

VALLAGGIO

PROFESSIONAL BUILDING



2 TENANT MEDICAL INVESTMENT

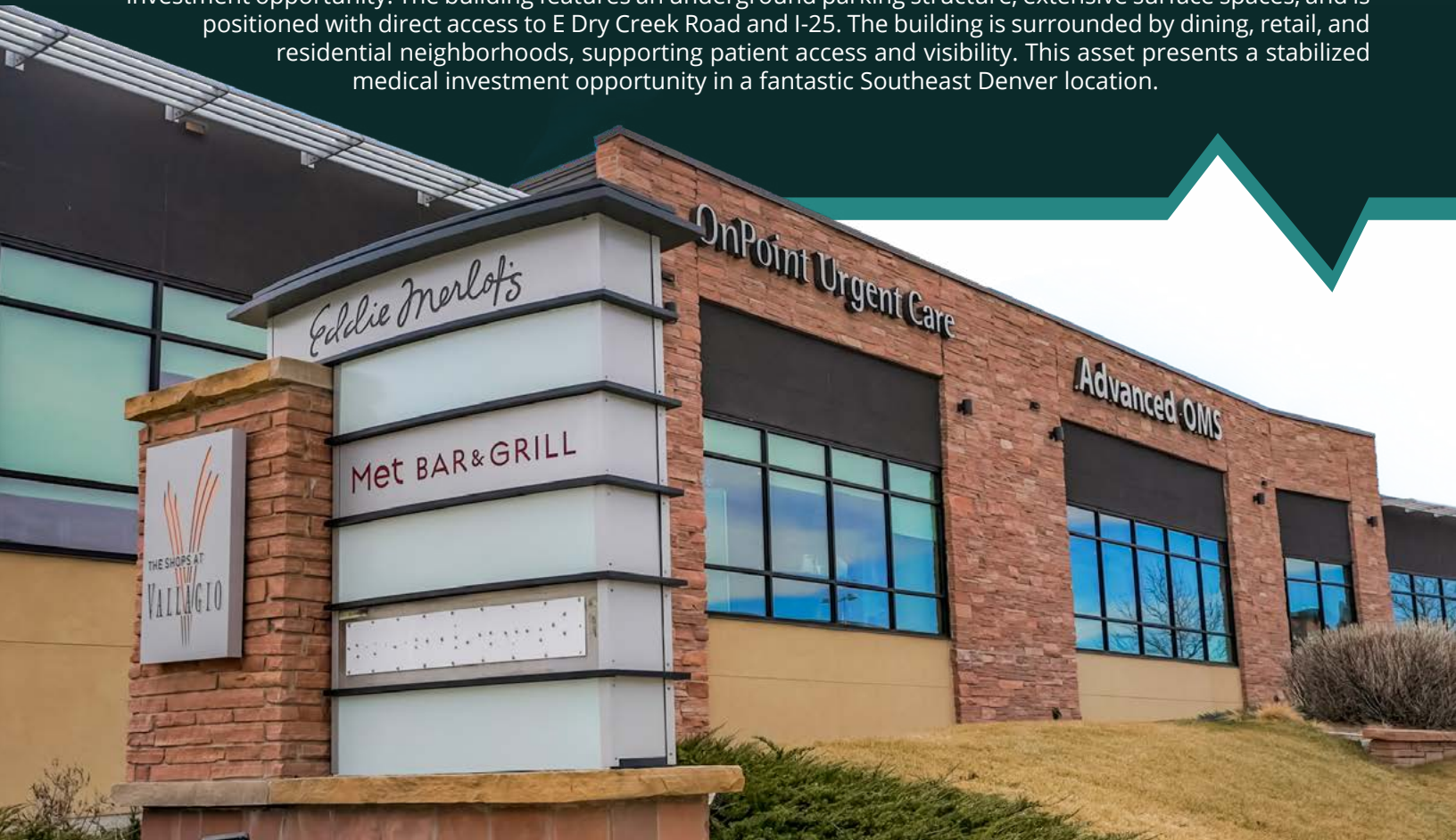
CONFIDENTIAL OFFERING MEMORANDUM
10120 E DRY CREEK ROAD | ENGLEWOOD, CO 80112



EXECUTIVE SUMMARY

Pinnacle Real Estate Advisors, as the exclusive representative of the seller, is pleased to present this 100% leased, two-tenant medical office investment in Englewood, Colorado.

10120 E Dry Creek Road is a 100% leased, two-tenant medical office building located in Englewood, Colorado. The property is occupied by established medical practices, providing stable in-place income and a hands-off NNN leased investment opportunity. The building features an underground parking structure, extensive surface spaces, and is positioned with direct access to E Dry Creek Road and I-25. The building is surrounded by dining, retail, and residential neighborhoods, supporting patient access and visibility. This asset presents a stabilized medical investment opportunity in a fantastic Southeast Denver location.



100% LEASED TWO-TENANT MOB INVESTMENT



CLASS A MEDICAL FINISHES



ADA-FRIENDLY ACCESS AND EFFICIENT PARKING FOR PATIENTS



UNPARALLELED LOCATION AT I25 AND DRY CREEK



ABUNDANT RETAIL AND RESTAURANT AMENITIES NEARBY

PROPERTY OVERVIEW

\$4,600,000

SALE PRICE

\$294,418

NOI

6.4%

CAP RATE

9,350 SF

BUILDING SIZE

PROPERTY DETAILS - 10120 E DRY CREEK ROAD



MEDICAL OFFICE
BUILDING TYPE



UNDERGROUND AND SURFACE SPACES
PARKING



MU (MIXED USE)
ZONING



2016
YOC

1.03

AC

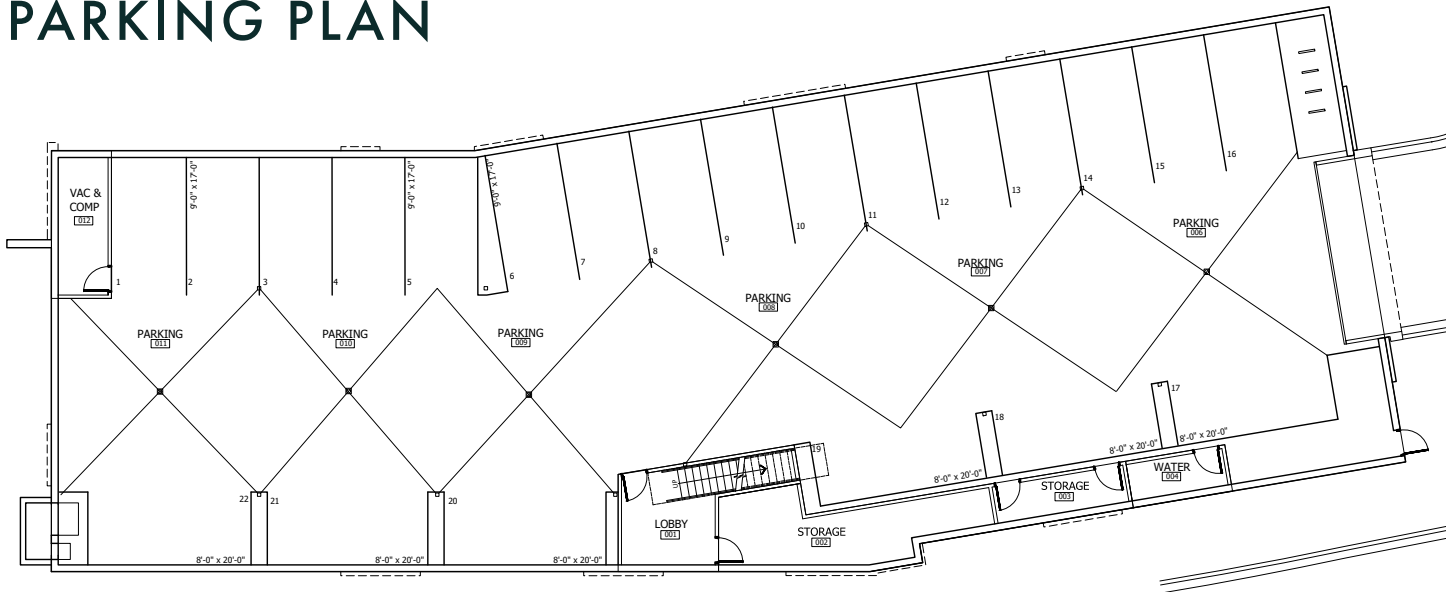
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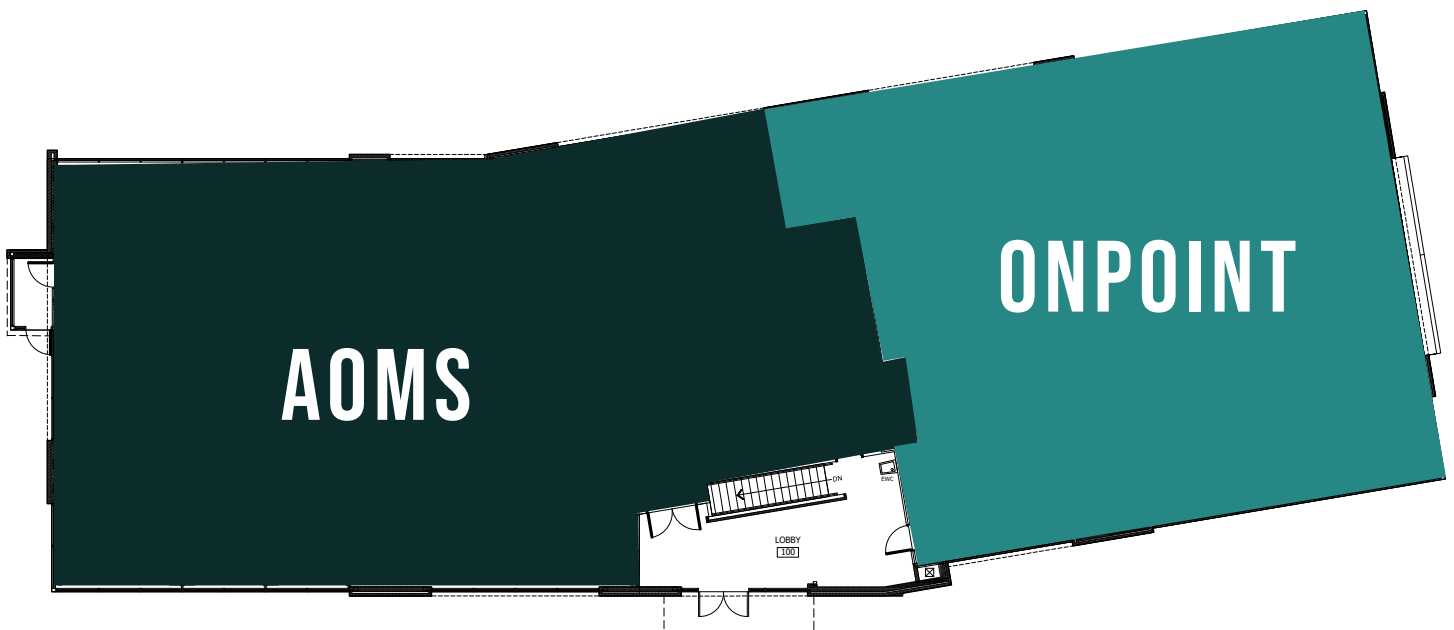
SITE



UNDERGROUND PARKING PLAN



FLOOR PLANS



PROXIMITY TO MAJOR MEDICAL FACILITIES





Eddie Merlot's
PRIME AGED BEEF AND SEAFOOD

10120 E DRY CREEK ROAD

Metropolitan
BAR & GRILL

MARCO'S
COAL-FIRED

E DRY CREEK RD

	1 MILE	5 MILES	10 MILES
POPULATION	6,102	227,770	1,005,356
# OF HOUSEHOLDS	3,337	93,281	400,963



**FIDDLERS GREEN
AMPHITHEATRE**
(8-MIN DRIVE)

E ARAPAHOE RD

E DRY CREEK RD

PARK MEADOWS MALL
180+ STORES AND RESTAURANTS (5-MIN DRIVE)

VALLGIO
PROFESSIONAL BUILDING
10120 E DRY CREEK ROAD

**CHERRY CREEK
STATE PARK**

INVERNESS

**CENTENNIAL
AIRPORT**
(6-MIN DRIVE)

E470

**MERIDIAN
GOLF CLUB**

25

25



VALLGIO

PROFESSIONAL BUILDING



FOR MORE INFORMATION, PLEASE CONTACT

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