

OFFERING MEMORANDUM

PRICE REDUCTION



INVESTMENT ADVISORS



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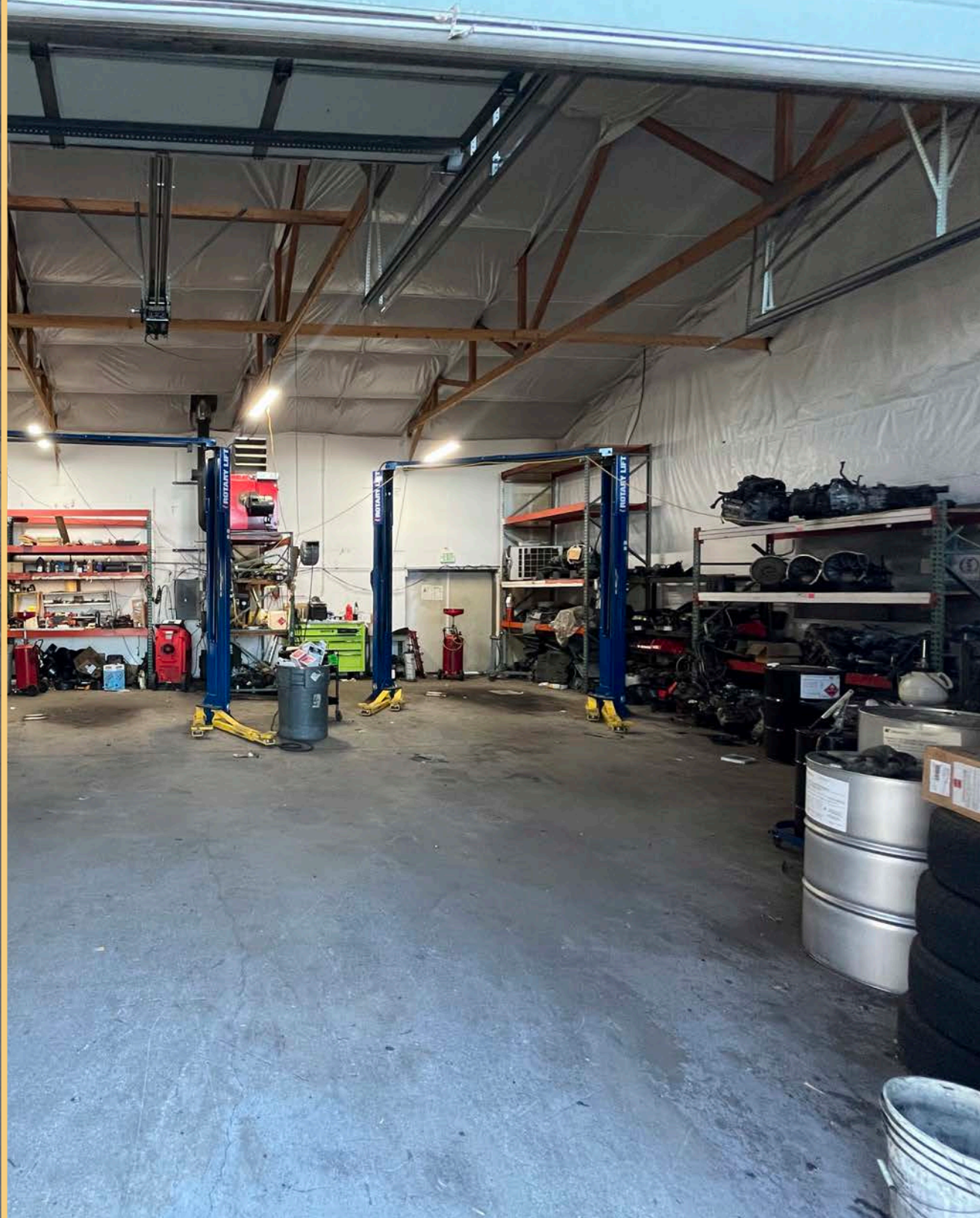
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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	11072 W 44th Ave. Wheat Ridge, CO 80033
Price	\$1,890,000
Total Buildings	2
Year Built	1950
Building Size	6,506 SF Office, Warehouses
Land Size	1.2 AC
Building Type	Industrial/Office
Roof	Shingle, Steel Seam

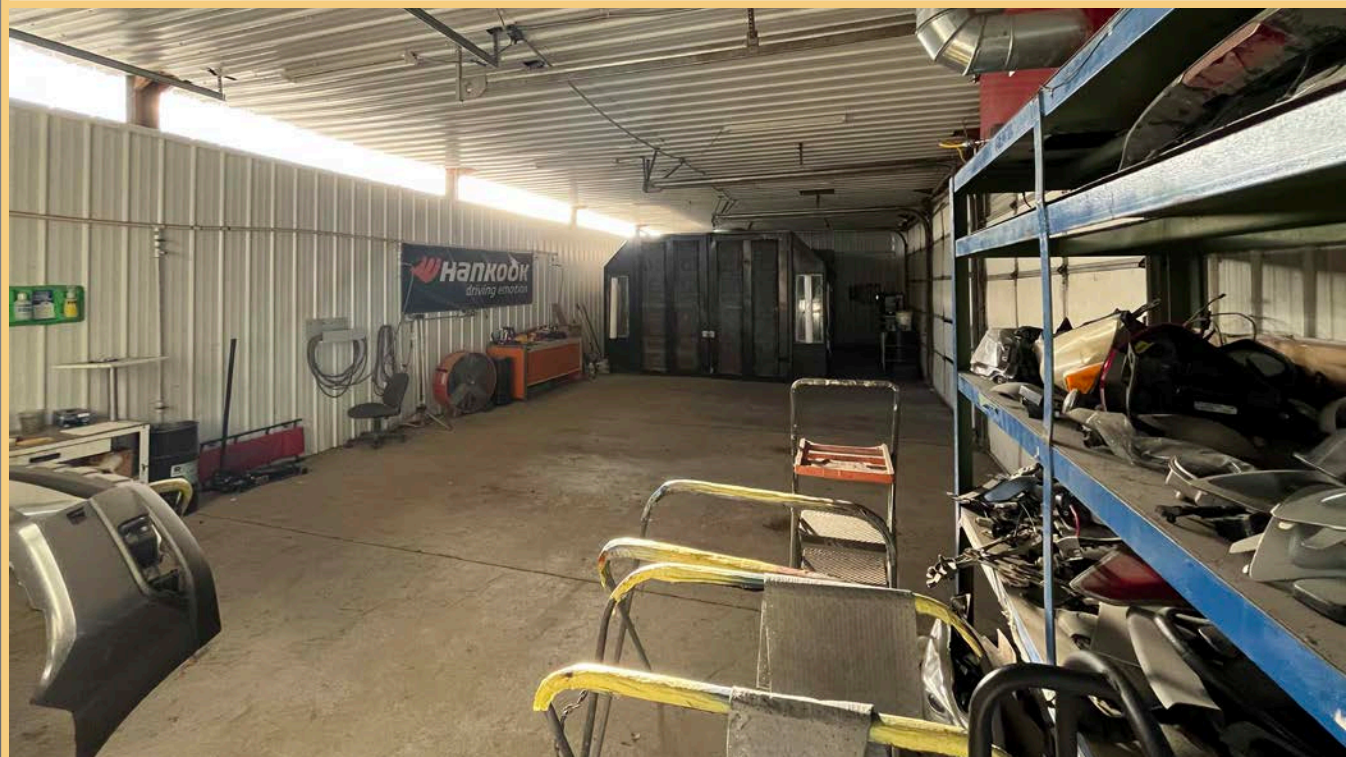
PROPERTY HIGHLIGHTS

- Prime access—under one minute to I-70 for excellent connectivity to Denver and the western suburbs.
- Flexible C-1 zoning allows diverse commercial and light industrial uses, including auto service, building supply, and storage or sales.
- Ideal for owner-users or investors seeking office/warehouse or single-tenant/multi-tenant use.
- Optional business purchase for immediate operational or investment upside.

11072 W 44th Ave. features a versatile four-building complex totaling 12,818 SF situated on a 1.2-acre lot. The property includes a 6,506 SF office building and three warehouse structures measuring 2,524 SF, 2,362 SF, and 1,440 SF, providing a flexible mix of office, warehouse, and light industrial space.

Located within Wheat Ridge's C-1 Commercial District, the zoning allows for a broad range of uses including office, general business, retail sales, and service establishments.

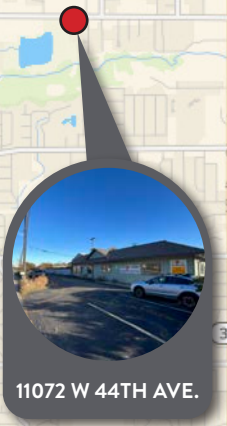
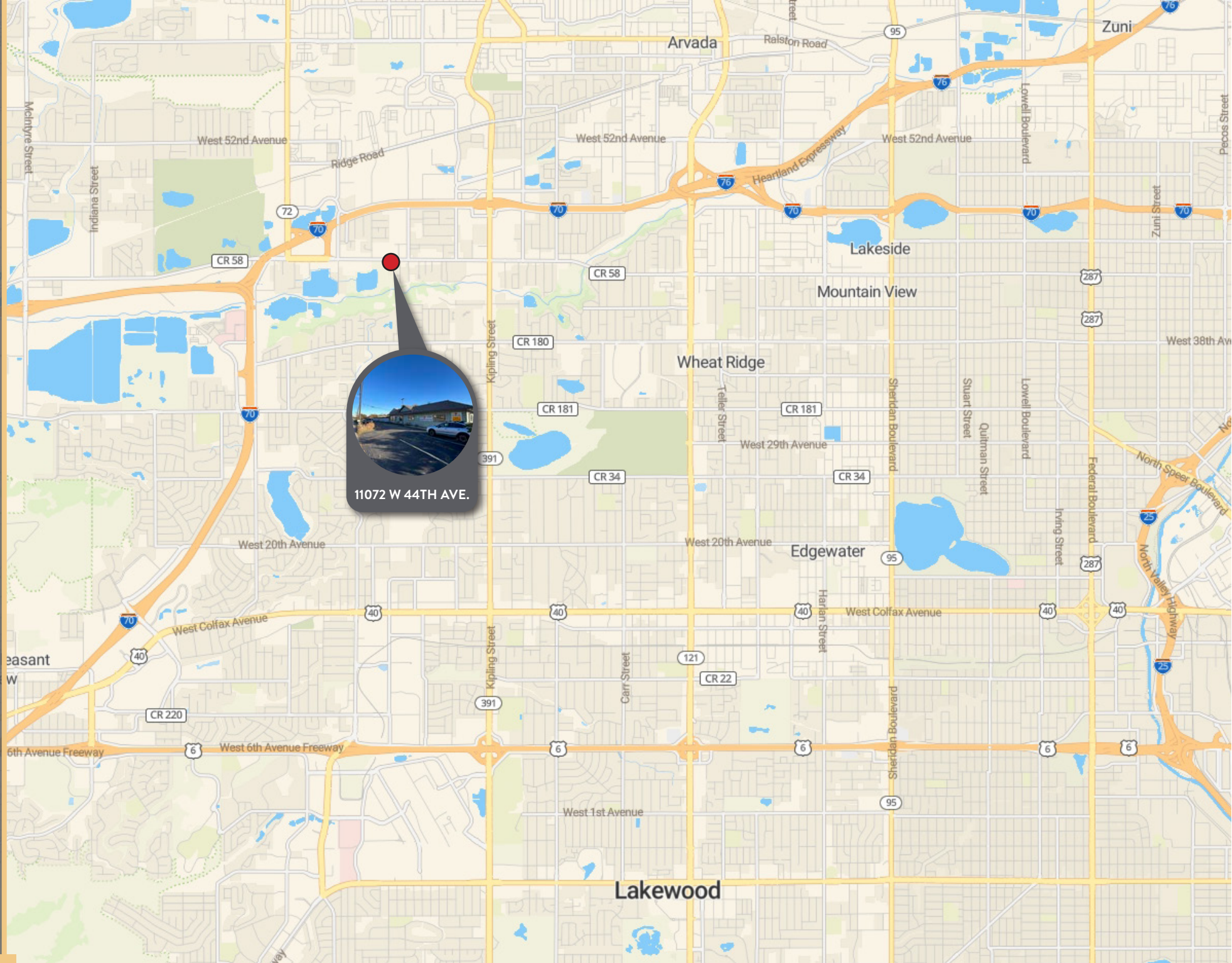
This property presents an excellent opportunity for an owner-user seeking a combination of office and industrial functionality, or an investor looking to capitalize on multi-tenant leasing potential and the strong demand for small-bay industrial and flex assets in the Denver metro market.



LOCATION OVERVIEW



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11072 W 44TH AVE.

WHEAT RIDGE

Located near the western edge of Denver, Wheat Ridge is an interesting mix of old and new. Primarily a residential city, Wheat Ridge also features several retail centers and more than 20 parks. Tucked in the curve of I-70 as it heads west into the mountains, Wheat Ridge is an expansive community with a rich mix of cultural and shopping centers.

Although only incorporated as a city in 1970, Wheat Ridge's pioneer history stretches back to the early farmers and miners of the 1840s. The community's most significant historical structure is the James H. Baugh homestead, the former home of a Denver transplant who followed the mining rush to Colorado and nestled in the local valley between journeys into the mountains.

In addition to history, Wheat Ridge is home to diverse cultural pockets. From Hispanic centers to old theater districts, the town is an interesting study in contrasts. Antique-hounds will enjoy 44th Ave., home to a string of antique shops, consignment stores and a co-op antique mall. Family-run restaurants, with menus ranging from South American cuisine to authentic Italian, are also scattered throughout Wheat Ridge.

For those who prefer exploring the outdoors, Wheat Ridge is home to more than 20 parks, equestrian trails and open public space. Cyclists and walkers can roll along the Wheat Ridge Greenbelt trail system, and bird-watchers will enjoy the community's Prospect Park. The popular outdoor space also includes an RV park and campground.





COMPARABLE
SALES



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**SUBJECT PROPERTY**

11072 W 44th Ave., Wheat Ridge, CO

Sale Date	JUST LISTED
Building Size	6,506 SF
Land Area	52,272 SF
Price/SF (Land)	\$36.16

616 Moss St
Golden, CO 80401

#1

Sale Date	7/14/25
Building Size	12,266 SF
Land Area	24,829 SF
Price/SF (Land)	\$111

5604 Kendall Ct
Arvada, CO 80002

#2

Sale Date	3/20/25
Building Size	12,156 SF
Land Area	33,106 SF
Price/SF (Land)	\$79

12430 W Cedar Dr
Lakewood, CO 80228

#3

Sale Date	6/16/25
Building Size	10,800 SF
Land Area	38,768 SF
Price/SF (Land)	\$51

5805 W 56th Ave
Arvada, CO 80002

#4

Sale Date	3/27/25
Building Size	12,039 SF
Land Area	59,242 SF
Price/SF (Land)	\$29

5540-5564 Gray St
Arvada, CO 80002

#5

Sale Date	6/20/25
Building Size	15,000 SF
Land Area	30,056 SF
Price/SF (Land)	\$87

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 11072 W 44th Ave., Wheat Ridge, CO 80033 (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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