

FOR SALE:
SMALL-BAY INDUSTRIAL INVESTMENT
\$3,588,000



12200 W 52ND AVE

Wheat Ridge, CO 80033

PROPERTY HIGHLIGHTS

- 18,000 SF building
- 6 units
- Built in 1997
- Zoned PID
- Located in the West Denver Sub Market
- 95% occupancy



ACCESS

**I-70/WARD
ROAD**



BUILDING SF

18,000 SF



LOT SIZE

70,603 SF



PARKING

39 - SPACES



TAXES

**\$73,531
(2024) - USD**



YEAR BUILT

1997

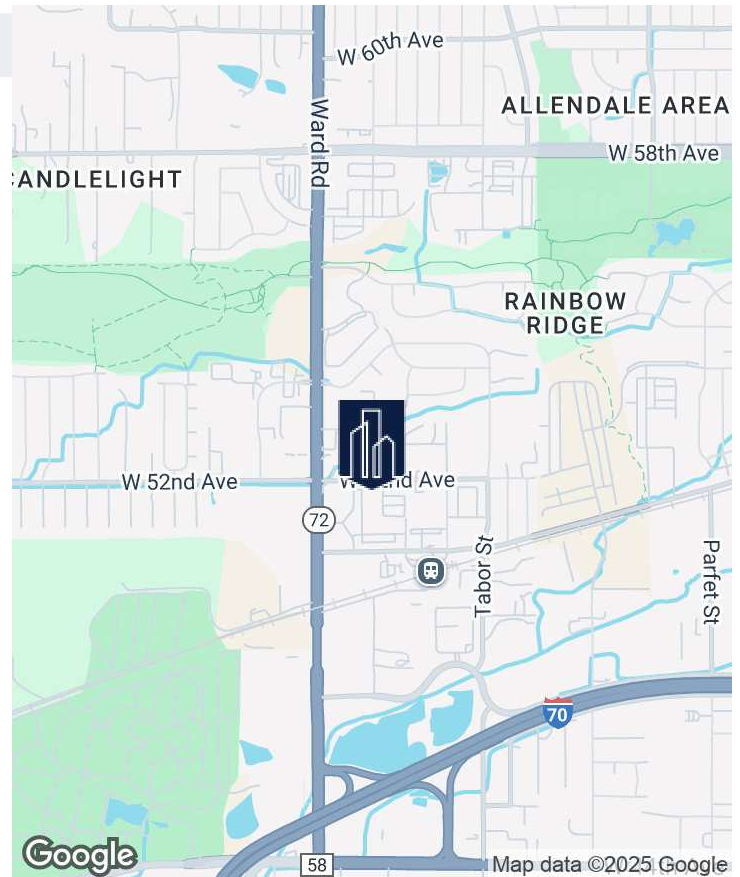
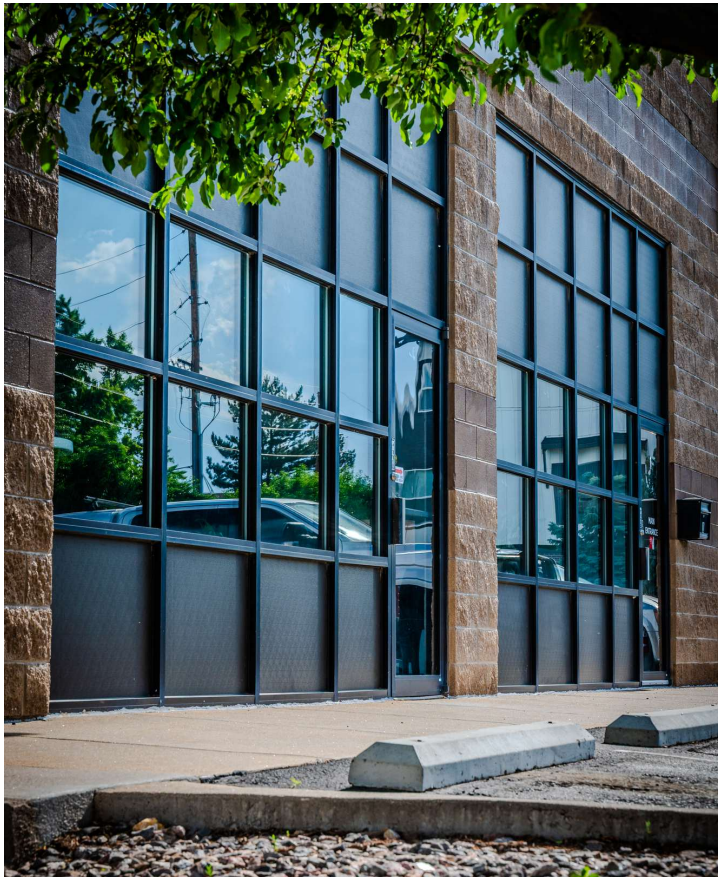
PROPERTY DESCRIPTION

Discover a prime investment opportunity in this impressive industrial property located at 12200 W 52nd Ave, Wheat Ridge, CO. Boasting a well-maintained 18,000 SF building with 6 units, this property, built in 1997, offers an ideal setup for Industrial / Manufacturing investors. Zoned PID and enjoying 95% occupancy, this turnkey asset presents a strong and reliable income stream. With a strategic location in the Denver area, this property provides easy access to major transportation routes and a bustling commercial hub. Don't miss the chance to add this high-performing industrial property to your investment portfolio.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,588,000
Building Size:	18,000 SF
Available SF:	0
Lot Size:	70,603 SF
Number of Units:	6
Price / SF:	\$199
Year Built:	1997
Zoning:	PID
Market:	Denver
Submarket:	West

PROPERTY OVERVIEW

Exceptional Industrial Investment Opportunity - Fully-Leased, High-Performing Asset in Prime Denver Metro Location

Seize this rare chance to acquire a fully-occupied, turnkey industrial property located at 12200 W 52nd Ave, Wheat Ridge, CO – right in the heart of the thriving Denver metropolitan area. This 18,000 SF facility, built in 1997 and thoughtfully maintained, comprises 6 functional units tailored for industrial and manufacturing uses.

Strategically zoned PID and operating at 95% occupancy, this property delivers stable, immediate cash flow with minimal management required – an ideal fit for both seasoned investors and portfolio builders seeking long-term value and strong rental income.

Additional highlights: Excellent access to major transportation corridors, including I-70 and Hwy 93. Situated in a high-demand industrial corridor with strong tenant retention. Modern construction with low maintenance needs. Ample on-site parking and efficient loading access.

Whether you're expanding your industrial portfolio or seeking a high-yield, low-hassle asset, this property offers the performance, location, and reliability investors demand. Act now to secure one of Wheat Ridge's premier industrial investment properties.

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- 95% occupancy

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PROPERTY SUMMARY



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PROPERTY HIGHLIGHTS

- 18,000 SF building
- 6 units
- Built in 1997
- Zoned PID
- Located in the West Denver Sub Market
- 95% occupancy

OFFERING SUMMARY

Sale Price:	\$3,588,000
Number of Units:	6
Lot Size:	70,603 SF
Building Size:	18,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	100	617	2,488
Total Population	219	1,374	5,703
Average HH Income	\$151,048	\$139,524	\$137,840

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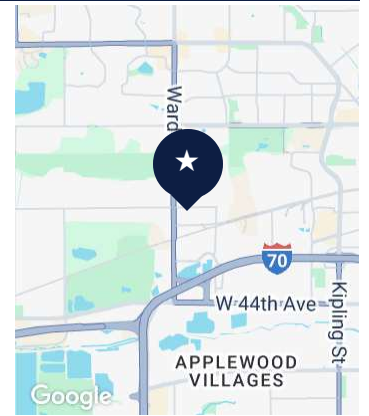
SALE COMPS



12200 W 52ND AVE

Wheat Ridge, CO 80033

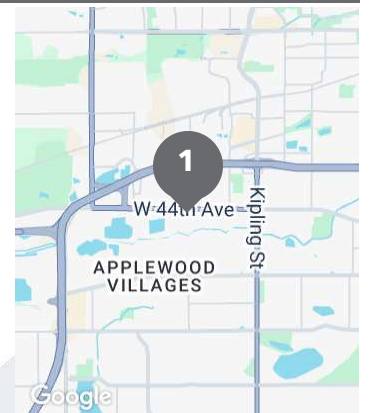
Price:	\$3,588,000	Bldg Size:	18,000 SF
Lot Size:	70,603 SF	No. Units:	6
Year Built:	1997		



ACTIVE LISTING: 5 DAYS

11040-11072 W 44th Ave, Wheat Ridge, CO 80033

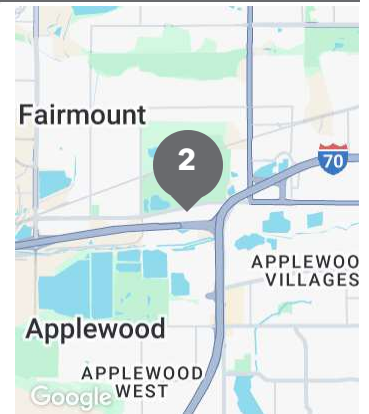
Price:	\$3,900,000	Bldg Size:	14,474 SF
Lot Size:	61,420 SF	Year Built:	1950



ON MARKET: 50 DAYS

13201 W 43rd Dr, Golden, CO 80403

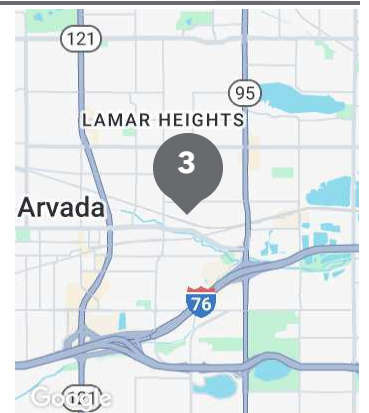
Price:	\$3,750,000	Bldg Size:	18,841 SF
Lot Size:	56,628 SF	Year Built:	2004



ON MARKET: 73 DAYS

5910 Ingalls St, Arvada, CO 80003

Price:	\$2,815,000	Bldg Size:	15,205 SF
Lot Size:	73,181 SF	Year Built:	1996



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SALE COMPS

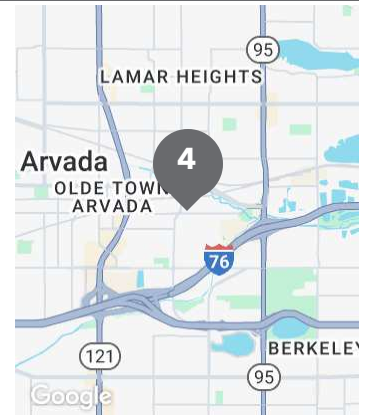
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PRIVATE SALE: MAR 2022

6395 W 56th Ave, Arvada, CO 80002

Price:	\$2,850,000	Bldg Size:	16,440 SF
Lot Size	25,265 SF	Year Built:	1980



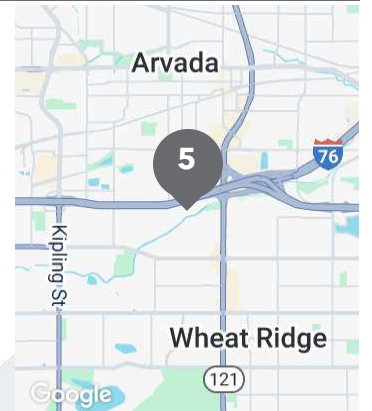
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8150-8200 W 48TH AVE

8150-8200 W 48th Ave, Wheat Ridge, CO 80033

Price:	\$4,500,000	Bldg Size:	18,420 SF
Lot Size	661,241 SF	Year Built:	1955



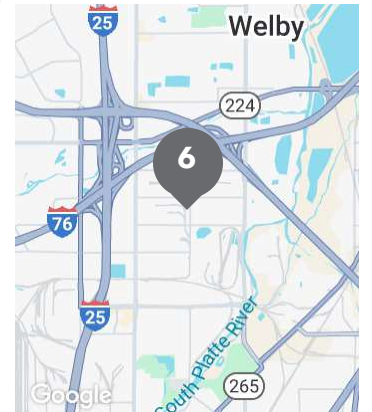
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6535 FRANKLIN ST

Denver, CO 80229

Price:	\$3,200,000	Bldg Size:	25,244 SF
Lot Size	47,045 SF	Year Built:	1974



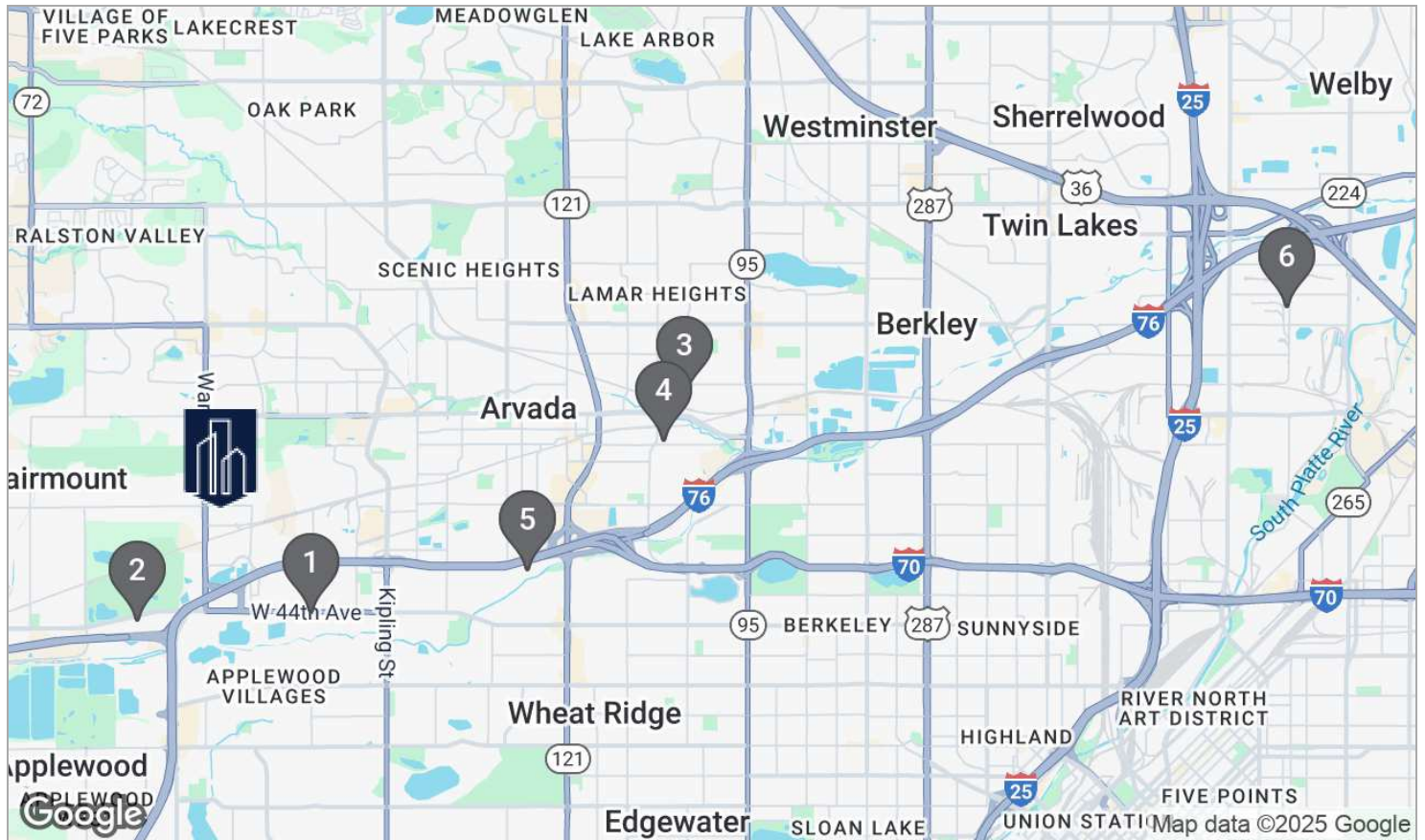
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SALE COMPS MAP & SUMMARY



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/SF
★	12200 W 52nd Ave Wheat Ridge, CO	\$3,588,000	18,000 SF	70,603 SF	\$199.33
1	Active Listing: 5 days 11040-11072 W 44th Ave Wheat Ridge, CO	\$3,900,000	14,474 SF	61,420 SF	\$269.45
2	On Market: 50 days 13201 W 43rd Dr Golden, CO	\$3,750,000	18,841 SF	56,628 SF	\$199.03
3	On Market: 73 days 5910 Ingalls St Arvada, CO	\$2,815,000	15,205 SF	73,181 SF	\$185.14
4	Private Sale: Mar 2022 6395 W 56th Ave Arvada, CO	\$2,850,000	16,440 SF	25,265 SF	\$173.36
5	8150-8200 W 48th Ave 8150-8200 W 48th Ave Wheat Ridge, CO	\$4,500,000	18,420 SF	661,241 SF	\$244.30
6	6535 Franklin St Denver, CO	\$3,200,000	25,244 SF	47,045 SF	\$126.76
AVERAGES		\$3,502,500	18,104 SF	154,130 SF	\$199.67

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SECTION 1

FINANCIAL ANALYSIS

S.H.O.P. Properties, LLC
Stanley Heights Office Park
12200 W 52nd Ave, Wheat Ridge, CO 80033

Rent Roll as of 5/07/2025

Unit	Sq Ft	Current Tenant	Current	Next Lease			
			Rent/ Mo	Lease signed	Adjust Date	Next Rent	Lease Expires
1, 2	6000	BAN Electric Services, Inc.	\$8,020.00	3/25/2024	7/1/2025	\$8,270.00	6/30/2027
3	3000	Timeless Today, LLC	\$4,135.00	12/27/2024			6/30/2026
4	3000	Rekor, dba All Traffic Data	\$4,245.00	3/25/2024	4/1/2026	\$4,360.00	3/31/2027
5	1500	RJ Raceway - The Race Place	\$1,800.00	7/29/2024			7/31/2025
6	4500	FMD Machining	\$5,800.00	1/1/2020			Month to Month
			<u>\$24,000.00</u>				

Stanley Heights 3 Year Income Analysis after removing BAN's lease option

	Month	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Total Revenue	Avg. Exp.	Improv.	Lease Comm.	Net Income
1	Oct-25	\$8,270.00		\$4,135.00	\$4,245.00	\$0.00	\$5,647.50	\$22,297.50	\$8,310.00			\$13,987.50
	Nov-25	\$8,270.00		\$4,135.00	\$4,245.00	\$0.00	\$5,647.50	\$22,297.50	\$8,310.00			\$13,987.50
	Dec-25	\$8,270.00		\$4,135.00	\$4,245.00	\$0.00	\$5,647.50	\$22,297.50	\$8,310.00			\$13,987.50
	Jan-26	\$8,270.00		\$4,135.00	\$4,245.00	\$2,567.00	\$0.00	\$19,217.00	\$8,310.00		\$5,500.00	\$5,407.00
	Feb-26	\$8,270.00		\$4,135.00	\$4,245.00	\$2,567.00	\$0.00	\$19,217.00	\$8,310.00			\$10,907.00
	Mar-26	\$8,270.00		\$4,135.00	\$4,245.00	\$2,567.00	\$0.00	\$19,217.00	\$8,310.00			\$10,907.00
	Apr-26	\$8,270.00		\$4,135.00	\$4,415.00	\$2,567.00	\$0.00	\$19,387.00	\$8,310.00	\$15,000.00		-\$3,923.00
	May-26	\$8,270.00		\$4,135.00	\$4,415.00	\$2,567.00	\$7,702.00	\$27,089.00	\$8,310.00		\$15,500.00	\$3,279.00
	Jun-26	\$8,270.00		\$4,135.00	\$4,415.00	\$2,567.00	\$7,702.00	\$27,089.00	\$8,310.00			\$18,779.00
	Jul-26	\$8,270.00		\$4,135.00	\$4,415.00	\$2,567.00	\$7,702.00	\$27,089.00	\$8,310.00			\$18,779.00
	Aug-26	\$8,630.00		\$5,135.00	\$4,415.00	\$2,567.00	\$7,702.00	\$28,449.00	\$8,310.00			\$20,139.00
	Sep-26	\$8,630.00		\$5,135.00	\$4,415.00	\$2,567.00	\$7,702.00	\$28,449.00	\$8,310.00			\$20,139.00
2	Oct-26	\$8,630.00		\$5,340.00	\$4,415.00	\$2,670.00	\$8,010.00	\$29,065.00	\$8,559.00			\$20,506.00
	Nov-26	\$8,630.00		\$5,340.00	\$4,415.00	\$2,670.00	\$8,010.00	\$29,065.00	\$8,559.00			\$20,506.00
	Dec-26	\$8,630.00		\$5,340.00	\$4,415.00	\$2,670.00	\$8,010.00	\$29,065.00	\$8,559.00			\$20,506.00
	Jan-27	\$8,630.00		\$5,340.00	\$4,415.00	\$2,670.00	\$8,010.00	\$29,065.00	\$8,559.00			\$20,506.00
	Feb-27	\$8,630.00		\$5,340.00	\$4,415.00	\$2,670.00	\$8,010.00	\$29,065.00	\$8,559.00			\$20,506.00
	Mar-27	\$8,630.00		\$5,340.00	\$4,415.00	\$2,670.00	\$8,010.00	\$29,065.00	\$8,559.00			\$20,506.00
	Apr-27	\$8,630.00		\$5,340.00	\$4,592.00	\$2,670.00	\$8,010.00	\$29,242.00	\$8,559.00			\$20,683.00
	May-27	\$8,630.00		\$5,340.00	\$4,592.00	\$2,670.00	\$8,010.00	\$29,242.00	\$8,559.00			\$20,683.00
	Jun-27	\$8,630.00		\$5,340.00	\$4,592.00	\$2,670.00	\$8,010.00	\$29,242.00	\$8,559.00			\$20,683.00
	Jul-27	\$8,630.00		\$5,340.00	\$4,592.00	\$2,670.00	\$8,010.00	\$29,242.00	\$8,559.00			\$20,683.00
	Aug-27	\$10,680.00		\$5,340.00	\$4,592.00	\$2,670.00	\$8,010.00	\$31,292.00	\$8,559.00			\$22,733.00
	Sep-27	\$10,680.00		\$5,340.00	\$4,592.00	\$2,670.00	\$8,010.00	\$31,292.00	\$8,559.00			\$22,733.00
3	Oct-27	\$10,680.00		\$5,554.00	\$4,592.00	\$2,777.00	\$8,331.00	\$31,934.00	\$8,816.00			\$23,118.00
	Nov-27	\$10,681.00		\$5,554.00	\$4,592.00	\$2,777.00	\$8,331.00	\$31,935.00	\$8,816.00			\$23,119.00
	Dec-27	\$10,682.00		\$5,554.00	\$4,592.00	\$2,777.00	\$8,331.00	\$31,936.00	\$8,816.00			\$23,120.00
	Jan-28	\$10,683.00		\$5,554.00	\$4,592.00	\$2,777.00	\$8,331.00	\$31,937.00	\$8,816.00			\$23,121.00
	Feb-28	\$10,684.00		\$5,554.00	\$4,592.00	\$2,777.00	\$8,331.00	\$31,938.00	\$8,816.00			\$23,122.00
	Mar-28	\$10,685.00		\$5,554.00	\$4,592.00	\$2,777.00	\$8,331.00	\$31,939.00	\$8,816.00			\$23,123.00
	Apr-28	\$10,686.00		\$5,554.00	\$4,775.00	\$2,777.00	\$8,331.00	\$32,123.00	\$8,816.00			\$23,307.00
	May-28	\$10,687.00		\$5,554.00	\$4,775.00	\$2,777.00	\$8,331.00	\$32,124.00	\$8,816.00			\$23,308.00
	Jun-28	\$10,688.00		\$5,554.00	\$4,775.00	\$2,777.00	\$8,331.00	\$32,125.00	\$8,816.00			\$23,309.00
	Jul-28	\$10,689.00		\$5,554.00	\$4,775.00	\$2,777.00	\$8,331.00	\$32,126.00	\$8,816.00			\$23,310.00
	Aug-28	\$11,108.00		\$5,554.00	\$4,775.00	\$2,777.00	\$8,331.00	\$32,545.00	\$8,816.00			\$23,729.00
	Sep-28	\$11,108.00		\$5,554.00	\$4,775.00	\$2,777.00	\$8,331.00	\$32,545.00	\$8,816.00			\$23,729.00
	Month	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Total Revenue	Avg. Exp.	Improv.	Lease Comm.	Net Income
								\$1,021,244.50	\$308,220.00	\$15,000.00	\$21,000.00	\$677,024.50

White cells are current leases.

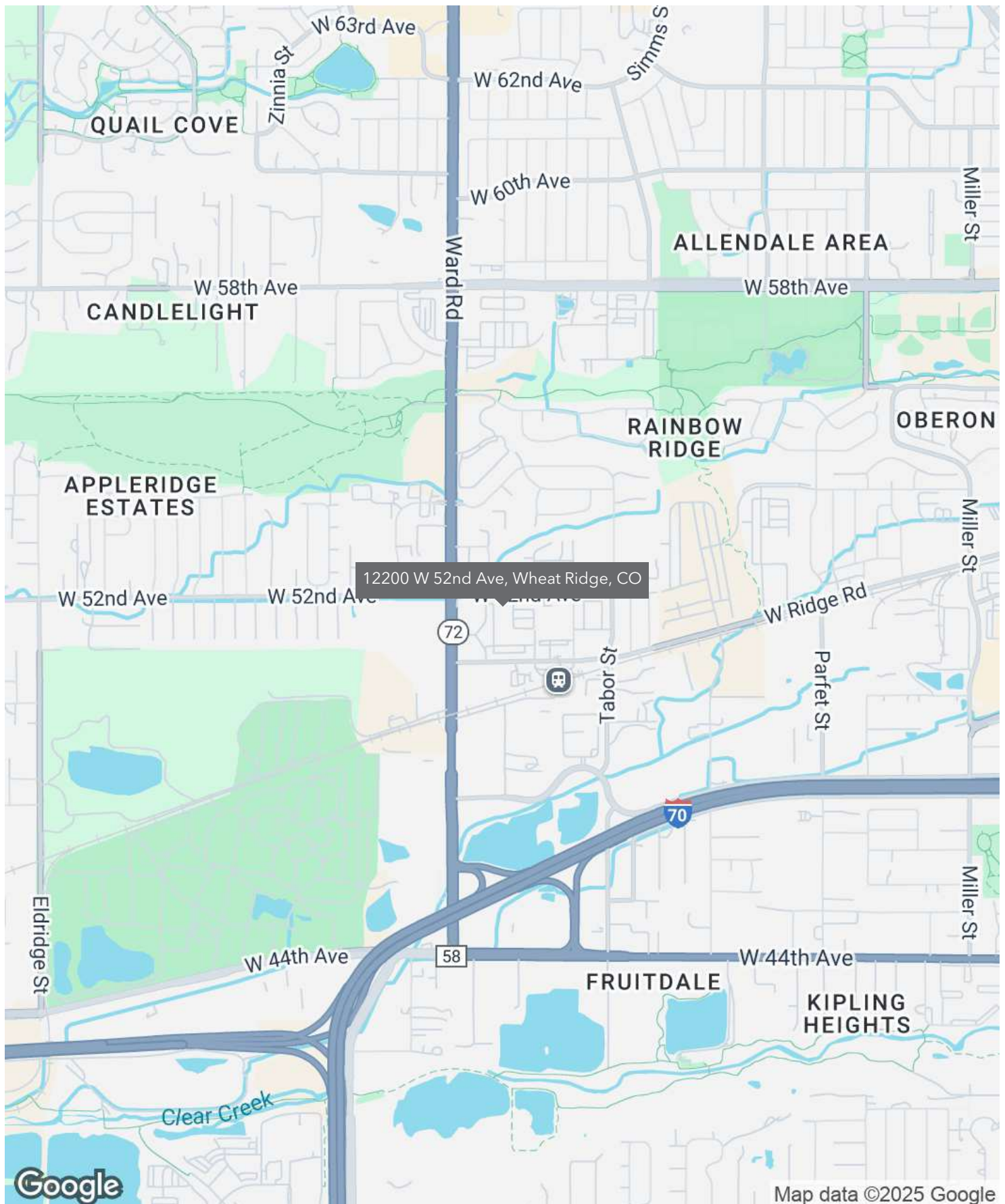
Yellow cells are lease options.

Green cells are future market value leases not yet signed: I used \$15/sf plus NNN for the first year and increases at 4% per year.

Red cells are anticipated vacancies. Unit 3 will not be vacant as the current tenant desperately wants it and Unit 1/2 has first option.

Projected 3y NOI	\$677,024.50
Avg Annual NOI	\$225,674.83
Property Value	\$3,588,000.00
Cap Rate	6.29%

REGIONAL MAP



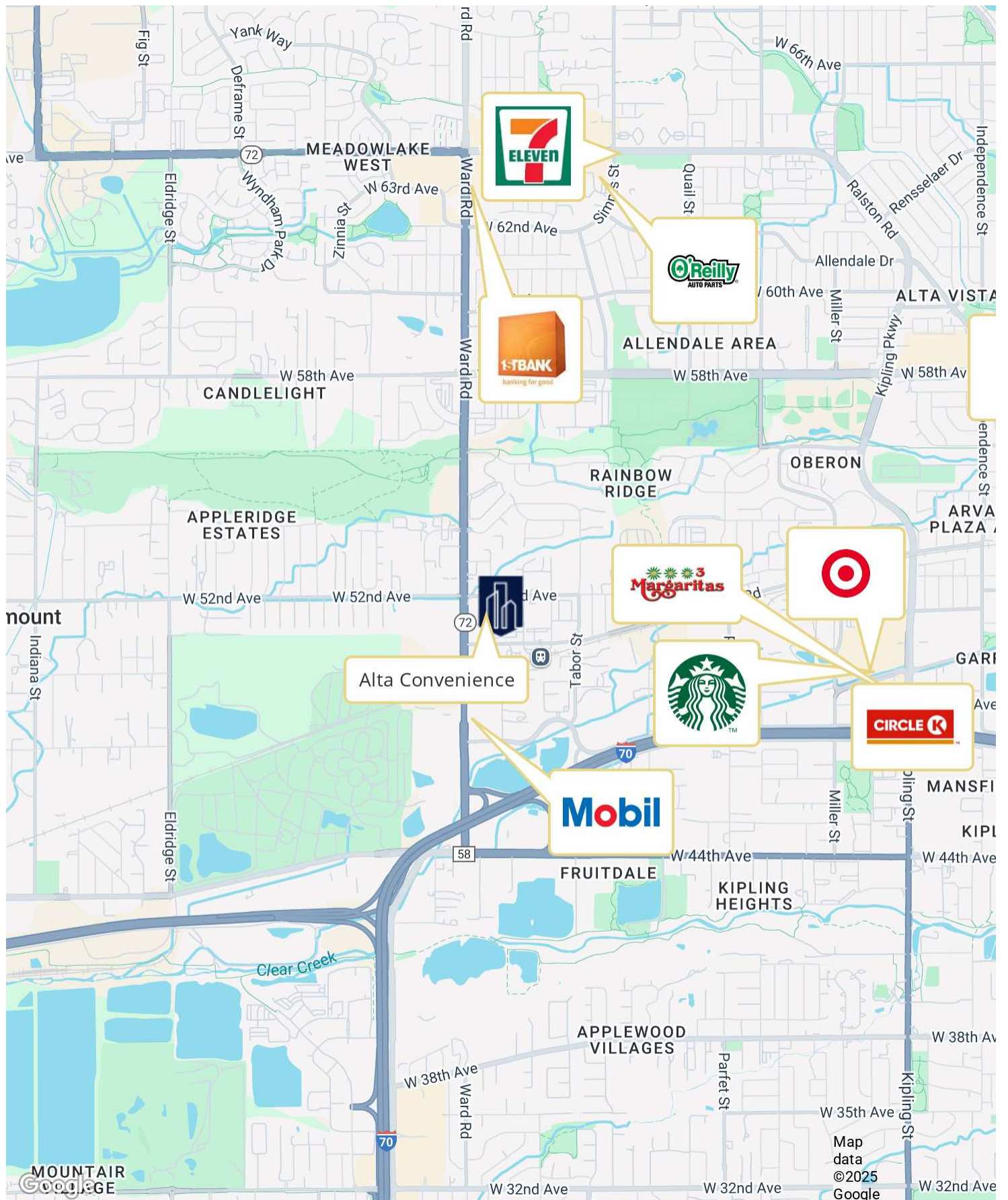
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AERIAL MAP



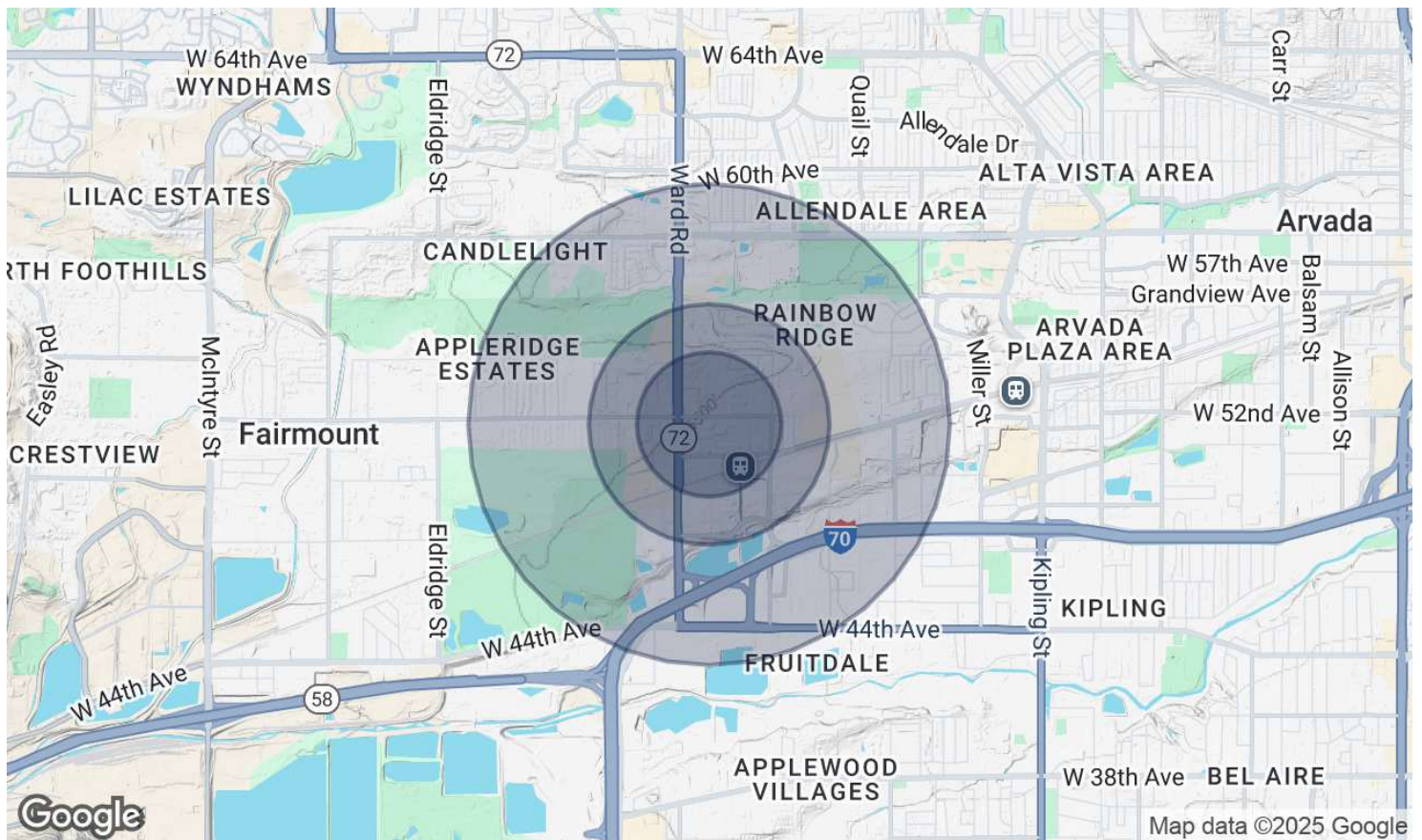
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	219	1,374	5,703
Average Age	41	43	42
Average Age (Male)	40	41	42
Average Age (Female)	41	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	100	617	2,488
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$151,048	\$139,524	\$137,840
Average House Value	\$758,156	\$701,158	\$749,741

Demographics data derived from AlphaMap

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