

VICTORIAN PEAKS

UNIQUE INVESTMENT OPPORTUNITY IN PARKER, CO

EXECUTIVE SUMMARY

11020 S PIKES PEAK DRIVE, PARKER, CO 80134



TREVEY
COMMERCIAL
REAL ESTATE

VICTORIAN PEAKS

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Exclusively Marketed by:

David Marulli

Director of Capital Markets
david@trevey.com
(720) 298-2840

Tommy Daher

Associate Broker
tommy@trevey.com
(303) 916-8231

Mitch Trevey

Managing Broker
mitch@trevey.com
(720) 619-7192

www.trevey.com

10510 Dransfeldt Rd, Suite 100, Parker, Colorado 80134 | 303-841-1400



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01 Executive Summary
Offering Summary

VICTORIAN PEAKS

EXECUTIVE SUMMARY

Trevey Commercial Real Estate, as exclusive advisor, is pleased to present the opportunity to acquire Victorian Peaks, a premier 38,970 rentable square foot mixed-use building prominently positioned in the heart of downtown Parker, Colorado. Located at 11020 S. Pikes Peak Drive, this landmark property enjoys prominent visibility, unique architecture, and strong foot traffic due to its proximity to Mainstreet and Parker Road, making it an attractive location for both office and retail tenants.



SIZE
38,970 RSF



LEASED
100.00%



IN PLACE NOI
\$553,306



PRICE
\$7,400,000.00



PRICE / SF
\$189.00



CAP RATE
7.48%



OFFERING SUMMARY

ADDRESS	11020 S Pikes Peak Drive Parker CO 80134
COUNTY	Douglas
MARKET	Denver Metro
SUBMARKET	South Denver Metro
BUILDING RSF	38,970 SF
PROPERTY SIZE	0.53 Acres
YEAR BUILT	2008
PARCEL NUMBER	2233-221-11-009
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$7,400,000
PRICE PSF	\$189.89
OCCUPANCY	100%
NOI (2026 (EST.))	\$563,559
CAP RATE (2026 (EST.))	7.62%
CASH ON CASH (2026 (EST.))	7.16%

PROPOSED FINANCING

Amortized 60% LTV	
LOAN TYPE	Amortized
DOWN PAYMENT	\$2,960,000
LOAN AMOUNT	\$4,440,000
INTEREST RATE	6.25%
LOAN TERMS	5
ANNUAL DEBT SERVICE	\$351,488
LOAN TO VALUE	60%
AMORTIZATION PERIOD	25 Years



PRIME LOCATION WITH VALUE ADD POTENTIAL

- Victorian Peaks presents investors with strong market fundamentals and upside potential. Projected 2025 NOI is approximately \$553,307 based on existing income at 100% occupancy, excluding additional revenue potential from a 969 SF garage space presently utilized for storage. The Property benefits from a robust suburban retail and office market. The blended average rental rate at Victorian Peaks is competitively positioned at \$21.42 per square foot, indicating substantial room for rental growth. Additionally, the structure of leases—primarily modified gross with annual CAM adjustments above base-year expenses, and triple-net leases for most first-floor tenants—further supports potential upside through strategic management.
- Victorian Peaks represents an ideal asset for investors, including those seeking a suitable property for a 1031 exchange, particularly given the current limited market availability of quality assets that make sense. The property features a strategic blend of commercial and residential units, offering diversified revenue streams and reducing dependency on any single tenant type. With existing rents below current market rates, investors have the opportunity to enhance value through strategic lease management and targeted rent adjustments.
- The Property's Downtown Parker location is characterized by a stable, affluent demographic base with high average household incomes and steady population growth, contributing to reliable occupancy rates and consistent performance.
- The Property benefits from Downtown Parker's robust economic environment, which features favorable market conditions, walkability, a skilled labor pool, and a supportive community for businesses. This positions Victorian Peaks as a resilient asset within the local real estate market.

- Victorian Peaks offers an attractive opportunity to acquire a suburban income-producing asset with potential value-add opportunities through rent adjustments and operational improvements. Operating expenses for 2024 included approximately \$10,000 in one-time electric and HVAC costs, contributing to higher expenses compared to the projected figures for 2025. The landlord has engaged local leasing brokers, resulting in increased occupancy and income for 2025. Additionally, most leases include renewal options set at market or fair market value, providing investors flexibility in future lease management.





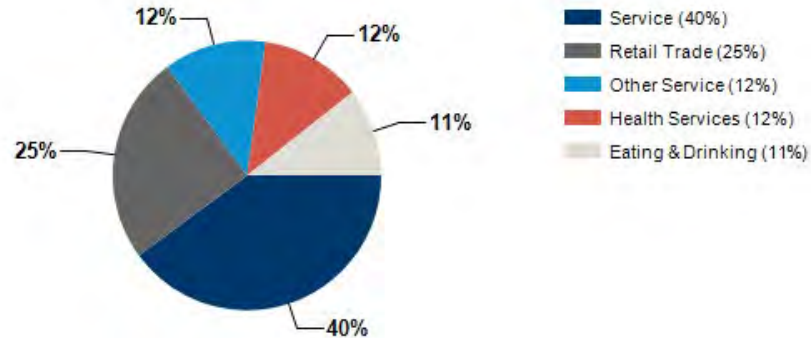
02 Location
Location Summary
Aerial View Map

VICTORIAN PEAKS

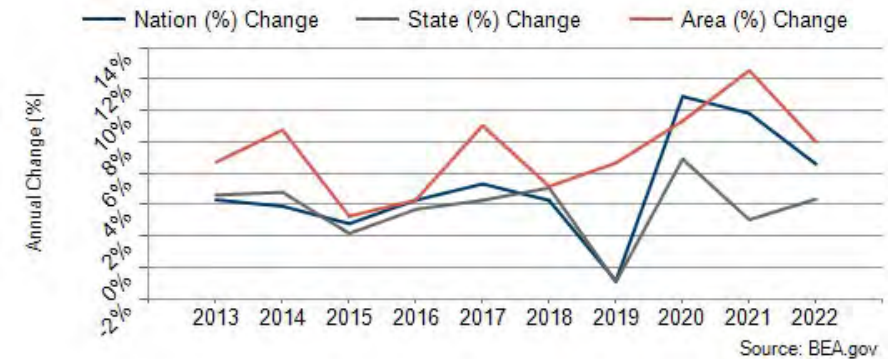
LOCATION

- Victorian Peaks, located at 11020 S Pikes Peak Drive, enjoys a prime position in the heart of downtown Parker, Colorado. Just steps from Mainstreet, this charming Victorian-style mixed-use property offers tenants and visitors seamless access to the town's vibrant retail, dining, and cultural scene. Its proximity to Mainstreet places it within walking distance of boutique shops, local restaurants, and community events, making it an ideal location for businesses seeking visibility and foot traffic.
- Parker itself is a thriving, family-friendly community with a population of approximately 60,000 and a median household income of \$129,342. The town boasts a highly educated workforce, with over 53% of residents holding a bachelor's degree or higher. Parker's blend of small-town charm and modern amenities, along with its strong demographics and strategic location within the Denver metropolitan area, make Victorian Peaks an exceptional opportunity for businesses looking to establish or expand.

Major Industries by Employee Count



Douglas County GDP Trend









Largest Employers

Douglas County School District RE-1	5,563
Charles Schwab Corporation	2,400
EchoStar	2,010
CH2M Hill	1,660
HealthONE: Sky Ridge Medical Center	1,220
Western Union	1,210
Douglas County Government	1,146
Centura Health: Parker Adventist Hospital	1,110



Parker Road




O'BRIEN PARK







Exchange Building



DOWNTOWN PARKER

Mainstreet

SITE

Parker Station

Victorian Peaks District

Parker Flats at Old Town Apartments



Planned Retail & Office

The Juniper (Retail / Residential)

My Mainstreet Phase III
My Mainstreet Phase I

Bridgeside Professional

Pikes Peak Drive

SULPHUR GULCH

Sulphur Gulch Trail



03 Property Description
Property Features
Property Images

VICTORIAN PEAKS

PROPERTY DESCRIPTION

GLOBAL

NUMBER OF SUITES	20
BUILDING RSF	38,970
PROPERTY SIZE	0.53 Acres
# OF PARCELS	1
PRICE PER SQUARE FOOT	\$189
YEAR BUILT	2008
ZONING TYPE	Greater Downtown District
LOCATION CLASS	A
BUILDING CLASS	B
LEGAL DESCRIPTION	LOT 1A BLOCK 1 PINE TREE MINOR DEVELOPMENT 1 1ST AMD 0.528 AM/L
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	3

MULTI-FAMILY VITALS

NUMBER OF UNITS	2
RESIDENTIAL UNITS	Units 205 & 310 Have Residential Zoning
PRIVATE BALCONIES	Yes

COMMERCIAL VITALS

NUMBER OF TENANTS	19
CURRENT OCCUPANCY	100.00%
SF RETAIL (1ST FLOOR & BASEMENT)	18,874
SF OFFICE (2ND & 3RD FLOOR)	19,134
LEASE TYPE	Combination of Triple Net & Modified Gross Leases. Majority are Modified Gross

NEIGHBORING PROPERTIES

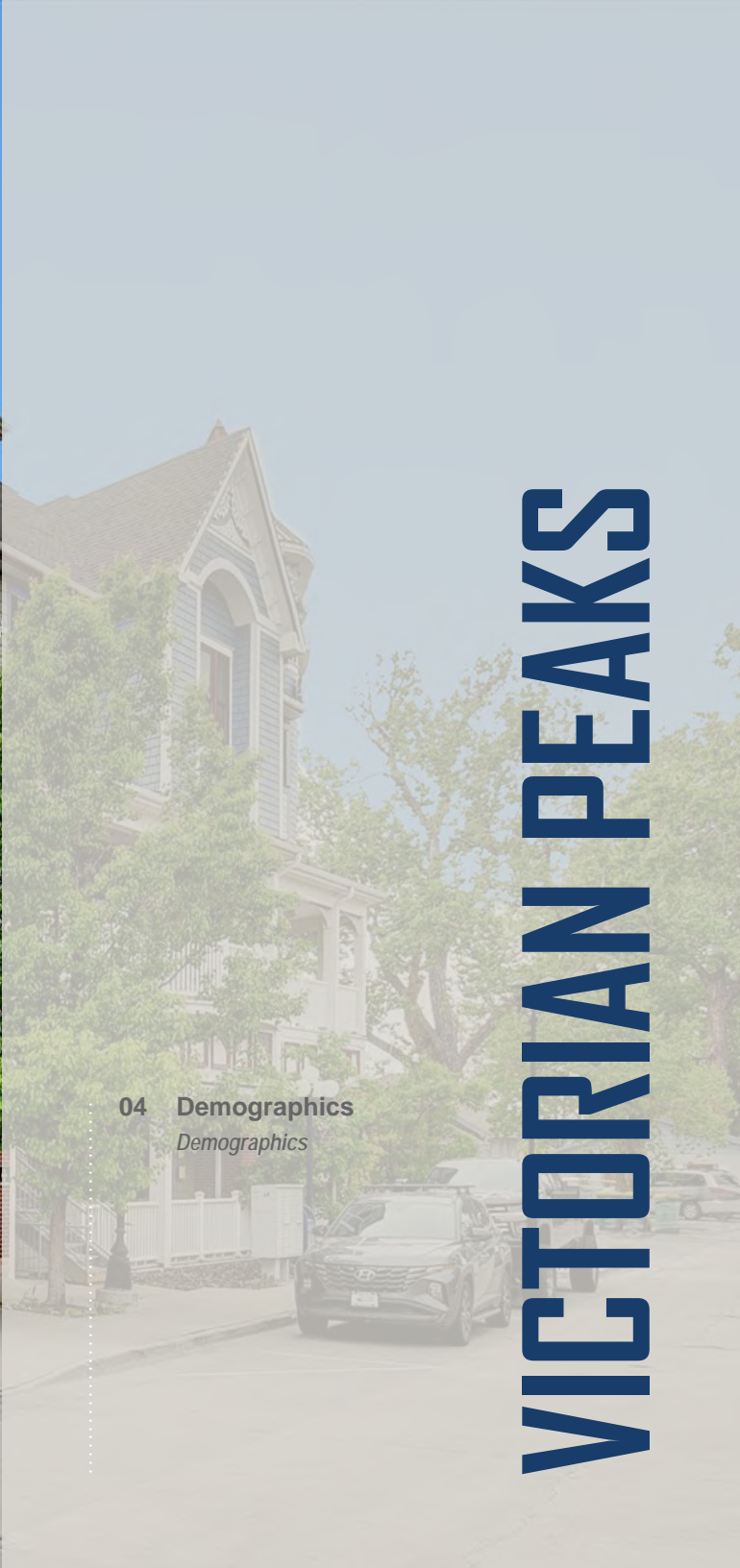
NORTH	One Block From Mainstreet
SOUTH	One Block from Best Buy
EAST	One block from PACE Center
WEST	One Block From Parker Road

CONSTRUCTION

FOUNDATION	Poured Concrete, Basement Level Functional and Leased
FRAMING	Steel
EXTERIOR	Detailed and Charming Victorian Style Facade
PARKING SURFACE	Concrete Parking Lot and Street Parking
ROOF	EPDM (Ethylene Propylene Diene Monomer)
LANDSCAPING	Minimal







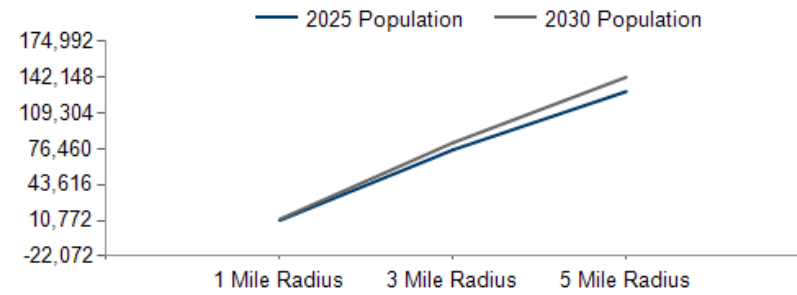
04 Demographics
Demographics

VICTORIAN PEAKS

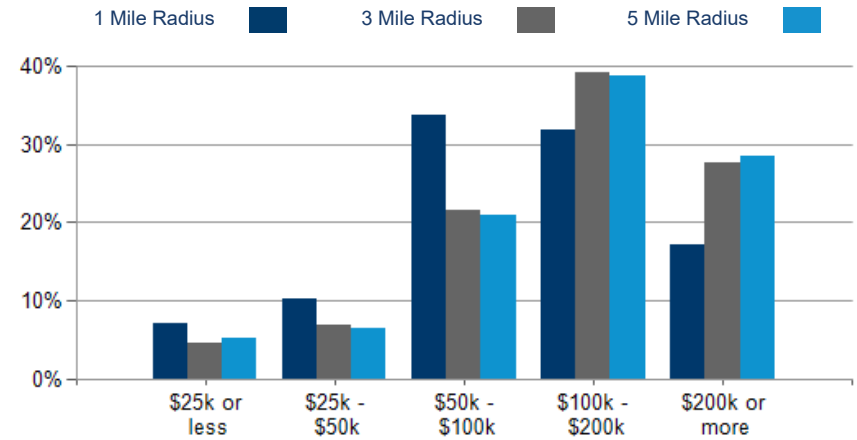
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,922	30,874	45,740
2010 Population	8,011	56,379	84,041
2025 Population	10,772	75,445	128,919
2030 Population	11,878	81,964	142,148
2025 African American	350	1,668	3,221
2025 American Indian	60	397	678
2025 Asian	482	5,646	11,808
2025 Hispanic	1,451	8,537	13,889
2025 Other Race	314	1,788	3,105
2025 White	8,275	57,667	96,660
2025 Multiracial	1,274	8,191	13,318
2025-2030: Population: Growth Rate	9.85%	8.35%	9.85%

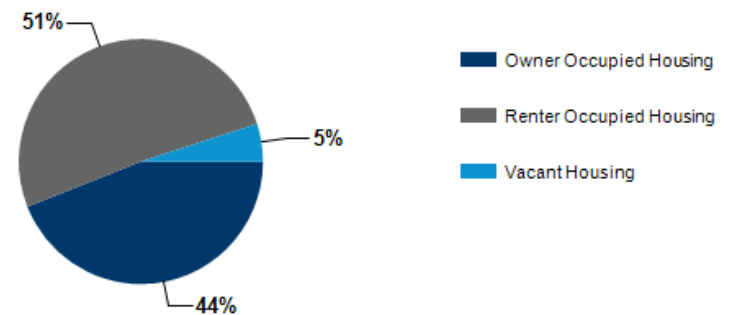
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	156	628	1,421
\$15,000-\$24,999	172	630	1,033
\$25,000-\$34,999	176	736	1,301
\$35,000-\$49,999	294	1,136	1,769
\$50,000-\$74,999	982	3,147	5,145
\$75,000-\$99,999	567	2,744	4,840
\$100,000-\$149,999	824	5,335	9,439
\$150,000-\$199,999	638	5,325	8,971
\$200,000 or greater	786	7,539	13,554
Median HH Income	\$97,253	\$140,254	\$141,027
Average HH Income	\$135,217	\$172,018	\$173,587



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

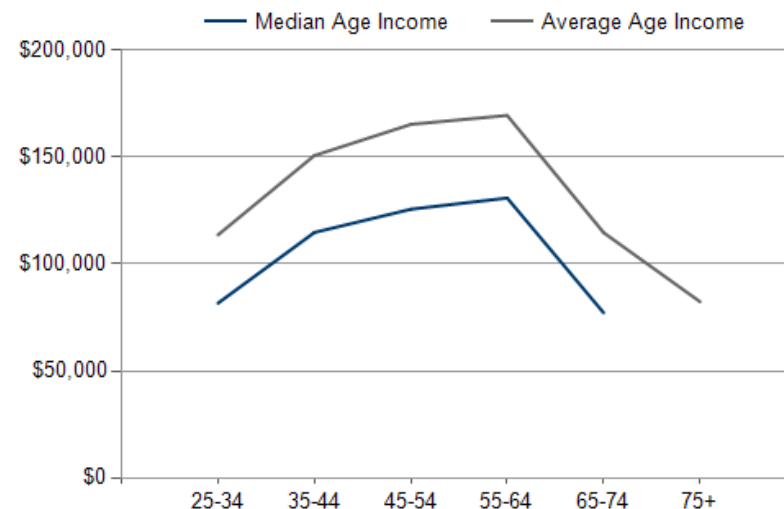
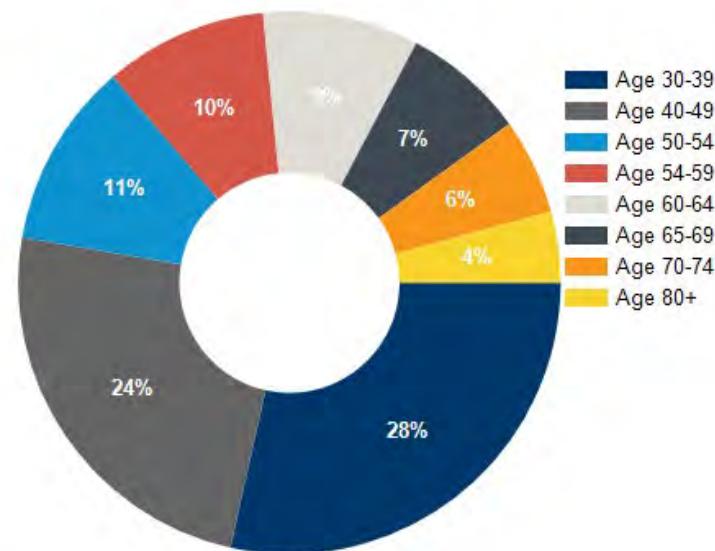


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	911	4,548	7,820
2025 Population Age 35-39	827	5,344	9,376
2025 Population Age 40-44	803	5,790	10,240
2025 Population Age 45-49	672	5,472	9,149
2025 Population Age 50-54	674	5,861	9,300
2025 Population Age 55-59	592	4,840	7,858
2025 Population Age 60-64	568	4,135	7,144
2025 Population Age 65-69	445	3,190	6,098
2025 Population Age 70-74	349	2,347	4,969
2025 Population Age 75-79	258	1,743	3,864
2025 Population Age 80-84	197	1,047	2,222
2025 Population Age 85+	180	709	1,387
2025 Population Age 18+	8,465	56,889	97,732
2025 Median Age	36	38	39
2030 Median Age	37	38	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,646	\$116,082	\$117,056
Average Household Income 25-34	\$113,588	\$149,440	\$151,066
Median Household Income 35-44	\$114,724	\$154,879	\$158,389
Average Household Income 35-44	\$150,733	\$186,182	\$191,301
Median Household Income 45-54	\$125,614	\$170,202	\$170,999
Average Household Income 45-54	\$165,315	\$206,291	\$207,147
Median Household Income 55-64	\$130,846	\$166,512	\$166,694
Average Household Income 55-64	\$169,511	\$199,511	\$199,243
Median Household Income 65-74	\$77,188	\$101,683	\$108,705
Average Household Income 65-74	\$114,689	\$132,845	\$143,268
Average Household Income 75+	\$82,363	\$88,915	\$99,063

Population By Age





05 Company Profile
Company Bio
Broker Profile

VICTORIAN PEAKS

COMPANY PROFILE

Established in 2001, Trevey Commercial Real Estate is a boutique brokerage specializing in investment properties, land brokerage, and commercial leasing throughout Colorado's dynamic market. With over 20 years of proven success, we provide expert Seller/Landlord Representation, Buyer/Tenant Representation, Investment Property Analysis, and Commercial Real Estate Consultation. Our personalized approach ensures each client receives tailored service, making us a trusted partner dedicated to your success in every transaction, regardless of size or complexity.



David Marulli *Director of Capital Markets*
david@trevey.com (720) 298-2840

David Marulli has successfully handled over \$1 billion in commercial real estate transactions, representing numerous buyers, investors, tenants, and landlords throughout his 30+ year career.

His comprehensive understanding of the industry, including real estate consulting, investment property strategies, and expertise in 1031 exchanges, makes him an invaluable member of the Trevey Commercial Real Estate team. David has held real estate licenses in four states and currently maintains active licenses in both Colorado and Florida.



Tommy Daher *Associate Broker*
tommy@trevey.com (303) 916-8231

Tommy Daher joined Trevey Commercial Real Estate in the summer of 2021 as an intern while studying at the University of Colorado Boulder. After graduating in the spring of 2023 with a dual degree in Commercial Real Estate and Finance, he transitioned into a full-time role as an Associate Broker.

Since then, Tommy has successfully been involved in transactions totaling over \$21 million in deal value. He specializes in a range of commercial real estate services, including site selection, development, leasing, sales and acquisitions, and contract negotiations. Tommy is known for his responsiveness, attention to detail, and ability to craft win-win solutions for landlords, tenants, buyers, and sellers alike.



Mitch Trevey *Managing Director*
mitch@trevey.com (303) 619-7192

Mitch Trevey is an expert in land and commercial real estate brokerage and development, trusted by the area's most discerning clients. As the founder of the firm, Mitch combines his knowledge, passion, and expertise in the industry with strategic resources to deliver results in the rapidly growing and changing Denver area market. Taking the time to fully understand his client's needs, Mitch has developed a loyal following of repeat and referral clientele. With a reputation of honesty and attention to detail supported by solid communications and hard work, those who elect Mitch's representation can expect a high quality personal and professional experience.



Dusty Connelley *Administrative Director*
dusty@trevey.com (303) 841-1400

Dustyn ("Dusty") Connelley began her real estate career nearly 20 years ago in the Denver commercial real estate industry. She gained experience with a leading REIT and spent over a decade supporting one of Denver's top brokerage teams, building an extensive background in business operations, new business development, marketing, graphic design, and transaction management. Today, as Trevey Commercial Real Estate's Administrative Director and a licensed broker and notary, Dusty plays a key role in project leasing, sales, property management, and client service, supporting the firm's full-service approach and commitment to excellence.

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