

605 S KUNER RD

BRIGHTON, CO 80601



605 S KUNER RD

CONTACT US FOR MORE INFORMATION

COREY SANDBERG

VICE PRESIDENT

303.407.9784

CSANDBERG@PINNACLEREA.COM

ELLIE STANTON

ASSOCIATE ADVISOR

719.373.7313

ESTANTON@PINNACLEREA.COM

MORGAN WHEELER

DIRECTOR OF TEAM OPERATIONS

303.529.3762

MWHEELER@PINNACLEREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com





EXECUTIVE SUMMARY

PROPERTY OVERVIEW

605 S. Kuner Rd in Brighton is a two-story, multi-tenant office property offering approximately 7,552 square feet on a generously sized lot with ample parking. The building has been updated in recent years and provides a professional setting with modern finishes, abundant natural light, and secure access for tenants. The property includes 17 office suites, with 16 currently occupied, delivering strong in-place cash flow and high occupancy. Its convenient location near Highway 85 supports consistent tenant demand and enhances its long-term investment potential.



EXECUTIVE SUMMARY

SALE PRICE: \$900,000

PROPERTY DETAILS

BUILDING TYPE: OFFICE

BUILDING SIZE: 7,552 SF (ASSESSOR)

LOT SIZE: 0.59 ACRES (ASSESSOR)

UNITS: 17

YOC: 1982 / 2019

INVESTMENT HIGHLIGHTS

HIGH OCCUPANCY (16 OF 17 UNITS LEASED)
PROVIDING STABLE IN-PLACE CASH FLOW

MULTI-TENANT LAYOUT DIVERSIFIES INCOME AND
REDUCES RELIANCE ON A SINGLE TENANT

RECENT UPDATES/RENOVATIONS IMPROVE TENANT
APPEAL AND REDUCE NEAR-TERM CAPITAL NEEDS

AMPLE ON-SITE PARKING AND FUNCTIONAL OFFICE
LAYOUTS SUITED FOR SMALL BUSINESSES

ACCESSIBLE LOCATION WITH CONVENIENT
CONNECTIVITY TO MAJOR THOROUGHFARES,
SUPPORTING LEASING DEMAND





LOCATION MAP



LOCATION OVERVIEW

Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,341	33,693	56,843
Average Household Income	\$92,889	\$118,201	\$134,449
Total Households	3,075	11,157	19,089



605 S KUNER ROAD

LOCATION OVERVIEW



Just 20 miles north of Denver and 15 miles from Denver International Airport, Brighton is a fast-growing, family-oriented community of nearly 49,000 residents—and climbing. Ranked the #8 Most Diverse Suburb in Colorado, Brighton blends small-town charm with big-city connectivity, offering businesses and residents alike a foundation for long-term success.

Thriving Economy & Job Market

Brighton's economy is supported by renewable energy, healthcare, retail, and logistics, anchored by major employers like Vestas Wind Systems. As part of Colorado's Enterprise Zone and adjacent to the emerging DIA Aerotropolis, Brighton provides strong incentives and strategic advantages for business growth and investment. Just minutes from DIA, downtown Denver, and Boulder

- Median household income: ~\$100,000
- Homeownership rate: 71%
- Median home value: \$475K-\$512K

Quality of Life

Residents enjoy abundant parks, trails, and access to Barr Lake State Park, as well as strong schools and a family-friendly environment. Brighton is also home to the nation's first carbon-negative library, underscoring the city's sustainability focus. Community recognition includes state awards for emergency management and innovative leadership programs, highlighting proactive governance and civic investment.

- Just minutes from DIA, downtown Denver, and Boulder
- Average commute of ~30 minutes, with a strong share of remote workers
- Strong community identity with festivals, cultural events, and local dining



FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

605 S Kuner Rd				
Commercial Analysis	"As-Is"	PRSF	"Market"	PRSF
Commercial Base Rent	\$92,306	\$12.22	\$140,764	\$18.64
TOTAL POTENTIAL GROSS REVENUE	\$92,306	\$12.22	\$140,764	\$18.64
Vacancy Allowance 8%	\$0	\$0.00	(\$11,261)	(\$1.49)
EFFECTIVE GROSS REVENUE	\$92,306	\$12.22	\$129,502	\$17.15
Property Taxes	(\$25,554)	(\$3.38)	(\$25,554)	(\$3.38)
Property Insurance	(\$4,860)	(\$0.64)	(\$5,006)	(\$0.66)
Trash Removal	(\$252)	(\$0.03)	(\$260)	(\$0.03)
Electricity / Gas	(\$6,256)	(\$0.83)	(\$6,444)	(\$0.85)
Water / Sewer	(\$3,113)	(\$0.41)	(\$3,206)	(\$0.42)
HVAC	(\$1,795)	(\$0.24)	(\$1,849)	(\$0.24)
Fire Systems	(\$42)	(\$0.01)	(\$43)	(\$0.01)
Repairs and Maintenance	(\$7,566)	(\$1.00)	(\$7,793)	(\$1.03)
Landscape / Snow Removal	(\$3,456)	(\$0.46)	(\$3,560)	(\$0.47)
Property Management (8%)	\$0	\$0.00	(\$10,360)	(\$1.37)
Total Operating Expenses	(\$52,894)	(\$7.00)	(\$64,075)	(\$8.48)
NET OPERATING INCOME	\$39,412	\$5.22	\$65,428	\$8.66
ASSET PRICE:	\$900,000	\$119.17 psf	\$900,000	\$119.17 psf
Loan Amount	\$585,000	65.00% LTV	\$585,000	65.0% LTV
Equity Contribution:	\$315,000	35.00%	\$315,000	35.0%
Interest Rate/Amortization	6.50%	25 Years	6.50%	25 Years
Monthly/Annual Amortization Payments	\$3,950	\$47,400	\$3,950	\$47,400
Property Square Feet:	7,552 SF		7,552 SF	

As-Is Expenses are 2025 Annualized. Pro-forma includes 2026 Assessor estimated taxes and 3% increase over 2025 expenses. 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

As-Is Gross Revenue

Effective Occupied RSF: **5,538 sf** **73.3%**

Effective Vacant RSF: **2,014 sf** **26.7%**

Total RSF: 7,552 sf 100.0%

Tenant	Unit	USF	RSF	100.0%	Expiration	Monthly Base Rent	Annual Base Rent	Annual PSF / RSF	Total	PSF
Tenant 1	102	196	285	3/1/15	2/28/27	\$382	\$4,586	\$16.08 psf	\$4,586	\$23.40 psf
Tenant 2	104-106	415	604	11/15/25	11/30/26	\$809	\$9,711	\$16.08 psf	\$9,711	\$23.40 psf
Tenant 3	105	587	854	8/13/25	9/30/28	\$1,121	\$13,448	\$15.74 psf	\$13,448	\$22.91 psf
Tenant 4	107	323	470	10/1/25	9/30/27	\$615	\$7,380	\$15.70 psf	\$7,380	\$22.85 psf
Tenant 5	108-110	309	450	9/1/19	9/1/22	\$705	\$8,463	\$18.82 psf	\$8,463	\$27.39 psf
Tenant 6	109	216	314	7/9/24	6/30/27	\$411	\$4,932	\$15.69 psf	\$4,932	\$22.83 psf
Tenant 7	111	422	614	5/26/25	5/31/26	\$972	\$11,664	\$18.99 psf	\$11,664	\$27.64 psf
Tenant 9	205	209	304	3/8/23	3/31/27	\$418	\$5,015	\$16.49 psf	\$5,015	\$24.00 psf
Tenant 10	204+206	321	467	1/1/26	4/30/26	\$646	\$7,750	\$16.59 psf	\$7,750	\$24.14 psf
Tenant 11	207	209	304	9/1/17	2/28/27	\$408	\$4,891	\$16.08 psf	\$4,891	\$23.40 psf
Tenant 12	208	161	234	7/1/22	12/31/26	\$355	\$4,260	\$18.18 psf	\$4,260	\$26.46 psf
Tenant 13	210	134	195	12/1/20	11/30/27	\$272	\$3,258	\$16.71 psf	\$3,258	\$24.32 psf
Tenant 14	213	303	441	2/1/25	1/31/28	\$579	\$6,948	\$15.76 psf	\$6,948	\$22.93 psf
Occupied by Current Owner	201-204,209	1,176	1,712			\$0	\$0	\$0.00 psf	\$0	\$0.00 psf
Available Storage		208	303			\$0	\$0	\$0.00 psf	\$0	\$0.00 psf
TOTALS		5,189 sf	7,552 sf			\$7,692	\$92,306	\$15.49 /sf	\$92,306	\$17.79 /sf

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.

PROFORMA ANALYSIS

Market Gross Revenue - RSF LEASES

Total Occupied RSF: 7,552 sf 100.0%

Total Vacant RSF: 0 sf 0.0%

Total SF: 7,552 sf 100.0%

Tenant	Unit	RSF	Commence	#VALUE!	Monthly Base Rent	Annual Base Rent	Annual PSF / RSF	Total	PSF
Tenant 1	102	285	3/1/15	2/28/27	\$452	\$5,420	\$19.00 psf	\$5,420	\$19.00 psf
Tenant 2	104-106	604	11/15/25	11/30/26	\$956	\$11,476	\$19.00 psf	\$11,476	\$19.00 psf
Tenant 3	105	854	8/13/25	9/30/28	\$1,353	\$16,232	\$19.00 psf	\$16,232	\$19.00 psf
Tenant 4	107	470	10/1/25	9/30/27	\$744	\$8,932	\$19.00 psf	\$8,932	\$19.00 psf
Tenant 5	108-110	450	9/1/19	9/1/22	\$712	\$8,545	\$19.00 psf	\$8,545	\$19.00 psf
Tenant 6	109	314	7/9/24	6/30/27	\$498	\$5,973	\$19.00 psf	\$5,973	\$19.00 psf
Tenant 7	111	614	5/26/25	5/31/26	\$972	\$11,669	\$19.00 psf	\$11,669	\$19.00 psf
Tenant 9	205	304	3/8/23	3/31/27	\$482	\$5,779	\$19.00 psf	\$5,779	\$19.00 psf
Tenant 10	204+206	467	1/1/26	4/30/26	\$740	\$8,876	\$19.00 psf	\$8,876	\$19.00 psf
Tenant 11	207	304	9/1/17	2/28/27	\$482	\$5,779	\$19.00 psf	\$5,779	\$19.00 psf
Tenant 12	208	234	7/1/22	12/31/26	\$371	\$4,452	\$19.00 psf	\$4,452	\$19.00 psf
Tenant 13	210	195	12/1/20	11/30/27	\$309	\$3,705	\$19.00 psf	\$3,705	\$19.00 psf
Tenant 14	213	441	2/1/25	1/31/28	\$698	\$8,379	\$19.00 psf	\$8,379	\$19.00 psf
NEW TENANT	201-204,209	1,712	3-5 Years		\$2,710	\$32,519	\$19.00 psf	\$32,519	\$19.00 psf
NEW STORAGE TENANT	Available Storage	303	YTY		\$252	\$3,027	\$10.00 psf	\$3,027	\$10.00 psf
TOTALS		7,552 sf			\$11,730	\$140,764	\$18.40 /sf	\$140,764	\$18.64 /sf

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.



DISCLAIMER

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") 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. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 605 S Kuner Rd 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 Pinnacle REA or its brokers.

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.

This Offering Memorandum and the 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 or duplicate it, 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 Pinnacle REA. 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 Pinnacle REA at your earliest convenience.



One Broadway Suite A300
Denver, CO 80203
303.962.9555
www.PinnacleREA.com

605 S KUNER RD

CONTACT US FOR MORE INFORMATION

COREY SANDBERG

VICE PRESIDENT

303.407.9784

CSANDBERG@PINNACLEREA.COM

ELLIE STANTON

ASSOCIATE ADVISOR

719.373.7313

ESTANTON@PINNACLEREA.COM

MORGAN WHEELER

DIRECTOR OF TEAM OPERATIONS

303.529.3762

MWHEELER@PINNACLEREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com

