

5612

NEWLAND WAY
ARVADA, CO 80002

\$1,195,000

SALE PRICE

6,000 SF

INDUSTRIAL BUILDING



VALUE-ADD SMALL BAY INDUSTRIAL



THREE UNITS WITH THE
POSSIBILITY OF FOUR
SMALL FENCED STORAGE

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Unique Properties, Inc

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,195,000
Building Size:	6,000 SF
Price / SF:	\$199.17
Lot Size:	17,576 SF
Number of Units:	3
Ceiling Height:	10' 6" (9' Clear)
Loading:	4 DI (9' x 9') 3 DI (8' x 8')
Year Built:	1965
Zoning:	IL
County:	Jefferson
Taxes:	\$15,542 (2024)

PROPERTY OVERVIEW

Unique Properties, Inc is pleased to present to qualified buyers the opportunity to purchase 5612 Newland Way in Arvada, Colorado. The property is a 6,000 SF light industrial property. Currently the property is 3 units, but an owner could easily demise the property into 4 units, as it originally was 4 units. Small industrial units between 1,000 - 3,000 square feet are very sought after as the vacancy is lower than the average for industrial properties. This is a great opportunity for a user or investor to add value and bring these units closer to market rents.

PROPERTY HIGHLIGHTS

- Tight small bay industrial market.
- Three units could be demised into four units.
- Drive in loading for all of the units.
- Small fenced storage in the rear of the property.
- Additional storage on the south side of the building.
- Roof replaced in 2020.
- New electrical panels in 2022.

ADDITIONAL PHOTOS





SITE

FENCED YARD

NEWLAND WAY

56TH AVENUE



OLDE TOWN
ARVADA STATION



SITE

56TH AVENUE

NEWLAND WAY



WADSWORTH BLVD



MARSHALL STREET

54TH AVENUE

COLUMBINE
PARK



52ND AVENUE



CREEKSIDE
PARK



RENT ROLL & PROFIT/LOSS

SUITE	SQ. FT.	MONTHLY RENT	ANNUAL RENT	LEASE EXPIRATION
5612	1,500			VACANT
5614	1,500	\$525	\$6,300	MTM
5616 & 5618	3,000	\$1,800	\$21,600	MTM
Shed		\$420	\$5,040	MTM
TOTAL	6,000	\$2,745	\$32,940	

	SOURCE	CURRENT			PROFORMA			
		\$ AMOUNT	\$/PSF	% OF EGI	\$ AMOUNT	\$/PSF	% OF EGI	
INCOME:								
Potential Rent Units	See Rent Roll	\$27,900	\$3.10		\$15 PSF	\$90,000	\$15.00	
Potential Rent Shed	See Rent Roll	\$5,040	\$0.56		Current + 3%	\$5,191	\$0.87	
Expense Reimbursements	3/4 of the Utilities	\$4,209	\$0.47		Pro-forma Total Expenses	\$44,525	\$7.42	
Scheduled Rent		\$37,149	\$4.13			\$139,716	\$23.29	
Vacancy	5% of Scheduled Rent	\$0	\$0.00			(\$6,986)	(\$0.75)	
EFFECTIVE GROSS INCOME		\$37,149	\$4.13	100.00%		\$132,730	\$22.54	100.00%
EXPENSES:								
Property Taxes:	See Property Tax Analysis	\$15,542	\$1.73	11.61%	See Property Tax Analysis	\$33,309	\$5.55	25.10%
Insurance:	Per Owner	\$5,169	\$0.57	3.86%	Current + 3%	\$5,324	\$0.89	4.01%
Trash:	Per Owner	\$1,320	\$0.15	0.99%	Current + 3%	\$1,360	\$0.23	1.02%
Utilities:	Per Owner	\$5,612	\$0.62	4.19%	Current + 3%	\$4,532	\$0.76	3.41%
TOTAL EXPENSES		\$27,643	\$3.07	20.64%		\$44,525	\$7.42	33.55%
NET OPERATING INCOME:		\$9,506	\$1.06	79.36%		\$88,205	\$15.12	66.45%

The information contained herein has been obtained by sources that have been deemed reliable. While we have no doubts about the accuracy of the information, we do not accept responsibility for the accuracy and completeness contained herein.

PROPERTY TAX ANALYSIS

<u>TAX YEAR</u>	<u>ACTUAL</u>	<u>ASSESSED</u>	<u>MILL LEVY</u>	<u>TAX AMOUNT</u>	<u>MONTHLY</u>
2024 Taxes Paid in 2025	\$574,300	\$160,229	96.996	\$15,542	\$1,295.13
2025 Taxes Paid in 2026	\$1,195,000	\$333,404	99.906	\$33,309	\$2,775.75
2026 Taxes Paid in 2027	\$1,195,000	\$333,404	102.903	\$32,339	\$2,694.90
2027 Taxes Paid in 2028	\$1,230,850	\$343,406	105.990	\$34,308	\$2,859.02

In Colorado, the property taxes are reassessed every off-numbered year and are paid in arrears the following year. For this property, there is an assessment rate of 27.90%, which is multiplied by the Actual Value to determine the Assessed Value. The Assessed Value is multiplied by the Mill Levy (currently 96.996) to determine the annual property tax bill. The sale of the property does not automatically trigger a new assessment for property taxes in Colorado. This projection does not reflect a reassessment until 2025 taxes paid in 2026. The Actual Value is \$1,195,000 which is 100% of our list price. We increase the Mill Levy by 3% annually.

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DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
Population:				2024 Households by Household Inc:			
2029 Projection	12,032	52,522	130,099	<\$25,000	754	3,318	8,161
2024 Estimate	12,180	52,755	129,825	\$25,000 - \$50,000	1,472	4,033	9,269
2010 Census	12,505	53,897	130,814	\$50,000 - \$75,000	924	3,451	8,446
Growth 2024-2029	-1.22%	-0.44%	0.21%	\$75,000 - \$100,000	741	3,253	7,757
Growth 2010-2024	-2.60%	-2.12%	-0.76%	\$100,000 - \$125,000	651	2,771	6,882
Median Age	37.40	39.10	39.10	\$125,000 - \$150,000	400	1,836	3,988
Average Age	38.90	40.20	40.20	\$150,000 - \$200,000	296	2,191	5,695
2023 Population by Race:				2024 Population by Education			
White	8,544	37,122	91,417	Some High School, No Diploma	1,205	3,445	7,928
Black	230	881	2,258	High School Grad (Incl Equivalency)	2,379	10,651	24,302
Am. Indian & Alaskan	164	869	2,081	Some College, No Degree	2,197	10,558	25,813
Asian	188	1,320	3,163	Associate Degree	774	2,958	6,762
Hawaiian & Pacific Island	9	25	58	Bachelor Degree	2,270	9,882	24,985
Hispanic Origin	3,297	14,051	34,854	Advanced Degree	1,119	5,029	13,866
Other	3,045	12,538	30,847	2024 Population by Occupation			
U.S. Armed Forces:				Real Estate & Finance	344	1,504	4,985
Households:	0	0	13	Professional & Management	4,361	18,301	45,312
2029 Projection	5,486	22,245	55,079	Public Administration	329	1,239	3,100
2024 Estimate	5,560	22,373	55,030	Education & Health	1,245	6,111	15,285
2010 Census	5,740	22,932	55,643	Services	1,225	4,707	11,780
Growth 2024-2029	-1.33%	-0.57%	0.09%	Information	102	592	1,911
Growth 2010-2024	-3.14%	-2.44%	-1.10%	Sales	1,476	6,332	15,595
Owner Occupied	2,346	12,795	31,206	Transportation	224	895	2,520
Renter Occupied	3,214	9,578	23,824	Retail	930	3,329	8,393
2024 Avg Household Income	\$83,739	\$94,279	\$99,451	Wholesale	124	799	2,059
2024 Med Household Income	\$63,064	\$77,955	\$80,285	Manufacturing	614	2,312	5,213
				Production	805	3,201	8,262
				Construction	668	2,665	5,999
				Utilities	353	1,812	4,496
				Agriculture & Mining	72	404	957
				Farming, Fishing, Forestry	19	113	249
				Other Services	495	1,543	4,098

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