

# 12191 W 64TH AVE

ARVADA, CO 80004



# 12191 WEST 64<sup>TH</sup> AVENUE

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# PROPERTY OVERVIEW

Pinnacle Real Estate Advisors is pleased to announce they have been retained as the exclusive marketing advisor for 12191 W 64th Avenue in Arvada, Colorado.

This multi-tenant office property presents an excellent opportunity to acquire a well-located investment asset in the highly desirable West Arvada market. The Property offers strong long-term potential with convenient access to major transportation corridors, surrounding retail amenities, and established residential neighborhoods. Positioned along W 64th Avenue with close proximity to Ward Road and Highway 58, the Property benefits from excellent visibility and accessibility throughout the Denver Metro area.

Located just minutes from Interstate 70 and nearby RTD transit options, the Property is situated in a growing and affluent area of West Arvada that continues to see strong residential and commercial development. This is a rare opportunity for qualified investors to acquire a strategically located office asset in one of the Denver metro area's most established and desirable submarkets.



# EXECUTIVE SUMMARY

CONVENIENTLY LOCATED SUBURBAN OFFICE  
SUITABLE FOR OFFICE AND RETAIL TENANTS.  
UPDATED INTERIOR AND SMALL SUITE SIZES TO  
ATTRACT TENANTS IN THE AREA.

## PROPERTY DETAILS

PRICE:	\$2,775,000 (\$92/SF)
BUILDING TYPE:	OFFICE
BUILDING SIZE:	30,169
LOT SIZE:	1.67 AC
YOC:	1977
SUITES:	37
OCCUPANCY:	~83%

## INVESTMENT HIGHLIGHTS

CONVENIENT LOCATION CLOSE TO RESIDENCES, SCHOOLS,  
SHOPPING CENTERS, AND HIGHWAYS

SMALL SUITE SIZES TO ATTRACT LOCAL SMALL BUSINESS  
TENANTS

MIX OF OFFICE AND RETAIL TENANTS ADDS DIVERSIFICATION  
AND STABILITY TO RENT ROLL

PERFECT FOR SMALL OWNER-USER

VALUE-ADD OPPORTUNITY

UPSIDE POTENTIAL IN LEASE UP

LOCATED ON HIGHLY TRAVELED THOROUGHFARE

INTERIOR ATRIUM WITH GREENERY AND NATURAL LIGHT

WELL SECURED BUILDING

WIDE TENANT MIX

PARK LIKE SETTING

COVERED LAND PLAY FOR POTENTIAL REDEVELOPMENT

| PINNACLE REAL ESTATE ADVISORS





# FINANCIAL ANALYSIS

# FINANCIAL ANALYSIS

## Rent Roll

Effective Occupied SF: 25,003 sf 82.9%

Effective Vacant SF: 5,166 sf 17.1%

**Total SF: 30,169 sf 100.0%**

Tenant Status	Unit	RSF	Commence	Expiration	Monthly Base Rent	Annual PSF	Annual Base Rent	Proforma PSF	Proforma Annual Rent	Annual Expense Reimbursement	Expense Stop	Total	PSF
Occupied	100	338	3/15/23	4/30/31	\$577	\$20.50 psf	\$6,929	\$20.50 psf	\$6,929	\$0	\$9.00	\$6,929	\$20.50 psf
Occupied	100A	118	9/1/23	8/31/28	\$270	\$27.46 psf	\$3,240	\$27.46 psf	\$3,240	\$944	\$8.00	\$4,184	\$35.46 psf
Occupied	101	624	6/1/23	5/31/29	\$1,041	\$20.01 psf	\$12,486	\$20.01 psf	\$12,486	\$4,992	\$9.00	\$17,478	\$28.01 psf
Occupied	103	672	5/1/25	4/30/27	\$952	\$17.00 psf	\$11,424	\$17.00 psf	\$11,424	\$6,048	\$8.00	\$17,472	\$26.00 psf
Occupied	107	276	4/1/23	3/31/29	\$475	\$20.65 psf	\$5,699	\$20.65 psf	\$5,699	\$0		\$5,699	\$20.65 psf
Occupied	108	1,096	7/1/20	6/30/28	\$1,888	\$20.67 psf	\$22,654	\$20.67 psf	\$22,654	\$8,768	\$8.00	\$31,422	\$28.67 psf
Occupied	106	606	12/1/23	11/30/26	\$1,009	\$19.99 psf	\$12,114	\$19.99 psf	\$12,114	\$5,454	\$8.00	\$17,568	\$28.99 psf
Occupied	109A	317	1/1/22	12/31/29	\$455	\$17.22 psf	\$5,459	\$17.22 psf	\$5,459	\$2,086	\$8.00	\$7,545	\$23.80 psf
Occupied	111A	204	5/1/13	8/31/28	\$340	\$20.00 psf	\$4,080	\$20.00 psf	\$4,080	\$1,632	\$8.00	\$5,712	\$28.00 psf
Occupied	111B&C, H	783	8/1/23	7/31/28	\$1,143	\$17.51 psf	\$13,710	\$17.51 psf	\$13,710	\$6,264	\$8.00	\$19,974	\$25.51 psf
Occupied	111D&F, E	720	3/1/25	2/29/28	\$1,154	\$19.24 psf	\$13,853	\$19.24 psf	\$13,853	\$0		\$13,853	\$19.24 psf
Occupied	111I	212	5/15/23	5/31/28	\$380	\$21.51 psf	\$4,560	\$21.51 psf	\$4,560	\$1,696	\$8.00	\$6,256	\$29.51 psf
Occupied	111J	192	2/1/11		\$245	\$15.31 psf	\$2,940	\$15.31 psf	\$2,940	\$1,192		\$4,132	\$21.52 psf
Occupied	111K	191	1/1/97		\$245	\$15.39 psf	\$2,939	\$15.39 psf	\$2,939	\$0	\$8.00	\$2,939	\$15.39 psf
Occupied	200	1,779	1/1/23	7/31/28	\$3,109	\$20.97 psf	\$37,306	\$20.97 psf	\$37,306	\$14,232	\$7.00	\$51,538	\$28.97 psf
Occupied	203	970	9/1/25	8/31/28	\$1,455	\$18.00 psf	\$17,460	\$18.00 psf	\$17,460	\$8,730	\$9.00	\$26,190	\$27.00 psf
Occupied	201	1,364	8/1/23	7/31/28	\$2,261	\$19.89 psf	\$27,130	\$19.89 psf	\$27,130	\$10,912	\$8.00	\$38,042	\$27.89 psf
Occupied	205	1,094	11/1/24	10/31/26	\$1,595	\$17.50 psf	\$19,145	\$17.50 psf	\$19,145	\$8,752	\$8.00	\$27,897	\$25.50 psf
Vacant	206	545			\$0	\$0.00 psf	\$0	\$19.00 psf	\$10,355	\$0		\$0	\$0.00 psf
Occupied	209	660	11/1/23	10/31/26	\$1,190	\$21.63 psf	\$14,276	\$21.63 psf	\$14,276	\$5,280	\$8.00	\$19,556	\$29.63 psf
Occupied	210	5,557	4/1/25	3/31/28	\$5,798	\$12.52 psf	\$69,574	\$12.52 psf	\$69,574	\$0	\$8.00	\$69,574	\$12.52 psf
Occupied	302	343	4/1/22		\$300	\$10.50 psf	\$3,602	\$10.50 psf	\$3,602	\$0	\$8.00	\$3,602	\$10.50 psf

# FINANCIAL ANALYSIS

Tenant Status	Unit	RSF	Commence	Expiration	Monthly Base Rent	Annual PSF	Annual Base Rent	Proforma PSF	Proforma Annual Rent	Annual Expense Reimbursement	Expense Stop	Total	PSF
Occupied	304	954	5/5/25	5/31/27	\$1,035	\$13.02 psf	\$12,421	\$13.02 psf	\$12,421	\$0	\$8.00	\$12,421	\$13.02 psf
Vacant	305	352			\$0	\$0.00 psf	\$0	\$16.00 psf	\$5,632	\$0		\$0	\$0.00 psf
Vacant	102-1	134			\$0	\$0.00 psf	\$0	\$20.00 psf	\$2,680	\$1,072		\$1,072	\$8.00 psf
Occupied	102-2/3	535	12/1/24	11/30/26	\$1,025	\$22.99 psf	\$12,300	\$22.99 psf	\$12,300	\$0		\$12,300	\$22.99 psf
Occupied	102-4	236	11/3/25	10/31/27	\$400	\$20.34 psf	\$4,800	\$20.34 psf	\$4,800	\$2,124		\$6,924	\$29.34 psf
Occupied	102-6	221	11/1/23		\$150	\$8.14 psf	\$1,799	\$8.14 psf	\$1,799	\$0		\$1,799	\$8.14 psf
Occupied	102-7	323	3/1/25	2/29/28	\$592	\$21.99 psf	\$7,103	\$21.99 psf	\$7,103	\$4,197	\$9.00	\$11,300	\$34.98 psf
Occupied	102-8	228	6/1/25	5/31/27	\$380	\$20.00 psf	\$4,560	\$20.00 psf	\$4,560	\$1,824	\$8.00	\$6,384	\$28.00 psf
Occupied	102-9	339	12/1/25	11/30/27	\$565	\$20.00 psf	\$6,780	\$20.00 psf	\$6,780	\$3,051	\$9.00	\$9,831	\$29.00 psf
Occupied	102-5	162	11/1/23		\$299	\$22.15 psf	\$3,588	\$22.15 psf	\$3,588	\$0		\$3,588	\$22.15 psf
Occupied	301, 303, 308, 309	3,555	5/6/25	5/31/28	\$4,559	\$15.39 psf	\$54,711	\$15.39 psf	\$54,711	\$0	\$8.00	\$54,711	\$15.39 psf
Occupied	307	334	11/1/23	10/31/27	\$501	\$18.00 psf	\$6,012	\$18.00 psf	\$6,012	\$0	\$8.00	\$6,012	\$18.00 psf
Vacant	110	1,536			\$0	\$0.00 psf	\$0	\$16.00 psf	\$24,576	\$0		\$0	\$0.00 psf
Vacant	306	936			\$0	\$0.00 psf	\$0	\$16.00 psf	\$14,976	\$0		\$0	\$0.00 psf
Vacant	202	1,663			\$0	\$0.00 psf	\$0	\$19.00 psf	\$31,597	\$0		\$0	\$0.00 psf
<b>TOTALS</b>		<b>30,169 sf</b>			<b>\$35,388</b>	<b>\$18.56 /sf</b>	<b>\$424,654</b>	<b>\$18.42 /sf</b>	<b>\$514,470</b>	<b>\$99,250</b>		<b>\$523,904</b>	<b>\$17.37 /sf</b>

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this analysis. You are responsible to independently verify its accuracy and completeness.



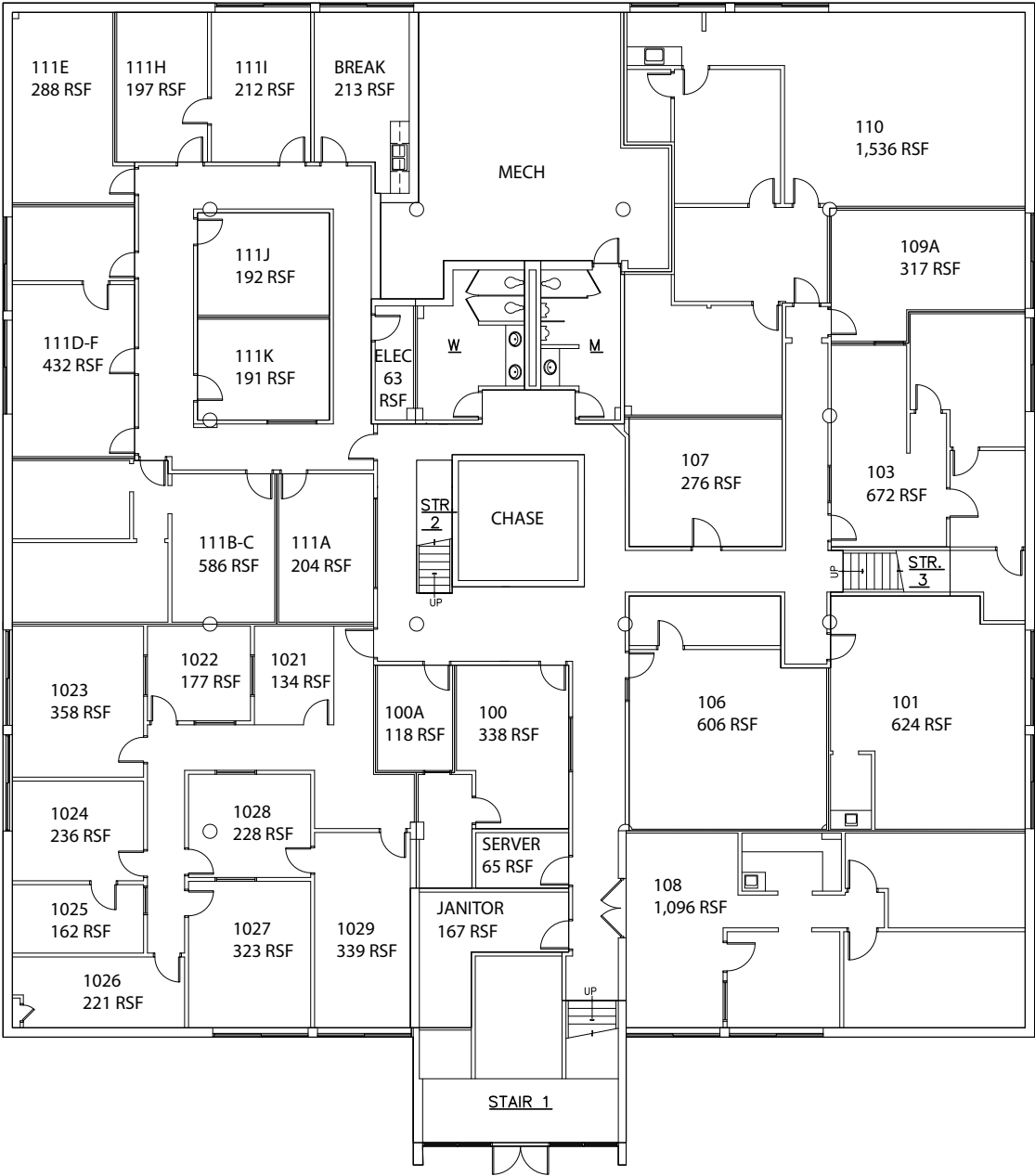
# FINANCIAL ANALYSIS

Commercial Analysis	T-12	PSF	As-Is	PSF
Commercial Base Rent	\$394,516	\$13.08	\$424,654	\$14.08
CAM Excrow Income	\$29,864	\$0.99	\$0	\$0.00
Expense Stop Income	\$81,253	\$2.69	\$99,250	\$3.29
<b>TOTAL POTENTIAL GROSS REVENUE</b>	<b>\$505,633</b>	<b>\$16.76</b>	<b>\$523,904</b>	<b>\$17.37</b>
<b>EFFECTIVE GROSS REVENUE</b>	<b>\$505,633</b>	<b>\$16.76</b>	<b>\$523,904</b>	<b>\$17.37</b>
Property Taxes (Estimated Post Sale)	(\$64,988)	(\$2.15)	(\$64,988)	(\$2.15)
Property Insurance	(\$7,893)	(\$0.26)	(\$8,130)	(\$0.27)
Trash Removal	(\$3,140)	(\$0.10)	(\$3,234)	(\$0.11)
Electricity / Gas	(\$53,438)	(\$1.77)	(\$55,041)	(\$1.82)
Water / Sewer	(\$7,880)	(\$0.26)	(\$8,117)	(\$0.27)
Internet/Telephone Expense	(\$1,896)	(\$0.06)	(\$1,953)	(\$0.06)
Cleaning Fees	(\$22,946)	(\$0.76)	(\$23,634)	(\$0.78)
Fire Systems	(\$1,517)	(\$0.05)	(\$1,562)	(\$0.05)
HVAC Maintenance	(\$9,436)	(\$0.31)	(\$9,719)	(\$0.32)
Repairs and Maintenance	(\$27,195)	(\$0.90)	(\$15,000)	(\$0.50)
Landscape / Snow Removal	(\$9,967)	(\$0.33)	(\$10,266)	(\$0.34)
Professional Fees / Misc	(\$4,086)	(\$0.14)	(\$4,209)	(\$0.14)
Property Management (5%)	(\$25,281)	(\$0.84)	(\$21,233)	(\$0.70)
<b>Total Operating Expenses</b>	<b>(\$239,662)</b>	<b>(\$7.94)</b>	<b>(\$227,085)</b>	<b>(\$7.53)</b>
<b>NET OPERATING INCOME</b>	<b>\$265,971</b>	<b>\$8.82</b>	<b>\$296,820</b>	<b>\$9.84</b>
Property Square Feet:	30,169 SF		30,169 SF	

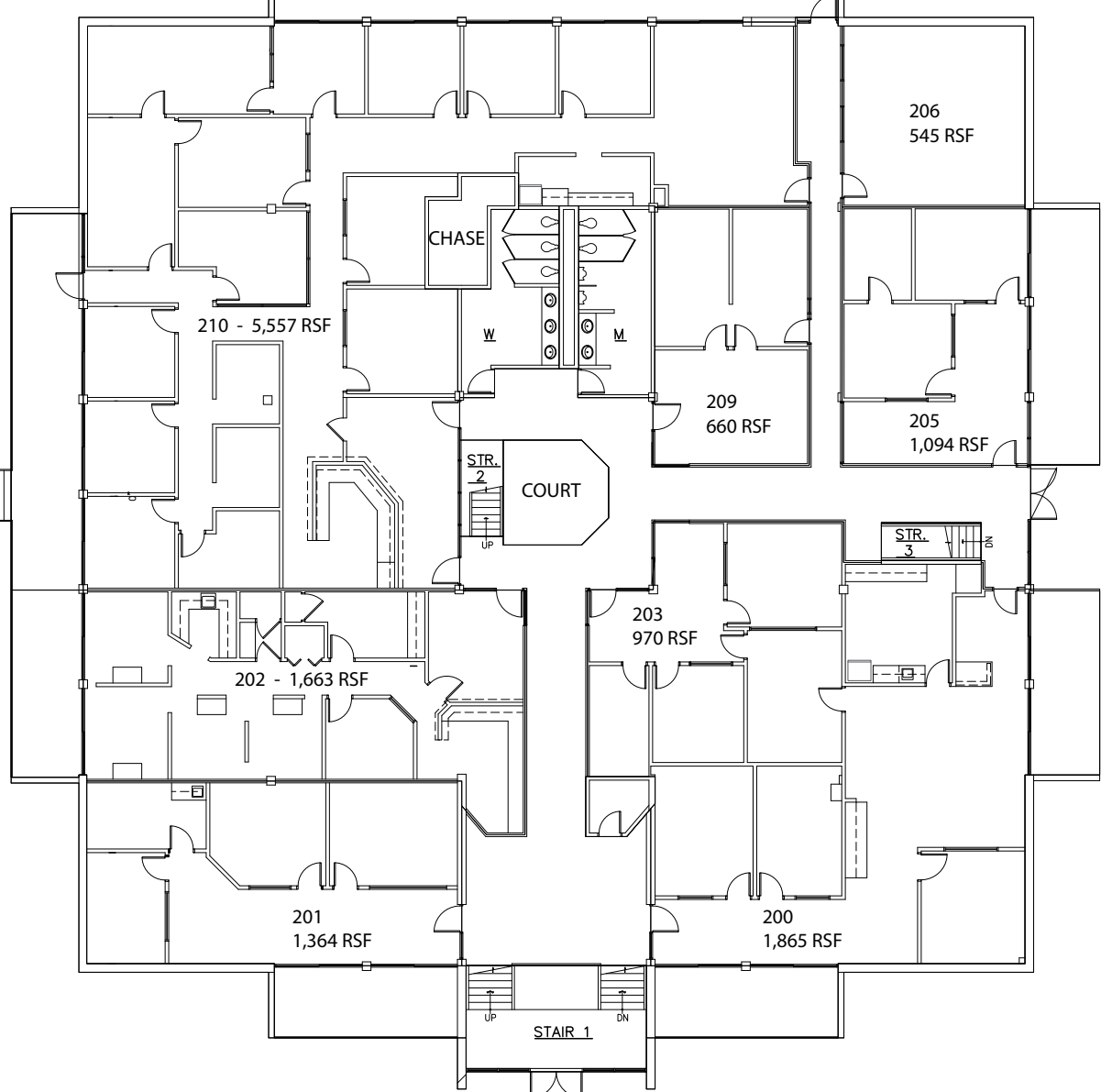
T-12 Reflects Actual Income and Expenses between 4/1/2025 - 3/31/2026. Pro-forma includes 2025 Assessor estimated taxes and 3% increase over As-Is expenses.

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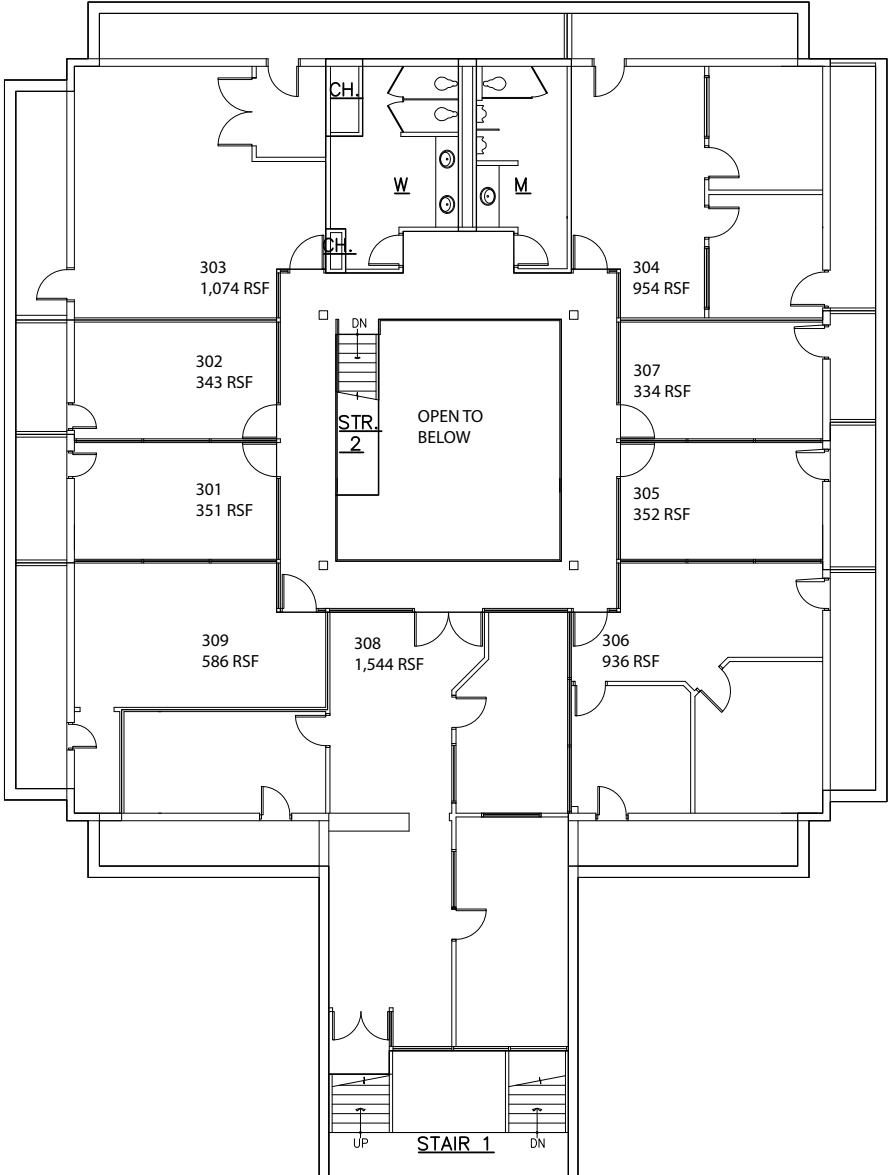
# FLOOR PLAN - LOWER LEVEL



# FLOOR PLAN - MAIN LEVEL



# FLOOR PLAN - UPPER LEVEL



# LOCATION MAP



# LOCATION OVERVIEW



# LOCATION OVERVIEW



Demographics	1 Mile	3 Miles	5 Miles
Total Population	15,165	84,545	208,159
Average Household Income	\$127,206	\$137,140	\$132,868
Average House Value	\$598,412	\$649,932	\$622,555

# ARVADA, CO

## MARKET OVERVIEW

Arvada is one of metro Denver’s most established communities, with a population of roughly 120,000+ residents, positioned between the Rocky Mountain foothills and downtown Denver. Known for its strong neighborhood character and small-town feel, the city blends historic charm with modern growth, anchored by the revitalized Olde Town Arvada, a vibrant district of shops, restaurants, breweries, and community spaces. Arvada offers exceptional outdoor access, with extensive parks, open space, and trail systems connecting residents to Clear Creek, Standley Lake, and surrounding foothills. Transit connectivity is supported by the RTD G Line, providing direct rail service to downtown Denver and Denver Union Station. The city’s workforce is largely professional and highly educated, supported by strong regional employers, quality schools, and a stable economic base. With its blend of historic identity, transit access, outdoor amenities, and proximity to both Denver’s urban core and Colorado’s mountain recreation, Arvada delivers a balanced, livable, and highly desirable Front Range lifestyle.

**122,000**

POPULATION (2025)

**\$144,000**

AVERAGE HHI

**40.2**

MEDIAN AGE

## TOP SECTORS



BUSINESS & TECHNICAL



HEALTHCARE



RETAIL TRADE



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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 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, 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.

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