

5400 WARD RD BUILDING II

ARVADA, CO 80002



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Pinnacle Real Estate Advisors is pleased to announce they have been retained as the exclusive marketing advisor for 5400 Ward Rd Bldg 2 in Arvada, Colorado. This multi-tenant medical based office building is an excellent opportunity to purchase a historically strong performing investment property. No maintenance or capital expenditure has been deferred in this building, and includes expense stops for all tenants protecting the owner against exposure to increases in expenses. This is also a fantastic opportunity for an owner-user to purchase their own office space with supplemental income. The Property is located in affluent West Arvada on Ward Road at 54th Drive and only 9 blocks north of I-70 and Highway 58. It is also an easy 5 minute walk to the new RTD FasTrack Ward Road Station. Private patios, natural light, plenty of parking, and HOA maintained green space are just some of the plentiful amenities that this office offers.



EXECUTIVE SUMMARY

PROPERTY DETAILS

PRICE:	\$1,350,000
BUILDING TYPE:	Office
BUILDING SIZE:	10,349 SF
SUITES:	11
YOC:	1985
PARKING:	Shared lot, maintained by HOA

INVESTMENT HIGHLIGHTS

- Entire second floor can be made available for Owner-User
- Actively renovated and attractive office features
- Newer roof and HVAC w/ distech control system
- Excellent frontage on Ward Rd vs other buildings in complex
- 0.5 miles from the RTD FasTracks Ward Rd Station
- Easy access to I-70





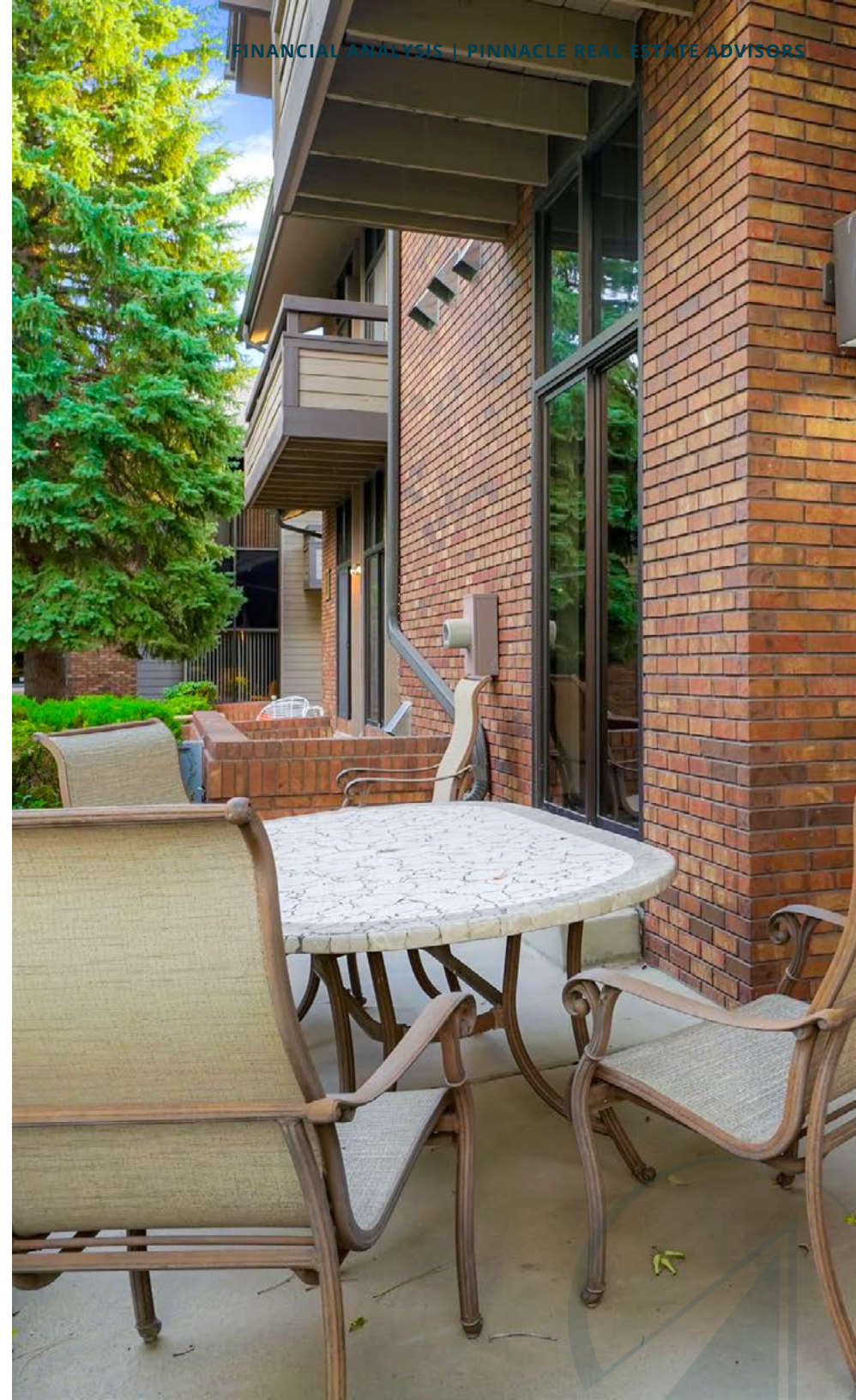


FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

Commercial Analysis	" Proforma"	PSF
Commercial Base Rent	\$198,987	\$19.23
Expense Reimbursement Revenue	\$15,012	\$1.45
TOTAL POTENTIAL GROSS REVENUE	\$213,999	\$20.68
Vacancy Allowance 10%	(\$19,899)	(\$1.92)
EFFECTIVE GROSS REVENUE	\$194,101	\$18.76
Property Taxes (Estimated Post Sale)	(\$20,000)	(\$1.93)
Property Insurance	(\$6,719)	(\$0.65)
Utilities	(\$13,737)	(\$1.33)
HOA	(\$25,140)	(\$2.43)
Cleaning Fees	(\$14,959)	(\$1.45)
Repairs and Maintenance	(\$2,575)	(\$0.25)
Professional Fees / Misc (est.)	(\$2,000)	(\$0.19)
Property Management (5%)	(\$9,949)	(\$0.96)
Total Operating Expenses	(\$95,079)	(\$9.19)
NET OPERATING INCOME	\$99,022	\$9.57
Cap Rate (based on Asset Price)	7.33%	
Debt Service	(\$61,437)	
Before Tax Cash Flow	\$37,585	
Cash on Cash	6.96%	
Principal Reduction	\$9,054	
Total Return	8.64%	
ASSET PRICE:	\$1,350,000	\$130.46 psf
Loan Amount	\$810,000	60.0% LTV
Equity Contribution:	\$540,000	40.0%
Interest Rate/Amortization	6.50%	30 Years
Monthly/Annual Amortization Payments	\$5,120	\$61,437
Property Square Feet:	10,348 SF	

Pro-forma expenses includes 2027 Assessor estimated taxes and 3% increase over 2025 expenses.
Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this analysis. You are responsible to independently verify its accuracy and completeness.



RENT ROLL

Rent Roll

Effective Occupied SF: 6,537 sf 63.2%

Effective Vacant SF: 3,811 sf 36.8%

Tenant Status	Unit	RSF	Commence	Expiration	Monthly Base Rent	Annual PSF	Annual Base Rent	Proforma PSF	Proforma Annual Rent	Annual Expense Reimbursement	Expense Stop	Total	PSF
Occupied*	100	1,703	8/31/21	7/31/30	\$4,219	\$50,630	\$29.73 psf	\$30.00 psf	\$51,090	\$3,913	\$8.90	\$54,543	\$32.03 psf
Vacant	101	1,204	7/1/24	6/30/26	\$0	\$0	\$0.00 psf	\$18.00 psf	\$21,672	\$0	\$8.90	\$0	\$0.00 psf
Occupied	103	839			\$1,328	\$15,941	\$19.00 psf	\$20.00 psf	\$16,780	\$1,928	\$8.90	\$17,869	\$21.30 psf
Vacant	200	1,597	7/1/21	12/31/28	\$0	\$0	\$0.00 psf	\$18.00 psf	\$28,746	\$0	\$8.90	\$0	\$0.00 psf
Occupied	201	1,755	12/1/23	12/31/28	\$2,537	\$30,449	\$17.35 psf	\$18.00 psf	\$31,590	\$4,033	\$8.90	\$34,482	\$19.65 psf
Vacant	G100	759			\$0	\$0	\$0.00 psf	\$15.00 psf	\$11,385	\$0	\$8.90	\$0	\$0.00 psf
Occupied	G101	861	4/19/23	4/30/27	\$1,130	\$13,561	\$15.75 psf	\$16.00 psf	\$13,776	\$1,978	\$8.90	\$15,539	\$18.05 psf
Occupied	G102	589	9/1/25	8/31/28	\$712	\$8,541	\$14.50 psf	\$15.00 psf	\$8,835	\$1,353	\$8.90	\$9,894	\$16.80 psf
Occupied	G103	410	7/1/25	6/30/27	\$500	\$6,000	\$14.63 psf	\$15.00 psf	\$6,150	\$942	\$8.90	\$6,942	\$16.93 psf
Vacant	G104	251			\$0	\$0	\$0.00 psf	\$13.00 psf	\$3,263	\$0	\$8.90	\$0	\$0.00 psf
Occupied	G105	380	8/1/23	7/31/27	\$440	\$5,278	\$13.89 psf	\$15.00 psf	\$5,700	\$865	\$8.90	\$6,143	\$16.17 psf
TOTALS		10,348 sf			\$10,867	\$130,400	\$17.84	\$17.55 /sf	\$198,987	\$15,012		\$15,030	\$1.45 /sf

* Tenant is a dentist. Rate is above market due to Class A uildout provided by Landlord.

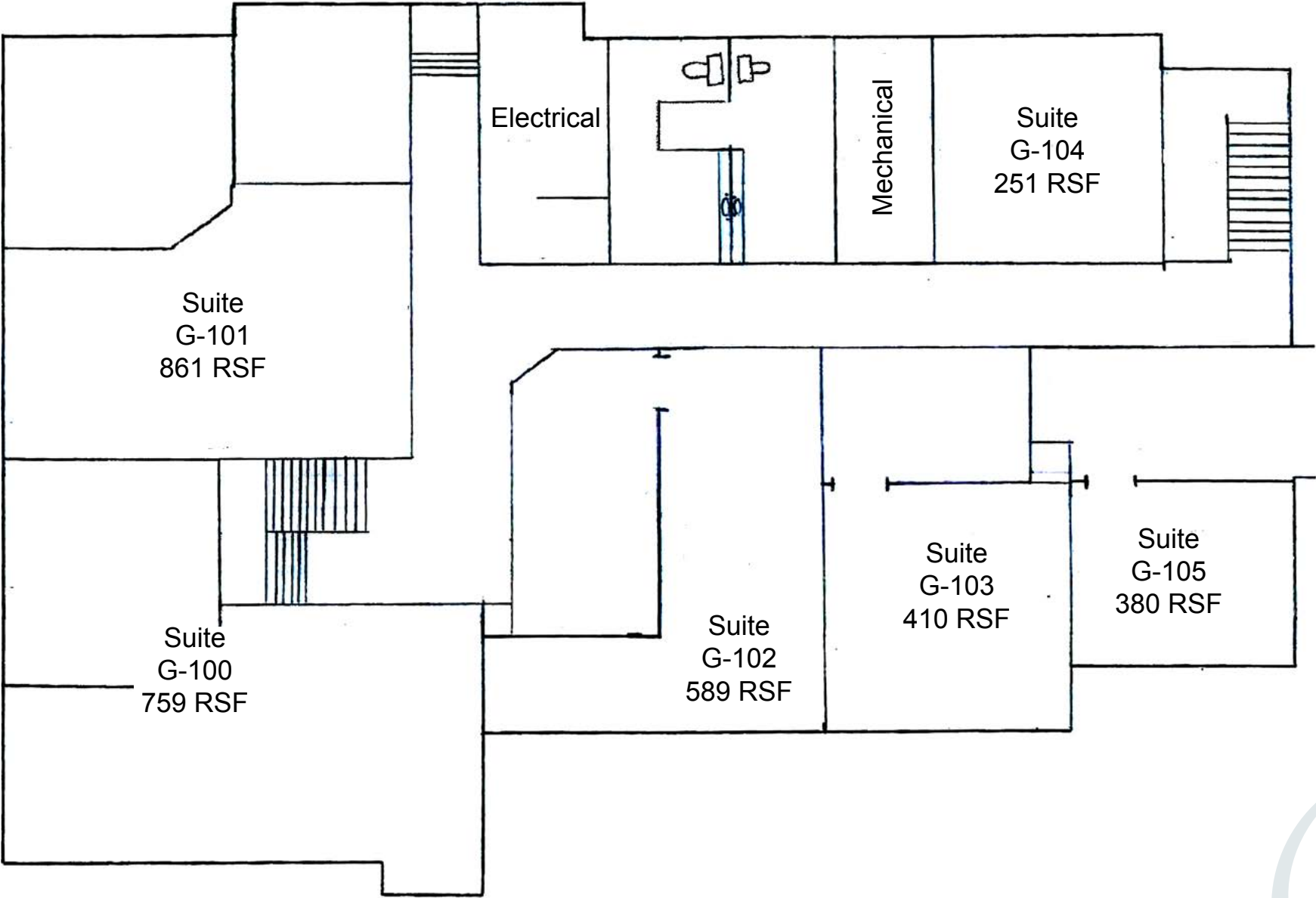
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FLOOR PLANS

BASEMENT

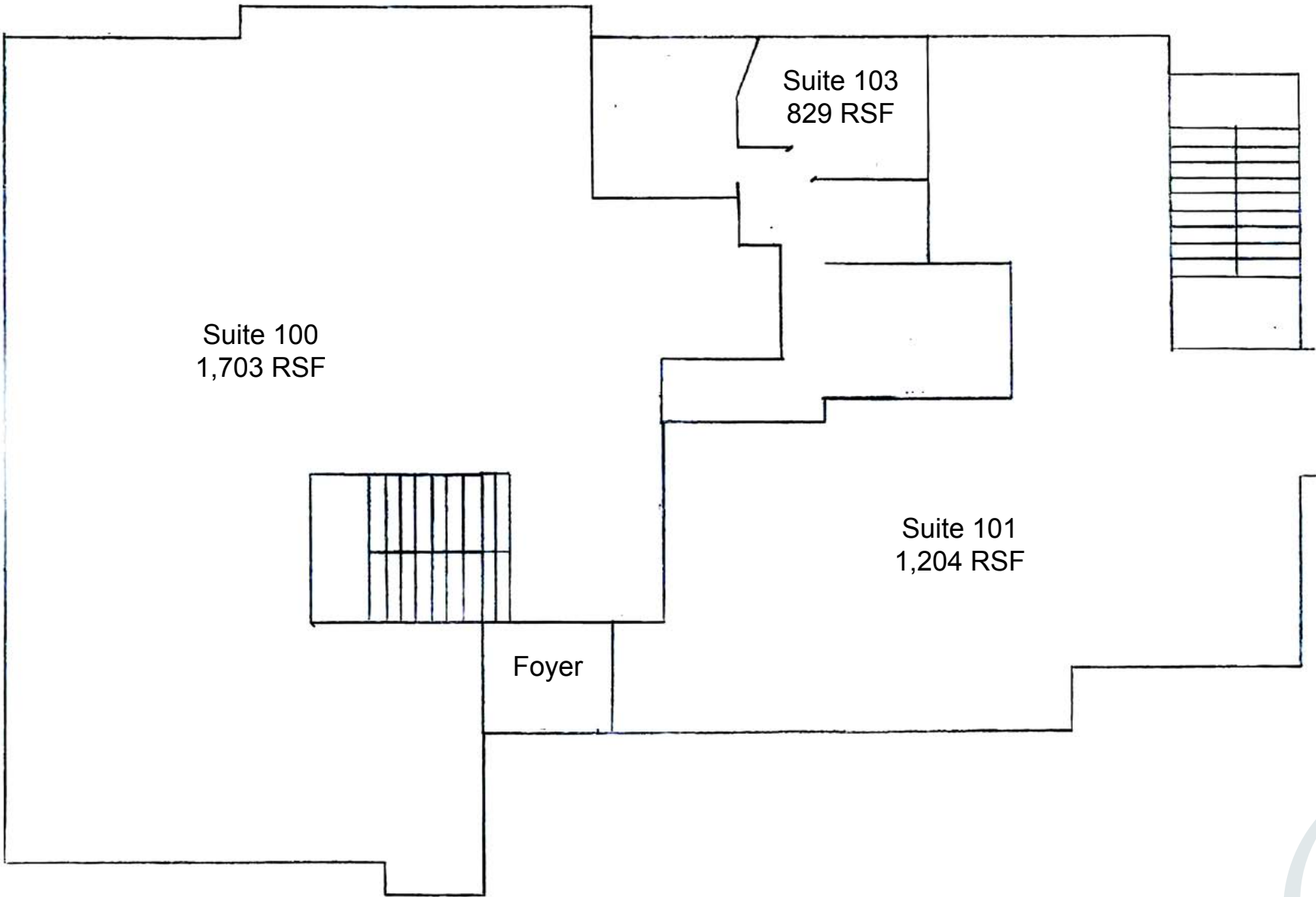
2,538 RSF



FLOOR PLANS

FIRST FLOOR

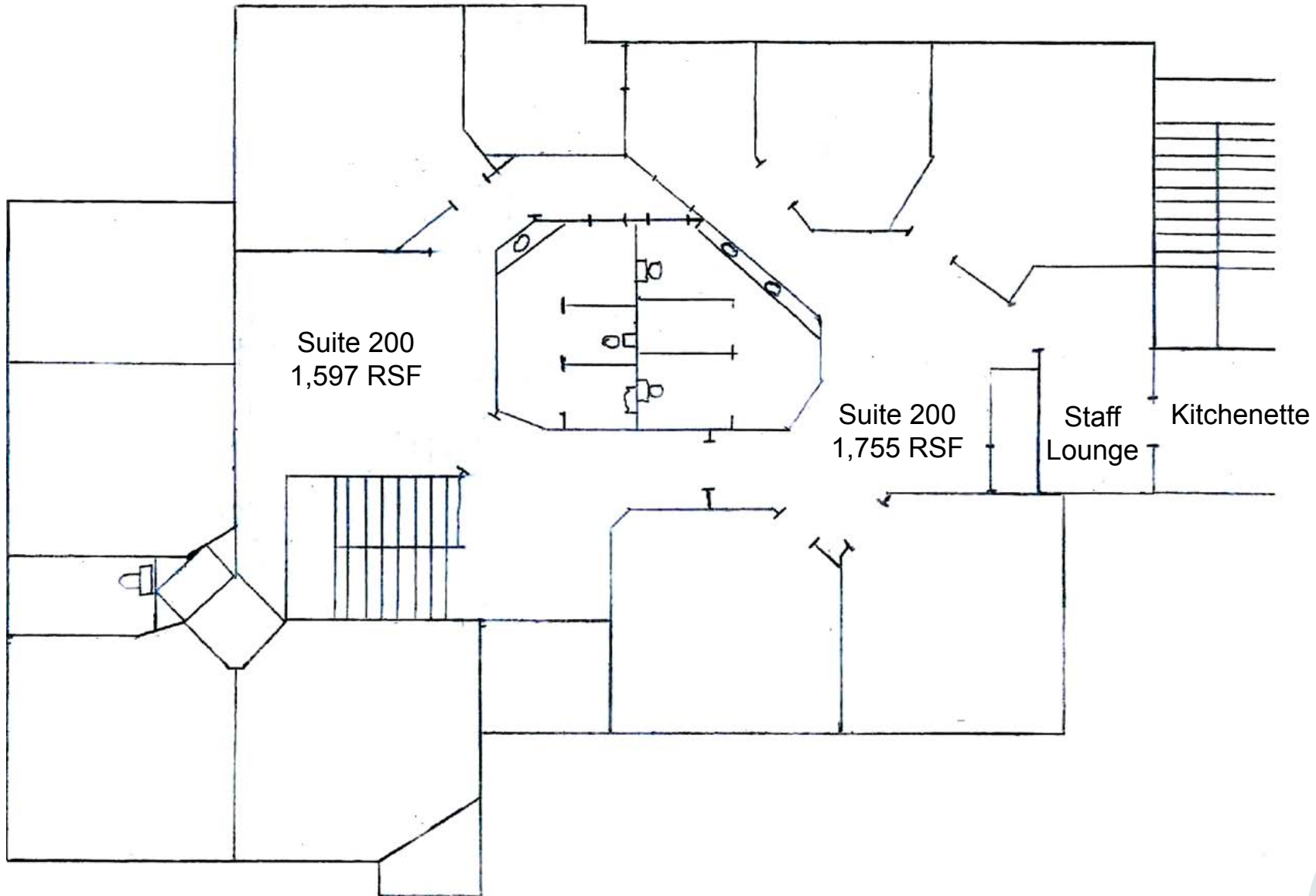
2,926 RSF



FLOOR PLANS

Second Floor
2,617 RSF

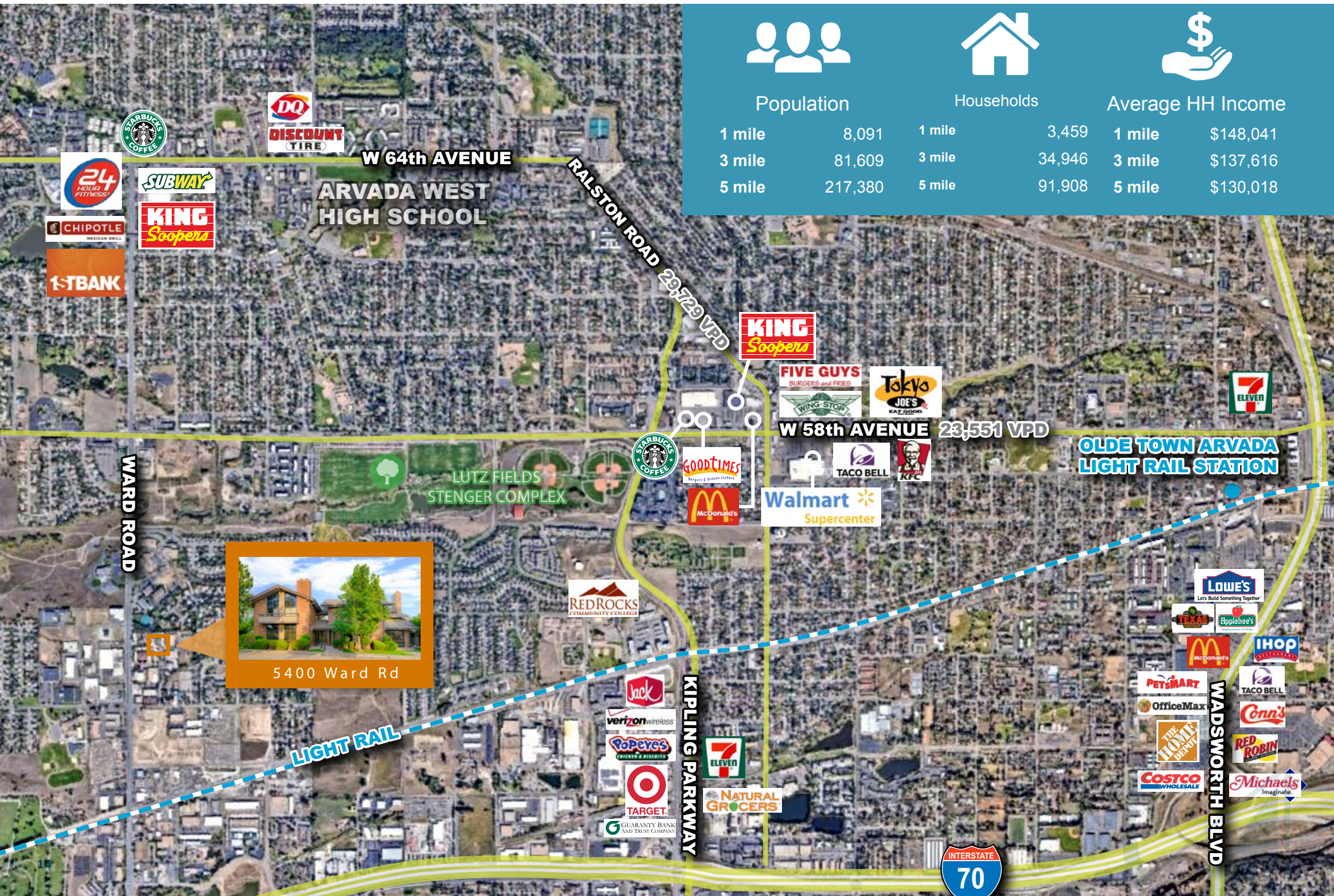
ENTIRE SECOND FLOOR CAN BE MADE AVAILABLE FOR OWNER-USER





LOCATION OVERVIEW

LOCATION OVERVIEW



Population

1 mile	8,091
3 mile	81,609
5 mile	217,380



Households

1 mile	3,459
3 mile	34,946
5 mile	91,908



Average HH Income

1 mile	\$148,041
3 mile	\$137,616
5 mile	\$130,018

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

TOP SECTORS



BUSINESS & TECHNICAL



HEALTHCARE



RETAIL TRADE



DISCLAIMER

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