



Dallas Sandberg, Senior Advisor
Keith Lenz, Associate Advisor
Corey Sandberg, Vice President



One Broadway Suite A300 | Denver, CO 80203
303.962.9555 | www.pinnaclereia.com



15601 E 6TH AVENUE
AURORA, CO 80011

EXECUTIVE SUMMARY

Pinnacle Real Estate Advisors is pleased to announce they have been retained as the exclusive marketing advisor for 15601 E 6th Avenue, Aurora CO.

15601 E 6th Avenue is a fully occupied, two tenant NNN investment located in a rapidly growing area of Colorado. This 21,001 square-foot property is listed for \$4,200,000, offering a 6.58% in-place capitalization rate. The automotive focused asset features strong tenants and favorable leases with minimal landlord responsibilities (limited to roof and structure). One of the tenants, Chase Automotive, is a well-established, locally owned auto repair shop that has operated at this location for over 15 years. The other tenant, Point S Tire & Auto Service, is a nationally recognized franchise managed by local operators with multiple locations across Colorado. Situated on a 2.18 acre lot, the property offers ample parking for tenants and customers. It is ideally located at a signalized intersection with high traffic flow from two of Aurora's major thoroughfares: 6th Avenue and Chambers Boulevard. Additionally, it provides convenient access to I-225, I-25, and I-70. In the past five years, several capital improvements have been completed, including upgrades to the roof, RTUs, and flatwork. Notably, the roof comes with a 10-year transferable warranty, effective from 2021.

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INVESTMENT CONTACTS

PINNACLE
REAL ESTATE ADVISORS

**SANDBERG
MONETTE**

DALLAS SANDBERG

Senior Advisor
303.407.9781
DSandberg@PinnacleREA.com

KEITH LENZ

Associate Advisor
303.962.9563
KLenz@PinnacleREA.com

COREY SANDBERG

Vice President
303.407.9784
CSandberg@PinnacleREA.com



INVESTMENT CONTACT

DALLAS SANDBERG

SENIOR ADVISOR

Main: 303.962.9555

Direct: 303.407.9781

Mobile: 928.713.0621

DSandberg@PinnacleREA.com



PROPERTY OVERVIEW



15601 E 6TH AVENUE

Aurora, CO 80011

LIST PRICE: \$4,200,000

CAP RATE: 6.58% AS-IS

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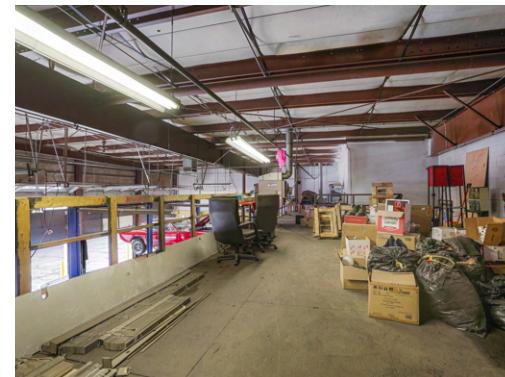
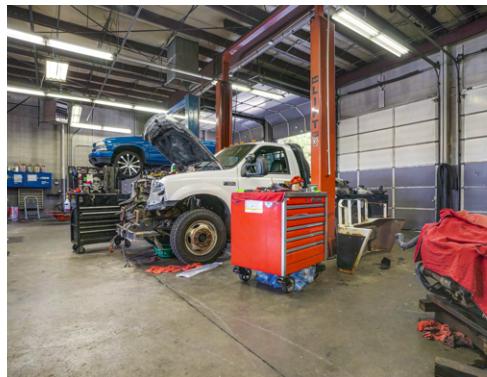
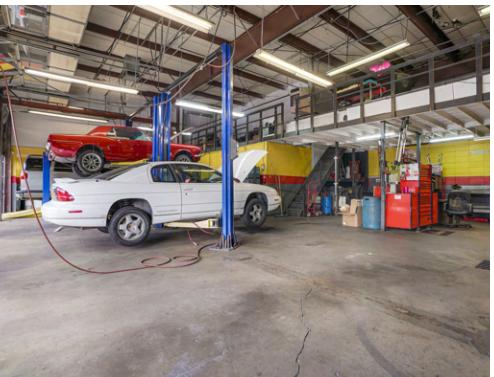
PROPERTY DESCRIPTION

Building Type:	Multi-Tenant Retail/Flex
Building Size:	21,001 SF
Lot Size:	2.18 Acres
Parking:	50
Zoning:	B-1
Construction Type:	Masonry
YOC:	1986

INVESTMENT HIGHLIGHTS

- 100% Occupied
- Attractive long term NNN leases in place with annual escalations
- Tenured tenants with a National franchise
- Recent capital expenditures to roof, RTUs, flatwork & striping
- Excellent access to Highways 225, 25 & 70
- Large traffic count on E 6th Avenue, averaging 29,666 vehicles per day
- Minimal LL responsibilities (Roof and Structure)
- Transferrable roof warranty with 7 years remaining.

PROPERTY OVERVIEW



TENANT PROFILES



LOCALLY OWNED

At Aurora Point S Tire and Auto we know what products, tires, oil, parts and safety equipment work well in Aurora, whether it is country roads, freeways, or in town driving. We know because we live, play, and work in Aurora too! We are experts in tires of course, but we are also experts in taking care of your vehicle. Aurora Point S Tire and Auto is your trustworthy local tire and automotive repair experts. Because each Point S location is also an independent tire store, it's owned and operated by someone who lives where s/he lives, who cares about giving you the best service, and who makes sure you get the right tire at the right price.

NATIONWIDE

Two locations in Aurora and Parker, Point S is locally owned but is partners with over 350 independent tire stores representing more than 32 states and growing. Giving Point S the national presence they need to compete with big box stores and mass online merchants. With over 40 years of working together, we can provide the peace of mind you need that will take care of you now and in the future wherever you are. You will always find the top brand tires your vehicle's manufacturer recommends at competitive prices. That's because group-buying power allows each Point S store to reduce purchasing and distribution costs, and then pass those savings on to you.



TENANT PROFILES



We fix it right the first time!

www.ChaseAutomotiveRepair.com

LOCALLY OWNED

Chase Automotive Repair Service has been providing quality car repair in Aurora, CO and Denver, CO since 1990. We are a family-owned business delivering honest and professional automotive repair and auto maintenance services to the people of Aurora and surrounding areas. The quality ASE (Automotive Service Excellence) certified technicians at Chase Automotive Repair Service employ today's latest automotive technology and are equipped to handle all major and minor repairs on foreign and domestic vehicles.

NAPA WARRANTY

Chase Automotive Repair Service is a certified Napa AutoCare Center. We are able to provide the benefits of an established national entity while maintaining the personal touch of a family-owned business. We understand that your vehicle is a major investment, and that is why we care for each customer's vehicle as if it were our own. It is a written warranty that is honored at more than 13,000 locations nationwide, more than any other automotive repair brand. So no matter where travel takes you, if you experience a problem with a covered repair, you can count on a NAPA AutoCare Center being nearby.

LOCATION OVERVIEW



POPULATION

1 mile	18,569
3 mile	137,676
5 mile	370,770



HOUSEHOLDS

1 mile	6,932
3 mile	49,880
5 mile	138,868



AVERAGE HH INCOME

1 mile	\$41,196
3 mile	\$47,873
5 mile	\$54,388

AREA OVERVIEW

AURORA, CO

ABOUT

Aurora, CO has a population of approximately 379k people with a median age of 34.3 and a median household income of \$69,235. In recent years, the population of Aurora, CO grew from 373,487 to 379,312, a 1.56% increase and its median household income grew from \$63,128 to \$69,235, a 9.67% increase.

ECONOMY

The economy of Aurora, CO employs 202k people. The largest industries in Aurora, CO are Health Care & Social Assistance (25,827 people), Retail Trade (21,129 people), and Accommodation & Food Services (19,167 people), and the highest paying industries are Mining, Quarrying, & Oil & Gas Extraction (\$87,378), Agriculture, Forestry, Fishing & Hunting, & Mining (\$80,393), and Information (\$65,780).

POPULATION

379,312

1.56% 1-YEAR GROWTH

MEDIAN AGE

34.3

MEDIAN HH INCOME

\$69,235

9.67% 1-YEAR GROWTH

NUMBER OF EMPLOYEES

202,068

0.0114% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE

\$343,000

5.05% 1-YEAR GROWTH

Source: <https://www.datausa.io/>



RENT ROLL - AS IS

15601 E 6th Ave (As Is)		
Commercial Analysis	"As-Is"	PSF
Commercial Base Rent	\$276,288	\$13.16
Expense Reimbursement Revenue	\$125,415	\$5.97
TOTAL POTENTIAL GROSS REVENUE	\$401,703	\$19.13
EFFECTIVE GROSS REVENUE	\$401,703	\$19.13
Property Taxes (Current)	(\$62,417)	(\$2.97)
Property Insurance	(\$7,920)	(\$0.38)
Trash Removal	(\$2,410)	(\$0.11)
Electricity / Gas	(\$1,479)	(\$0.07)
Water	(\$7,345)	(\$0.70)
Repairs and Maintenance	(\$9,029)	(\$0.43)
Landscape / Snow Removal	(\$21,001)	(\$1.00)
Management (5%)	(\$13,814)	\$0.00
Total Operating Expenses	(\$125,415)	(\$5.97)
NET OPERATING INCOME	\$276,288	\$13.16
Cap Rate (based on Asset Price)	6.58%	
Debt Service	(\$227,310)	
Before Tax Cash Flow	\$48,978	
Cash on Cash	3.89%	
Principal Reduction	\$52,333	
Total Return	8.04%	
<u>ASSET PRICE:</u>		
Loan Amount	\$4,200,000	\$199.99 psf
Equity Contribution:	\$2,940,000	70.00% LTV
Interest Rate/Amortization	\$1,260,000	30.00%
Interest Rate/Amortization	6.00%	25 Years
Monthly/Annual Amortization Payments	\$18,942	\$227,310
Property Square Feet:	21,001 SF	



RENT ROLL - AS IS

15601 E 6th Ave: As-Is Rent Roll												
Effective Occupied SF:		21,001 sf	100.0%									
Effective Vacant SF:		0 sf	0.0%									
Total SF:		21,001 sf	100.0%									
Tenant	Unit	RSF	Commencement Date	Expiration Date	Monthly Base Rent	Annual Base Rent	Annual PSF	Monthly OpEx	Expense Reimburse	Annual PSF	Total	PSF
Chase Automotive*	60	8,795	9/1/22	8/31/26	\$10,818	\$129,816	\$14.76 psf	\$4,377	\$52,523	\$5.97	\$182,339	\$20.73 psf
Point S Tire & Auto Service**	20a-50	12,206	8/15/23	8/31/28	\$12,206	\$146,472	\$12.00 psf	\$6,074	\$72,893	\$5.97	\$219,365	\$17.97 psf
TOTALS		21,001 sf			\$23,024	\$276,288	\$13.38 /sf	\$10,451	\$125,415	\$5.97 /sf	\$401,703	\$19.13 /sf

Shown rents are effective 9/24 for both tenants

*Chase Automotive has two, three (3) year options at a market rate rent, and subsequent annual 3% bumps

**Point S Tire & Auto Service has three, five (5) year options at a market rate rent, and subsequent annual 3% bumps

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PROFORMA 10-YEAR CASH FLOW

15601 E 6th Ave: Proforma 10-Year Cash Flow												
Fiscal Year Ending	As-Is	As-Is PSF	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
			P	Sep-27	Sep-28	Sep-29	Sep-30	Sep-31	Sep-32	Sep-33	Sep-34	Sep-35
Commercial Base Rent	\$276,288	\$13.16	\$276,288	\$292,386	\$296,400	\$315,245	\$324,703	\$334,444	\$344,477	\$354,811	\$365,456	\$376,419
Commercial Expense Reimbursement	\$125,415	\$5.97	\$168,481	\$170,415	\$175,527	\$180,793	\$186,217	\$191,804	\$197,558	\$203,484	\$209,589	\$215,877
POTENTIAL GROSS REVENUE	\$401,703	\$19.13	\$444,769	\$462,801	\$471,927	\$496,038	\$510,920	\$526,247	\$542,035	\$558,296	\$575,045	\$592,296
Vacancy Allowance	\$0.00	\$0.00	\$ (7,081)	\$ -	\$ (10,706)	\$ (8,147)	\$ -	\$ (9,117)	\$ (13,330)	\$ -	\$ -	\$ -
EFFECTIVE GROSS REVENUE	\$401,703	\$19.13	\$437,688	\$462,801	\$461,221	\$487,891	\$510,920	\$526,247	\$532,917	\$544,966	\$575,045	\$592,296
Property Taxes (Current)	(\$62,417)	(\$2.97)	(\$104,007)	(\$104,007)	(\$107,127)	(\$107,127)	(\$110,341)	(\$110,341)	(\$113,651)	(\$113,651)	(\$117,061)	(\$120,573)
Property Insurance	(\$7,920)	(\$0.38)	(\$8,158)	(\$8,402)	(\$8,654)	(\$8,914)	(\$9,181)	(\$9,457)	(\$9,741)	(\$10,033)	(\$10,334)	(\$10,644)
Trash Removal	(\$2,410)	(\$0.11)	(\$2,483)	(\$2,557)	(\$2,634)	(\$2,713)	(\$2,794)	(\$2,878)	(\$2,964)	(\$3,053)	(\$3,145)	(\$3,239)
Electricity / Gas	(\$7,345)	(\$0.35)	(\$7,565)	(\$7,792)	(\$8,026)	(\$8,267)	(\$8,515)	(\$8,770)	(\$9,033)	(\$9,304)	(\$9,583)	(\$9,871)
Water	(\$1,479)	(\$0.07)	(\$1,523)	(\$1,569)	(\$1,616)	(\$1,664)	(\$1,714)	(\$1,766)	(\$1,819)	(\$1,873)	(\$1,929)	(\$1,987)
Repairs and Maintenance	(\$9,029)	(\$0.43)	(\$9,300)	(\$9,579)	(\$9,866)	(\$10,162)	(\$10,467)	(\$10,781)	(\$11,105)	(\$11,438)	(\$11,781)	(\$12,134)
Landscape / Snow Removal	(\$21,001)	(\$1.00)	(\$13,814)	(\$14,229)	(\$14,656)	(\$15,095)	(\$15,548)	(\$16,015)	(\$16,495)	(\$16,990)	(\$17,500)	(\$18,025)
Management (5%)	(\$13,814)	(\$0.66)	(\$21,631)	(\$22,280)	(\$22,948)	(\$23,637)	(\$24,346)	(\$25,076)	(\$25,829)	(\$26,603)	(\$27,402)	(\$28,224)
Total Operating Expenses	(\$125,415)	(\$5.97)	(\$168,481)	(\$170,415)	(\$175,527)	(\$177,579)	(\$182,907)	(\$185,084)	(\$190,636)	(\$192,946)	(\$198,734)	(\$204,696)
NET OPERATING INCOME	\$276,288	\$13.16	\$269,207	\$292,386	\$285,694	\$310,312	\$328,013	\$341,163	\$342,281	\$352,020	\$376,310	\$387,600



PROFORMA 10-YEAR CASH FLOW

15601 E 6th Ave: Proforma 10-Year Cash Flow												
Fiscal Year Ending	As-Is	As-Is PSF	Year 1 P	Year 2 Sep-27	Year 3 Sep-28	Year 4 Sep-29	Year 5 Sep-30	Year 6 Sep-31	Year 7 Sep-32	Year 8 Sep-33	Year 9 Sep-34	Year 10 Sep-35
NET OPERATING INCOME	\$276,288	\$13.16	\$269,207	\$292,386	\$285,694	\$310,312	\$328,013	\$341,163	\$342,281	\$352,020	\$376,310	\$387,600
Cap Rate (based on Acquisition Price)	6.58%		6.41%	6.96%	6.80%	7.39%	7.81%	8.12%	8.15%	8.38%	8.96%	9.23%
Annual Debt Service			(\$227,310)	(\$227,310)	(\$227,310)	(\$227,310)	(\$227,310)	(\$227,310)	(\$227,310)	(\$227,310)	(\$227,310)	(\$227,310)
Tenant Improvements			\$0	\$0	(\$18,309)	(\$13,193)	\$0	\$0	(\$13,193)	(\$18,309)	\$0	\$0
Leasing Commissions			\$0	\$0	(\$16,666)	(\$12,369)	\$0	\$0	(\$13,516)	(\$19,320)	\$0	\$0
Capital Reserves (\$0.15/sf)			(\$3,150)	(\$3,150)	(\$3,150)	(\$3,150)	(\$3,150)	(\$3,150)	(\$3,150)	(\$3,150)	(\$3,150)	(\$3,150)
Net Returns		10-Year Totals/Averages										
Cash Flow After Cap Ex & Debt	\$855,516	Total	\$38,748	\$61,927	\$20,259	\$54,291	\$97,553	\$110,704	\$85,113	\$83,931	\$145,851	\$157,140
Cash On Cash	6.79%	Average	3.08%	4.91%	1.61%	4.31%	7.74%	8.79%	6.76%	6.66%	11.58%	12.47%
Principal Reduction	\$695,252	Total	\$52,333	\$55,561	\$58,988	\$62,626	\$66,489	\$70,590	\$74,943	\$79,566	\$84,473	\$89,683
Total Return	\$1,550,767	Total	\$91,081	\$117,488	\$79,247	\$116,917	\$164,042	\$181,293	\$160,057	\$163,497	\$230,324	\$246,823
Total Return (percentage)	12.31%	Average	7.23%	9.32%	6.29%	9.28%	13.02%	14.39%	12.70%	12.98%	18.28%	19.59%
ACQUISITION:				Leveraged IRR 5 Year:		18.68%				Leveraged IRR 10 Year:		15.26%
Asset Price:	\$4,200,000	\$199.99 /sf										
Loan Amount:	\$2,940,000	70.0% LTV										
Equity Value:	\$1,260,000	30.0%										
Interest Rate/Amortization:	6.00%	25 Years										
Monthly/Annual Amortization Payments:	\$18,942	\$227,310										
Property Square Feet:		21,001 SF										
			Residual Value: 5th Year									
			Cap 6th Year's NOI @	6.25%	\$5,458,614							
			Residual Value Per SF		\$259.92/sf							
			Less Selling Expense @	4.00%	(\$218,345)							
			Ending Loan Balance:		(\$2,644,003)							
			Net Residual In Year 5:		\$2,596,266							
			Residual Value: 10th Year									
			Cap 11th Year's NOI @	6.25%	\$6,201,593							
			Residual Value Per SF		\$295.30/sf							
			Less Selling Expense @	3.50%	(\$217,056)							
			Ending Loan Balance:		(\$2,244,748)							
			Net Residual In Year 10:		\$3,739,789							

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ASSUMPTIONS

15601 E 6th Ave: Summary & Assumptions

PROPERTY INFORMATION		SECOND GENERATION TENANTS		
Property Name:	15601 E 6th Ave		New	Renewal
Location:	15601 E 6th Ave	Renewal Probability:	10.00%	90.00%
	Aurora, CO 80011	Downtime:	3 Months	0 Months
Type:	Retail	Tenant Improvements:	\$15.00 psf	\$0.00 psf
CASH FLOW ANALYSIS			Leasing Commissions:	6.00% 3.00% 3.30%
Purchase Price:	\$4,200,000	Lease Term:	3-5 Years	
Purchase Price (PSF):	\$199.99 psf	Lease Escalation:	3% Annual Increases	
As-Is Net Operating Income Year 1:	\$276,288	PROPERTY INFLATION & GENERAL VACANCY		
As-Is Cap Rate:	6.58%	Property Tax - Annual Escalator	3% after projected purchase increase	
Analysis Start Date:	Sep-24	Operating Expense - Annual Escalator	3.00%	
Analysis Period:	10 Years	Annual Market Rental Escalations	3% Annual Increases	
Property Square Feet:	21,001	General Vacancy Factor	3 months downtime on lease-roll years	
Current Occupancy:	100.0%			
RESIDUAL				
Year 10 Net Operating Income:	\$387,600			
Residual Capitalization Rate:	6.25%			
Year 10 Gross Resale Price:	\$6,201,593			
Year 10 Gross Resale Price PSF:	\$295.30 psf			
Cost of Resale:	3.50%			
Resale Costs:	(\$217,056)			
Unleveraged Proceeds Before Debt:	\$5,984,537			



DISCLOSURE



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 15601 E 6th Avenue located in Aurora, CO (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



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