

# MIXED-USE DEVELOPMENT LOT FOR SALE



CANDELAS APARTMENTS  
9367 MCINTYRE ST, ARVADA, CO 80007

KAUFMAN HAGAN  
COMMERCIAL REAL ESTATE



OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE:

**WILL SCHERMAN**

Broker  
303.817.9325  
will@khcommercial.com

**OFFERING MEMORANDUM**

\$700,000 | \$24.69/LOT SF | PUD ZONING | 28,354 SF LOT

# DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the future development site known as Candelas Apartments located at 9367 McIntyre St Arvada, CO 80007 - Candelas Apartments (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.



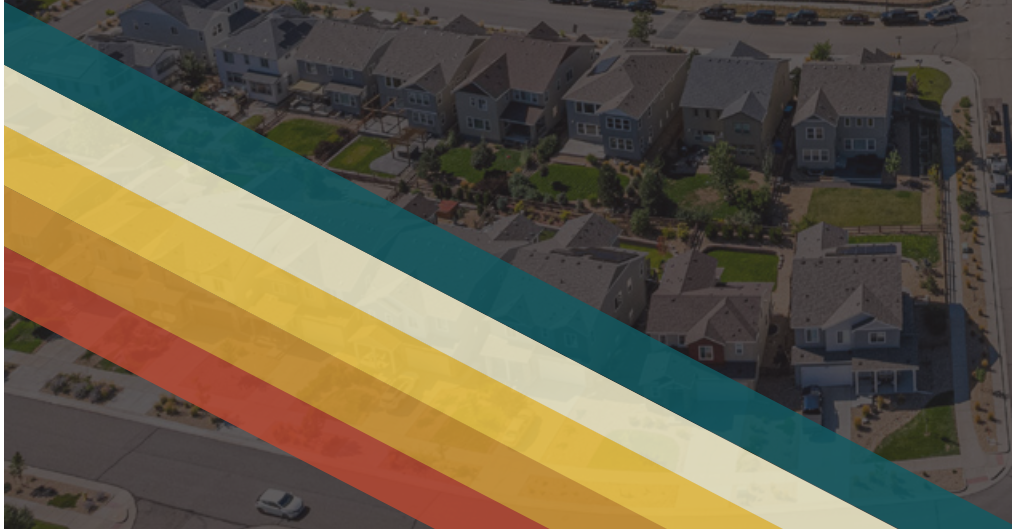
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1. EXECUTIVE SUMMARY
  2. PROPERTY DETAILS
  3. AREA OVERVIEW
  4. INVESTMENT ANALYSIS | SALES COPMARABLES
  5. CURRENT MARKET
  6. KAUFMAN HAGAN



KAUFMAN HAGAN  
COMMERCIAL REAL ESTATE



# EXECUTIVE SUMMARY



9367 McIntyre Street  
Arvada, CO 80007

## CANDELAS APARTMENTS

Kaufman Hagan Commercial Real Estate is excited to offer the Candelas Apartments development for sale. Located within the sought-after Candelas master plan, this 35-unit mixed-use project is already conceptually approved through the City of Arvada, with proposals in-hand to complete entitlement within the next six (6) months.

Developers will have the distinct opportunity to not only build in an established 8,000+ resident residential community, but also to tap into community amenities that include two separate fitness centers, an onsite elementary and middle school, a 13.5-mile trail network, five family friendly parks, and much more.

The last remaining builder in Candelas, Tri Pointe Homes, has already stubbed utilities, roads and sidewalks to the sites making the horizontal infrastructure entirely turn-key for the next builder. Additionally, both structures will sit immediately off Candelas Parkway, making lease-up and marketability incredibly easy.



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CONTACT FOR MORE INFO:

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PROPERTY DETAILS



## LOT DETAILS

Property Name	Candelas Apartments
County	Jefferson
Investment Type	Mixed-Use Development Site
Lot Size	28,354 SF
List Price	\$700,000
# of Lots	2

## PUD ZONING

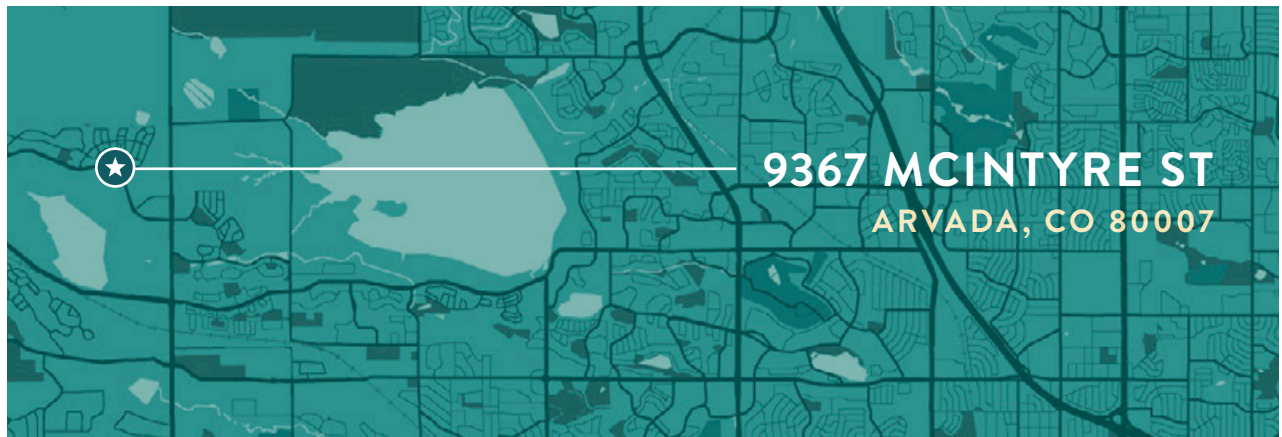
PUD – Planned Unit Development Zoning for the property is already in place and a conceptual site plan has been approved through the City of Arvada.

## LOCATION HIGHLIGHTS

- o Located within Candelas, a master planned community with six residential villages featuring two fitness centers, five parks and 13.5 miles of trails spanning nearly 1,500 acres
- o Minutes from Old Town Arvada, Golden and Boulder
- o Onsite K-8 School, Three Creeks K-8
- o Mountain views and proximity to Standley Lake

## INFRASTRUCTURE

- o All utilities stubbed into site
- o Conceptual Site Plan approved through Arvada
- o Overlot grading complete
- o Full approval estimated in 4-6 months



# AERIAL PHOTOS





# AERIAL PHOTOS



# AERIAL PHOTOS

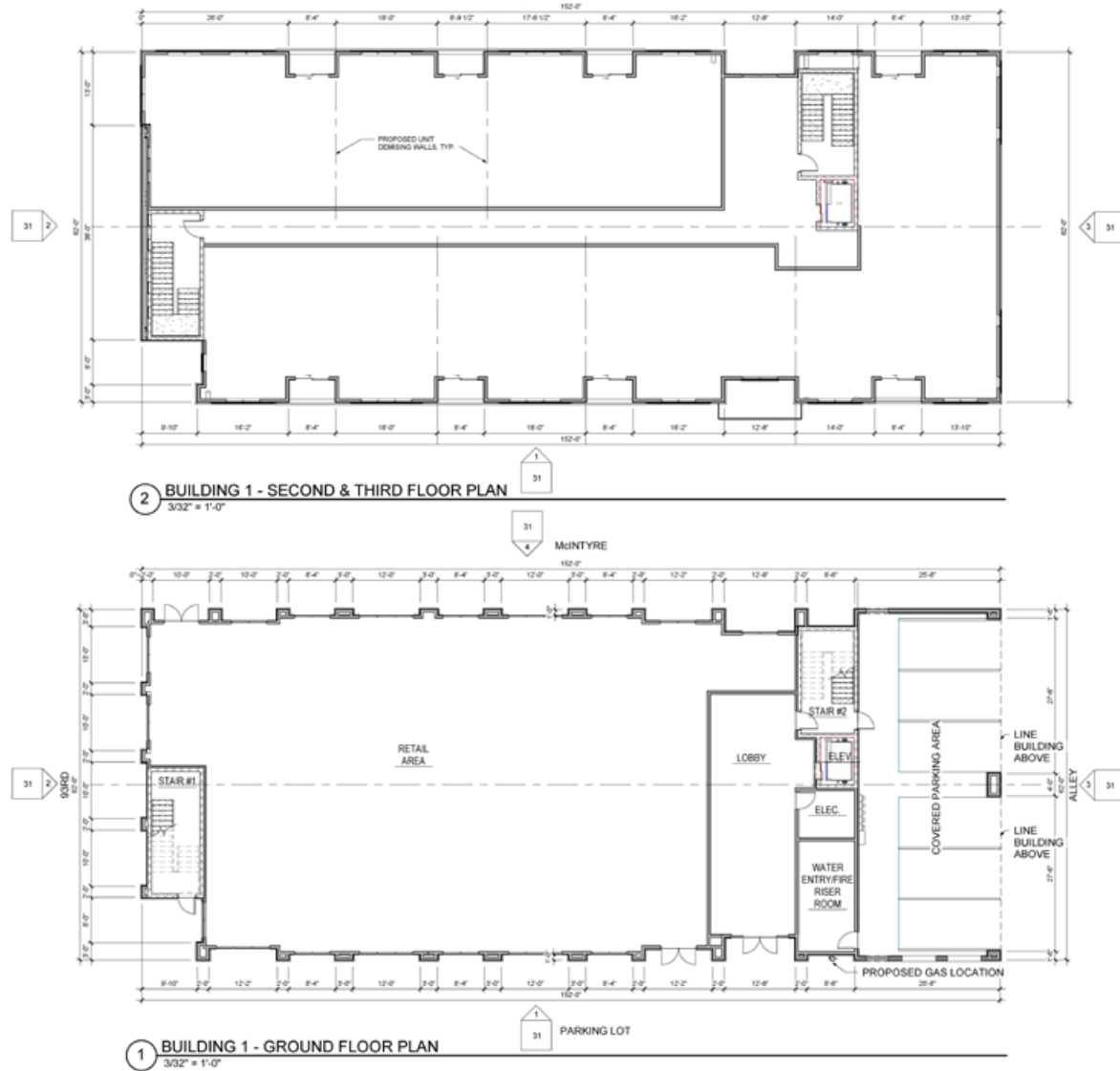
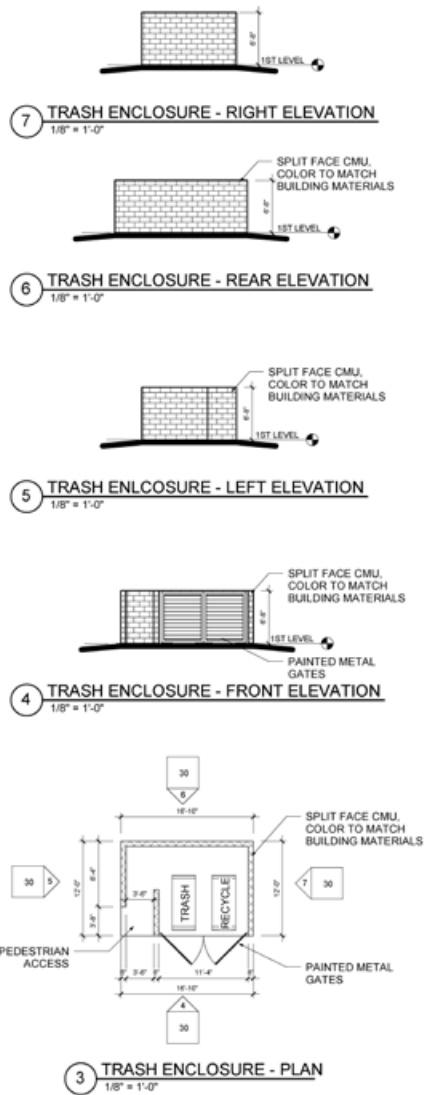


# AERIAL PHOTOS



## FLOOR PLANS

CITY OF ARVADA, COUNTY OF JEFFERSON  
STATE OF COLORADO  
SHEET 30 OF 36 SHEETS



## FLOOR PLANS

CITY OF ARVADA, COUNTY OF JEFFERSON  
STATE OF COLORADO

SHEET 31 OF 36 SHEETS

24189 JKJ  
Centralia, CO 80111



4 BUILDING 1-REAR ELEVATION (McINTYRE ST.)  
3/32" = 1'-0"

### ARCHITECTURAL STYLE

**OVERALL DESIGN**  
THE MIXED-USE BUILDING IS MOODED ON THE MODERN PRairie STYLE ARCHITECTURE COMMONLY FOUND AROUND THE CANDELAS DEVELOPMENT. WHILE PRairie STYLE TYPICALLY RELIES ON LOW SLOPE ROOF'S WITH WIDE OVERHANGS THIS BUILDING ADDS MODERN TOUCHES SUCH AS PARAPET ROOFS. THE BUILDING RELIES ON GROUND FLOOR MATERIALS OF BRICKWORK AND GLASS TO BRING IN THE HORIZONTAL FEEL COMMONLY FOUND IN PRairie STYLE ARCHITECTURE. WARM MATERIALS AND COLORS ARE INCORPORATED THROUGHOUT THE BUILDING SUCH AS VERTICAL SONG, STUCCO AND STONE VENEER. THE COLOR PALETTE IS BASED ON NEUTRAL EARTH TONES TO NOT OVERWHELM THE SURROUNDING ARCHITECTURE.

**ARTICULATION**  
TO PROVIDE THE REQUIRED ARTICULATION THE GROUND FLOOR INCORPORATES A RHYTHM OF GLASS AND STONE PLASTERS OFF SET 2'-0". THIS PROVIDES PEDESTRIAN LEVEL ACTIVATION. THE UPPER FLOORS CONTAIN STAIRWAYS AT EACH SECOND AND THIRD FLOOR BALCONY SPACES PROVIDED IN EACH DWELLING UNIT. THE PARAPET HEIGHTS ALSO PROVIDE VARIOUS HEIGHTS TO ACCENTUATE THE PLAN ARTICULATION.



2 BUILDING 1-LEFT SIDE ELEVATION (W. 93RD PL.)  
3/32" = 1'-0"



3 BUILDING 1-RIGHT SIDE ELEVATION (PRIVATE ALLEY)  
3/32" = 1'-0"

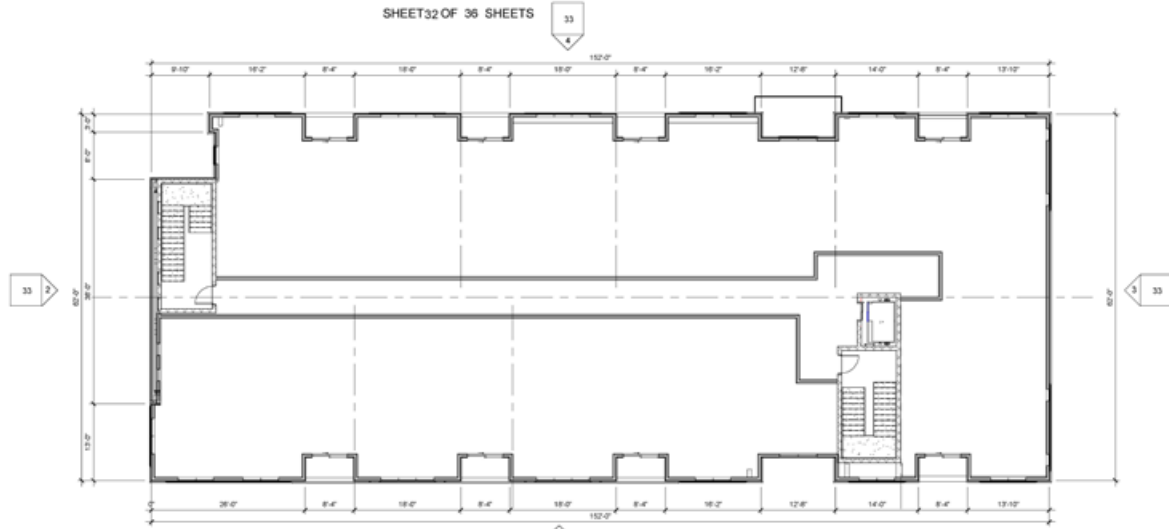


1 BUILDING 1-FRONT ELEVATION (PRIVATE ALLEY)  
3/32" = 1'-0"

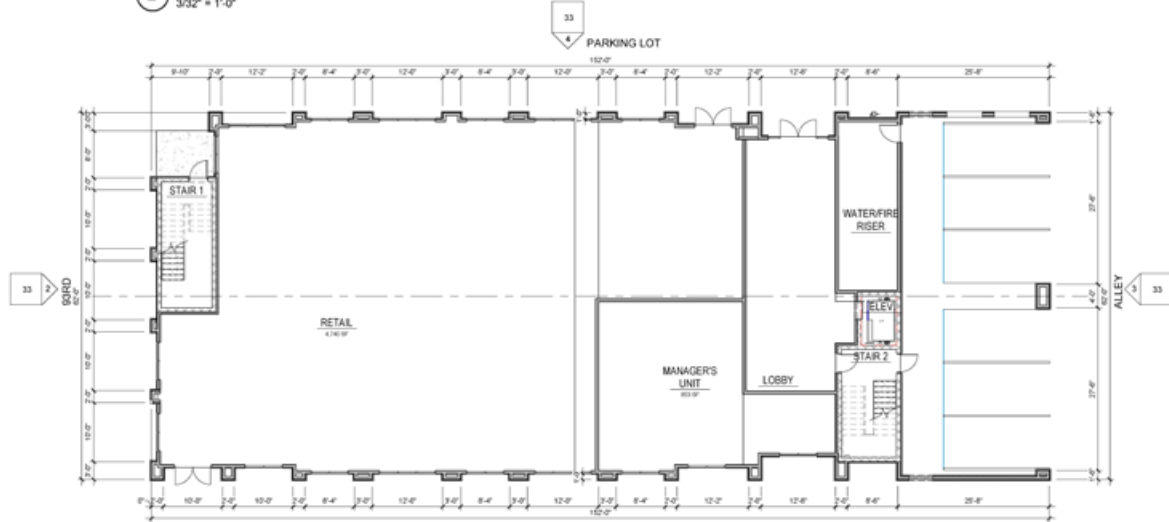
BUILDING HEIGHT: PER ARVADA DEVELOPMENT CODE BUILDING HEIGHT IS MEASURED AS THE VERTICAL DISTANCE BETWEEN THE POINT OF MEASUREMENT ON THE GROUND TO THE HIGHEST POINT OF COPING OF A FLAT ROOF

## FLOOR PLANS

CITY OF ARVADA, COUNTY OF JEFFERSON  
STATE OF COLORADO  
SHEET 32 OF 36 SHEETS



2 BUILDING 2 - SECOND & THIRD FLOOR PLAN  
3/32" = 1'-0"



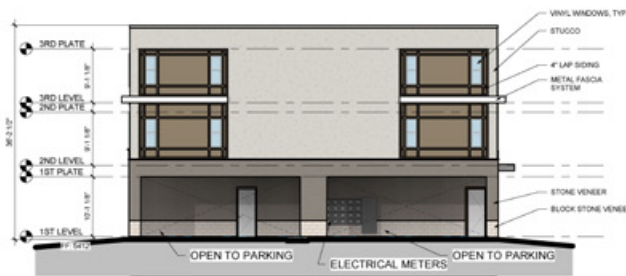
1 BUILDING 2 - GROUND FLOOR PLAN  
3/32" = 1'-0"

## FLOOR PLANS

CITY OF ARVADA, COUNTY OF JEFFERSON  
STATE OF COLORADO  
SHEET 33 OF 36 SHEETS



4 BLDG 2-FRONT ELEVATION (PRIVATE ALLEY)  
3/32" = 1'-0"



3 BLDG 2-LEFT ELEVATION (PRIVATE ALLEY)  
3/32" = 1'-0"



2 BLDG 2-RIGHT ELEVATION (W. 93RD PL.)  
3/32" = 1'-0"



1 BLDG 2-REAR ELEVATION (MCINTYRE ST.)  
3/32" = 1'-0"

### ARCHITECTURAL STYLE

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AREA OVERVIEW





## LOCATION HIGHLIGHTS

- Excellent location with an abundance of recreational activities
- 1 mile from Olde Town Arvada & Commuter Rail Station
- Historic downtown is home to over 40 local restaurants, shops, galleries, breweries, and more
- 20-minute drive to Downtown Denver

Walk Score®



Walk Score

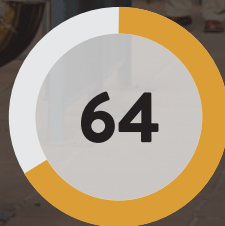


**Mostly Walkable**

Most errands can be accomplished on foot.



Bike Score



**Mostly Bikeable**

Biking is somewhat convenient in the area.



## OLDE TOWN ARVADA AT A GLANCE ARVADA, CO

39.8009° N, 105.0799° W

Olde Town Arvada, also known as Downtown, is a charming commercial district centered in a rich history. In fact, Arvada is famous for being the first city in Colorado where gold was struck. Old Towne features a unique blend of historic architecture and new construction, giving the neighborhood a unique vibe. This lively part of town is known for its top-notch restaurants, bars, and shopping experience, situated directly north of the Arvada Centerplace Shopping Center.

Check out local gems like the Arvada Tavern and School House Kitchen and Libations after you find your trendy apartment in the city. McIlvoy Park is the neighborhood's expansive green space, offering walking trails, playgrounds, athletic courts, and an outdoor pavilion that's host to seasonal live music and performances..

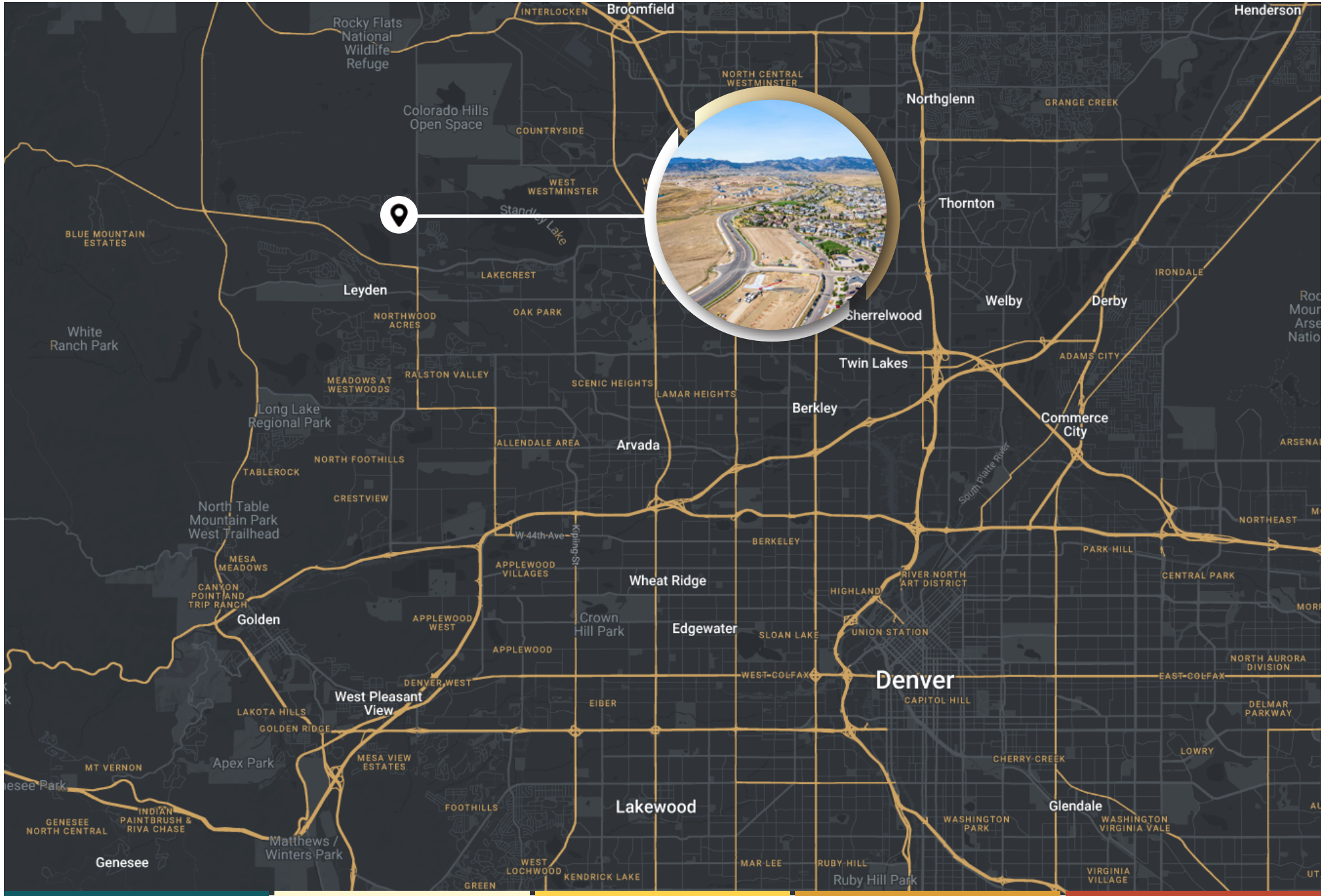
### CASUAL EATS

- 303 Ramen
- Bluegrass Coffee & Bourbon Lounge
- Bread Winner's Cafe
- Homegrown Tap & Dough
- Denver Beer Co.
- Teocalli Cocina

### DATE-NIGHT DESTINATIONS

- The Arvada Tavern
- Lady Nomada
- Mangiami
- Stone Cellar Bistro
- School House Kitchen & Libations
- Marmalade Lounge

# LOCATION MAP



CANDELAS APARTMENTS · 9367 MCINTYRE ST · ARVADA /20

# DENVER RELOCATION GUIDE

## HISTORIC ARVADA

### THE 5TH LARGEST CITY IN THE DENVER METRO AREA

Arvada is a city with the charm of a small town. It's located just northwest of Denver and has the title of "Celery Capital of the World" because of its active agricultural community. However aside from farming, the city is filled with charming restaurants, locally owned breweries, and plenty of activities to keep you busy.

It currently stands as the eighth most populated Colorado city, with a population of 124,402 as of 2020. It lies at 5,453 feet of elevation within both Jefferson and Adams Counties and is a great place to stay if you want easy access to both the bustle of Denver and the natural beauty of the Front Range.

### HISTORY

First discovered in 1850 by Prospector Lewis Ralston, Arvada claimed its spot as a Gold Rush destination early on. Ralston found about a 1/4 ounce of gold as he dipped his sluice pan in the stream. Back then, that gold was worth about five dollars.

As the Pikes Peak Gold Rush continued to spread, Ralston expanded his reach in Arvada. He brought more prospectors with him. The group tried to explore the town for more gold but ran out of luck as time went on. Although Ralston gave up, many members of his group stayed behind to keep searching.

They eventually found success in Gregory Glutch where they struck large amounts of gold. The prospectors were optimistic about their discovery and started digging up canals all over Arvada. Unfortunately, this ultimately

damaged future plans for Arvada's agricultural irrigation systems.

In 1870, the Colorado Railroad had reached town and the population began to expand. A U.S. Post Office was even established right after. Arvada was incorporated in 1904 and they used the middle name of one of the founders as the town's name, Hiram Arvada Haskin.

### MAIN ATTRACTIONS

Arvada Center for the Arts and Humanities – It shows just how much art is appreciated in this place. There are theater and concert performances year-round, including the popular Summer Concert Series.

Historic Olde Town – This is the heart of the city; a place where historic charm and modern attractions collide. Explore different boutique shops in this area. There are also cuisines from all over the world mastered in locally owned eateries, many with outdoor patios to enjoy on a warm day.

Over 100 vintage cars and other vehicles fill up this Arvada museum, located just off of I-70. Clive Cussler founded the museum to show off his extensive collection of antique cars, and it remains a favorite Arvada attraction today.



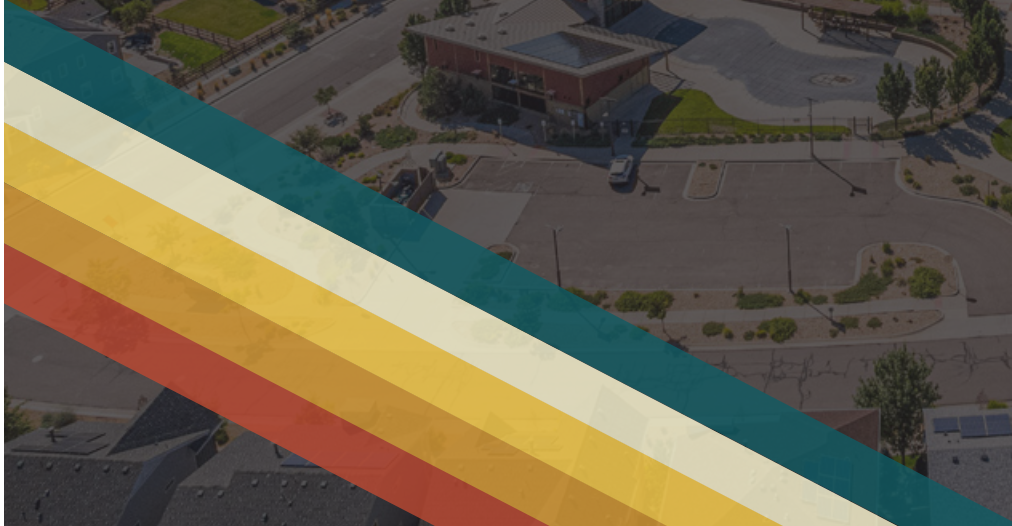
More at <https://www.uncovercolorado.com/towns/arvada/>

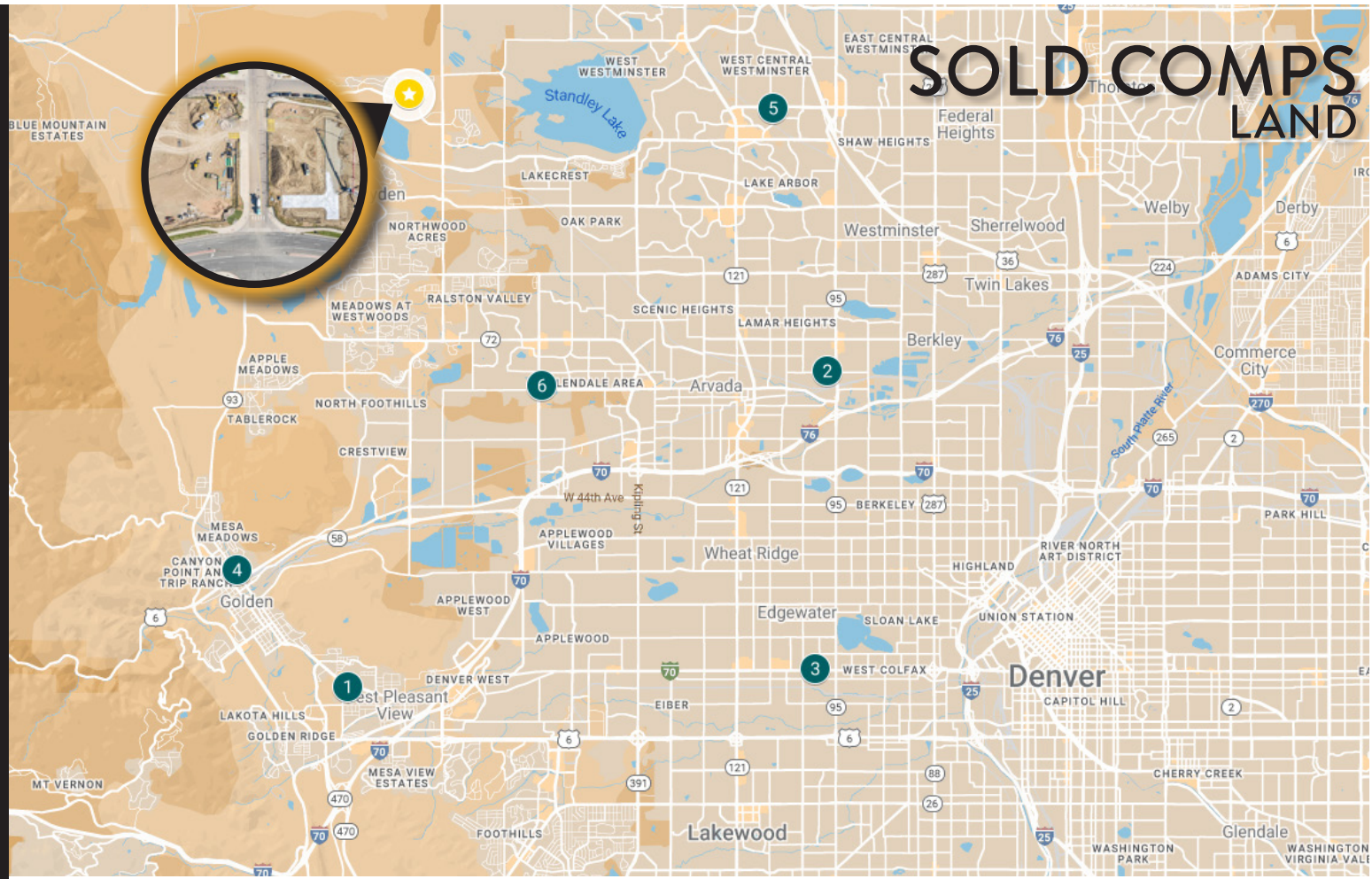
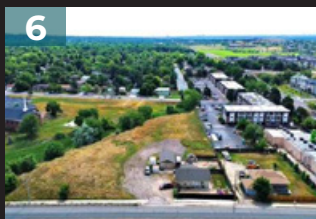
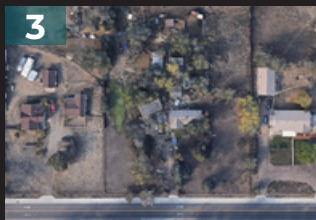
# RETAIL / AREA MAP





INVESTMENT ANALYSIS |  
SALES COMPARABLES



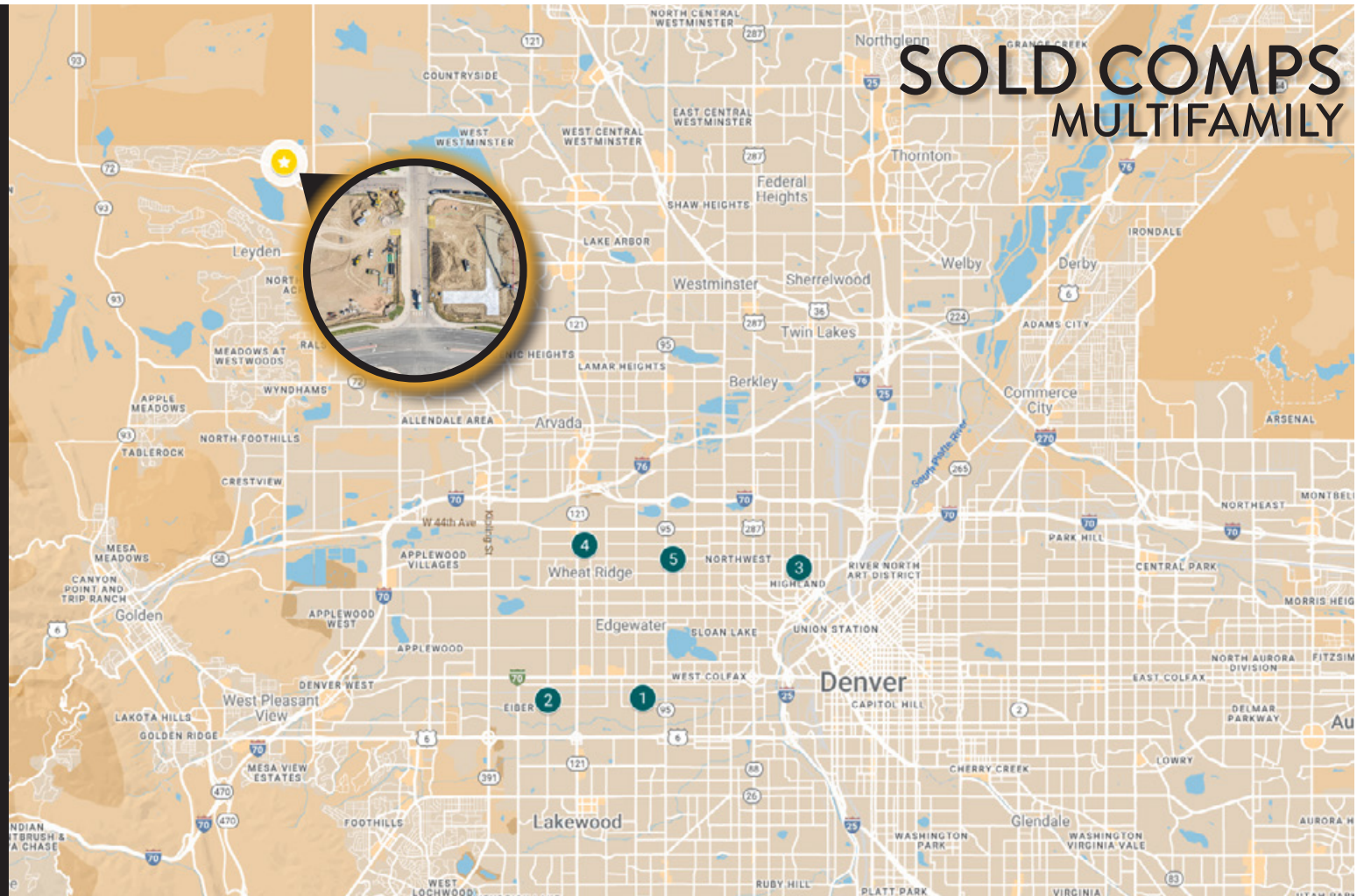
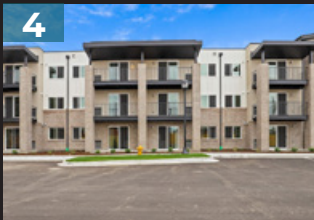


# SOLD COMPS LAND

#	PROPERTY	CITY	SOLD DATE	SOLD PRICE	LOT SIZE SF	\$/SF	ZONING
Sub	9367 McIntyre St	Arvada		\$700,000	28,354	\$24.69	PUD
1	17205 W 12th Ave	Golden	-	\$1,050,000	19,166	\$54.78	R-3 - MH
2	5495 W 60th Ave	Arvada	3/14/2023	\$1,650,000	111,078	\$14.85	R24
3	5701 W Colfax Ave	Lakewood	7/26/2023	\$2,425,000	32,234	\$75.23	MGU
4	523 Ford St	Golden	11/03/2023	\$1,390,000	40,511	\$34.31	R-1
5	9200 Pierce St	Westminster	6/07/2024	\$2,240,000	108,730	\$20.60	-
6	5810 Ward St	Arvada	9/28/2022	\$1,200,000	74,488	\$16.11	R24
<b>AVERAGES</b>				<b>\$1,659,167</b>		<b>\$36</b>	



# SOLD COMPS MULTIFAMILY



#	PROPERTY	CITY	SOLD DATE	SOLD PRICE	# UNITS	\$/UNIT	BLDG SF	\$/SF	LOT SF	\$/LOT SF	YR BUILT
Sub	9367 McIntyre St	Arvada		\$700,000	35				28,354	\$24.69	
1	5855-5865 W 11th Ave	Lakewood	08/01/2023	\$8,500,000	24	\$354,167	24,000	\$354.17	32,709	\$259.87	2022
2	1091 Carr St	Lakewood	4/10/2023	\$6,775,000	19	\$356,579	15,997	\$423.52	28,919	\$234.27	2020
3	3616-3622 Tejon St	Denver	8/26/2024	\$14,700,000	32	\$459,375	29,883	\$491.92	13,939	\$1,054	2018
4	4097 Vance St	Wheat Ridge	7/27/2023	\$7,500,000	24	\$312,500	16,500	\$454.55	19,515	\$384.32	2022
5	3785 Yates St	Denver	8/16/2023	\$12,500,000	39	\$320,513	28,074	\$445.25	15,682	\$797.11	2018
<b>AVERAGES</b>				<b>SOLD PRICE</b>	<b>PRICE / UNIT</b>		<b>PRICE / SF</b>		<b>PRICE / SF</b>		
				<b>\$9,995,000</b>	<b>\$360,627</b>		<b>\$433</b>		<b>\$545</b>		



# INVESTMENT SUMMARY

Purchase Price \$700,000

Lot Size 28,354 SF

Price Per Lot SF \$24.69

Apartment Units 33

Retail Units 2

Total Units 35

Price Per Total Unit \$20,000



# LOCAL ECONOMY



# DENVER EMPLOYERS

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

Fortune 500 Companies That Call Colorado Home:

- Arrow Electronics
- DISH Network
- Qurate Retail
- Ball
- DaVita
- FV
- Newmont
- Liberty Media
- DCP Midstream
- Ovintiv

# PUBLIC TRANSPORTATION



With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides.

POPULATION

708,948

MEDIAN HOME PRICE

\$572K

# OF EMPLOYEES

474,978



# DENVER COLORADO

## 2024 ECONOMIC OVERVIEW

ECONOMIC & JOB GROWTH

#1

AREA DEVELOPMENT

ECONOMIC RANKING

#1

U.S. NEWS

BEST PLACES TO LIVE

#2

U.S. NEWS & WORLD REPORT

HEALTHIEST CITY

#3

FORBES

BEST CITY FOR GRADS

#3

RENT.COM

BEST PLACE TO WORK

#4

FORBES

FASTEST GROWING METRO

#6

FORBES

BEST PLACE TO TRAVEL

TOP 10

LONELY PLANET

The real estate landscape in Denver has continued to evolve in 2024, presenting a complex yet opportunity-rich environment for investors and landlords. Last year marked a period of adaptation and resilience in the face of fluctuating interest rates and inventory challenges.

As these market dynamics shift, Denver remains a popular and attractive destination, holds steady on positive growth migration, and its overall market continues to tell a tale of gradual stabilization, which will contribute to the drive in activity in the year 2024.

Despite a general slowdown in rental price growth, the city remains a vibrant market for landlords and investors. As of late 2023, the median rent in Denver stood at \$1,586, experiencing a slight decrease of 0.8% over the month, aligning with both the state and national averages. Cap rates have significantly risen, which also presents an opportunity for those looking to invest in the market at a more sustainable rate.

Overall, the Denver market is showing resilience and adaptability despite the headwinds it has faced. This forecast suggests a possible easing of conditions, potentially unlocking inventory and moderating home-price appreciation, making transactions more feasible for both buyers and sellers. With a positive outlook and strategic planning, the market is poised to navigate the challenges and continue on a path of growth and prosperity.



KAUFMAN HAGAN  
COMMERCIAL REAL ESTATE



Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

**\$1B+**

CLOSED TO DATE

COMBINED EXPERIENCE

**100+**

YEARS

TRANSACTION VALUE

**\$115M**

CURRENTLY ACTIVE

## WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and it's value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



## WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

## WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.



**BRANDON KAUFMAN**  
PRINCIPAL



**TEAL HAGAN**  
PRINCIPAL + EMPLOYING BROKER



**HALEY FORD**  
DIRECTOR OF MARKETING



**ERIN FRIBERG**  
DIRECTOR OF OPERATIONS



**BEN SCHERMAN**  
ANALYST + JUNIOR BROKER



**ELLEN CUMMINGS**  
BROKER



**WILL SCHERMAN**  
BROKER



**KAUFMAN HAGAN**  
COMMERCIAL REAL ESTATE



**ANDREW VOLLERT**  
BROKER



**COLBY CONSTANTINE**  
BROKER



**ZACHARY BIERMAN**  
BROKER



**RYAN FLOYD**  
BROKER



**AMANDA WEAVER**  
BROKER



**MARIN DORNSEIF**  
BROKER



**ALEJANDRO MARTINEZ**  
BROKER

▶ **EMPATHY**

We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

▶ **TEAM MENTALITY**

We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

▶ **DISPROPORTIONATE VALUE**

We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

▶ **PERSEVERANCE & PASSION**

We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

▶ **TANGIBLE RESULTS**

We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

▶ **ELITE PERFORMANCE**

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.



# Will Scherman

## BROKER

Will Scherman began his career in real estate at a geotechnical engineering firm here in Denver after graduating with a Civil Engineering Degree from KU. After transitioning into Project Management for two national builders handling entitlements, construction and City and County acceptances on master-planned communities throughout the Denver Metro and Northern Colorado, Will received his Colorado real estate license and pivoted toward commercial brokerage. Given his construction and development background, he is uniquely positioned in value-add multifamily assets, properties zoned for accessory dwelling units and development parcels ranging from the Denver Metro all the way up through Northern Colorado.

Outside of work Will enjoys golfing, snow and slalom skiing, cooking, carpentry and playing music.

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303.817.9325



Will@khcommercial.com



LIC#: FA100092755

# Candelas Apartments Future Development Site

9367 McIntyre St, Arvada, CO 80007



Kaufman Hagan Commercial Real Estate  
2245 Curtis St, Suite #100  
Denver, CO 80205  
303.481.2875 • KHcommercial.com

CONTACT:

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