



26th & Picadilly

21701 East 26th Avenue, Aurora, Colorado 80019

Marcus & Millichap
THE KRAMER GROUP

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OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com



EXCLUSIVELY LISTED BY

CHADD NELSON

Senior Associate | Denver

Direct: (720) 979-9185 // Office: (303) 328-2056
chadd.nelson@marcusmillichap.com
License: CO FA100073491

BRANDON KRAMER

First Vice President Investments | Denver

Direct: (605) 390-1248 // Office: (303) 328-2020
brandon.kramer@marcusmillichap.com
License: CO FA100045203

EXECUTIVE SUMMARY

PROPERTY DETAILS

Total Price

\$2,000,000

26th & Picadilly | 21701 East 26th Avenue | Aurora, CO

Square Feet

92,783 Land SF

Lot Size

2.13 Acres

Year Built

3,272 Square Foot Single Family Home Built in 1951

Assessor's Parcel Number

R0083857

Zoning

A-3 Zoning

Legal Description

SECT,TWN,RNG:25-3-66 DESC: PARC BEG AT COR SEC 25/3/66 TH N 391/5 FT TH E 391/5 FT TH S 391/5 FT TH W 391/5 FT TO POB EXC ROW



INVESTMENT OVERVIEW EXECUTIVE SUMMARY

The Kramer Group of Marcus & Millichap is pleased to present the investment opportunity located at 21701 E 26th Ave in Aurora, Colorado. The property is in the Adams County Enterprise Zone and it currently contains a 3,272 SF Bi-Level home built in 1951.

- Fenced Yard — Divisible
- Residential/Office Structure 3,272 SF +/-
- Quonset Hut / Shop / Concrete Floor
- Corner Lot at Picadilly & 26th
- Power — 100 Amp
 1. Single Phase 220
 2. 220 is Available to Shop



EXECUTIVE SUMMARY LOCAL MAP



AURORA

REGIONAL MAP EXECUTIVE SUMMARY

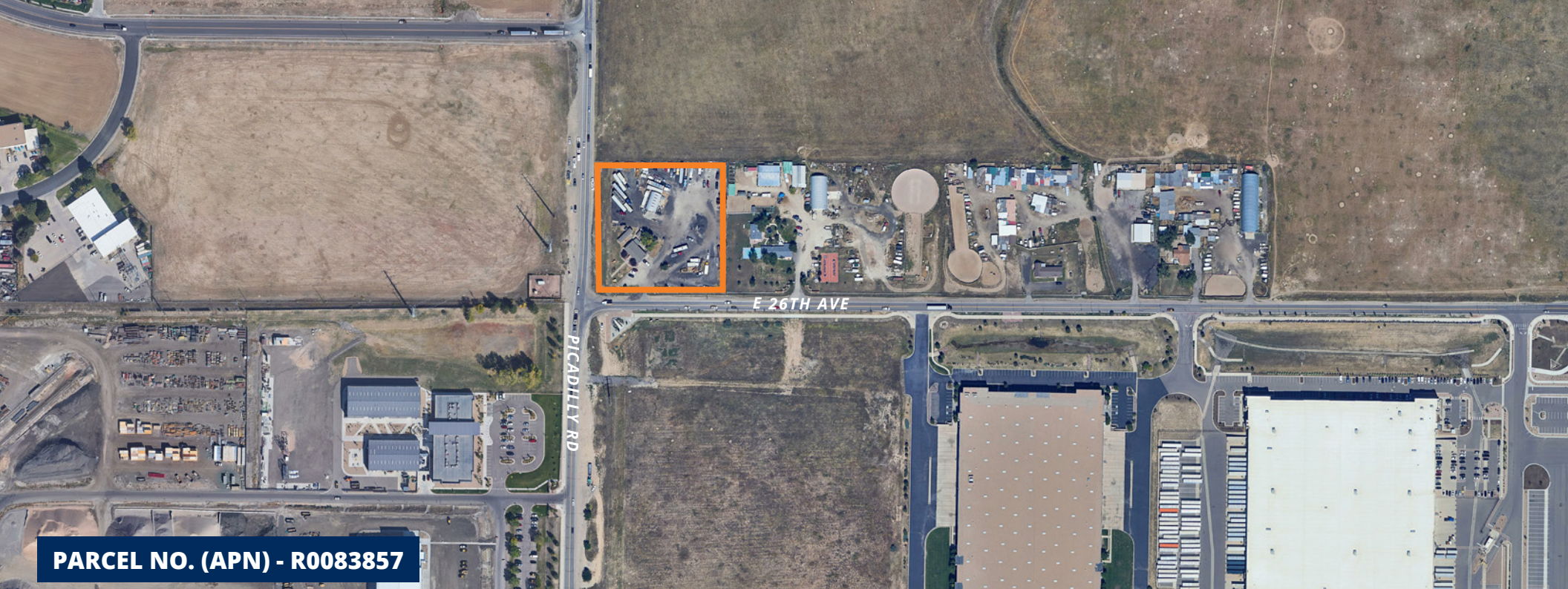
26th & Picadilly
21701 East 26th Avenue

E 26TH AVE

PICADILLY RD

AURORA





PARCEL NO. (APN) - R0083857



26TH & PICADILLY

E 32ND PKWY

E 26TH AVE



Kiewit

PICADILLY RD

SMITH RD

E-470 (TOLL ROAD)

36

fulfillment
by **amazon**

E 19TH AVE

ADAMS COUNTY ENTERPRISE ZONE FACT SHEET

Enterprise Zones are state-funded programs encouraging business development and job growth in economically distressed areas. The Adams County Economic Development Office, a division of the Community & Economic Development Department, administers the program in Adams County.



Start by **checking your business address** to see if you qualify.

BUSINESS TAX CREDITS

Scan the QR code to visit the Colorado Office of Economic Development & International Trade website to learn more about each tax credit.

(List of tax credits continues on reverse side.)



HOW IT WORKS

- Each income tax year, a business located in an Enterprise Zone must apply and be pre-certified before beginning an activity to earn any of the business tax credits listed on the reverse side.
- At the end of the income tax year, businesses must certify that qualified activities were performed.

- We can help guide you through the process. Contact **Ethan Rouse**, Enterprise Zone Administrator, with any questions: enterprisezone@adcogov.org or 720.523.6812.



adcogov.org/economic-development

Job Training Tax Credit:

Businesses can earn a state income tax credit for 12% of eligible job-training costs for employees working within the Enterprise Zone.

New Employee Tax Credit:

Businesses can earn a state income tax credit of \$1,100 per net new employee.

Employer-Sponsored Health Insurance Tax Credit:

For the first two years a business is in an Enterprise Zone, the business can earn \$1,000 per net new employee insured under a qualified health plan for which the employer pays at least 50% of the cost.

Research and Development Tax Credit:

Businesses can earn a 3% tax credit for an increase in annual research and development expenses compared to what they spent the prior two years.

Vacant Commercial Building Rehabilitation Tax Credit:

If a business rehabilitates a commercial building at least 20 years old and vacant for at least two years, the business can earn a state income tax credit of 25% of rehabilitation costs, up to \$50,000 in credits on \$200,000 or more in costs.

Commercial Vehicle Investment Tax Credit:

A taxpayer can earn a state income tax credit for 1.5% of the price of new commercial trucks, truck tractors, tractors, semi-trailers, and associated parts registered in Colorado and used in an Enterprise Zone.

Investment Tax Credit:

Businesses can earn a state income tax credit for 3% of an investment in business personal property.

Sales and Use Tax Exemption for Manufacturing and Mining:

The statewide sales and use tax exemption for purchases of manufacturing equipment is expanded to include non-capitalized equipment and parts if the business is located within an Enterprise Zone. The Enterprise Zone statutes also expand manufacturing to include mining.

If you would like to apply for a tax credit, please see each individual tax credit page by scanning the QR code on the front for specific eligibility and application requirements. We recommend reviewing the **Enterprise Zone Income Tax Credit Guide** for the complete eligibility requirements.



ADAMS COUNTY
COLORADO



Choose ADAMS
COLORADO



COLORADO

Office of Economic Development
& International Trade

oedit.colorado.gov/enterprise-zone-program

MARKET OVERVIEW

AURORA OVERVIEW

The property is located in Aurora, an expanding city within the Greater Denver metropolitan area. The city's growing population of 395,052 is expected to increase by 5 percent over the next five years and includes a substantial cohort of highly educated residents with above-average median household incomes. This stable population and economic growth emphasize Aurora's need for additional housing, offices, retail and amenities. Numerous healthcare, education and government employers are already present in the metro. Buckley Air Force Base, for example, is among the metros' leading jobs provider and employs over 11,000 residents. Additionally, the University of Colorado Health and Children's Hospital Colorado employs a combined 20,000 residents. Aurora also benefits from its ideal location along Interstates 70, 225, and the E-470 beltway, as well as its proximity to Denver International Airport.



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:

21701 E 26th Ave. Aurora, CO 80019

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 Attachment to emailed Offering Memorandum and retained a copy for Broker's records.

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



Broker



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CHADD NELSON

Senior Associate | Denver

Direct: (720) 979-9185 // Office: (303) 328-2056
chadd.nelson@marcusmillichap.com
License: CO FA100073491

BRANDON KRAMER

First Vice President Investments | Denver

Direct: (605) 390-1248 // Office: (303) 328-2020
brandon.kramer@marcusmillichap.com
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