OWNER-USER OPPORTUNITY · IN-PLACE INCOME

573 S Arthur Ave

LOUISVILLE, CO 80027

$1,800,000

$232.44 / SF

7,744 SF Industrial / Flex Building · Colorado Technology Center

OVER $400,000 IN RECENT CAPITAL IMPROVEMENTS

eXp COMMERCIAL

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Executive Summary

573 S Arthur Avenue is a freestanding 7,744 SF industrial/flex building in the Colorado Technology Center, Louisville's main industrial park. It has heavy 3-phase power, 16' clear height, a clear-span warehouse, and a 12' dock-high door, plus remodeled office and lab space up front. Over $400,000 in capital improvements have been invested in the building over the past few years. It's currently leased to Maverick RF Solutions on a NNN lease, and the tenant will vacate after the sale, allowing the buyer to collect rental income before taking occupancy. The building is priced competitively relative to recent area sales.

OFFERED AT	PRICE / SF	PRO FORMA NOI
$1,800,000	**$232.44**	**$80,925**

Building Size	**7,744 SF**
Lot Size	**37,564 SF**
Year Built · Renovated	**1992 · 2025**
Zoning	**I · City of Louisville**
Clear Height	**16'**
Loading	**12' Dock-High Door + Leveler**
Power	**400-Amp 3-Phase**
Parking	**12 Spaces**

Investment Highlights

01
Updated and Highly Functional

The property features a 16' clear height, clear-span warehouse, 12' dock-high door with leveler, and 400-amp 3-phase power.

02
>$400,000 in Capital Improvements

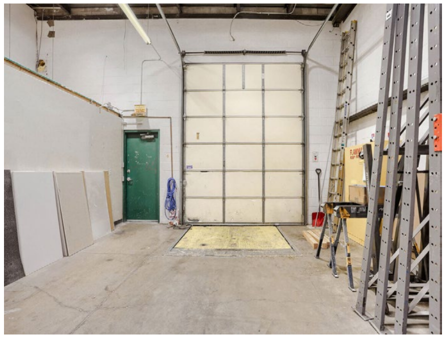
Roof replaced in 2021. Office remodeled in 2024. Lab rebuilt and exterior painted in 2025. New rooftop unit installed in 2026. The buyer will inherit new systems with a lower repair budget.

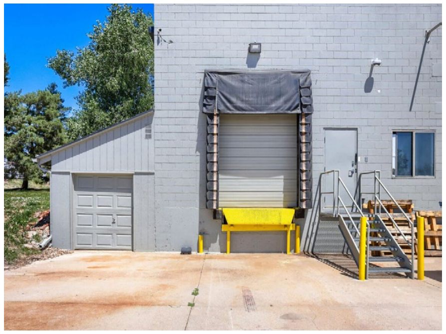
03
Prime Owner-User Opportunity

Maverick RF Solutions pays $11.00 / SF NNN today. The tenant vacates after a sale, with the buyer collecting income in the interim. An owner-user may qualify for SBA financing with as little as 10% down.

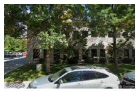
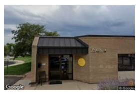
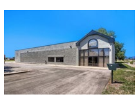
04
Competitively Priced

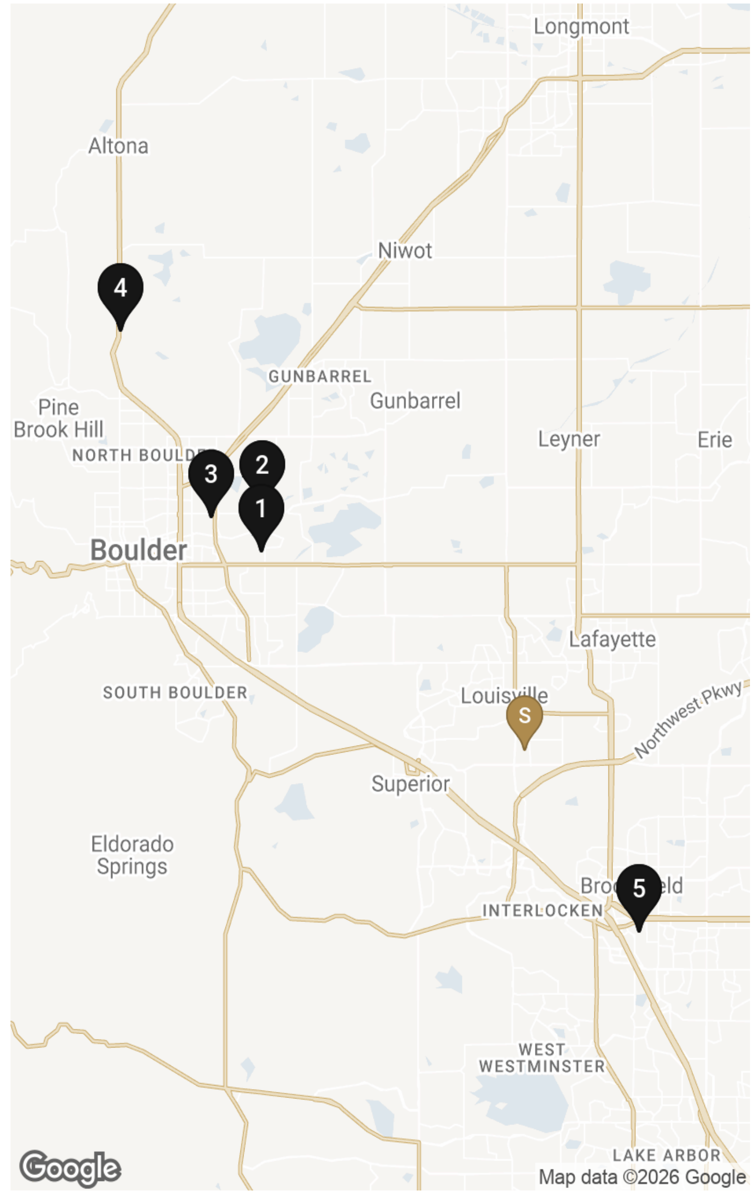
The five most recent industrial sale comparables averaged $268.57 / SF (see Page 04). 573 S Arthur Avenue is offered at $232.44 / SF, a discount of $36.13 / SF, or $279,791 across 7,744 SF.





Sale Comparables

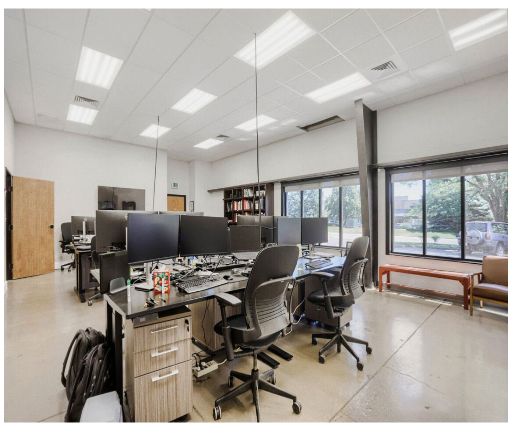
#		Address	Price	SF	Built	$/SF	Sold
1		5441 Western Ave Boulder	$2,500,000	10,046	1969	$248.86	Apr 2026
2		3052 Sterling Cir Boulder	$2,650,000	10,438	2001	$253.88	Apr 2026
3		2905 Center Green Ct Boulder	$1,900,000	7,295	1983	$260.45	Mar 2026
4		5853 Rawhide Ct Boulder	$2,250,000	9,000	1967	$250.00	Mar 2026
5		7320 W 118th Pl Broomfield	$1,500,000	4,550	2001	$329.67	Nov 2025
		Averages	**$2,160,000**	**8,266**	**1984**	**$268.57**	
S		**573 S Arthur Avenue** Louisville	**$1,800,000**	**7,744**	**1992**	**$232.44**	



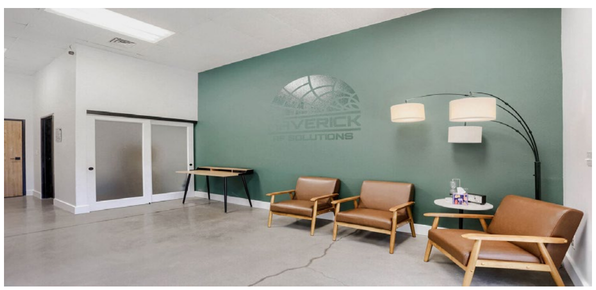
Capital Improvements

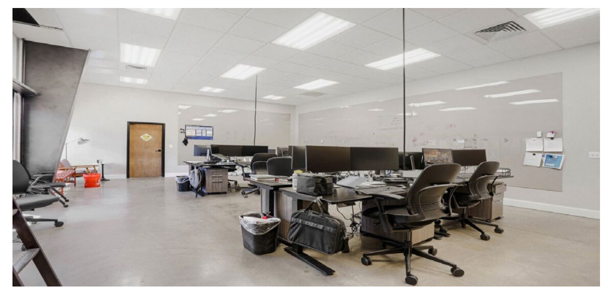
Item	Cost	Year
Full Roof Replacement	**$176,000**	2021
Office Remodel	**$65,000**	2024
French Drains · Rear of Building	**$14,000**	2024
Exterior Paint	**$8,500**	2025
Production Lab Remodel	**$75,000**	2025
New Rooftop HVAC Unit	**$65,000**	2026

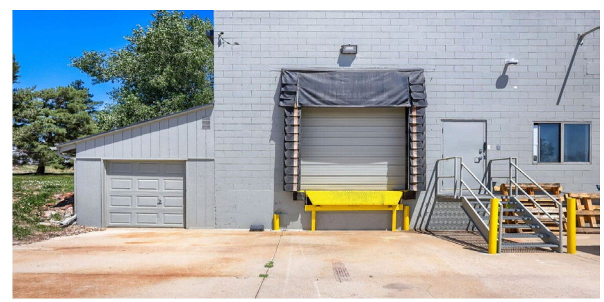
Total Capital Investment **$403,500**



Additional Photos







Pro Forma Income

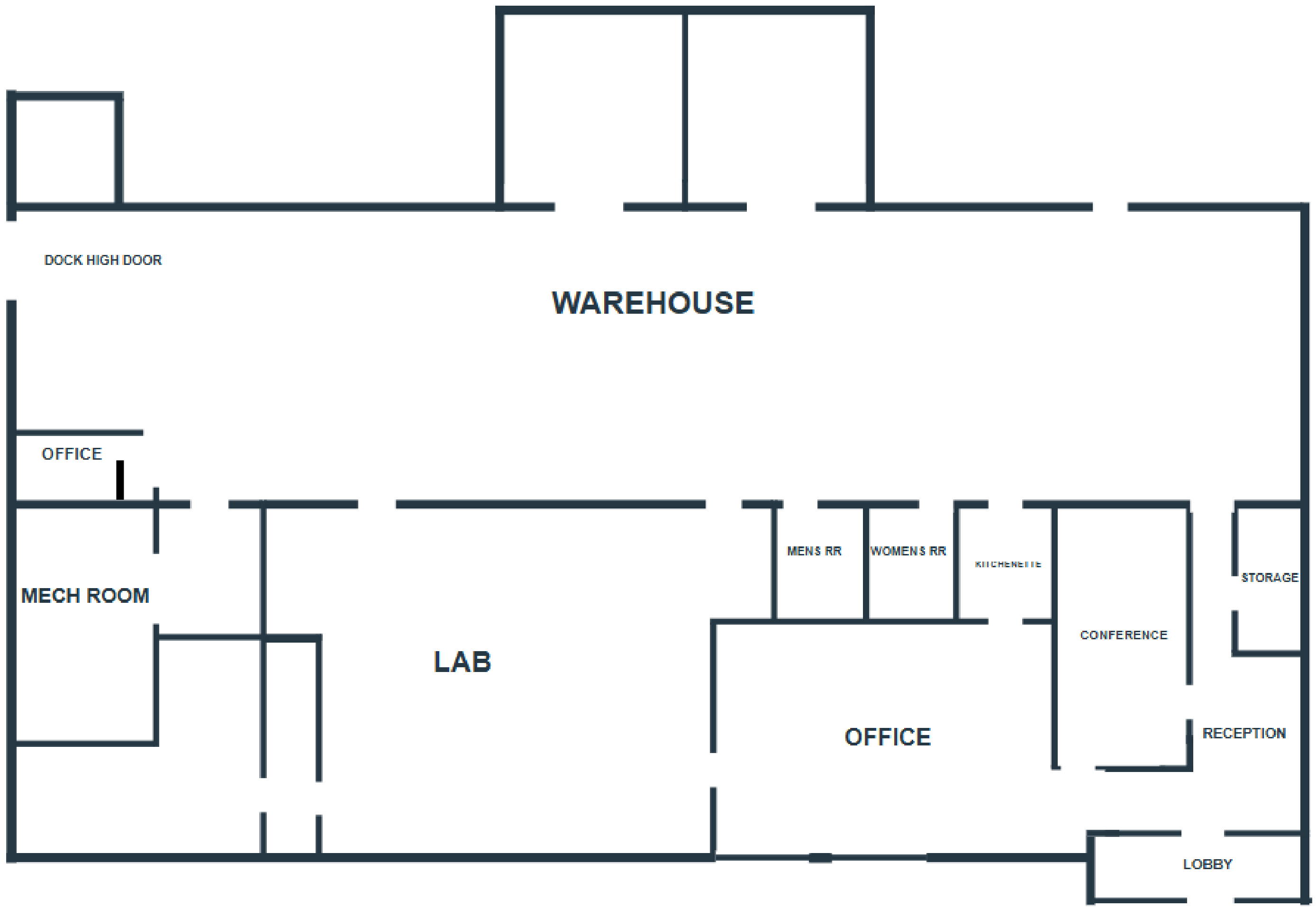
Gross Potential Rent (7,744 SF @ $11.00 NNN)	**$85,184**
Less General Vacancy (5.0%)	($4,259)
Effective Gross Revenue	**$80,925**
Expense Reimbursements (NNN)	$65,568
Total Operating Income	**$146,493**
Real Estate Taxes (2025)	($59,172)
Insurance, CAM and Other	($6,396)
Total Operating Expenses	**($65,568)**

Pro Forma Net Operating Income **$80,925**

Lease Abstract

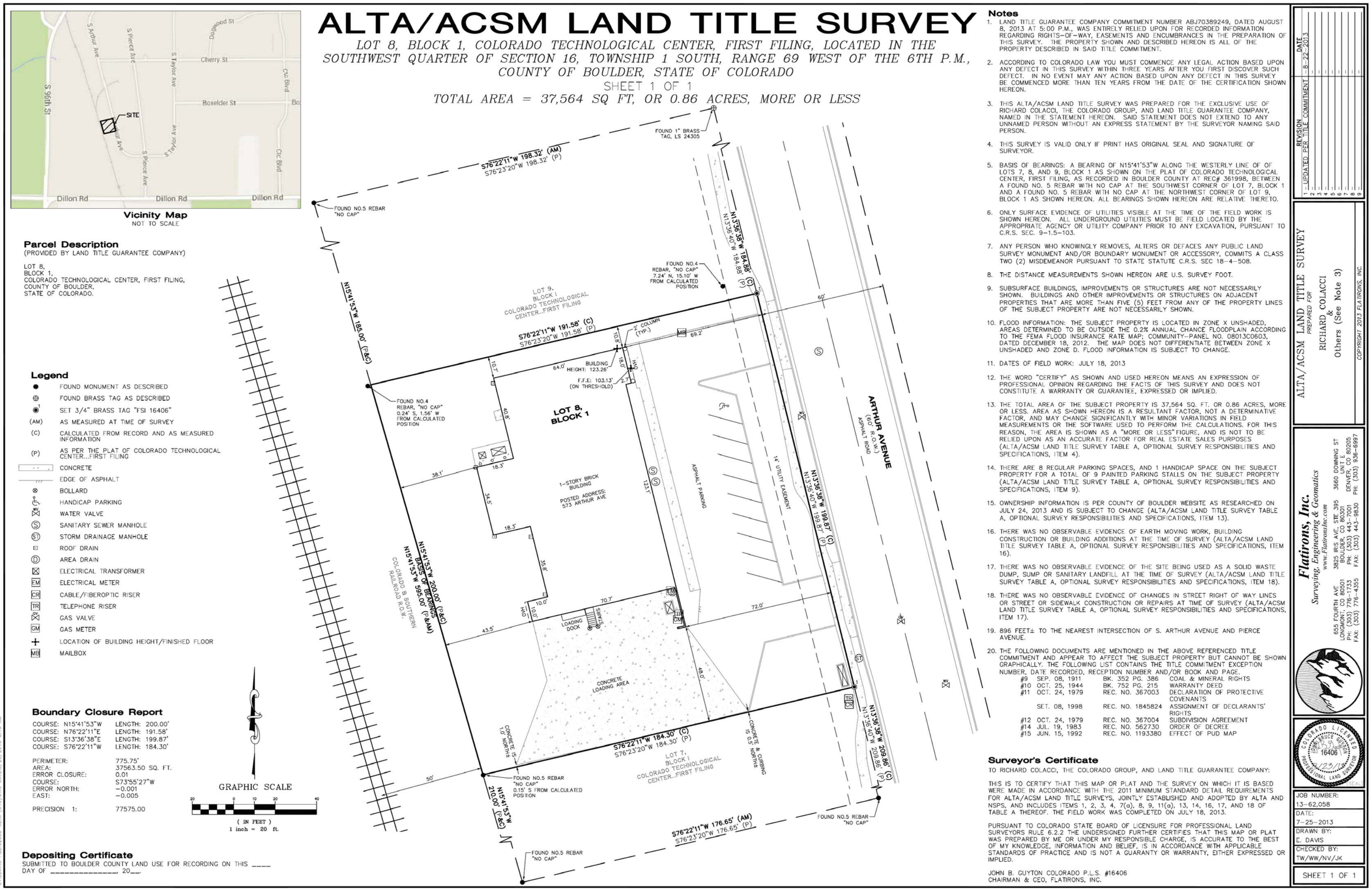
Tenant	**Maverick RF Solutions Inc**
Lease Structure	**NNN**
Base Rent	**$11.00 / SF / yr**
Monthly Base Rent	**$7,098.67**
Monthly NNN Charge	**$5,464.02**
Total Monthly Rent	**$12,562.68**
Security Deposit	**$9,695.63**
Lease Expiration	**September 24, 2027**
Early Move-Out	**Negotiable**

Floor Plan

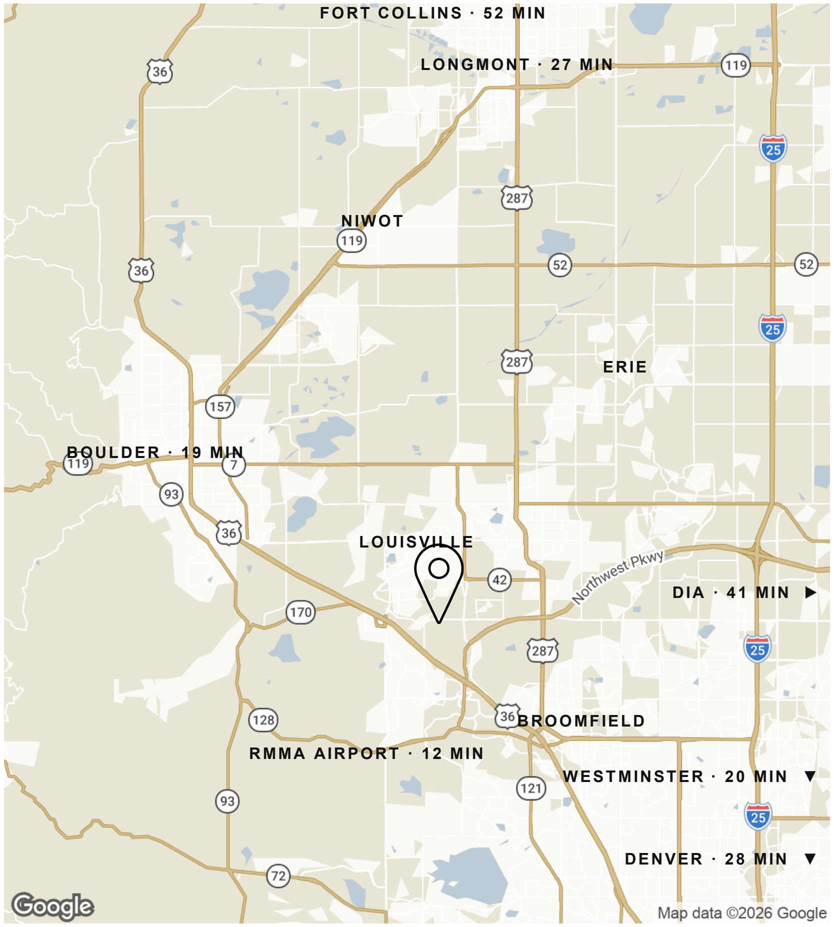


Floor plan for illustrative purposes only; not to scale and not field-verified. All information deemed reliable but not guaranteed — buyer to verify independently

Site Plan


ALTA/ACSM LAND TITLE SURVEY
LOT 8, BLOCK 1, COLORADO TECHNOLOGICAL CENTER, FIRST FILING, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO
SHEET 1 OF 1
TOTAL AREA = 37,564 SQ FT, OR 0.86 ACRES, MORE OR LESS
Vicinity Map
NOT TO SCALE
SITE
Parcel Description
Legend
Boundary Closure Report
Depositing Certificate
Notes
Surveyor's Certificate
ARTHUR AVENUE
LOT 8, BLOCK 1
1-STORY BRICK BUILDING
GRAPHIC SCALE
Flatirons, Inc.
Surveying, Engineering & Geomatics

Market Overview



Major Employers · Boulder County

AEROSPACE	Ball Aerospace · Lockheed Martin · Northrop Grumman · BAE Systems
TECH	Google · Cisco · Qualcomm · NetApp · Spectra Logic
LIFE SCIENCE	Medtronic · Corden Pharma · Boulder Community Health
NATURAL	Hain Celestial · Whole Foods · Emerson
RESEARCH	University of Colorado Boulder · NIST · NOAA · UCAR/NCAR
PUBLIC	Boulder Valley School District · Boulder County · City of Boulder

Location

Louisville sits at the midpoint of the Denver and Boulder corridor. The Colorado Technology Center is its primary industrial park, drawing manufacturers, hardware and technology firms, and R&D groups.

Boulder County Economy

Boulder County supports 159,619 jobs across 12,990 employer establishments with roughly $13.2 billion in annual payroll, concentrated in aerospace, life science, natural and organic foods, software, and precision manufacturing.

Demographics · Boulder County

Population	**328,560**
Median Household Income	**$103,994**
Bachelor's Degree or Higher	**64.2%**
Per Capita Income	**$62,436**

Access

US-36, US-287 and Highway 42	**Direct Access**
Interstate 25	**16 min**
Rocky Mountain Metro Airport	**12 min**
Denver International Airport	**41 min**

Sources: US Census Bureau QuickFacts, Boulder County. University of Colorado Boulder, fall 2025 census enrollment. Drive times approximate.

Economic Incentives

1. COLORADO ENTERPRISE ZONE

573 S Arthur Avenue is located within the North Metro Enterprise Zone, designated January 1, 2026 through December 31, 2035. A qualifying business operating at this address may be eligible for Colorado Enterprise Zone income tax credits. Pre-certification through the OEDIT portal is required before the qualifying activity begins, and eligibility depends on the occupant's specific circumstances.

Investment Tax Credit · Business Personal Property	**3%**	Job Training Credit	**12%**
New Employee Credit	**$1,100**	Research and Development Credit	**3%**
Employer-Sponsored Health Insurance	**$1,000**	Manufacturing Equipment	**Sales / use exemption**

New Employee Credit is per net new employee. Health insurance credit is per employee per year for the first two years.

2. CITY OF LOUISVILLE BUSINESS ASSISTANCE PROGRAM

The City of Louisville offers rebates of building permit fees, construction use tax, and sales and use tax to businesses locating or expanding in the city, based on new dollars generated by the project. Incentives under $50,000 may be approved administratively. Program participants have included Colorado Technology Center area employers such as JumpCloud, AMP Robotics, Fresca Foods, Loxo Oncology, and Umoja Biopharma. The program was being updated as of mid 2026 and current terms should be confirmed with the City.

3. STATE OF COLORADO PROGRAMS

Job Growth Incentive Tax Credit

OEDIT. State income tax credit tied to net new job creation, generally 20 or more jobs. Requires approval before a relocation or expansion is announced.

Skill Advance Colorado

State job training grants for new hires.

Work Opportunity Tax Credit

Federal hiring credit administered by CDLE.

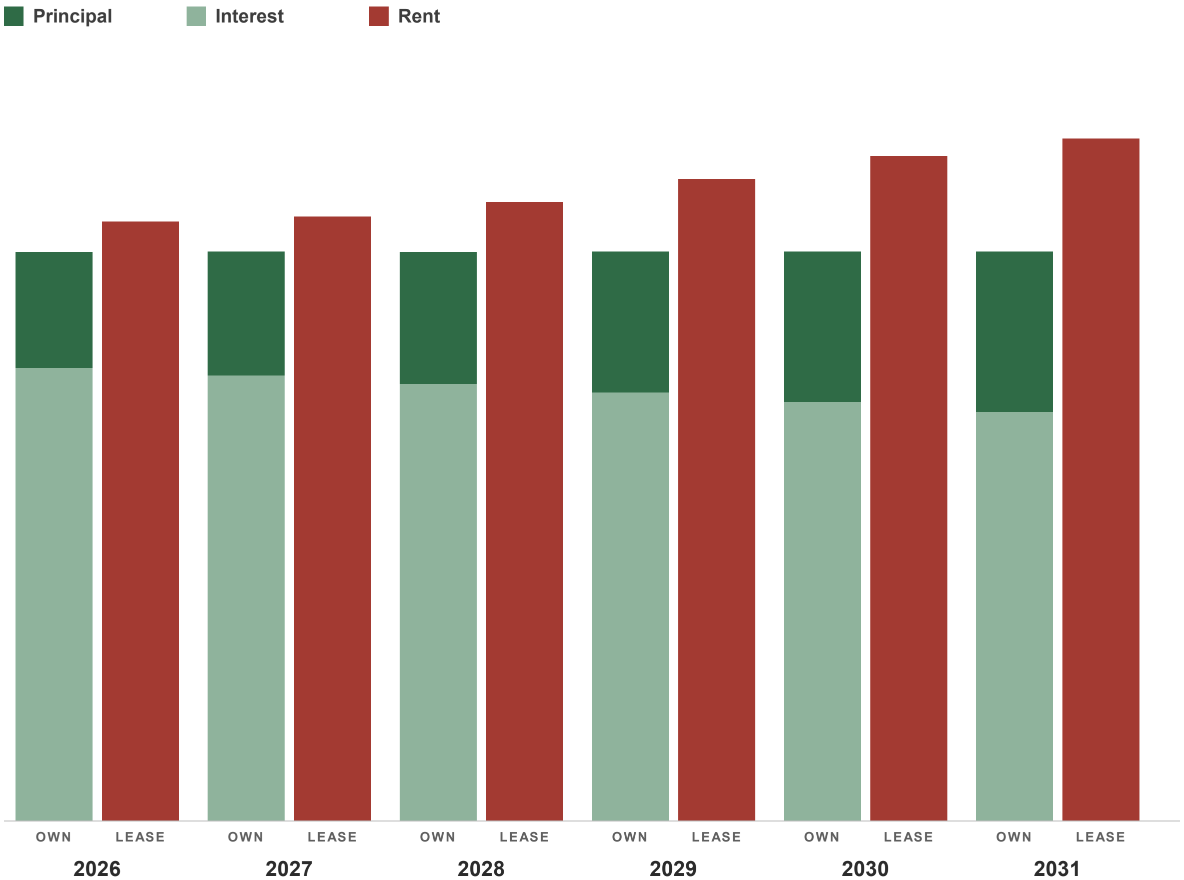
Which of these apply to you?

Whether a purchaser or occupant may qualify depends on the business, its headcount, and its timing. Call and we can discuss the programs with you and connect you with the agencies that administer them.

Jesse Dean COMMERCIAL ADVISOR · EXP COMMERCIAL · **970.294.9675** · jesse.dean@expcommercial.com

Owning vs Leasing

Annual Cost of Occupancy · Own vs Lease



Purchase Structure

Purchase Price	**$1,800,000**
Down Payment (25%)	**$450,000**
Amount Financed	**$1,350,000**
Interest Rate	**6.5%**
Amortization	**25 Years**
Annual Debt Service	**$109,384**

Six Years, Side by Side

Tenant pays in rent	**$732,582**
Owner pays in debt service	**$656,301**
Less principal owner keeps	**($158,234)**
Owner's true six-year cost	**$498,067**
Owner is ahead by	**$234,515**

Why Buy

1. Loan paydown and appreciation build equity you keep.
2. Fixed occupancy cost. You can budget a decade out.
3. No renewals to negotiate, no risk of being told to move.
4. Improvements you pay for stay yours, not a landlord's.
5. No landlord approval for signage, hours, or use.
6. Interest and depreciation are deductible.

Rent path per CoStar, Boulder County industrial asking rent, Q2 2026 actual and forecast to Q1 2031, applied to 7,744 SF. Consult your own tax advisor.

Contact Us

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