



OFFERING MEMORANDUM

12198 RIDGE ROAD

Wheat Ridge, CO 80033

Marcus & Millichap
THE KRAMER GROUP

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
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BRANDON KRAMER

First Vice President Investments | Denver

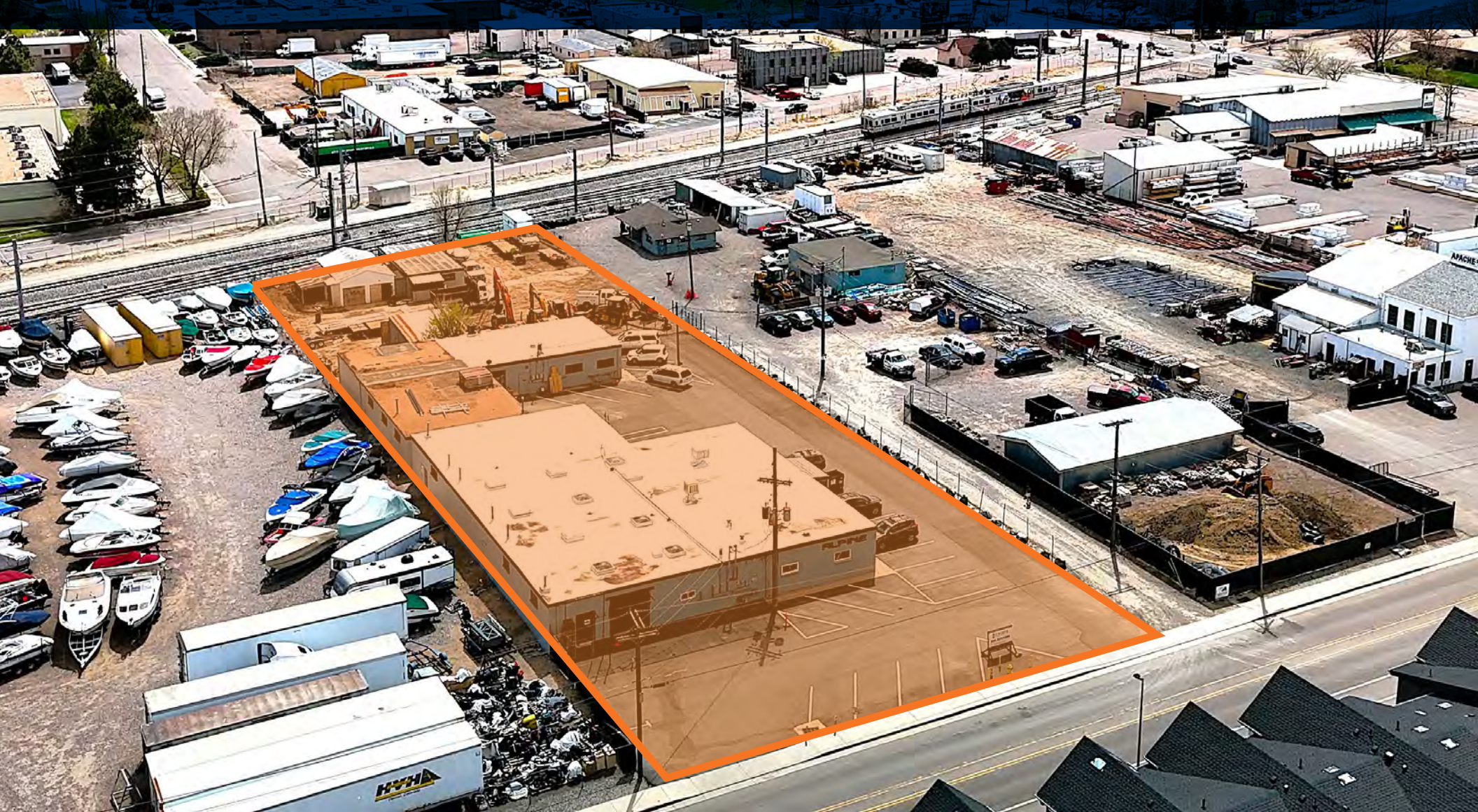
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SECTION 1

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

PROPERTY DETAILS

Total Price

\$2,050,000 | \$151.39/SF

12198 Ridge Road | Wheat Ridge, CO 80033

Square Feet

13,541 SF

Lot Size

1.12 Acres

Zoning

I-E (Wheat Ridge)

County

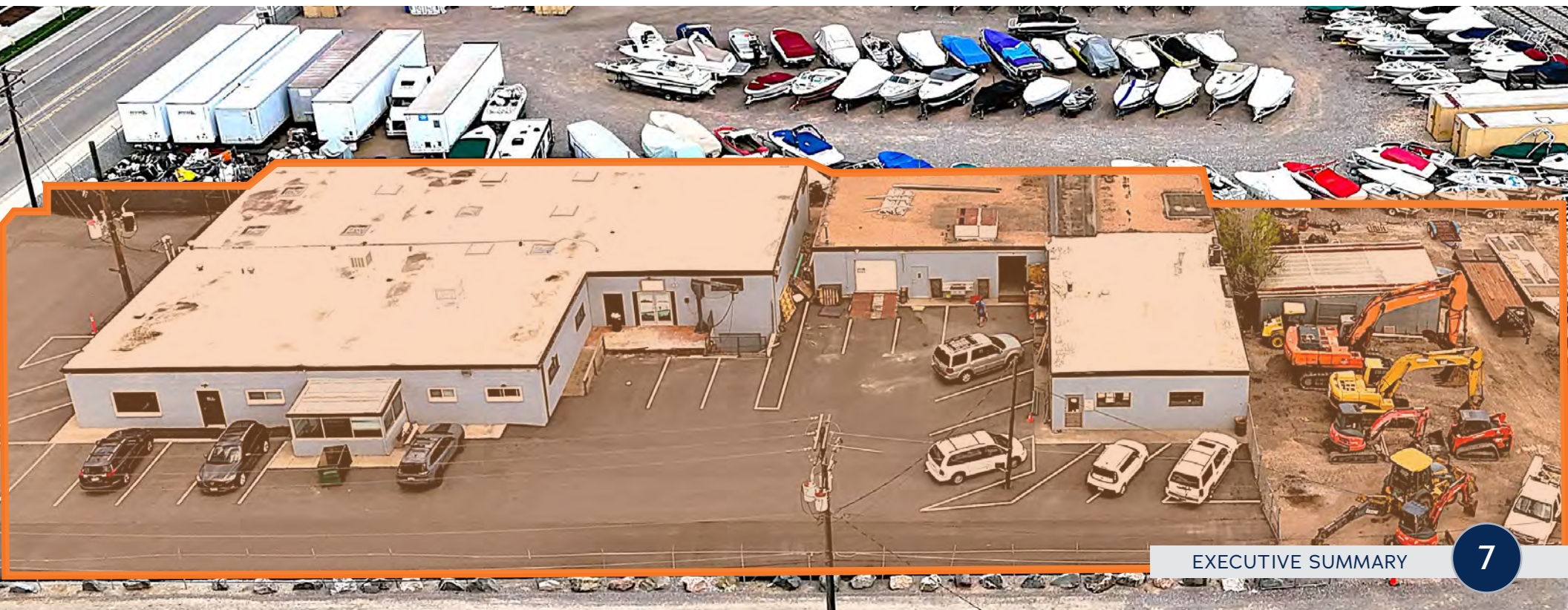
Jefferson County



PROPERTY DETAILS EXECUTIVE SUMMARY

The Kramer Group of Marcus & Millichap is please to present the exclusive listing of 12198 Ridge Road in Wheat Ridge, CO. This 13,541 SF Multitenant industrial and outdoor storage asset consists of three tenants on shorter term gross leases, offering a new buyer the opportunity to add value to the property through switching to NNN. The property is conveniently located off of Ward Road and I-70, offering great access to major arteries in the western suburbs. The property was recently repaved in August 2024. The property is located across from the Ward Station light rail stop and the new apartment developments like The Ridge at Ward Station.

- Multi-Tenant Industrial w/ Outdoor Storage located off of I-70 and Ward Road
- Brand New Pavement in August of 2024
- I-E, Wheat Ridge Zoning
- Adjacent to Ward Station Light Rail Stop

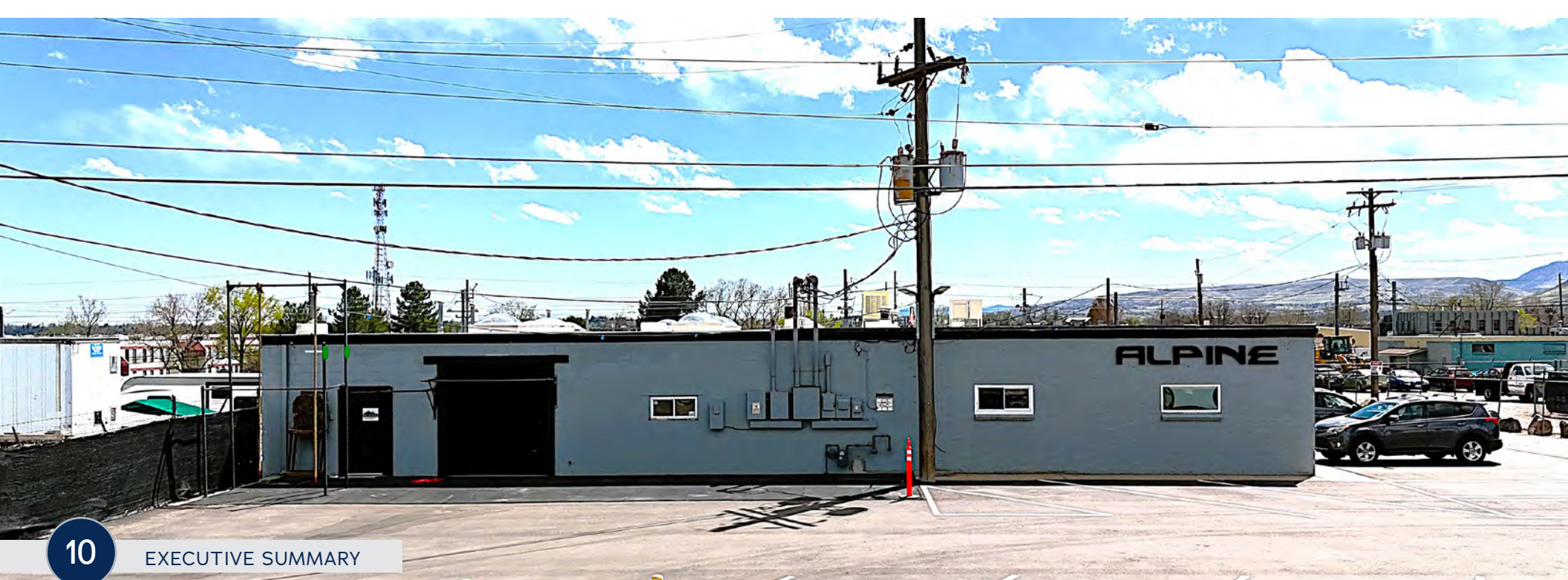


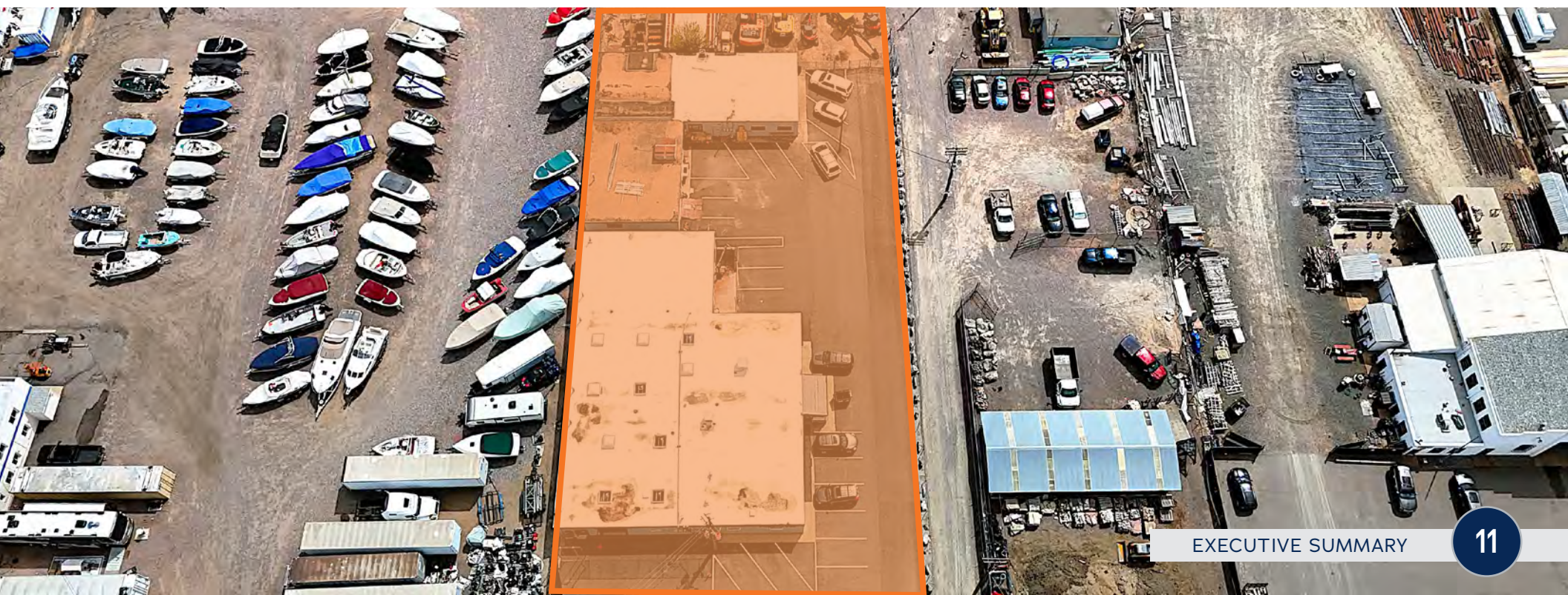
EXECUTIVE SUMMARY LOCAL MAP



REGIONAL MAP EXECUTIVE SUMMARY









SECTION 2

FINANCIAL ANALYSIS

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FINANCIAL ANALYSIS RENT ROLL

Tenant	Suite	SF	%Bldg	Lease Start	Lease End	Rent/ SF	Rent/ Month	Rent/ Ann	PF Rent/ SF	PF Rent/ Month	PF Rent/ Ann	Lease Type	Notes
Alpine Crossfit	A	7,726	57.06%	5/1/2025	MTM	\$6.99	\$4,500	\$54,000	\$15	\$9,657.50	\$115,890	Gross	Property Owner
My Grow Co	B	4,305	31.79%	3/16/2025	7/31/2026	\$11.15	\$4,000	\$48,000	\$15	\$5,381.25	\$64,575	Gross	Two 2-Year Options
McCarty Construction	C	1,510	11.15%	4/9/2025	MTM	\$27.81	\$3,500	\$42,000	\$30	\$3,775.00	\$45,300	Gross	Includes Yard
Total		13,541				\$15.32	\$12,000	\$144,000	\$20	\$18,813.75	\$225,765		





SECTION 3

MARKET OVERVIEW

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MARKET OVERVIEW

WHEAT RIDGE OVERVIEW

The property is in Wheat Ridge, Colorado, an appealing location for industrial and warehouse investment thanks to the city's strategic location near Interstate 70 that ensures connectivity between the property and the entire Denver–Aurora–Lakewood metropolitan area. Additionally, the area's desirable suburban neighborhoods are home to a strong talent pool featuring a growing population of highly educated residents. In total, the city has a population of 31,804 residents with a median household income of \$77,606. Among those residents, at least 40 percent have achieved a bachelor's degree or higher. The city's economy is further stabilized by the presence of major employers in healthcare and manufacturing. Intermountain Health Lutheran Hospital, the city's largest health provider, supports employment for over 2,000 residents. Iconic soft drink bottler Pepsi Beverages likewise employs 2,000 residents. Another positive trend for industrial development is the city's ongoing economic development plan. City officials are expected to accelerate the development of new light manufacturing and flex industrial spaces over the next decade.

- Prime Location Thanks to Direct Access to Interstate 70 and Downtown Denver
- Talent Pool with 40 Percent of Residents Holding a Bachelor's Degree or Higher
- Major Employers Like Intermountain Health and Pepsi Bolster Economic Stability
- City-Supported Growth in Light Manufacturing and Flex Industrial Development





DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: 12198 Ridge Rd, Wheat Ridge, CO

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☒ **Customer.** Broker is the ☐ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☐ Show a property ☐ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with

this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.

Broker

EXCLUSIVELY LISTED BY:

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