



Offering Memorandum

**991 PLATTE RIVER BVLD
BRIGHTON, CO 80601**



OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE:

RYAN FLOYD

Broker

720.335.1469

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**KAUFMAN HAGAN
COMMERCIAL REAL ESTATE**

DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the Commercial Property known as 991 Platte River Blvd Brighton, CO 80601 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

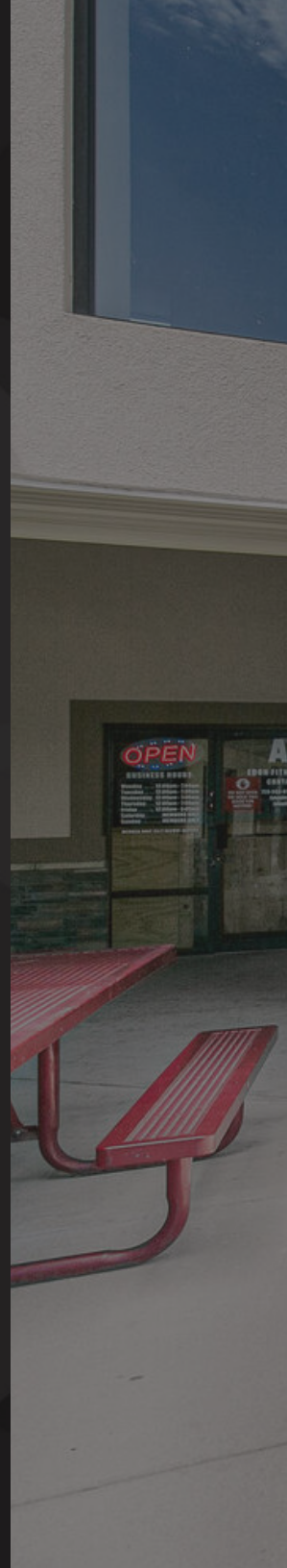
The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.



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 3. Area Overview
 4. Investment Analysis
 5. Local Economy
 6. Kaufman Hagan



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COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY



991 PLATTE RIVER BVLD

BRIGHTON, CO 80601

EXECUTIVE SUMMARY

This property is to be delivered vacant for the perfect owner/user retail opportunity. With high visibility from Highway 85, the Platte River Plaza consists of 3 condominium units, totalling 4,570 square feet of newer construction retail.

Additionally, the property has excellent demographics, with a 70,000+ population within a 5-mile radius. Not only is Brighton one of the fastest-growing cities in Colorado, but it is also one of the fastest-growing cities in the nation.



CONTACT FOR MORE INFORMATION:

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PROPERTY INFO

4,570 SF

GBA

39,369

LOT SIZE

\$950,000

PRICE

7.22%

CAP RATE

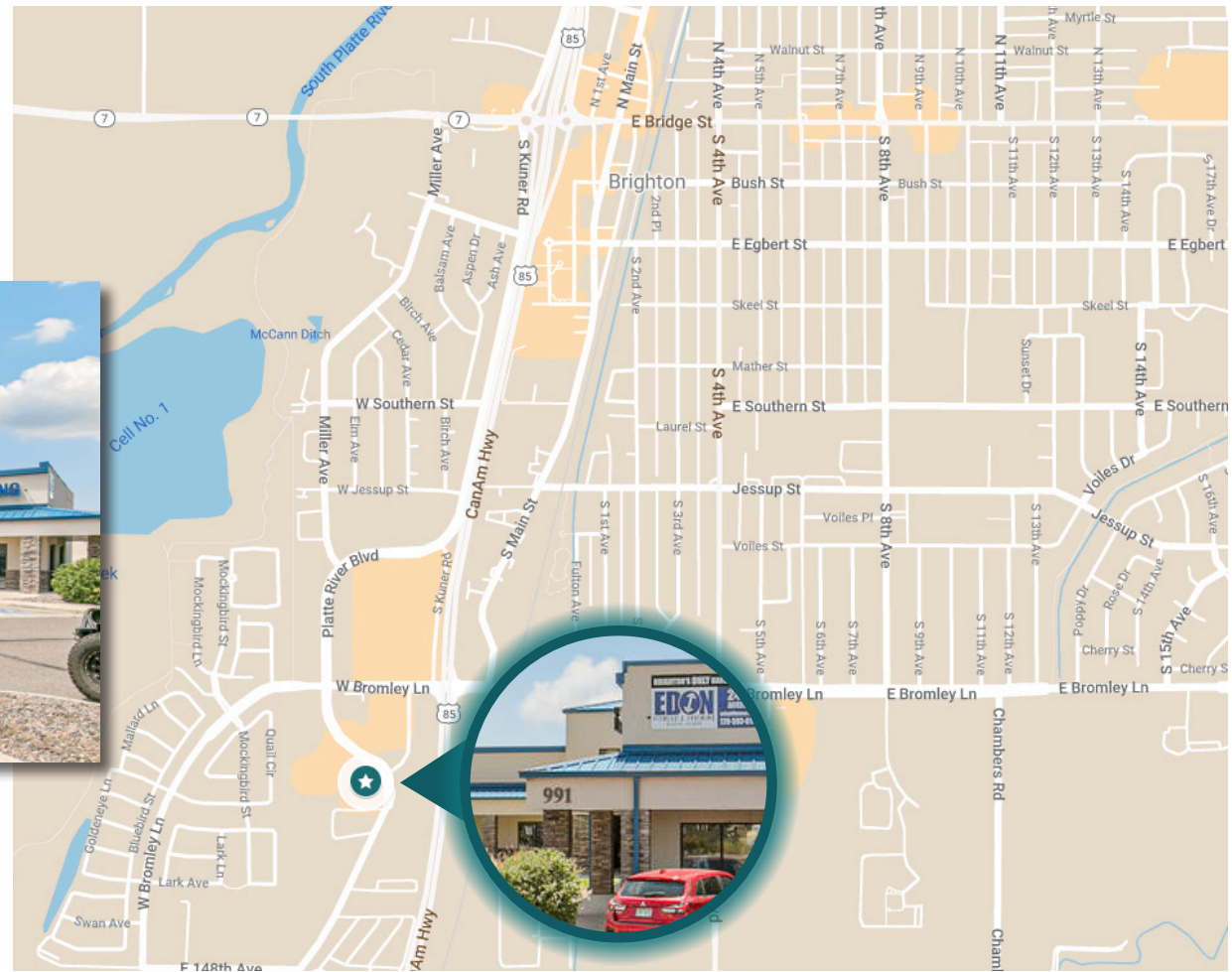
7.43%

PROFORMA CAP RATE

PROPERTY OVERVIEW



991 PLATTE RIVER BLVD BRIGHTON, CO 80601



Property Type	Retail
County	Adams
Year Built	2007
# Stories	1
GBA	4,570 SF
Lot Size	39,369 SF
Construction	Masonry
Roof Type	Flat
Parking	Off-Street 23 Spaces
Utilities	Master
Zoning	C-3



PROPERTY HIGHLIGHTS

- Excellent owner/user retail condominiums
- Proforma with \$15NNN: 7.2% cap rate
- Newer construction
- Currently operates as a fitness studio

PROPERTY IMAGES



PROPERTY IMAGES



AREA OVERVIEW





LOCATION HIGHLIGHTS

- 70,000+ population within a 5-mile radius
- \$119,481 average household income
- Median age of 35 within a 5-mile radius
- 20% anticipated population growth by 2025
- 1,300 businesses located in Brighton

TRAFFIC COUNTS

Collection Street	Cross Street	Cars/Day	Distance
Brighton Rd	W Bromley Ln N	3,410	0.13 mi
US Hwy 85	W Bromley Ln N	33,220	0.14 mi
US Hwy 85	Platte River Blvd W	43,347	0.16 mi
Brighton Rd	E 148th Ave SW	2,951	0.21 mi
Bromley Ln	US Hwy 85 W	20,941	0.24 mi
US Hwy 85	W Bromley Ln N	33,933	0.27 mi
E 152nd Ave	S 2nd Ave E	15,906	0.27 mi
E 152nd Ave	W Bromley Ln N	20,352	0.28 mi
US Hwy 85	US Hwy 85 S	44,871	0.34 mi
US Hwy 85	Hwy 85 S	39,959	0.34 mi



CONVENIENCE COMES IN ABUNDANCE IN THE SUBURBS OF BRIGHTON, COLORADO

39.9853° N, 104.8205° W

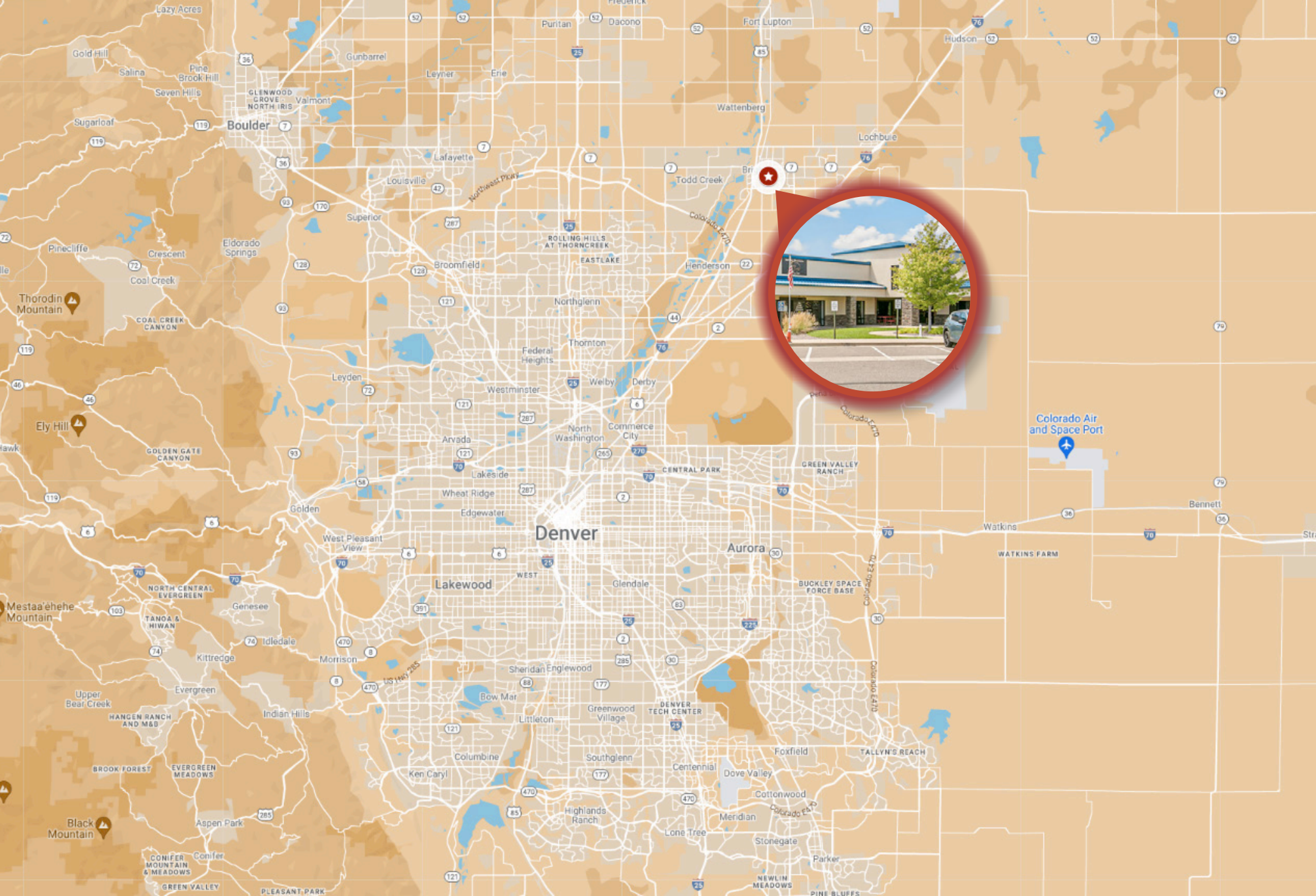
RANKED #8 MOST DIVERSE SUBURBS IN COLORADO

Brighton is a dynamic community located in thriving Adams County, CO. Around 20 miles from Downtown Denver and Denver International Airport, positioning Brighton perfectly for investment, growth and development. Not only is Brighton one of the fastest-growing cities in Colorado, but it is also one of the fastest-growing cities in the entire nation. Brighton offers a strong, well-educated workforce and diverse industries that include energy, healthcare, retail, hospitality, higher education, agriculture, and manufacturing. Brighton offers lower taxes and sustainable growth - a winning combination for start-ups or large companies planning to relocate.

Brighton has experienced rapid growth in the last 17 years, from about 21,000 in 2000 to nearly 40,000 today. By 2025, Brighton is anticipated to grow by roughly 20 percent. Brighton's housing costs remain among the lowest in the metro area.

Restaurants, retail and businesses continue to be attracted to Brighton. Currently 1,300 businesses are located in Brighton, employing 15,000 people. In the last year, the city created an additional 2,000 jobs and anticipates that number to continue to rise. Brighton offers lower taxes and sustainable growth - a winning combination for a new business owner, or a large manufacturer planning to relocate.

LOCATION MAP



991 PLATTE RIVER BLVD · BRIGHTON /12

RETAIL / AREA MAP



DENVER RELOCATION GUIDE BRIGHTON

Brighton, Colorado is a beautiful, thriving city located just 20 miles northeast of downtown Denver. Home to over 20 community and neighborhood parks and sports complexes, several trail systems, and being located just on the edge of the eastern Colorado plains, Brighton attracts everyone from families craving a small-town feel, to those hoping to experience a home with large acreage.

REAL ESTATE CONDITIONS IN BRIGHTON

89% of Brighton includes home owners, meaning that most residents are committed to staying in the Brighton area. Just like much of the Denver area, homes are snagged up quickly here, but Brighton does offer a little bit more flexibility towards the buyer's side than some nearby communities.

While trends indicate median home prices decreasing by 3%, the average price per square foot has also recently increased by \$13. Rent is very affordable compared to surrounding areas, dropping 1% in recent years.

THINGS TO DO IN BRIGHTON

Anything you could be interested in doing is within Brighton's city limits. The beauty of being so close to everything is that you can spend your free time doing anything you can imagine. Some things to enjoy in Brighton include:

Several state parks are within a short driving distance of Brighton, Colorado. Two of our favorites under an hour outside of town are Barr Lake & St. Vrain.

Brighton Oasis Family Aquatic Park

features a climbing wall, two water slides, a lazy river, a wave generator, a tot leisure pool, a water basketball play area, and a full concession stand.

Just outside of Brighton is a 300-acre Wild Animal Sanctuary. This safe haven for over 290 animals includes leopards, lions, bears, wolves, bobcats, lynx, tigers, coyotes, and coati mundi.

Riverdale Golf Course is home to two golf courses, The Dunes and The Knolls. The Dunes is a Scottish-style links course, while The Knolls is a traditional park-style golf course. While both feature gorgeous scenery and plenty of hazards to keep every golfer on their toes, they are also both critically acclaimed on a national scale.

The Brighton Armory host plays, concerts, and art events year-round. Originally built in 1921, this space has now transformed into a vibrant cultural center in the heart of downtown.

The Adams County Historical Museum makes history fun for all ages. It features everything from a working Blacksmith Shop, to an actual jail cell from the old Adams County Jail, to a 1920s railroad caboose, a Japanese garden, and everything in between.

THE BOTTOM LINE

Brighton, Colorado is on the fast track towards becoming the most desired place to live near Denver, Colorado. Being a short commute to downtown as well as Denver International Airport, and hosting



DEMOGRAPHICS

TYPE	1 MILE	3 MILES
2023 Population	6,667	31,363
Median Age	33.6	36.3
2023 # of Households	2,313	10,599
Median Household Income	\$71,179	\$79,582
Daytime Employees	2,886	12,469

More at <https://denverrelocationguide.com/brighton/>

FINANCIAL ANALYSIS

& SALES COMPARABLES



991 Platte River Blvd

BRIGHTON, CO 80601

Platte River Plaza



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INCOME ANALYSIS

Tenant	Edon Fitness
SF Leased	4,570 SF
Lease Rate	\$15.00
Annual Base	\$68,550
Proforma Lease Rate	\$15.45
Proforma Rent	\$70,607

INVESTMENT CONCLUSIONS

Purchase Price	\$950,000
Total SF	4,570 SF
Lot Size	39,369 SF
Total Units	1
In-Place Cap Rate	7.22%
Proforma Cap Rate	7.43%

LOCAL ECONOMY



POPULATION

708,948

MEDIAN HOME PRICE

\$572K

OF EMPLOYEES

474,978



DENVER COLORADO

2024 ECONOMIC OVERVIEW



The real estate landscape in Denver has continued to evolve in 2024, presenting a complex yet opportunity-rich environment for investors and landlords. Last year marked a period of adaptation and resilience in the face of fluctuating interest rates and inventory challenges.

As these market dynamics shift, Denver remains a popular and attractive destination, holds steady on positive growth migration, and its overall market continues to tell a tale of gradual stabilization, which will contribute to the drive in activity in the year 2024.

Despite a general slowdown in rental price growth, the city remains a vibrant market for landlords and investors. As of late 2023, the median rent in Denver stood at \$1,586, experiencing a slight decrease of 0.8% over the month, aligning with both the state and national averages. Cap rates have significantly risen, which also presents an opportunity for those looking to invest in the market at a more sustainable rate.

Overall, the Denver market is showing resilience and adaptability despite the headwinds it has faced. This forecast suggests a possible easing of conditions, potentially unlocking inventory and moderating home-price appreciation, making transactions more feasible for both buyers and sellers. With a positive outlook and strategic planning, the market is poised to navigate the challenges and continue on a path of growth and prosperity.

ECONOMIC & JOB GROWTH

#1

AREA DEVELOPMENT

ECONOMIC RANKING

#1

U.S. NEWS

BEST PLACES TO LIVE

#2

U.S. NEWS & WORLD REPORT

HEALTHIEST CITY

#3

FORBES

BEST CITY FOR GRADS

#3

RENT.COM

BEST PLACE TO WORK

#4

FORBES

FASTEST GROWING METRO

#6

FORBES

BEST PLACE TO TRAVEL

TOP 10

LONELY PLANET

DENVER EMPLOYERS

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

Fortune 500 Companies That Call Colorado Home:

- Arrow Electronics
- DISH Network
- Qurate Retail
- Ball
- DaVita
- FV
- Newmont
- Liberty Media
- DCP Midstream
- Ovintiv

PUBLIC TRANSPORTATION



With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides.

KAUFMAN HAGAN

COMMERCIAL REAL ESTATE



Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

\$1B+

CLOSED TO DATE

COMBINED EXPERIENCE

100+

YEARS

TRANSACTION VALUE

\$115M

CURRENTLY ACTIVE

WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.



BRANDON KAUFMAN
PRINCIPAL



TEAL HAGAN
PRINCIPAL + EMPLOYING BROKER



HALEY FORD
DIRECTOR OF MARKETING



ERIN FRIBERG
DIRECTOR OF OPERATIONS



BEN SCHERMAN
ANALYST + JUNIOR BROKER



ELLEN CUMMINGS
BROKER



WILL SCHERMAN
BROKER



ANDREW VOLLERT
BROKER



COLBY CONSTANTINE
BROKER



MARIN DORNSEIF
BROKER



ZACHARY BIERMAN
BROKER



RYAN FLOYD
BROKER



AMANDA WEAVER
BROKER



KATON PATEL
BROKER



ALEJANDRO MARTINEZ
BROKER

▶ **EMPATHY**

We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

▶ **TEAM MENTALITY**

We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

▶ **DISPROPORTIONATE VALUE**

We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

▶ **PERSEVERANCE & PASSION**

We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

▶ **TANGIBLE RESULTS**

We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

▶ **ELITE PERFORMANCE**

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.

Ryan Floyd

BROKER

Ryan is a seasoned real estate broker well-versed in transactions across all commercial asset classes. Ryan has a proven track record of transforming “one off” investors into multi-transaction clients and quickly growing market share from scratch.

He excels in developing processes and systems that streamline deal-making, even crafting a top-notch CRM for real estate professionals to optimize every facet of their business. With an impressive portfolio of 550+ end-to-end transactions, Ryan consistently ensures a smooth and efficient process for clients.

Ryan is the father of three teenage boys and enjoys coaching in their many sporting events on his busy weekends.



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