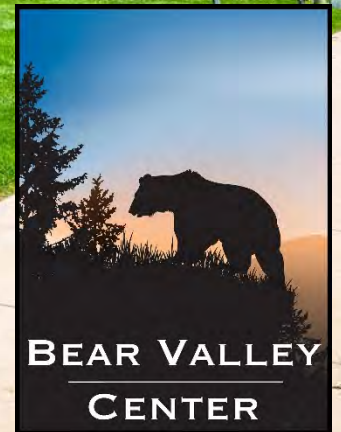


5353 WEST DARTMOUTH AVENUE

INVESTMENT

DEVELOPMENT
OPPORTUNITY



Property Overview

Bear Valley Office Building, located at 5353 West Dartmouth Avenue in the Denver southwest submarket, is a Wells Fargo–anchored office building and a landmark in the area. A five-story multi-tenant property located just off the intersection of Sheridan Blvd. and Hwy 285, the building is leased to professional office tenants enjoying on-site management/maintenance, a recently renovated interior, excellent building exposure, and abundant parking. It is next door to Starbucks and across the street from Walgreens, King Soopers, Home Depot, as well as several restaurants and numerous personal service businesses. It is right off the Bear Creek greenway, connecting to parks and the Bear Creek trail system. For additional restaurant and retail options, the River Point at Sheridan is a short five-minute drive away (S. Santa Fe Drive). One block from Hwy 285, there is easy access to Littleton, Morrison, Highlands Ranch and Centennial. The property is served by RTD.



Building and Land Information

BUILDING OCCUPANCY	Office/Retail
CLASS	B
SIZE	74,151 RSF / 83,833 SF GBA
LAND AREA	152,460 SF (3.50 acres)
YEAR CONSTRUCTED/RENOVATED	1979 / 2021
FLOORS	5 plus Basement & penthouse mech.
SURFACE PARKING	185 spaces (2.5 spaces/1,000 RSF)
DRIVE THROUGH (BANK TELLER LINE)	10 lanes
MUNICIPAL JURISDICTION	City and County of Denver
ZONING	B-2
ENERGIZE DENVER SITE EUI	62.5 / 73.8 target (compliant)
ENERGY STAR SCORE	81

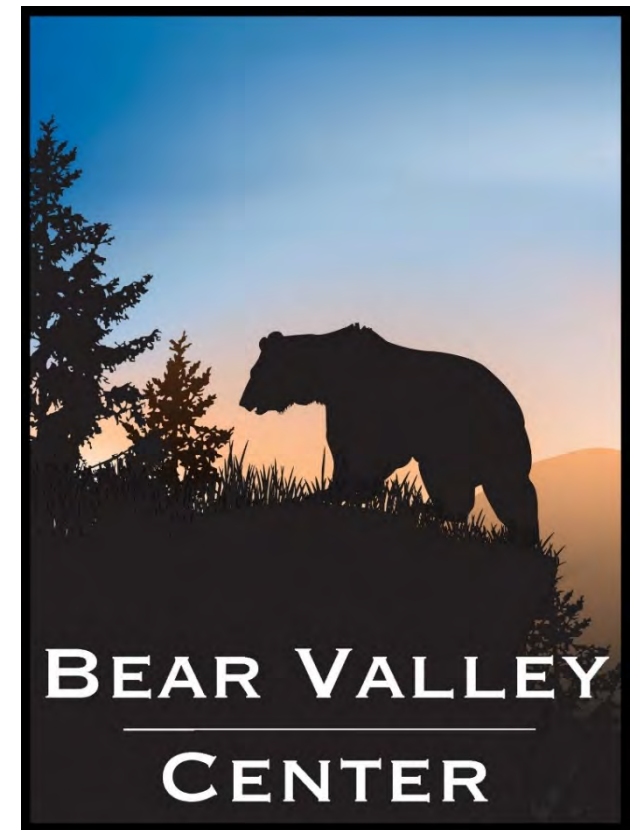
Price

\$8,900,000



Property Highlights

- High-profile location with excellent access and visibility – a known local landmark
- Great views – all suites have exterior windows
- Shallow floor plate depth provides natural light throughout interior
- Upgraded lobbies, restrooms, & building conference room
- Upgraded lighting and HVAC controls throughout most of building
- Mix of large & small suites
- Staggered lease expirations and potential leasing upside
- Office furniture available
- Abundant parking
- Energize Denver pilot property, with owner improvements exceeding compliance target



Re-Development

- Existing B-2 zoning allows multi-family/mixed use
- Existing tenant mix includes 1st floor Wells Fargo anchor and multiple office users who have indicated desire to stay
- Standard building leases include relocation clause
- Starbucks, Walgreens, King Soopers, Home Depot provide stabilized and anchoring neighboring retail
- Potential for medical office
- Area apartment rent growth reflective of supply constrained sub-market
- Stable median rent to median income ratios in demographic area
- Walkability score of 72
- Multiple access points benefit from lighted, full-movement intersection
- Shallow floor plate depth offers natural light to building core

5353 West Dartmouth Avenue Denver, Colorado 80227

DEMOGRAPHICS	2 Miles	5 Miles	10 Miles
2023 Population	57,082	339,084	1,191,317
Median Age	36.8	37.6	38.5
2023 Households	11,442	59,572	284,384
Renter Occupied Households	8,600	53,270	239,353
2023 Average HH Income	\$90,088	\$99,314	\$111,149
2023 Median HH Income	\$71,530	\$76,143	\$85,124
2023 Average Household Size	2.5	2.5	2.5
2023 Specified Consumer Spending	\$733.1M	\$4.7B	\$18.7B
2023 Specified Consumer Spending per HH	\$64,070	\$78,896	\$65,756
Median Home Value	\$385,380	\$415,157	\$474,968

Multi-Family Construction Starts 3 Mile Radius

304 units delivered last 2 years	577 units in 3 projects underway to deliver next 2 years
----------------------------------	--

Offered by:

Ken Voss

970.232.5446

kenvoss@longmontcommercial.com



RE/MAX NEXUS

1725 Vista View Dr., Suite A

Longmont, CO 80504

303.772.3800



The information contained herein is for the purpose of soliciting interest in the sale of 5353 West Dartmouth Avenue, Denver, Colorado, by RE/MAX Commercial (RE/MAX Nexus). It is not a substitute for, nor should be relied upon as a part of, any prospective purchaser's own separate due diligence investigations. Neither RE/MAX nor the owner of the property make any representation, express or implied, regarding the accuracy of the information contained herein. All information is subject to change at any time. All parties are advised to independently verify all information.