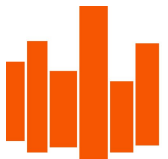




Taiva Building 1
12225 N Pecos St
Westminster, Colorado

OFFERING



VISTA COMMERCIAL
ADVISORS INC.



OFFERING SUMMARY

Vista Commercial Advisors is pleased to offer for sale 12225 N Pecos St (the “property”), a 5,250 square foot multi-tenant office building that can be subdivided in to condo units containing 2,625 square feet each. Located along the North I-25 corridor: a key arterial highway connecting Denver to Fort Collins (to the North) and Colorado Springs (to the South). Nearby amenities include The Ranch (private country club), multiple fitness options including Hyland Hills Fitness Center, over 12 different banks, and too many retail amenities to list.

Taiva is located in North Metro Denver near the interchange of I-25 and 120th Ave approximately 12 miles from the Denver CBD and 30 miles from Denver International Airport. The area has experienced explosive growth as evidenced by all of the new dwelling units approved or being developed within 5 miles of the property. With the recent market shift and trend of relocating companies closer to their employee base, the condos are positioned perfectly to gain in value during your ownership.

INVESTMENT HIGHLIGHTS

- High barriers to entry in market due to lack of available development-ready land.
- One-of-a-kind modern investment asset in a supply constrained submarket.
- Irreplaceable location in one of the fastest growing areas of the Front Range.
- Fully built out with a great balance of private offices and open area.
- Quality finishes with the flexibility for subdividing for future tenants.

KEY PROPERTY STATISTICS

Location Near I-25 and 120th Ave 1225 N Pecos St Westminster, Colorado 80234	Approximate Employee Capacity <i>Current Configuration</i> Great combination of private offices and open areas.		
Size 10,642 sqft	Office Amenities		
Occupancy 100%	Modern Finishes	Reception Area	Private Bathrooms
Year Built 2020	Private Offices	High Ceiling	Glass Walls
	Price \$4,886,430 (6.5 CAP at \$459/f)		

Rent Roll

Rent Roll 2025										
12225 Pecos - Denver Modern Office 1, LLC										
Lease	Lease Type	Area	Lease Start	Lease Term	Base Rate	NNN	Base / YR	NNN / YR	Gross / YR	Gross / MO
Chicago Title	NNN	5,313	6/2021	66 months	\$ 29.33	\$12.74	\$ 155,830.29	\$ 67,687.62	\$ 223,517.91	\$ 18,626.49
Alliant Home Health	NNN	5,329	3/2022	84 months	\$ 30.36	\$12.74	\$ 161,788.44	\$ 67,891.46	\$ 229,679.90	\$ 19,139.99
Total Gross Rent:									\$ 453,197.81	
Total Base Rent:									\$ 317,618.73	





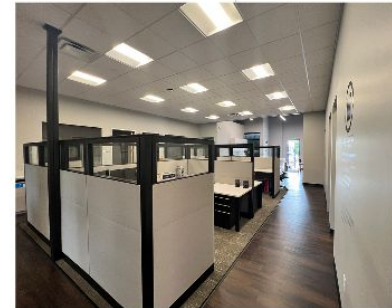
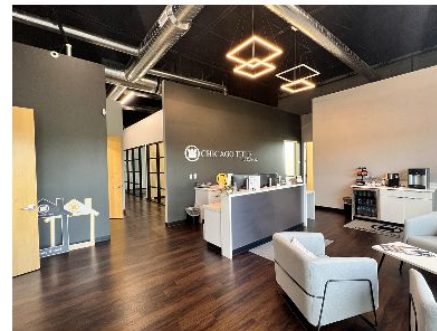
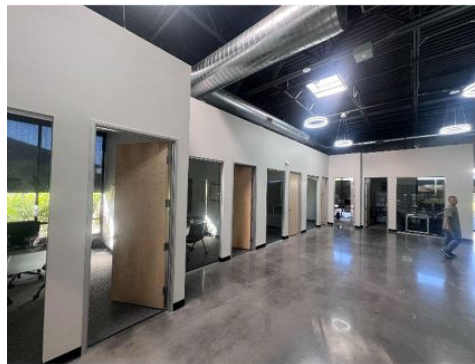


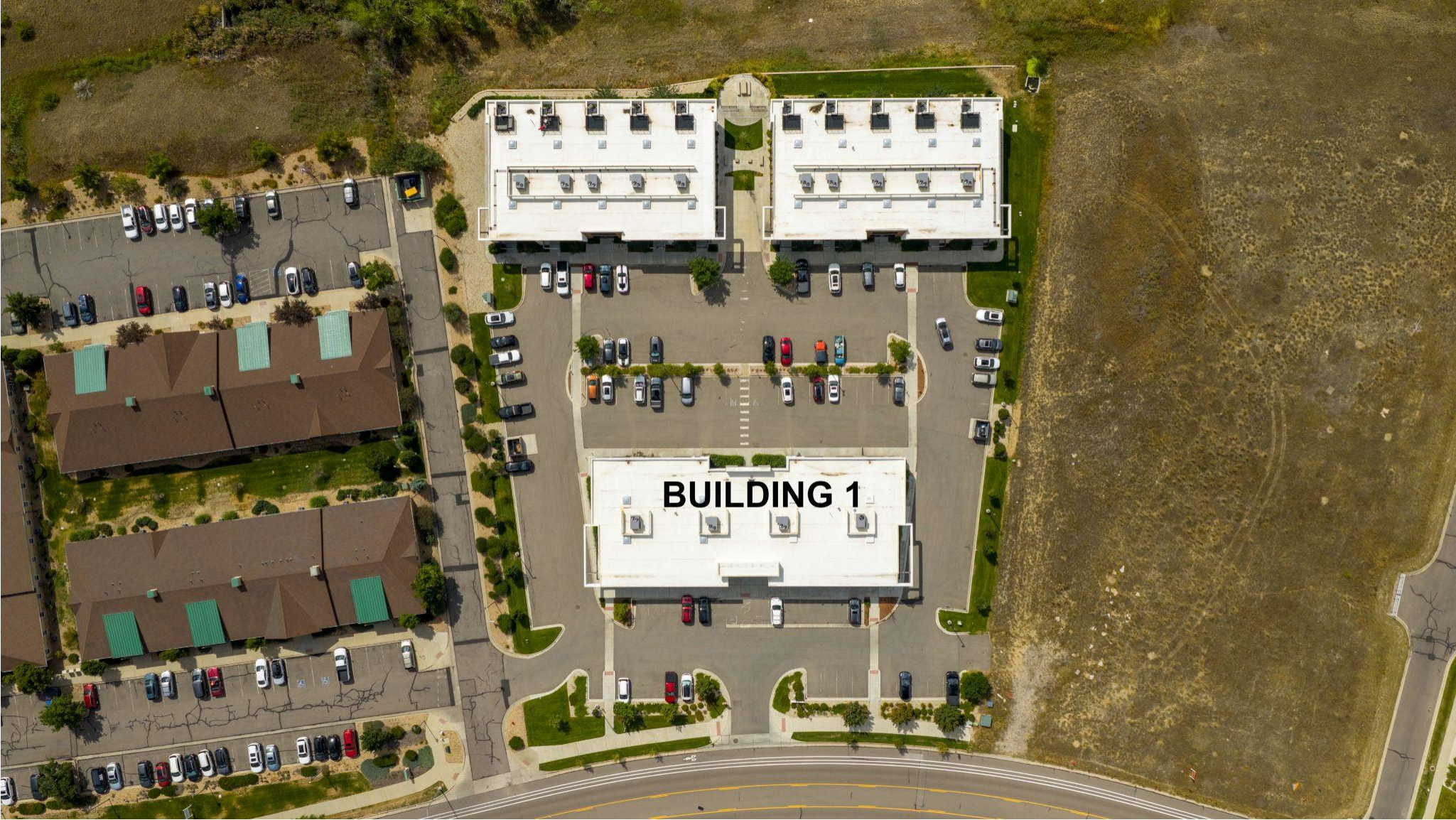
Back of Building 1



ALLIANT HOME HEALTH
UNITS 100-200

CHICAGO TITLE
UNITS 300-400

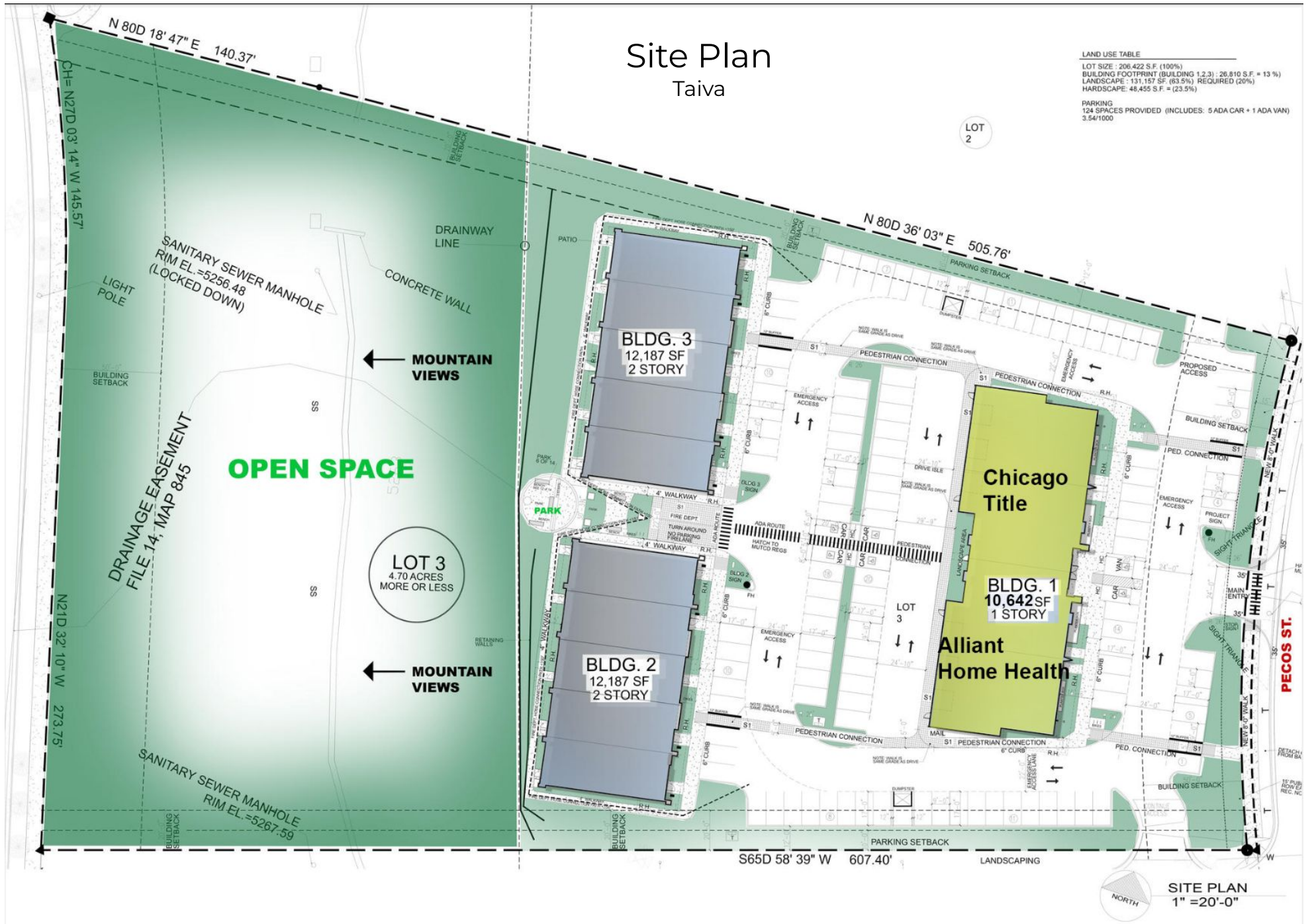


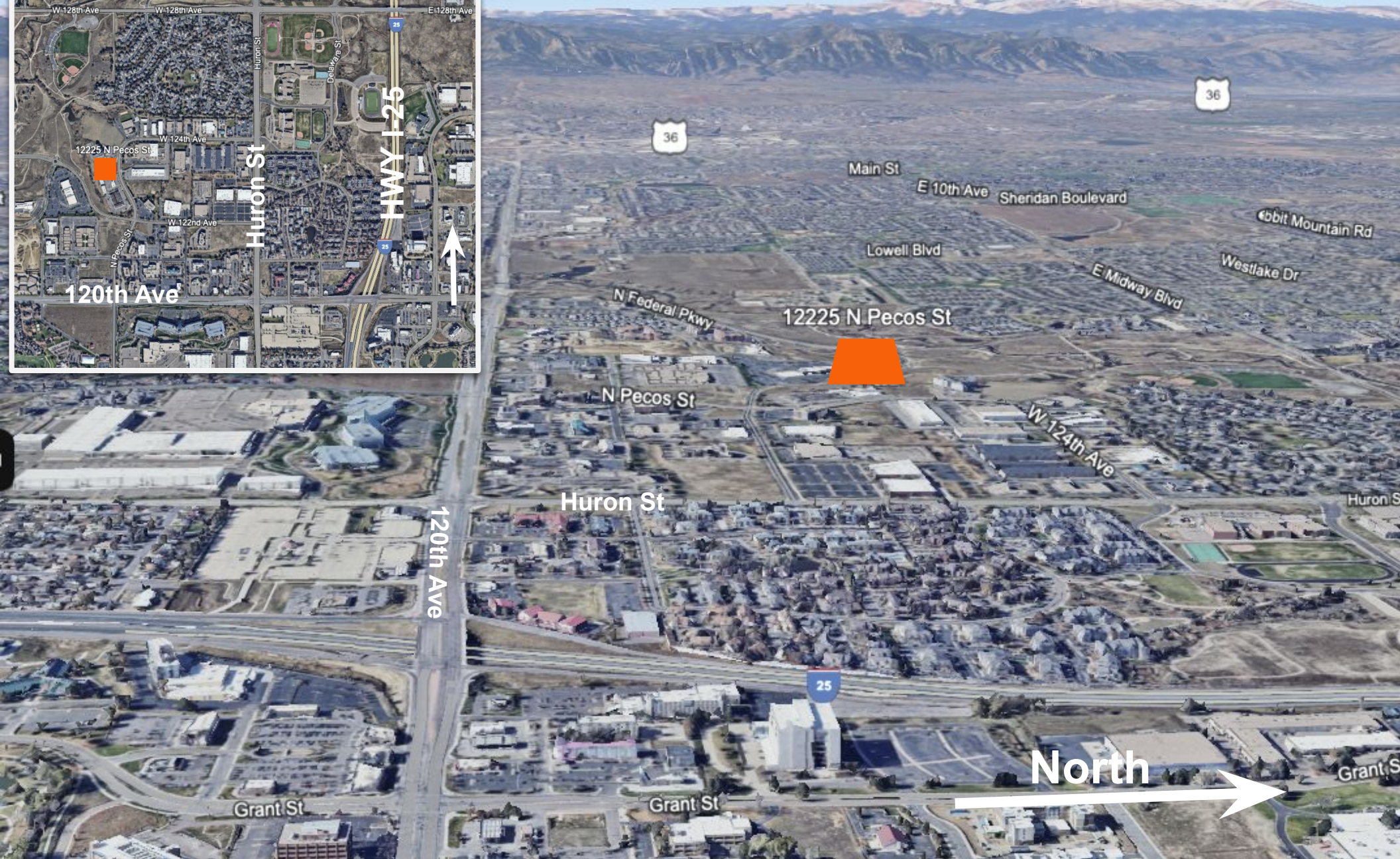


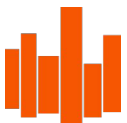
Site Plan

Taiva

LAND USE TABLE	
LOT SIZE	206,422 S.F. (100%)
BUILDING FOOTPRINT (BUILDING 1,2,3)	26,610 S.F. = 13%
LANDSCAPE	131,187 S.F. (63.5%) REQUIRED (20%)
HARDSCAPE	48,455 S.F. = (23.5%)
PARKING	
124 SPACES PROVIDED (INCLUDES: 5 ADA CAR + 1 ADA VAN)	
3.54/1000	







Vista Commercial Advisors, Inc.
520 Courtney Way
Suite 100
Lafayette, CO 80026

Chris C. Jensen
President
303.478.4488
jensen@vistacommercial.com