



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

Foothills BMW Triumph Motorcycles

1435 Wadsworth Blvd, Lakewood, CO 80214



Offering Memorandum

OFFERED BY:

COLBY CONSTANTINE

Investment Advisor
720.822.0029
colby@khcommercial.com

BRANDON KAUFMAN

Principal
303.547.7357
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TEAL HAGAN

Principal + Employing Broker
720.984.0419
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DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the Property known as 1435 Wadsworth Blvd, Lakewood, CO 80214, Foothills BMW Triumph Motorcycles (“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.

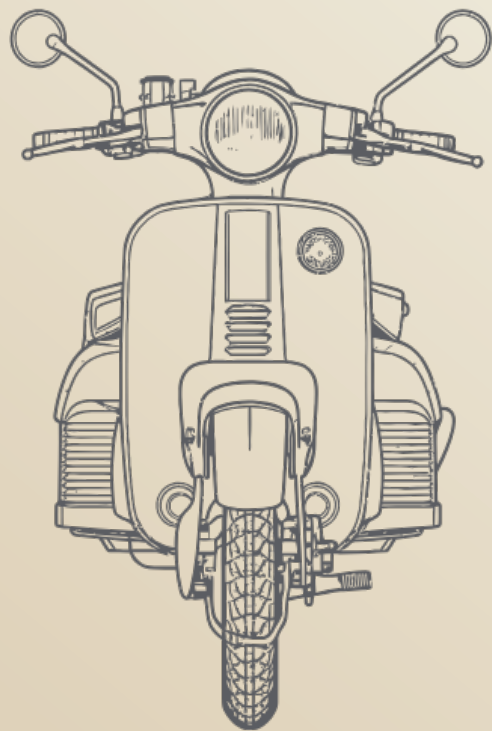
The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the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



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KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



EXECUTIVE SUMMARY



1435 WADSWORTH BOULEVARD LAKEWOOD, CO 80214

Foothills BMW Triumph Motorcycles



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

1435 Wadsworth is a 18,004 sq ft NNN retail space home to Foothills Triumph Motorcycles. Foothills Triumph Motorcycles specializes in motorcycle sales and comprehensive services such as parts, accessories, and rider apparel tailored towards motorcycle riders and enthusiasts. Foothills Motorcycles is home to three uniquely different brands, BMW, Royal Enfield, and Triumph, appealing to different demographics all in one location. Foothills Triumph Motorcycle has a NNN lease signed through 2029 with an optional 5-year extension. The rent escalations are CPI adjusted every year in addition to an assumable loan at 5.125% through 2029.

CONTACT FOR MORE INFO:

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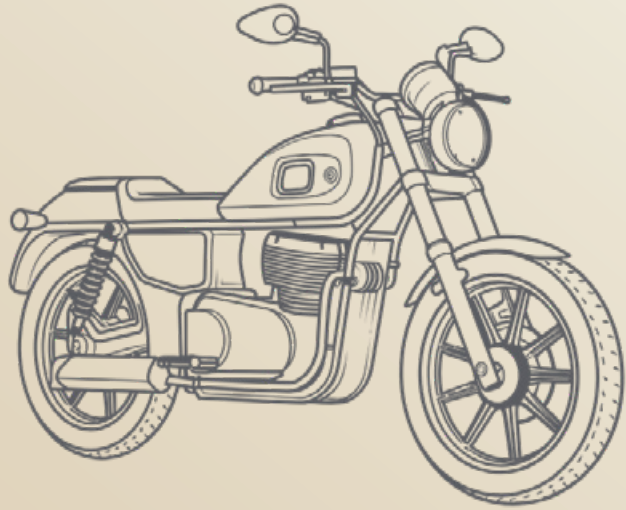
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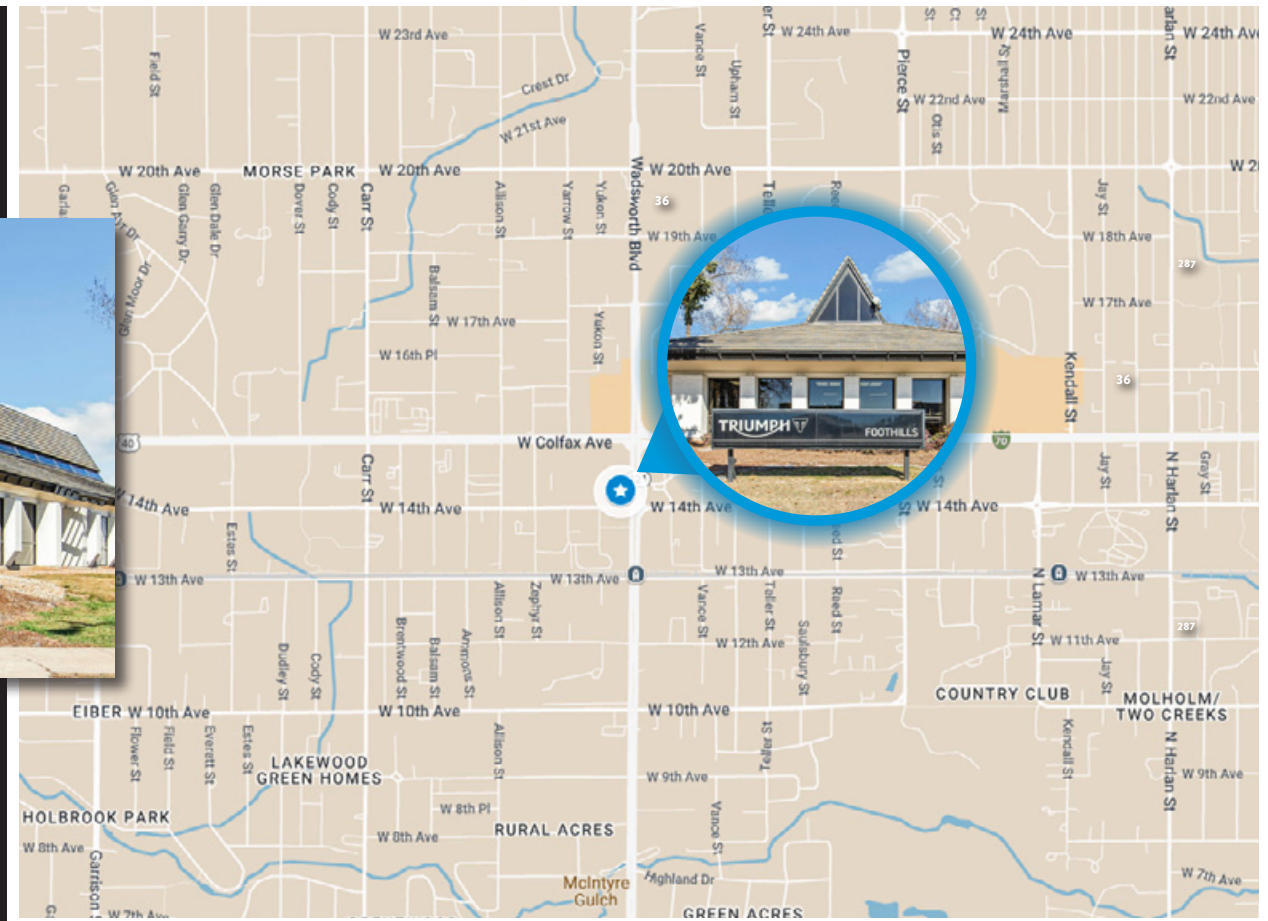
PROPERTY OVERVIEW



- Property Details
- Property Photos



PROPERTY DETAILS



Property Type	Single Tenant NNN Retail
County	Jefferson
# Buildings	1
# Stories	1
Year Built	1980
Total GBA	18,004 SF
Total Lot SF	69,696 SF
Construction	Brick Masonry
Roof Type	Pitched
Parking	Lot
Zoning	M-C-T

PROPERTY HIGHLIGHTS

- One of the leading BMW/Triumph service and sales centers in the entire country
- Single Tenant NNN lease through 2029
- \$2.35M Assumable Loan at 5.125% through 2029
- Renovated in 2020
- Colorado's Premier BMW Motorcycle Dealership

FACILITY

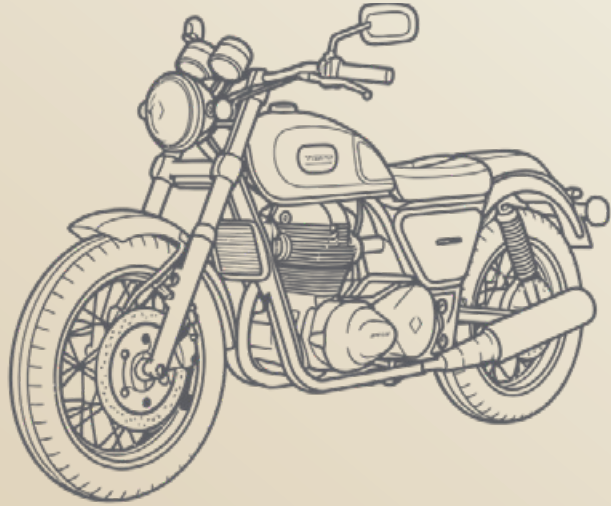
- Over 7,000 sq ft of showroom space
- Over 6,000 sq ft dedicated to parts, apparel, and gear space
- 3,200 sq ft dedicated to state-of-the-art service facility space











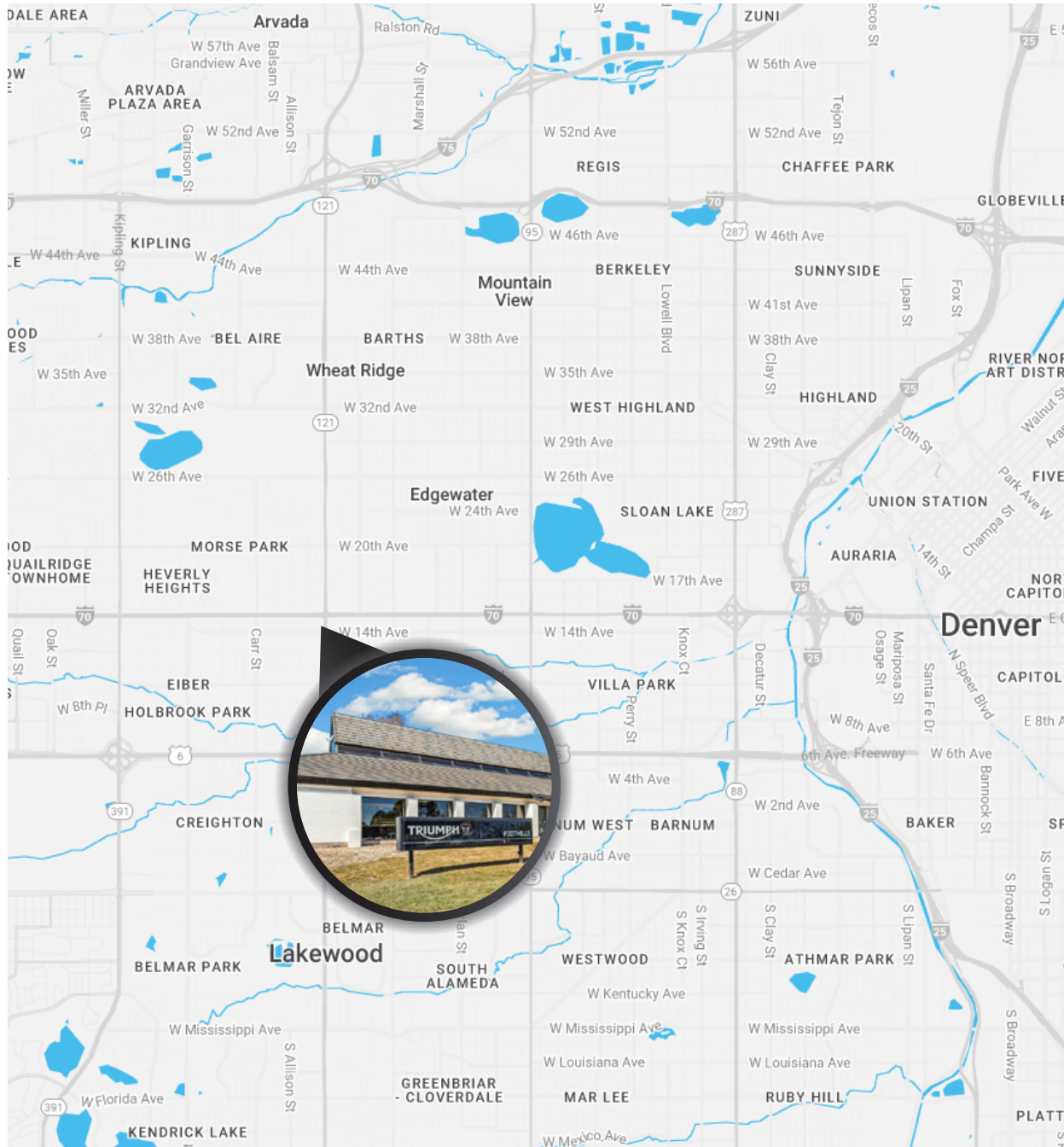
AREA OVERVIEW



- Demographics
- Neighborhood Overview
- Retail/Area Map
- Denver Relocation Guide



LOCATION DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
2024 POPULATION	16,172	57,478	139,165
# OF HOUSEHOLDS	7,512	25,307	61,485
AVG HH INCOME	\$74,432	\$85,760	\$96,865

TRAFFIC COUNTS

Collection Street	Cross Street	VPD
W 14th Ave	Wadsworth Blvd E	6,436
Wadsworth Blvd	W 14th Ave S	57,036
121A	W 14th Ave S	54,000
Wadsworth Blvd	W 14th Ave S	48,184
I-70 Bus	Wadsworth Blvd E	28,363
W 14th Ave	Wadsworth Blvd W	5,842
W Colfax Ave	I-70 Bus W	26,777
Wadsworth Blvd	W 13th Ave S	44,795
I-70 Bus	Vance St E	26,537
W Colfax Ave	Vance St E	31,994

LOCATION HIGHLIGHTS

- Highly-traffic location at the corner of Colfax and Wadsworth with over 57,000 vehicles per day
- Large 1.6 acre lot
- Great nearby retail including Walmart, Casa Bonita, Dutch Bros, and more
- Easy access to downtown Denver
- Close proximity to major highways
- Convenient public transit options

WALK SCORE



WALK SCORE

86

Very Walkable

Most errands can be accomplished on foot



TRANSIT SCORE

53

Some Transit

A few nearby public transportation options



BIKE SCORE

100

Biker's Paradise

Daily errands can be accomplished on a bike

WELCOME TO THE HISTORIC EIBER-HOOD

Eiber is a vibrant and convenient neighborhood with a variety of amenities and attractions within close proximity. Located in Lakewood, it offers a desirable mix of residential tranquility and easy access to urban conveniences.

Parks: Eiber is known for its abundance of parks, providing ample opportunities for outdoor activities and relaxation. One notable park in the area is Sunset Park, located just a short distance away. Sunset Park features open green spaces, sports fields, playgrounds, and picnic areas, making it an ideal spot for family outings and community gatherings.

Shopping: Residents have convenient access to a range of shopping options. The nearby Belmar Shopping District is a popular destination, offering a diverse selection of shops, boutiques, and big-name retailers. From fashion and home decor to specialty stores and grocery options, Eiber has something for everyone's shopping needs.

Restaurants: The Eiber neighborhood boasts a diverse culinary scene, with numerous dining establishments catering to different tastes and preferences. Whether you're craving international cuisine, casual American fare, or cozy cafes, you'll find an array of restaurants within a short distance from West 12th Place. Local favorites include eclectic eateries, family-friendly restaurants, and charming coffee shops where you can grab a bite or unwind with friends.

Entertainment: For entertainment options, residents of Eiber have plenty of choices nearby. The nearby Belmar area features a movie theater, providing the latest blockbuster releases for film enthusiasts. Additionally, the area is known for its vibrant arts and culture scene, with local theaters, galleries, and performance venues hosting a variety of shows and events throughout the year.

Walkability, Transit, and Biking: The neighborhood's pedestrian-friendly design and sidewalks make it convenient to run errands, take leisurely strolls, or enjoy outdoor activities. Public transportation options are readily available, making it easy to commute to other parts of Lakewood or even downtown Denver. Moreover, biking enthusiasts will appreciate the excellent bike lanes and flat terrain, allowing for convenient and enjoyable cycling experiences.

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DENVER RELOCATION GUIDE

LAKEWOOD, CO

THE 5TH LARGEST CITY IN THE DENVER METRO AREA

This suburb to the West of the city has one of the best views of the Rocky Mountain Foothills and is easily reached by light rail service from union station. Lakewood's downtown Belmar area, complete with shops, restaurants, a movie theater and pedestrian-friendly spots, has emerged as a local hangout that attracts visitors from surrounding areas.

Lakewood also features extensive cultural programming and recreation areas. The 38,000-square-foot Lakewood Cultural Center boasts a more than 300-seat theater and gallery space, while the Lakewood Heritage Center includes 15 historic structures and more than 40,000 artifacts, plus a popular outdoor amphitheater. Recently named a Certified Colorado Creative District, 40 West Arts along the West Colfax corridor in the heart of Lakewood has more than 20 public art installations, multiple performing arts venues and a dozen galleries.

With more than 80 maintained parks, Lakewood is also one of Denver's top places for outside activities. Bear Creek Lake Park is the city's most popular playground.

Filled with a large fishing lake, paved and dirt biking and hiking trails, picnic areas and a summer water-skiing concessionaire, this 2,600-acre park has something for everyone. For mountain lovers, the steep terrain at Lakewood's Hayden Park on Green Mountain offers a great workout and scenic mountain views.

Shoppers and golfers will also find their passions addressed here. Lakewood's pleasant shopping centers include the mixed-use Belmar and Colorado Mills Outlet Mall. There are also two public golf courses — The homestead Golf Course and Fox Hollow Golf Course. The outdoor Red Rocks Amphitheatre, Dinosaur Ridge and the Bandimere Speedway drag strip provide residents of Lakewood, CO with plenty of action and adventure.

With breathtaking views and close to 100 parks to enjoy, Lakewood may be the perfect city for young and old professionals alike. Lakewood owes its rapid expansion to its ideal transportation system, great shopping, and plentiful entertainment. Living in this city means you have access to all the outdoorsy activities of the Rocky Mountains plus the big city culture of the Denver metro area. More at <https://www.colorado.com/cities-and-towns/lakewood>

POPULATION

156,425

▲ 0.34% 1-YEAR GROWTH

MEDIAN HOME PRICE

\$564K

▲ 15.2% 1-YEAR GROWTH

OF EMPLOYEES

87,100

▲ 1.11% 1-YEAR GROWTH

ALL-AMERICA CITY AWARD

TOP 10

NATIONAL CIVIC LEAGUE (2011 & 2016)

BEST CITY TO RAISE A FAMILY

#11

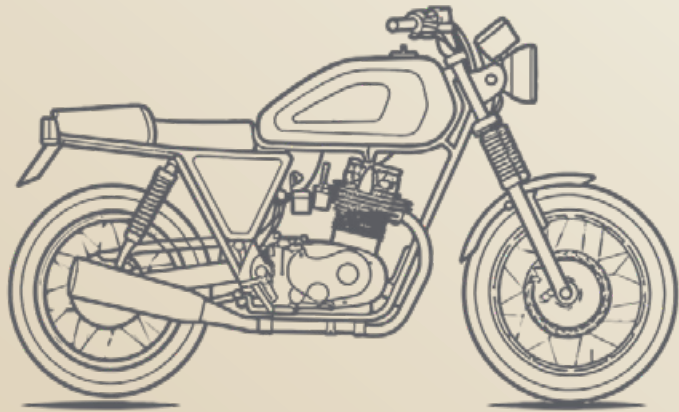
LIVABILITY (2019)

BEST PLACES TO RETIRE

#5

U.S. NEWS & WORLD REPORT (2021)





FINANCIAL ANALYSIS

-
- Rent Roll
 - Current & Proforma Analysis
 - Investment Summary
 - Comparable Sales



COMMERCIAL RENT ROLL

TENANT	LEASE TYPE	AVG SQ FT	LEASE END	ANNUAL RENT	ANNUAL ESCALATIONS
Foothills BMW	NNN	18,004	6/31/29*	\$331,208	CPI Adjusted - 3%
TOTALS/AVERAGES		18,004		\$331,208	



CURRENT & PROFORMA ANALYSIS

INCOME	CURRENT	PROFORMA
Gross Potential Rent	\$331,208	\$341,144
EFFECTIVE GROSS INCOME	\$331,208	\$341,144

EXPENSES	CURRENT	PROFORMA
NET OPERATING INCOME	\$331,208	\$341,144
Cap Rate	6.13%	6.32%
Principal Reduction	\$39,666	\$39,666
Debt Service	\$195,326	\$195,326
Cash Flow	\$135,882	\$145,819



INVESTMENT SUMMARY

PURCHASE PRICE	\$5,400,000
Total SF:	18,004 SF
Price Per SF:	\$299.93
Lot SF:	69,696 SF
Price Per Lot SF:	\$77.48
In-Place Cap Rate:	6.13%
Proforma Cap Rate:	6.32%

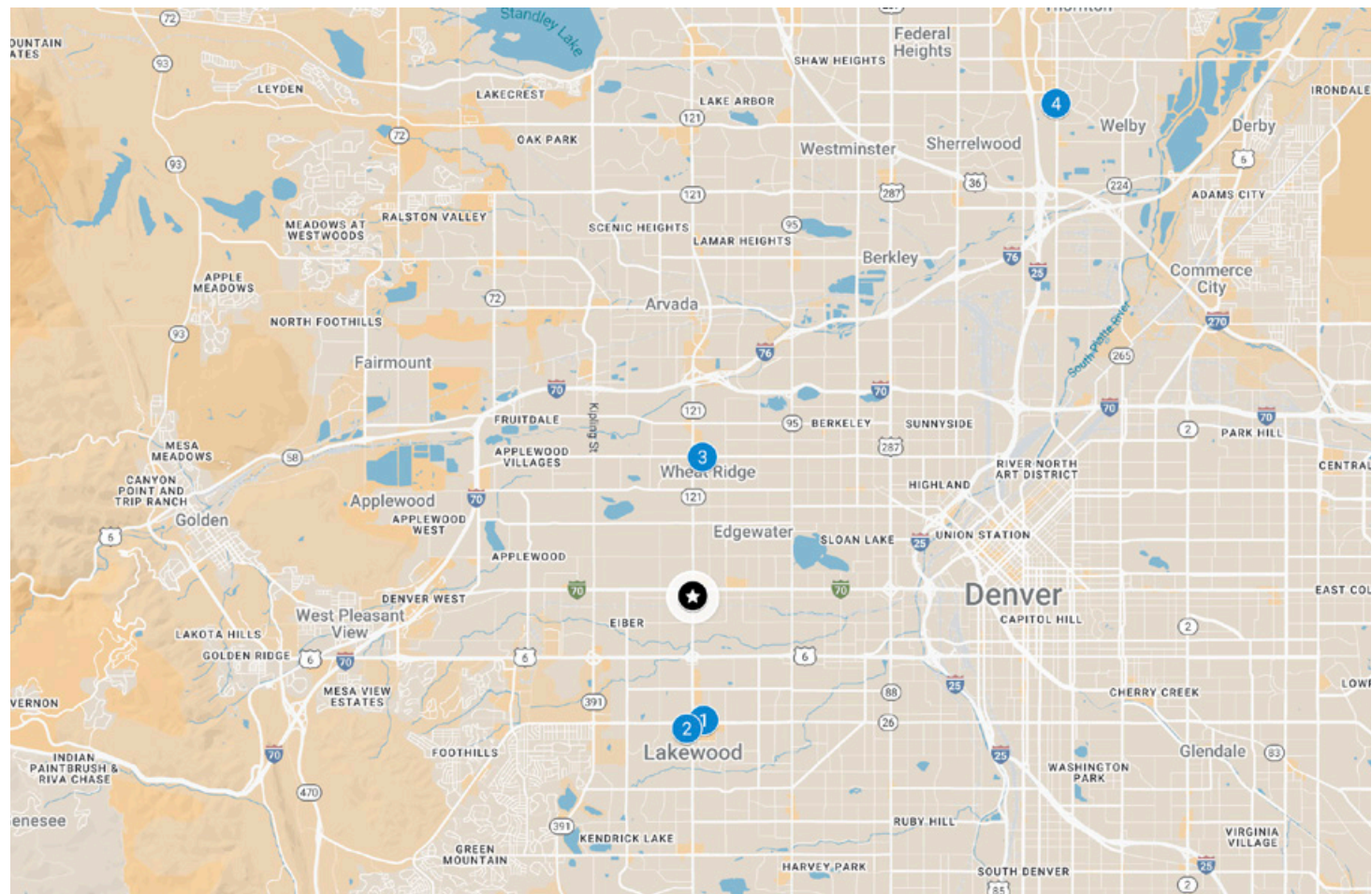
ASSUMABLE LOAN

Loan to Value:	51%
Loan Amount:	\$2,750,000
Down Payment:	\$2,650,000
Monthly Payment:	\$16,278
Interest Rate:	5.125%
Amortization:	25 Years

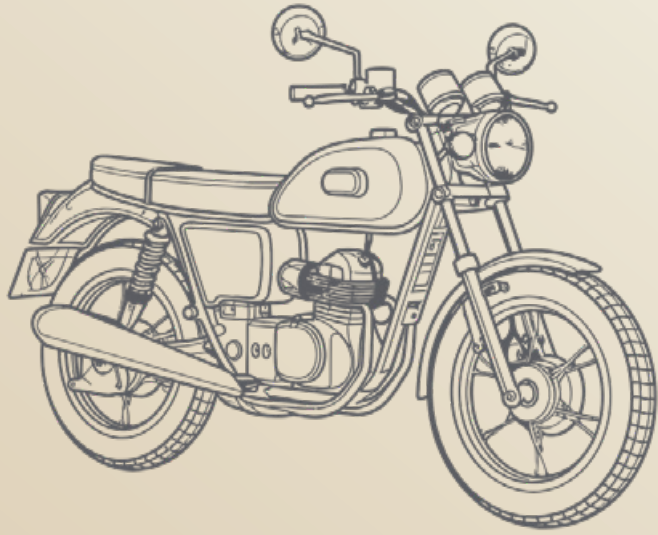


KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

SALES COMPARABLES



#	PROPERTY	SOLD DATE	SOLD PRICE	SF	\$/SF	YEAR BUILT
	1435 Wadsworth Blvd, Lakewood, CO 80214		\$5,400,000	18,004	\$299.93	1980
1	7301 W Alameda Ave, Lakewood, CO 80226	11/25/2024	\$3,375,000	12,877	\$262.10	1979
2	7830 W Alameda Ave, Lakewood, CO 80226	3/11/2024	\$3,625,000	9,257	\$391.60	2005
3	7400-7490 W 38th Ave, Wheat Ridge, CO 80033	Under Contract	\$2,100,000	9,600	\$218.75	1963
4	8876 Pearl St, Denver, CO 80229 (Dealership)	2/22/2024	\$3,937,676	14,060	\$280.06	1998
AVERAGES			SOLD PRICE \$2,278,438		PRICE / SF \$265	



LOCAL ECONOMY



- Demographics
- Neighborhood Guide
- Retail/Area Map



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.

POPULATION

710,800

MEDIAN HOME PRICE

\$574K

OF EMPLOYEES

474,978

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, COLORADO

2025 ECONOMIC OVERVIEW

Denver's commercial real estate market is set for a positive outlook in 2025, bolstered by a low retail availability rate, minimal new construction, and a resilient consumer base. While concerns over economic softness and slower population growth linger, retail and industrial sectors are performing well, with industrial remaining a standout due to strong demand from e-commerce and logistics.

Construction activity remains subdued, with most new projects being freestanding build-to-suits. Retail inventory has grown slowly, helping restore balance in the market. The outlook for multifamily and retail is also favorable, though both sectors face some vulnerabilities. In the office market, vacancy rates are beginning to moderate in some areas.

Key trends for 2025 include increased office leasing without significant rent reductions, stabilized construction costs as inflation cools, and continued downtown revitalization. Owner-user building purchases are expected to rise, and the industrial sector is poised for continued strength. Despite challenges like climate change concerns and interest rate uncertainty, opportunities in affordable housing and public-private partnerships present significant growth potential.

DOWNTOWN DENVER DEVELOPMENT

In Downtown Denver, recent completed or currently under construction development projects include the 16th Street Mall reconstruction, the Larimer Bridge replacement with streetscaping improvements, the Downtown Rail Reconstruction Project focusing on key intersections, and various bicycle connection projects like the 15th Street Bicycle Connection and Bannock Street Bikeway. Future projects to expand the downtown area include a 55-acre mixed use development plan using the parking lots around Ball Arena, a 62-acre master-planned mixed-use community known as the River Mile, and other developments including more than 1,000 hotel rooms, 5,000 residential units, 2.5 million square feet of office space, and a large condominium development.

16th Street Mall Project: A major ongoing project to revitalize the 16th Street Mall with improved infrastructure and pedestrian experience.

Downtown Rail Reconstruction: RTD's project to reconstruct light rail tracks and infrastructure at key downtown intersections, with phase one recently finished.

KSE-Ball Arena Redevelopment: The 55-acre KSE-Ball Arena project proposes between 10 to 12 million square feet of mixed-use, office, retail, and residential space. The project will replace existing land currently used as parking lots and will better connect Ball Arena to Lower Downtown Denver, Auraria Campus, and the future River Mile development.

The River Mile: A new, urban mixed-use neighborhood to be built along a one-mile stretch of the South Platte River between Speer Blvd and Auraria Pkwy. Adjacent to two transit stations and the birthplace of the city, the plan calls for a bike and pedestrian-oriented public realm, new waterfront parks and public spaces, and the continued restoration of the South Platte River.

Downtown Development Authority (DDA) Expansion: The DDA will be expanded to include the Central Business District, Union Station, and part of North Capitol Hill. The expansion is expected to make over \$500 million available for investment in 2025. The DDA will use public investments to create a thriving downtown and accelerate economic growth.

16TH STREET MALL



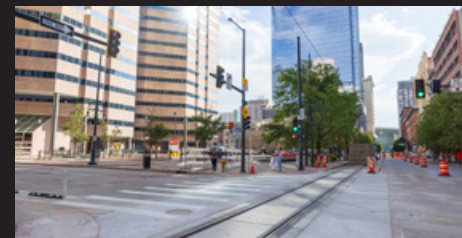
RIVER MILE

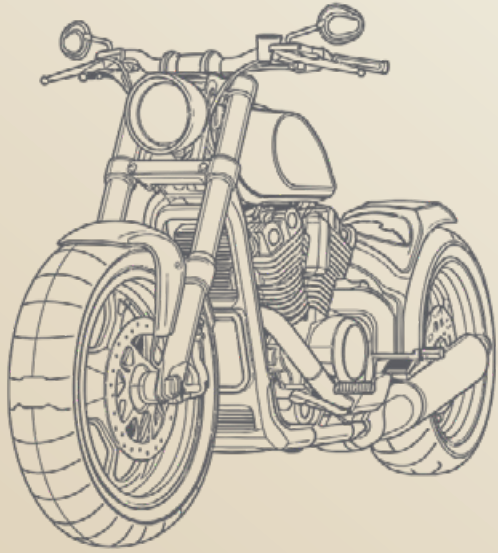


KSE-BALL ARENA



RTD LIGHT RAIL





KAUFMAN HAGAN

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- Who We Are
 - Our Team
 - Broker Bios



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



**COLBY
CONSTANTINE**
INVESTMENT ADVISOR



**ANDREW
VOLLERT**
BROKER



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



**ZACHARY
BIERMAN**
BROKER



**RYAN
FLOYD**
BROKER



**AMANDA
WEAVER**
BROKER



**MARIN
DORNSEIF**
BROKER



**ELLEN
CUMMINGS**
BROKER



**LOUIS
PASSARELLO**
JUNIOR 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.

Colby Constantine

INVESTMENT ADVISOR

Colby Constantine is an investment advisor with Kaufman Hagan, an industry-leading commercial real estate firm that specializes in multifamily acquisition and disposition.

Colby graduated from the University of Portland with a degree in Finance as well as Operations Technology Management. While pursuing these degrees, he helped captain the Division 1 Men's Soccer team to their first WCC Championship in 15 years.

Prior to KH Commercial, Colby worked in the private lending space for acquisition, development, and construction of multifamily assets. Previously licensed with a Series 65, Colby truly understands what it means to be a fiduciary, always putting his client's best interests above his own.

Colby is passionate about providing his clients with attentive, bespoke service by simplifying the acquisition and disposition process and using illustrative data to assure his clients achieve the best possible outcome given their unique situation.

When Colby is not in the office, he loves to travel, hike, and camp in the beautiful outdoors with his wife and goldendoodle. His wife, Kelsey, is currently an Emergency Medicine Resident Physician at Denver Health and CU Anschutz. Additionally, he enjoys staying active by playing hockey, soccer and golf.



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LIC#: FA100099134

Brandon Kaufman

PRINCIPAL

Brandon Kaufman is a Principal of KH Commercial Real Estate after 5 years as a Director at previous CRE brokerages where he brokered over \$300,000,000 of multiple types real estate focusing primarily on existing multifamily, as well as development sites. During this time, he was awarded the 2018 DMCAR Young Broker of the Year award. At KH, he continues to promote positive collaboration to best assist with the company's client needs. He takes great pride in setting high expectations for himself, and delivering on those expectations for the sake of his clients.

Prior to real estate, Brandon had many athletic ventures that assisted in his fast growth in the competitive environment of commercial real estate. Most notably, he spent two years playing for the NFL with the Buffalo Bills (2013-2014), and in 2016 played for the Gold Coast Suns of the Australian Football League. During his time playing professional football, Brandon was a partner at Just Results Fitness in Broomfield, Colorado, while also establishing a Wide Receiver Academy for high school and collegiate football athletes, whom he still works with to this day. Having been in a world of high-level competition and professionalism previously, Brandon's athlete experience has given him a great disposition to represent KH clients in the best light.

When not in the office, Brandon enjoys spending time with his wife and two children. His interests all lie in being around family, including coaching his nephews and younger sister, golfing with his dad, and going to concerts and Denver sporting events with his wife and friends.



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LIC#: FA100071442

Teal Hagan

PRINCIPAL + EMPLOYING BROKER

Teal Hagan is a Principal and the Employing Broker of KH Commercial Real Estate. She has 10+ years investment real estate experience and has sourced hundreds of fix and flips, Denver infill and multi-family development lots for professional investor clients. Her focus is currently on 4-100+ unit value add multifamily projects as well as land for new commercial development. She has brokered over \$100M in real estate in the greater Denver area.

Outside of real estate she enjoys hiking and traveling with her husband, daughter and two dogs.



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LIC#: ER100049712

Foothills BMW Triumph Motorcycles

Foothills BMW
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