

OFFERING MEMORANDUM

INVESTMENT OR OWNER-USER OPPORTUNITY



INVESTMENT ADVISORS



Drew Williams
Advisor

303-917-5232

Drew@NorthPeakCRE.com



Joe Hornstein
Principal

720-939-2943

Joe@NorthPeakCRE.com



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COMMERCIAL ADVISORS

NorthPeak Commercial Advisors
1720 S Bellaire St. Suite 701
Denver, CO 80222
720-738-1949 • NorthPeakCRE.com





Maire St

W
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C
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PORTLAND
Sea Dogs

PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

| | |
|---------------|--------------------------------------|
| Address | 1535 Central St. Denver, CO 80211 |
| Building Type | Retail |
| GLA | 1,500 SF |
| Year Built | 2008 |
| Zoning | R30 |

PROPERTY HIGHLIGHTS

- Great location
- Month-to-month tenant
- Strong demographics and a very walkable area
- Outdoor patio seating included
- Investor or owner-user opportunity

1535 Central Street is a single tenant retail offering currently occupied by Maine Shack. The area is packed with multifamily housing that helps drive steady business to all retail in the area. The area itself is also very walkable, and Maine Shack is just around the corner from the Denver famous Little Man Ice Cream. This offering provides an unique opportunity for an investor or owner-user to own a fantastic retail location in one of the most sought after areas that is the Lower Highlands of Denver.



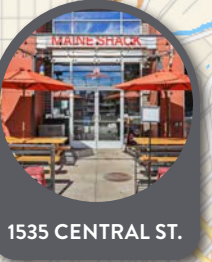
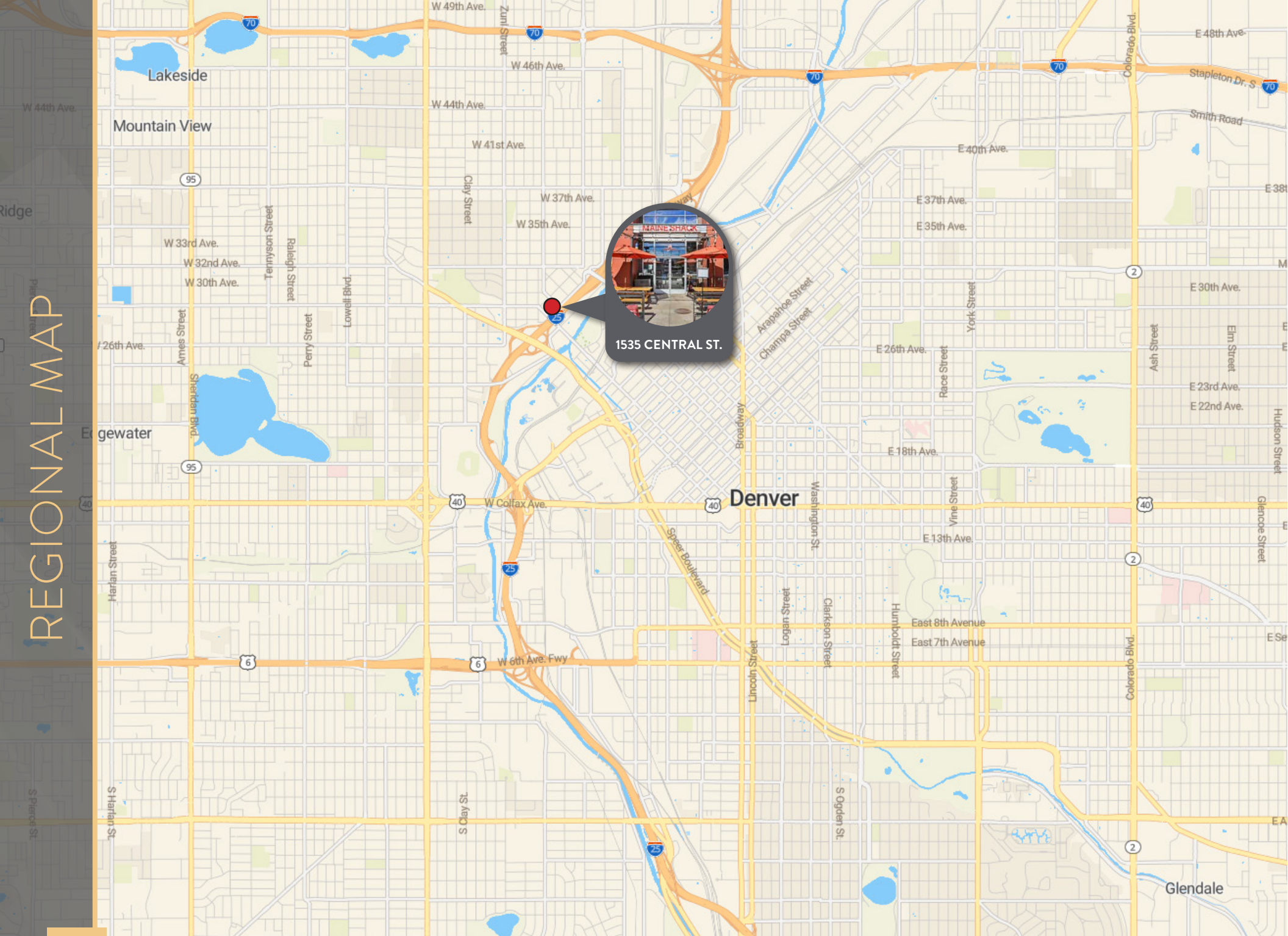




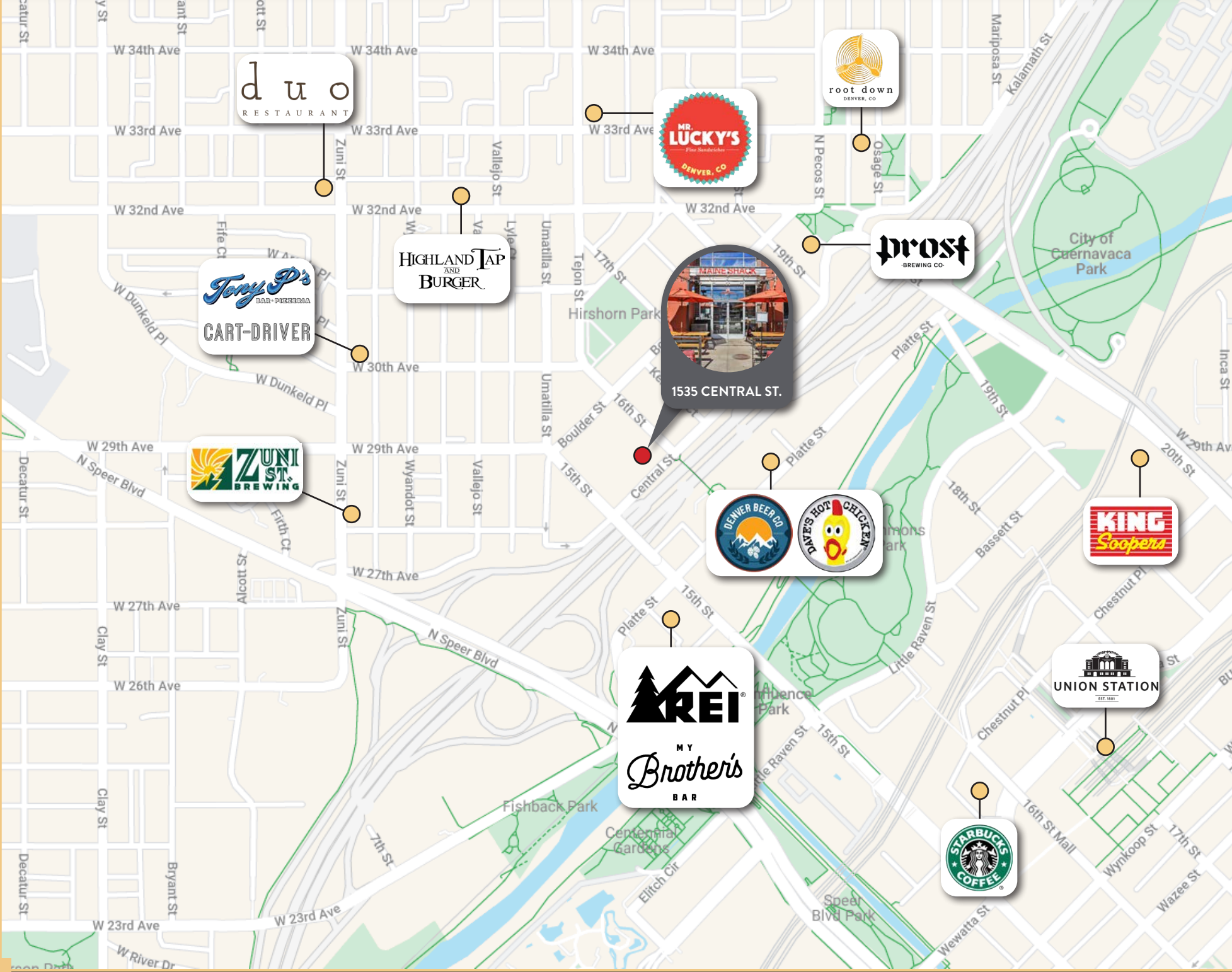
LOCATION OVERVIEW



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1535 CENTRAL ST.



1535 CENTRAL ST.

LOWER HIGHLANDS

The Lower Highlands (LoHi) neighborhood is just across I-25, on the west side of downtown Denver. The Highland Arch Bridge takes you from LoHi, over I-25, and directly into the heart of Lower Downtown (LoDo).

LoHi peddles rooftop bars, festivals like the LoHi Music Festival, street fairs, and the third highest number of coffee shops per capita. Originally referred to as “Highland Park”, developers in the early 1900’s went with a Scottish Highlands theme to distinguish the area, which is the reason for the many Scottish street names.

LoHi is considered the most family-friendly neighborhood closest to downtown Denver. You will find some beautiful parks for both kids and pets, again, all within walking distance. LoHi has become a sought out neighborhood for renters and homeowners, almost equally in numbers.

Walk Score

96

WALKER'S PARADISE

Daily errands do not require a car.

Transit Score

73

EXCELLENT TRANSIT

Transit is convenient for most trips.

Bike Score

84

VERY BIKEABLE

Biking is convenient for most trips.



*"May you have fair winds
and following seas"*

Maine st

INVESTMENT ANALYSIS



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INVESTMENT ANALYSIS

| OPERATIONS & CASH FLOW | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 |
|-------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Tenant: Maine Shack (MTM) | \$57,987 | \$59,727 | \$61,518 | \$63,364 | \$65,265 | \$71,791 | \$73,945 | \$76,163 | \$78,448 | \$80,802 |
| Expense Reimbursements | \$21,776 | \$22,211 | \$22,656 | \$23,109 | \$23,571 | \$24,042 | \$24,523 | \$25,014 | \$25,514 | \$26,024 |
| Economic Vacancy | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 3.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| CAM Increase (2%) | \$14.52 | \$14.81 | \$15.10 | \$15.41 | \$15.71 | \$16.03 | \$16.35 | \$16.68 | \$17.01 | \$17.35 |
| Vacancy & NNN Exp. Loss | \$0 | \$0 | \$0 | \$0 | \$0 | (\$2,875) | \$0 | \$0 | \$0 | \$0 |
| Property Expenses | (\$21,776) | (\$22,211) | (\$22,656) | (\$23,109) | (\$23,571) | (\$24,042) | (\$24,523) | (\$25,014) | (\$25,514) | (\$26,024) |
| Total Expense and Rent Loss | (\$21,776) | (\$22,211) | (\$22,656) | (\$23,109) | (\$23,571) | (\$26,917) | (\$24,523) | (\$25,014) | (\$25,514) | (\$26,024) |
| Net Operating Income | \$57,987 | \$59,727 | \$61,518 | \$63,364 | \$65,265 | \$68,916 | \$73,945 | \$76,163 | \$78,448 | \$80,802 |
| EXPENSES | | | | | | | | | | |
| Debt Service | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- |
| Capital Reserves | \$1,160 | \$1,195 | \$1,230 | \$1,267 | \$1,305 | \$1,378 | \$1,479 | \$1,523 | \$1,569 | \$1,616 |
| Free Cash Flow | \$56,818 | \$58,523 | \$60,279 | \$62,088 | \$63,951 | \$67,529 | \$72,457 | \$74,631 | \$76,870 | \$79,177 |
| INVESTMENT METRICS | | | | | | | | | | |
| Monthly Income | \$4,735 | \$4,877 | \$5,023 | \$5,174 | \$5,329 | \$5,627 | \$6,038 | \$6,219 | \$6,406 | \$6,598 |
| Cash on Cash Return % | 5.3% | 5.4% | 5.6% | 5.8% | 5.9% | 6.3% | 6.7% | 6.9% | 7.2% | 7.4% |
| CAP Rate at Acquisition | 5.4% | 5.6% | 5.7% | 5.9% | 6.1% | 6.4% | 6.9% | 7.1% | 7.3% | 7.5% |
| Principal Reduction | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- |
| Total Return after Principal | \$56,820 | \$58,525 | \$60,281 | \$62,090 | \$63,953 | \$67,532 | \$72,460 | \$74,634 | \$76,873 | \$79,180 |
| Total Return | 5.3% | 5.4% | 5.6% | 5.8% | 5.9% | 6.3% | 6.7% | 6.9% | 7.2% | 7.4% |

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) 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. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 1535 Central St., Denver, CO 80211 (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 NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors 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. NorthPeak Commercial Advisors 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 NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. 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, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors 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. NorthPeak Commercial Advisors 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 its 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, duplicate, 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 NorthPeak Commercial Advisors. 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 NorthPeak Commercial Advisors at your earliest convenience.



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INVESTMENT ADVISORS:

DREW WILLIAMS

Advisor

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