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# 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



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# PROPERTY OVERVIEW



## 15601 E 6TH AVENUE

Aurora, CO 80011

**LIST PRICE: \$4,200,000**

**CAP RATE: 6.58% AS-IS**

Add text here...

### 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 slive, who cares about giving you the best service, and who makes sure you get the right tire at the right price.

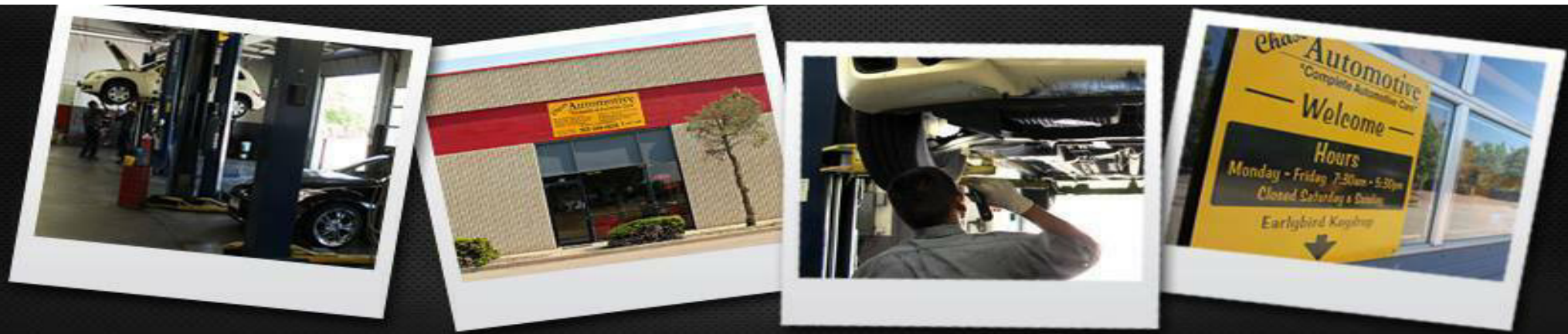
## NATIONWIDE

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 the 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
<b>TOTAL POTENTIAL GROSS REVENUE</b>	<b>\$401,703</b>	<b>\$19.13</b>
<b>EFFECTIVE GROSS REVENUE</b>	<b>\$401,703</b>	<b>\$19.13</b>
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
<b>Total Operating Expenses</b>	<b>(\$125,415)</b>	<b>(\$5.97)</b>
<b>NET OPERATING INCOME</b>	<b>\$276,288</b>	<b>\$13.16</b>
<b>Cap Rate (based on Asset Price)</b>	<b>6.58%</b>	
Debt Service	(\$227,310)	
Before Tax Cash Flow	\$48,978	
Cash on Cash	3.89%	
Principal Reduction	\$52,333	
Total Return	8.04%	
<u><b>ASSET PRICE:</b></u>	\$4,200,000	\$199.99 psf
Loan Amount	\$2,940,000	70.00% LTV
Equity Contribution:	\$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	Commenc	Expiration	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  
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.





# PROFORMA 10-YEAR CASH FLOW

15601 E 6th Ave: Proforma 10-Year Cash Flow												
<i>Fiscal Year Ending</i>	<i>As-Is</i>	<i>As-Is PSF</i>	<i>Year 1 P</i>	<i>Year 2 Sep-27</i>	<i>Year 3 Sep-28</i>	<i>Year 4 Sep-29</i>	<i>Year 5 Sep-30</i>	<i>Year 6 Sep-31</i>	<i>Year 7 Sep-32</i>	<i>Year 8 Sep-33</i>	<i>Year 9 Sep-34</i>	<i>Year 10 Sep-35</i>
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
<b>POTENTIAL GROSS REVENUE</b>	<b>\$401,703</b>	<b>\$19.13</b>	<b>\$444,769</b>	<b>\$462,801</b>	<b>\$471,927</b>	<b>\$496,038</b>	<b>\$510,920</b>	<b>\$526,247</b>	<b>\$542,035</b>	<b>\$558,296</b>	<b>\$575,045</b>	<b>\$592,296</b>
Vacancy Allowance	\$0.00	\$0.00	\$ (7,081)	\$ -	\$ (10,706)	\$ (8,147)	\$ -	\$ -	\$ (9,117)	\$ (13,330)	\$ -	\$ -
<b>EFFECTIVE GROSS REVENUE</b>	<b>\$401,703</b>	<b>\$19.13</b>	<b>\$437,688</b>	<b>\$462,801</b>	<b>\$461,221</b>	<b>\$487,891</b>	<b>\$510,920</b>	<b>\$526,247</b>	<b>\$532,917</b>	<b>\$544,966</b>	<b>\$575,045</b>	<b>\$592,296</b>
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)
<b>Total Operating Expenses</b>	<b>(\$125,415)</b>	<b>(\$5.97)</b>	<b>(\$168,481)</b>	<b>(\$170,415)</b>	<b>(\$175,527)</b>	<b>(\$177,579)</b>	<b>(\$182,907)</b>	<b>(\$185,084)</b>	<b>(\$190,636)</b>	<b>(\$192,946)</b>	<b>(\$198,734)</b>	<b>(\$204,696)</b>
<b>NET OPERATING INCOME</b>	<b>\$276,288</b>	<b>\$13.16</b>	<b>\$269,207</b>	<b>\$292,386</b>	<b>\$285,694</b>	<b>\$310,312</b>	<b>\$328,013</b>	<b>\$341,163</b>	<b>\$342,281</b>	<b>\$352,020</b>	<b>\$376,310</b>	<b>\$387,600</b>





# 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%

<b>ACQUISITION:</b>			<b>Leveraged IRR 5 Year:</b>			18.68%
Asset Price:	\$4,200,000	\$199.99 /sf	<b>Cash-on-Cash 5 Year Average:</b>			4.33%
Loan Amount:	\$2,940,000	70.0% LTV	<b>Total Return 5 Year Average:</b>			9.03%
Equity Value:	\$1,260,000	30.0%				
Interest Rate/Amortization:	6.00%	25 Years				
Monthly/Annual Amortization Payments:	\$18,942	\$227,310				

<b>Property Square Feet:</b>			<b>Residual Value: 5th Year</b>		
21,001 SF			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

			<b>Leveraged IRR 10 Year:</b>			15.26%
			<b>Cash-on-Cash 10 Year Average:</b>			6.79%
			<b>Total Return 10 Year Average:</b>			12.31%

			<b>Residual Value: 10th Year</b>		
			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

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.





# ASSUMPTIONS

## 15601 E 6th Ave: Summary & Assumptions

### PROPERTY INFORMATION

Property Name:	15601 E 6th Ave
Location:	15601 E 6th Ave
	Aurora, CO 80011
Type:	Retail

### CASH FLOW ANALYSIS

Purchase Price:	\$4,200,000
Purchase Price (PSF):	\$199.99 psf
As-Is Net Operating Income Year 1:	\$276,288
As-Is Cap Rate:	6.58%
Analysis Start Date:	Sep-24
Analysis Period:	10 Years
Property Square Feet:	21,001
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

### SECOND GENERATION TENANTS

	New	Renewal	Weighted
Renewal Probability:	10.00%	90.00%	
Downtime:	3 Months	0 Months	0 Months
Tenant Improvements:	\$15.00 psf	\$0.00 psf	\$1.50 psf
Leasing Commissions:	6.00%	3.00%	3.30%
Lease Term:	3-5 Years		
Lease Escalation:	3% Annual Increases		

### PROPERTY INFLATION & GENERAL VACANCY

Property Tax - Annual Escalator	3% after projected purchase increase
Operating Expense - Annual Escalator	3.00%
Annual Market Rental Escalations	3% Annual Increases
General Vacancy Factor	3 months downtime on lease-roll years





# 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 in 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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