



INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	10165 W 59th Ave. Arvada, CO 80004
# of Units	16
Building Size	14,225 SF
Lot Size	21,170 SF
Year Built	1970
Roof	Pitched
Building Type	Brick
HVAC	Boiler
Zoning	R-M
Off-Street Parking	19 Spaces

PROPERTY HIGHLIGHTS

- All 2 bedroom units
- Pitched roofs
- Previously renovated
- Well-located

10165 W. 59th Avenue is a well-maintained multifamily asset in one of Arvada's most sought-after neighborhoods. The property features 16 spacious two-bedroom units and ample parking.

Largely renovated several years ago, the property benefits from modern upgrades and has maintained it's overall appeal.

Located in a prime part of Arvada, 10165 W. 59th Avenue is minutes from Olde Town Arvada, major transportation corridors, and a wide variety of retail, dining, and recreation options. Strong neighborhood fundamentals, combined with steady tenant demand for quality two-bedroom units, support this as a solid asset for any future investor.





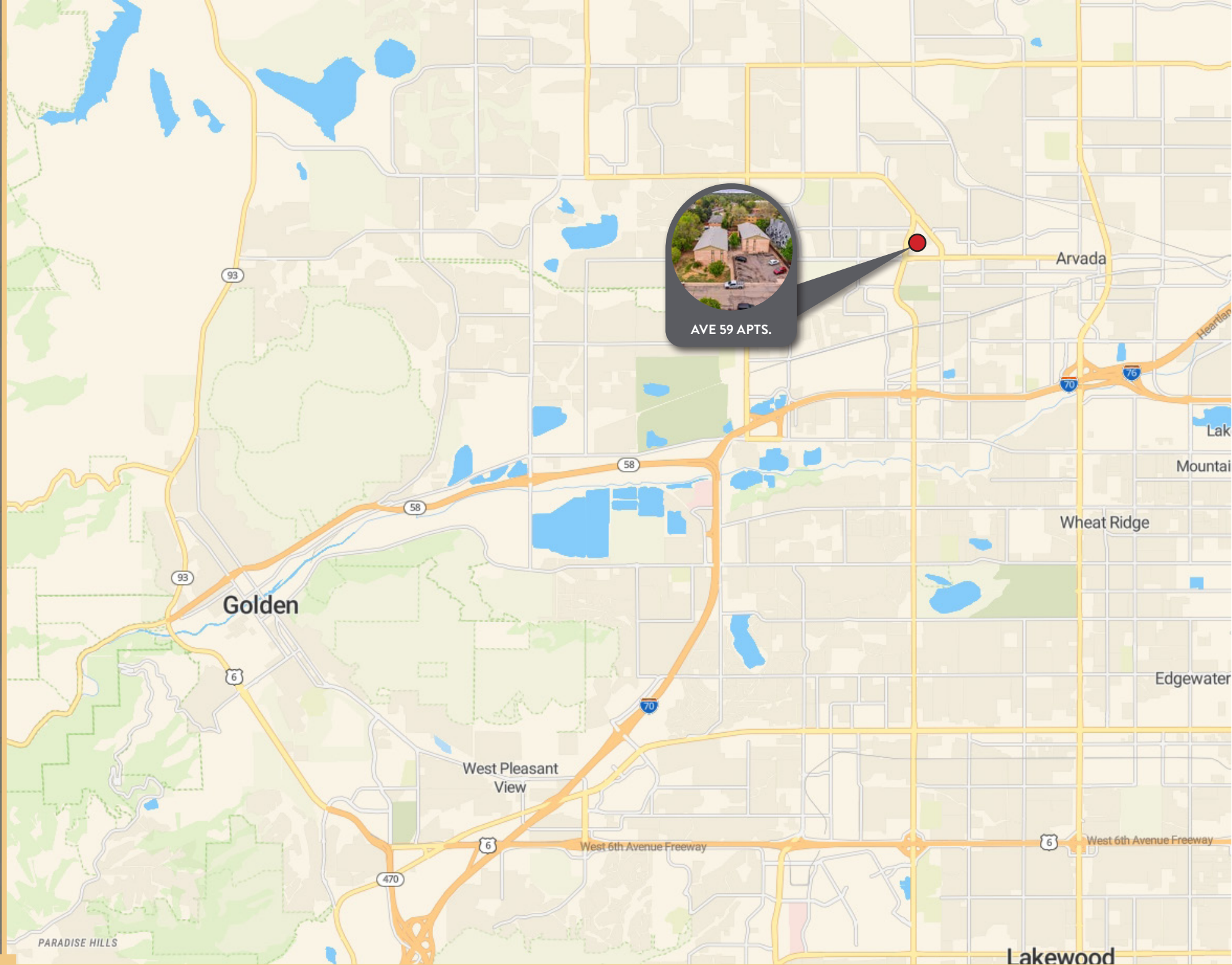




LOCATION OVERVIEW



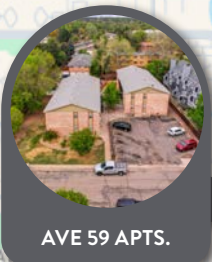
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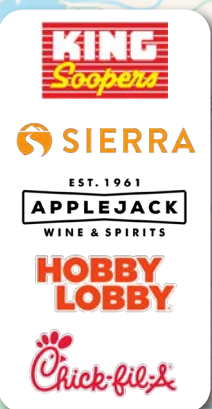
AVE 59 APTS.

CODY PARK

PARADISE HILLS



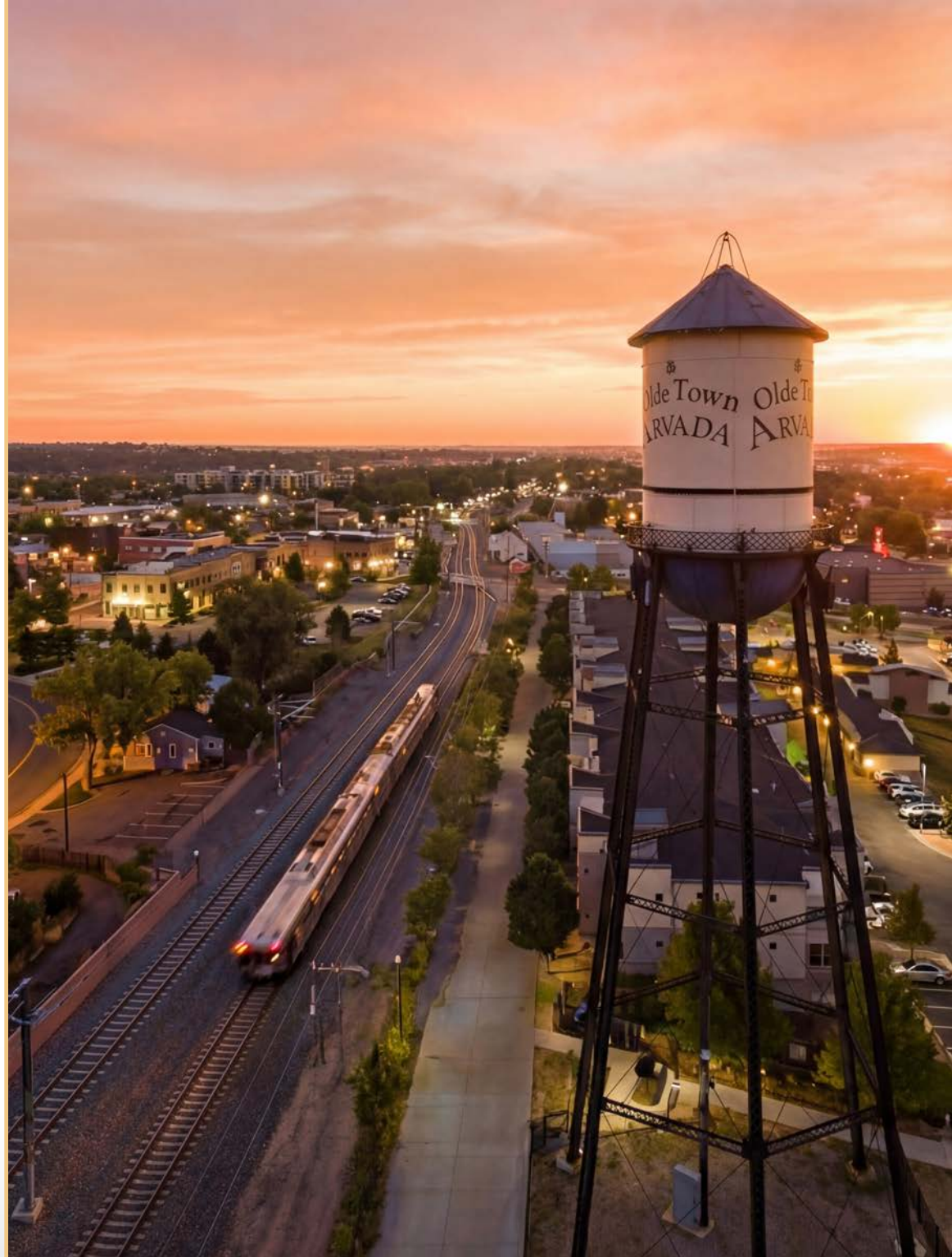
AVE 59 APTS.



ARVADA

Located just northwest of Denver, Arvada offers a premier lifestyle that balances historic small-town character with the sophisticated amenities of a major metropolitan submarket. Known for its high quality of life and strong community engagement, the city is a primary draw for young professionals and families seeking a suburban retreat without sacrificing connectivity. At its heart lies Olde Town Arvada, a vibrant, walkable downtown district featuring a curated mix of local breweries, artisanal dining, and boutiques. This historic hub serves as a central gathering place, hosting year-round community festivals and farmers markets that reinforce Arvada's reputation as one of the most welcoming and stable communities in the Front Range.

Strategically positioned as the “Gateway to the Rockies,” Arvada provides residents with unparalleled access to both urban employment centers and world-class outdoor recreation. The city is bisected by the RTD G-Line commuter rail, offering a seamless 20-minute transit link to Denver Union Station, while major thoroughfares like I-70 and Highway 93 provide direct routes to the mountains and nearby Boulder or Golden. With over 150 miles of hiking and biking trails and 90 parks—including the sprawling Ralston Creek Trail—Arvada caters to an active demographic. This blend of transit-oriented development, a robust median household income of approximately \$117,348, and highly-rated schools makes Arvada an essential cornerstone of the Denver MSA's continued growth and a resilient target for real estate investment.





INVESTMENT ANALYSIS



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AVENUE 59 APTS. - UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	CURRENT MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
2Bd/1Ba	16	850	\$1,396	\$22,336	\$1,445	\$23,120
TOTALS	16	13,600		\$22,336		\$23,120

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$267,936	\$277,440
Vacancy (5%)	(\$13,397)	(\$13,872)
RUBS (2)	\$19,186	\$19,186
Pet Rent (2)	\$1,369	\$1,369
Parking Income (2)	\$1,448	\$1,448
Cleaning/Damage Charges (2)	\$3,071	\$2,000
Late Fees (2)	\$2,527	\$1,500
Lease Termination Fee (2)	\$6,778	\$3,000
Misc (2)	\$2,598	\$1,500
GROSS RENTAL INCOME	\$291,516	\$293,571

EXPENSES	CURRENT	PRO FORMA
Property Tax (1)	\$18,105	\$18,105
Insurance (3)	\$15,200	\$15,200
Gas/Electric (2)	\$7,556	\$7,556
Water/Sewer (2)	\$8,521	\$8,521
Trash (7)	\$4,200	\$4,200
Lawn/Snow (2)	\$3,484	\$3,484
Management (2)(4)	\$15,174	\$18,450
Cleaning (2)(8)	\$6,440	\$4,800
Repairs/Maint. (6)(5)	\$35,899	\$16,000
Marketing (est.)	\$3,500	\$3,500
Legal (est.)	\$2,000	\$2,000
Admin/Misc. (2)	\$3,534	\$1,500
TOTAL EXPENSES	\$123,613	\$103,315
TOTAL EXPENSES / UNIT	\$7,726	\$6,457
NET OPERATING INCOME	\$167,903	\$190,255



1. Pulled from Jefferson County Property Assessor
2. Pulled from T-12
3. Estimated at \$950 per unit
4. Estimated at 7% of ERI
5. Pro forma estimated at \$1,000 per unit
6. Capex Adjusted T-12 (see next page)
7. Estimated at \$350 per month
8. Estimated at \$400 per month

AVENUE 59 APTS. - INVESTMENT ANALYSIS

UNADJUSTED R&M:		T-12 ACTUALS	
	\$67,569		
R&M - Plumbing 11-25	(\$18,450)	Insurance	\$20,293
R&M - Plumbing 2-26	(\$1,019)	Trash	\$11,793
Painting 6-25	(\$2,788)	Marketing	\$7,025
Maint. Services Labor (1/2)	(\$7,783)	Legal	\$5,057
Flooring Replacement 6-25	(\$1,628)		
ADJUSTED R&M:	\$35,899		

FINANCIAL ANALYSIS	CURRENT	PRO FORMA
Net Operating Income	\$167,903	\$190,255
Projected Debt Service	(\$126,733)	(\$126,733)
Before Tax Cash Flow	\$41,170	\$63,522
Cash-on-Cash Return	4.3%	6.7%
Principal Reduction	\$21,631	\$21,631
Total Return	\$62,801	\$85,154
CAP RATE	6.2%	7.0%

INVESTMENT SUMMARY	
List Price	\$2,710,000
Price/Unit	\$169,375
Price/SF	\$191

FINANCING	
Loan Amount (65%)	\$1,761,500
Down Payment (35%)	\$948,500
Interest Rate	6.00%
Amortization	30 Years



COMPARABLE SALES



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COMPARABLE SALES

COMPARABLE SALES



SUBJECT PROPERTY
10165 W 59th Ave., Arvada, CO 80004

Sale Date	JUST LISTED
List Price	\$2,710,000
# Units	16
Price/Unit	\$169,375
Price/SF	\$191
Unit Mix	16 - 2 Bd / 1 Ba



10900 W 44th Pl
Wheat Ridge, CO 80033 **#1**

Sale Date	3/4/26
Sale Price	\$1,500,000
# Units	7
Price/Unit	\$214,286
Price/SF	\$234
Unit Mix	7 - 2 Bd / 1 Ba



9945-9955 W 59th Pl
Arvada, CO 80004 **#2**

Sale Date	1/7/26
Sale Price	\$1,465,000
# Units	8
Price/Unit	\$183,125
Price/SF	\$203
Unit Mix	6 - 2 Bd / 1 Ba 2 - 3 Bd / 1 Ba



8662-8682 W 51st Ave
Arvada, CO 80002 **#3**

Sale Date	12/15/25
Sale Price	\$2,565,000
# Units	12
Price/Unit	\$213,750
Price/SF	\$229
Unit Mix	12 - 2 Bd / 1 Ba



7750 W 61st Ave
Arvada, CO 80004 **#4**

Sale Date	9/3/25
Sale Price	\$3,550,000
# Units	16
Price/Unit	\$221,875
Price/SF	\$268
Unit Mix	16 - 2 Bd / 1 Ba



4560-4572 Everett St.
Wheat Ridge, CO 80033 **#5**

Sale Date	6/16/25
Sale Price	\$242,857
# Units	7
Price/Unit	\$242,857
Price/SF	\$291
Unit Mix	1 - 1 Bd / 1 Ba 6 - 2 Bd / 1 Ba

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) 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. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 10165 W 59th Ave., Arvada, CO 80004 (the "Property") 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 NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors 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. NorthPeak Commercial Advisors 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 NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. 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, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors 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. NorthPeak Commercial Advisors 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 its 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, duplicate, 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 NorthPeak Commercial Advisors. 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 NorthPeak Commercial Advisors at your earliest convenience.



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