PARK FORUM

3222 & 3232 SOUTH VANCE STREET, LAKEWOOD, CO 80227

PINNACLE
REAL ESTATE ADVISORS

CONFIDENTIAL OFFERING MEMORANDUM

PARK FORUM

CONTACT US FOR MORE INFORMATION

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

This unique offering consists of two southwest suburban office buildings plus an additional 3.03 acres that can be sold together or separately. The office buildings are currently 89% leased offering immediate cash flow. The anchor tenant has expressed interest in downsizing allowing for an "owner-user with income" opportunity as well.

Additionally available is a 3.03 acres land site that allows for future expansion or development. C-R Zoning allows for a variety of uses including but not limited to: Group Residential Facility, Animal Care, Child or Adult Day Care, Light Manufacturing, Office, Retail, Community Building, Religious Institution, School, Mini Storage, and much more.

EXECUTIVE SUMMARY

PROPERTY DETAILS

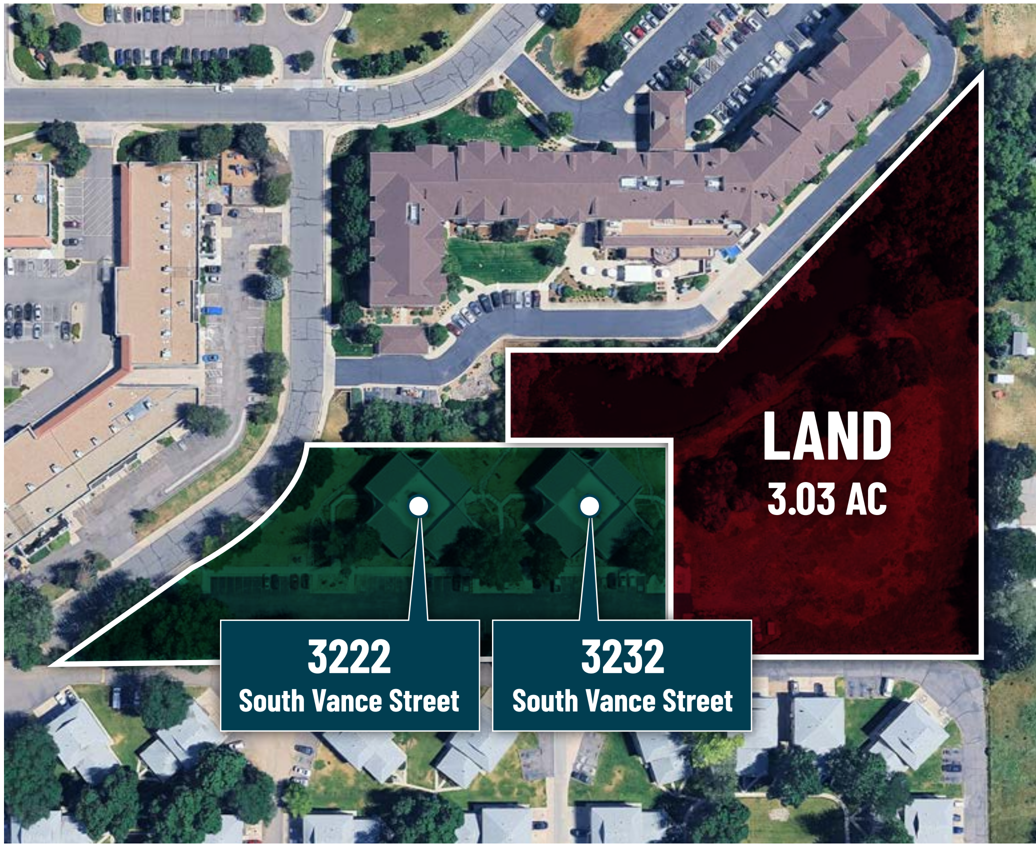
LIST PRICE:	$2,475,000 ($115.47/SF)
CAP RATE:	8.93%
PROPERTY TYPE:	Two Southwest Suburban Office Buildings
BUILDING SIZE:	23,506 SF in two buildings
GLA:	21,435 SF
LOT SIZE:	2.03 Acres
YOC:	1985
ZONING:	C-R Lakewood (Commercial-Regional)
PROPERTY TAXES:	$47,624 (2025)
OCCUPANCY:	89%

ALSO AVAILABLE: ADJOINING LAND PARCEL

LIST PRICE:	$900,000
SIZE:	3.03 acres
PRICE/SF	$6.82/SF
ZONING:	C-R Lakewood (Commercial-Regional)
PROPERTY TAXES:	$6,361 (2025)

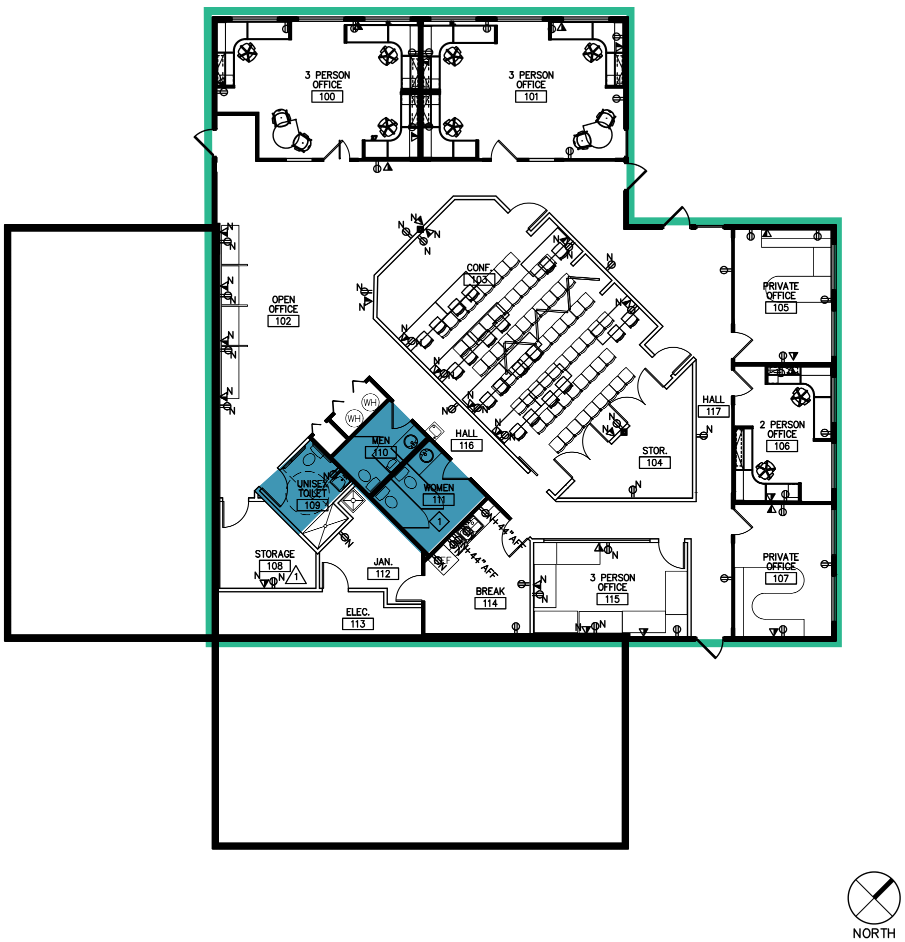
PROPERTY HIGHLIGHTS

- In-place cash flow ideal for an investor or owner-user
- Credit anchor-tenant with embedded rent escalations
- Contiguous infill land allows for expansion or redevelopment opportunity
- Located in the established Lakewood Submarket
- Quick access to 6th Avenue, Wadsworth Blvd, and US-285

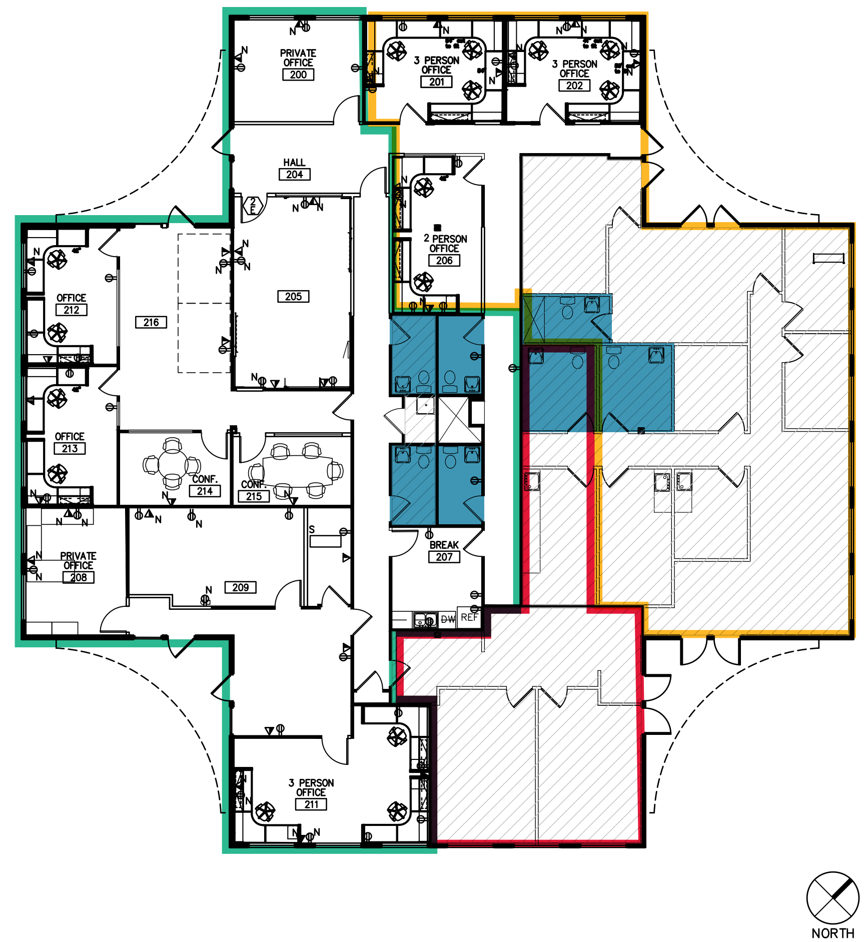


FLOOR PLAN - 3222 S VANCE ST

LOWER LEVEL



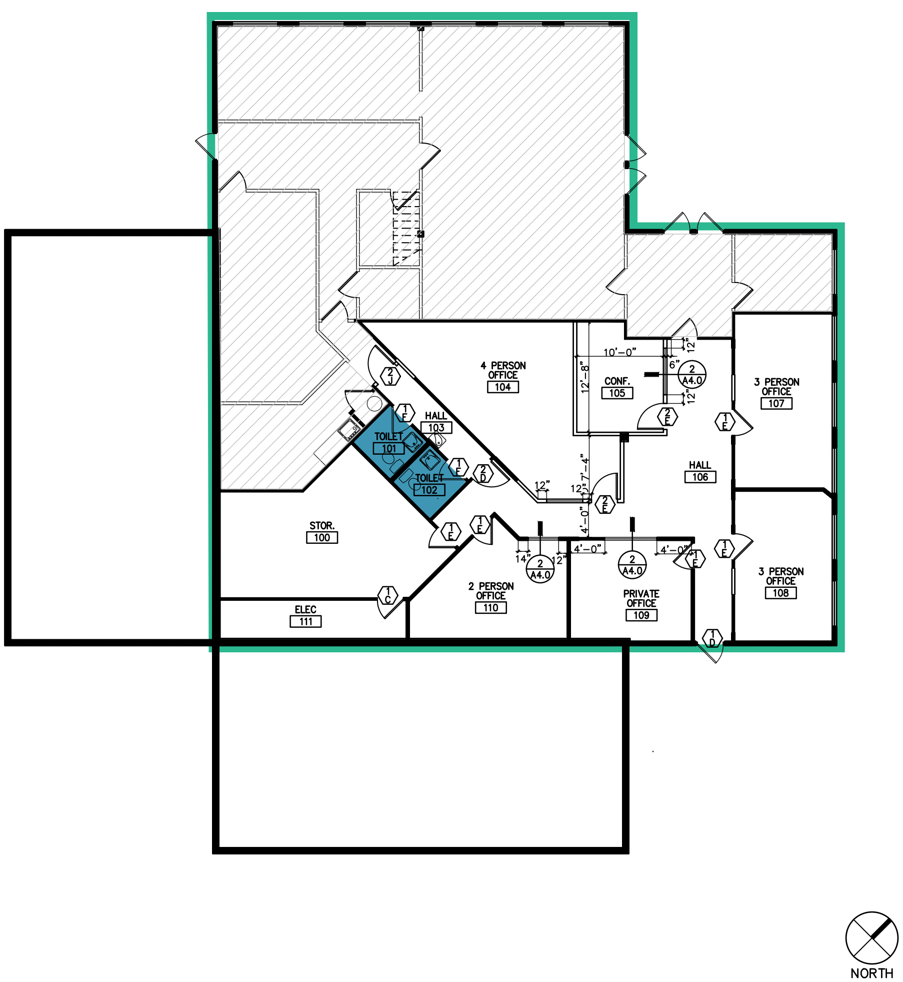
UPPER LEVEL



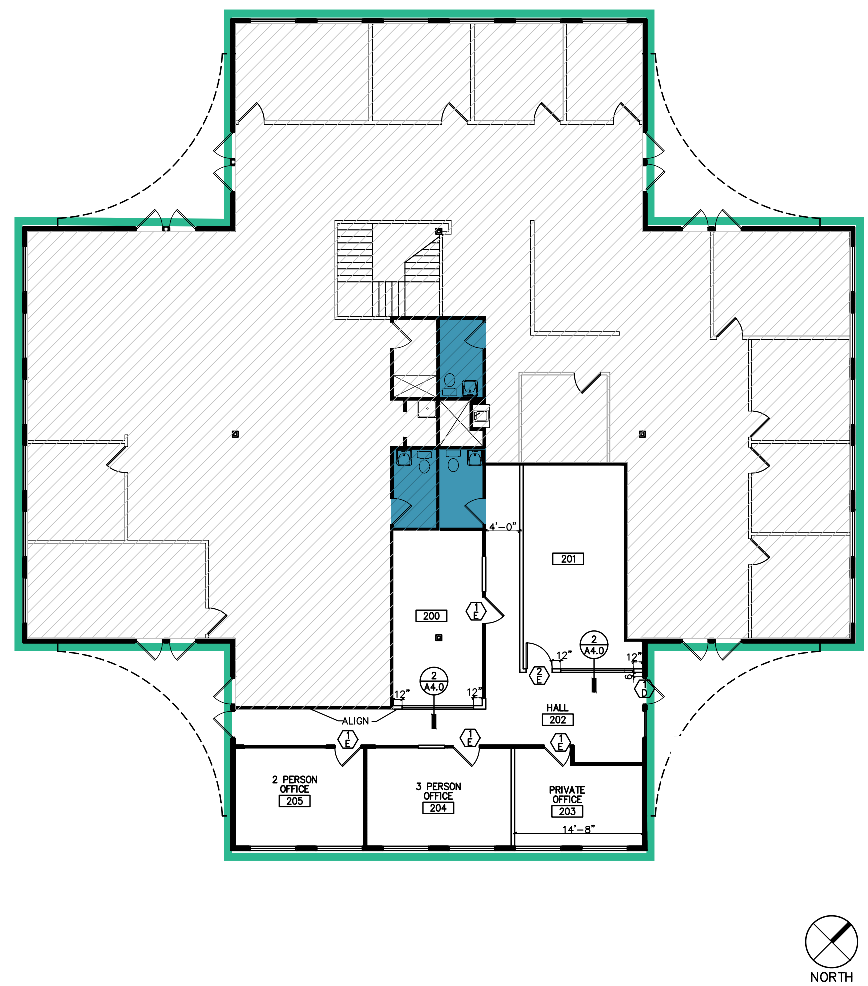
- PINYON ENVIRONMENTAL, LLC- STE. 200 (6,886 SF), LEASE EXP. JUN-27
- DENVER DOG RESCUE & REHAB- STE. 230 (975 SF), LEASE EXP. AUG-27
- VACANT- STE. 240 (2,545 SF)
- RESTROOMS

FLOOR PLAN - 3232 S VANCE ST

LOWER LEVEL

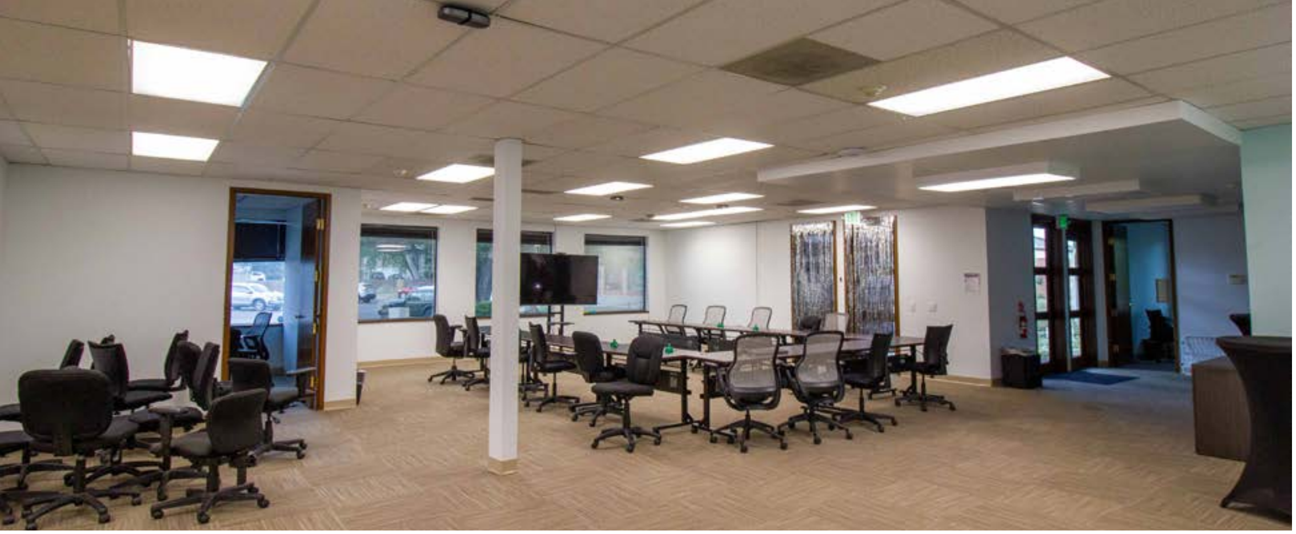


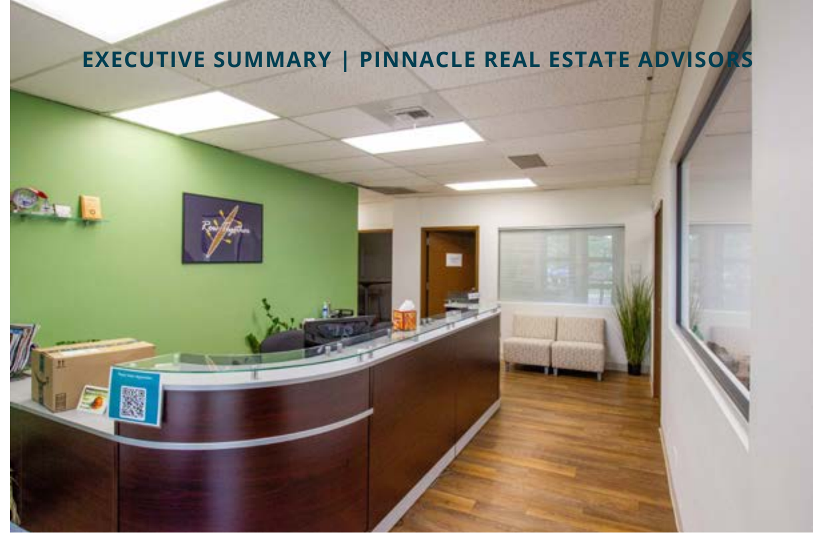
UPPER LEVEL

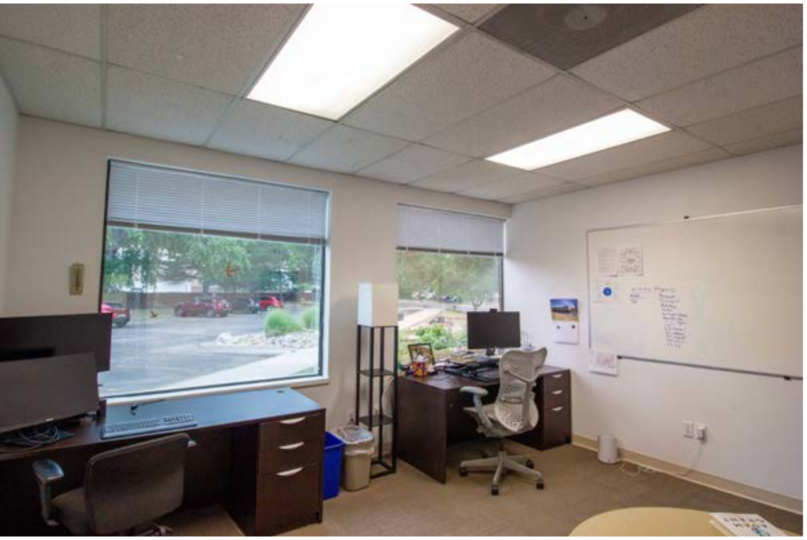


PINYON ENVIRONMENTAL, INC. (11,029 SF), LEASE EXP. JUN-27

RESTROOMS







LOCATION OVERVIEW

AREA OVERVIEW

LAKEWOOD, COLORADO

ABOUT

Lakewood is Colorado's fifth-largest city and a compelling destination for investment, residence, and employment, blending urban accessibility with the natural beauty of the Rocky Mountain foothills. Positioned just 10 minutes west of downtown Denver and roughly 35 minutes from Denver International Airport, the city spans 44 square miles and offers exceptional connectivity via four major highways; U.S. 6, U.S. 285, C-470, and I-70; along with seven light rail stations and an extensive network of bike paths and multimodal trails. With more than 47 million square feet of office, commercial, and retail space and established employment centers at Denver West, the Federal Center, and Belmar, Lakewood provides a strong foundation for continued growth.

POPULATION	MEDIAN HOUSEHOLD INCOME	MEDIAN AGE	MEDIAN PROPERTY VALUE	NUMBER OF EMPLOYEES
156,583	$89,792	38.2	$574,400	88,569

TOP EMPLOYMENT SECTORS

- Management Occupations (12.7%)
- Office & Administrative Support Occupations (9.67%)
- Sales & Related Occupations (9.33%)

MAJOR EMPLOYERS

- Federal Government / Federal Center
- St. Anthony Medical Campus
- Terumo BCT (medical devices)
- PNC (financial services)
- Colorado Christian University

Source: Data USA

FINANCIAL ANALYSIS

RENT ROLL

Building/Tenant	Suite	SF	Expiration	Annual Base Rent	Annual PSF
3222 S Vance St					
Pinyon Environmental, Inc	200	6,886	6/30/2027	$ 137,720	$ 20.00
Denver Dog Rescue & Rehab	230	975	8/31/2027	$ 16,572	$ 17.00
Vacant	240	2,545		$ -	$ -
3232 S Vance St					
Pinyon Environmental, Inc	Entire Building	11,029	6/30/2027	$ 220,581	$ 20.00
Storage Shed Lease		-	6/30/2027	$ 13,080	-
Vacant		2,545	11.9%		
Occupied		18,890	86%		
Building Total		**21,435**		**$ 387,953**	**$ 18.10**

CASH FLOW

Investment Alalysis	*As-is*		*PSF*	
Scheduled Base Rental Income	$	387,953	$	18.10
Expense Reimbursement Revenue	$	-	$	-
Total Potential Gross Revenue	**$**	**387,953**	**$**	**18.10**
Vacancy- 11.9%	$	-	$	-
Gross Revenue	$	387,953	**$**	**18.10**
Expenses				
Gas and Electric	$	43,601	$	2.03
Fire (Safety)	$	1,435	$	0.07
HVAC Repairs and Maintenance	$	9,745		0.45
Landscaping	$	17,953	$	0.84
Pest Control	$	3,523	$	0.16
Property Management	$	16,050	$	0.75
Repairs and Maintenance	$	6,558	$	0.31
Trash and Recycling	$	2,717	$	0.13
Water and Sewer	$	7,361	$	0.34
Snow Removal	$	2,467	$	0.12
Property Taxes	$	55,410	$	2.59
Total Expenses	***$***	***166,818***	**$**	**7.78**
Net Operating Income	***$***	***221,135***	**$**	**10.32**
Property Square Feet		21,435		

**Income based on current rent roll as of July 2026*

*** Expenses based on 2025 actual expenses*

SUMMARY

As-Is Building Summary		
Sale Price:	$	2,475,000
Sale Price PSF:	$	115.47
As-Is Net Operating Income Year 1:	$	221,135
As-Is Cap Rate:		8.93%
Lot Size:		2.03 Acres
Gross Leasable Area:		21,435
As-Is Occupancy:		86%

Additonal Land		
Sale Price:	$	900,000
Sale Price PSF:	$	6.82
Acres:		3.03
SF:		131,987

COMPARABLES

SALE COMPARABLES

10789 BRADFORD RD LITTLETON, CO 80127	
SALE PRICE	$3,200,000
PRICE/SF	$159.73
SALE DATE	3/20/26
RBA	20,034
LOT SIZE	1.6 AC
YOC	2002

8321 SANGRE DE CRISTO RD LITTLETON, CO 80127	
SALE PRICE	$2,105,000
PRICE/SF	$117.15
SALE DATE	4/24/25
RBA	17,969
LOT SIZE	0.94 AC
YOC	2007

2345 S FEDERAL BLVD DENVER, CO 80219	
SALE PRICE	$1,400,000
PRICE/SF	$107.86
SALE DATE	5/14/25
RBA	12,980
LOT SIZE	0.91 AC
YOC	1972

4055 S BROADWAY ENGLEWOOD, CO 80113	
SALE PRICE	$1,050,000
PRICE/SF	$154.32
SALE DATE	4/30/25
RBA	6,804
LOT SIZE	0.29 AC
YOC	1964

7515 W YALE AVE DENVER, CO 80227	
SALE PRICE	$1,025,000
PRICE/SF	$138.96
SALE DATE	9/5/25
RBA	7,376
LOT SIZE	0.6 AC
YOC	1989

7400 W 14TH AVE LAKEWOOD, CO 80214	
SALE PRICE	$1,000,000
PRICE/SF	$116.47
SALE DATE	2/27/26
RBA	8,586
LOT SIZE	0.47 AC
YOC	1964

AVERAGE $/SF: $132.42

DISCLAIMER

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 3222 & 3232 South Vance Street 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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