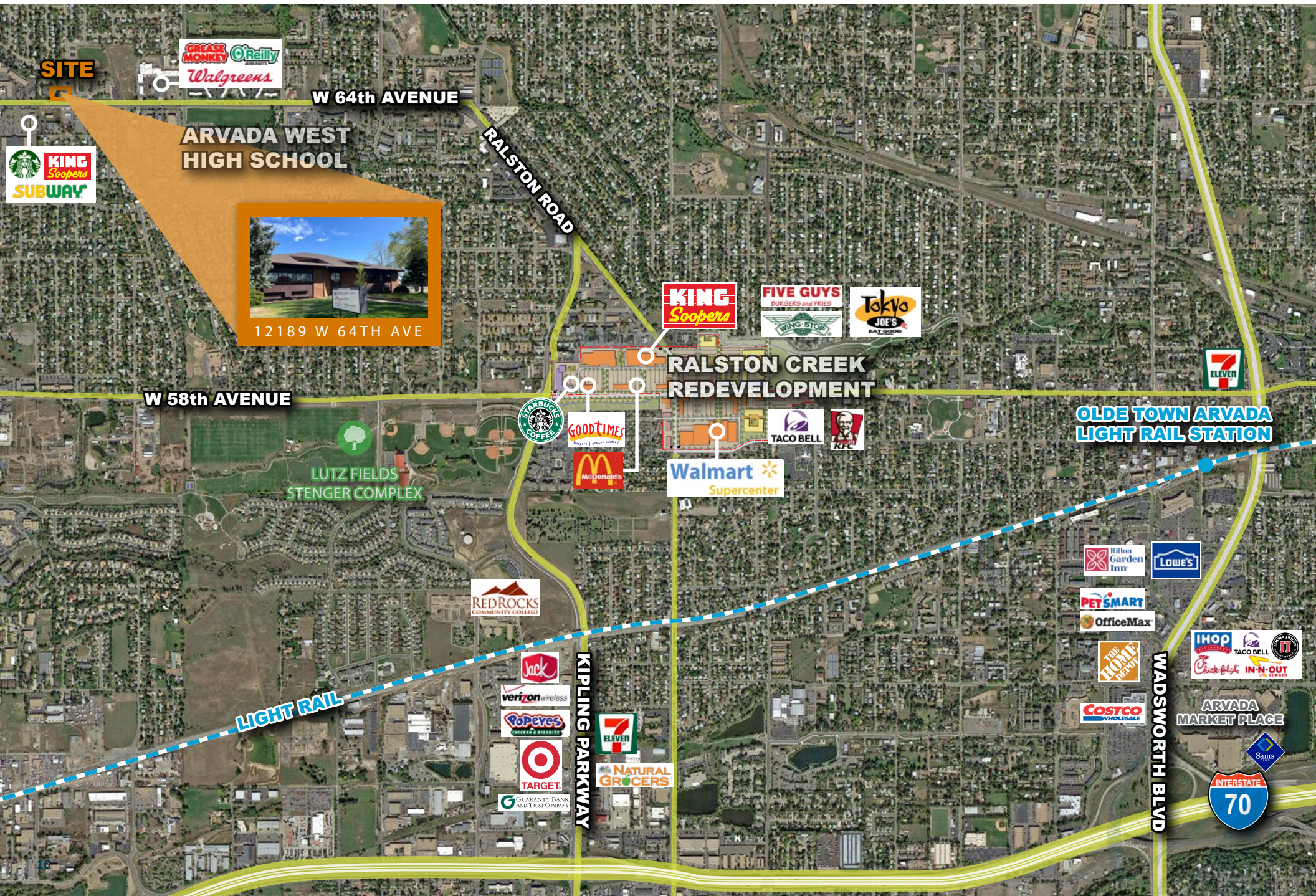
\$144,000

AVERAGE HHI

40.2

MEDIAN AGE





AERIAL MAP



DISCLAIMER

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 12189 W 64th Ave and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

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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