

765Moss

GOLDEN, COLORADO

GOLDEN OWNER-USER OFFICE/WAREHOUSE



765 MOSS STREET | GOLDEN, CO 80401
Confidential Offering Memorandum





The information the subject property contained herein ("Property") provided by Quiver Investments, LLC may be used only by parties approved by Quiver Investments, LLC and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees i) to return it to Quiver Investments, LLC immediately upon request of Quiver Investments, LLC or the Owner, and ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Quiver Investments, LLC or the Owner. The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the expressed written consent of Quiver Investments, LLC. This information is presented to you for your information only to determine if you are interested in pursuing this investment opportunity. The material is based in part upon information supplied by the Owner and in part upon information obtained by Quiver Investments, LLC from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provision contained herein. No warranty or representation, expressed or implied, is made by the Owner, Quiver Investments, LLC, or any of their respective affiliates as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous materials on the Property. The Owner and Quiver Investments, LLC expressly reserve the right, at their sole discretion, to reject any or all expressions of interest, or offers to purchase the Property and/or terminate discussions with any party at any time with or without notice. The Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property, unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. Quiver Investments, LLC is not authorized to make any representations or agreements on behalf of the Owner. The terms and conditions set forth apply to the Offering Memorandum in its entirety. Quiver Investments, LLC is acting as the exclusive Agent for the Seller in this transaction.



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EXCLUSIVELY PRESENTED BY:

Ben Swanson, Co-Founder
(970) 218-5219
ben.swanson@quiverinvestments.com

John Witt, Co-Founder
(303) 748-8390
john.witt@quiverinvestments.com

EXECUTIVE SUMMARY

765 Moss Street presents a rare opportunity to acquire a well-located, stand-alone industrial building in one of the west metro's most desirable and supply-constrained submarkets. Located near Golden, the 11,875 SF facility is ideally suited for owner-users seeking a highly functional property with excellent regional access, strong visibility, and long-term positioning within a proven industrial corridor.

The building's practical design and versatility allow it to accommodate a broad range of industrial and service-oriented operations. This flexibility supports both immediate usability and long-term liquidity, as functional industrial product in the west Denver market continues to experience consistent demand across multiple user types.

A defining advantage of the property is its connectivity and exposure. Immediate access to I-70, Colfax Avenue, and 6th Avenue enables efficient distribution throughout the west side of the Denver metro area and across the Front Range. Interstate visibility provides meaningful branding and signage potential, a feature that distinguishes the asset from many comparable industrial properties and enhances its value to owner-occupants.

More broadly, the west Denver submarket remains highly sought after by businesses seeking proximity to Denver's population base while maintaining access to Golden, the foothills, and major commuter routes. Continued redevelopment and investment throughout the surrounding corridor further strengthen the property's long-term fundamentals and support sustained value preservation.

765 Moss Street offers a compelling combination of functionality, accessibility, and location within a market where opportunities to acquire stand-alone industrial buildings of this scale are increasingly limited.

PROPERTY HIGHLIGHTS

-  **PRICE**
Contact Broker
-  **SF**
11,875
-  **CLEAR HEIGHT**
16 feet
-  **OVERHEAD DOORS**
(1) dock-high and (1) drive-in
-  **COUNTY**
Jefferson
-  **ZONING**
Planned Development
-  **ROOF**
Replaced in 2017
-  **HVAC**
Replaced in 2020
-  **UPGRADED**
Electrical System



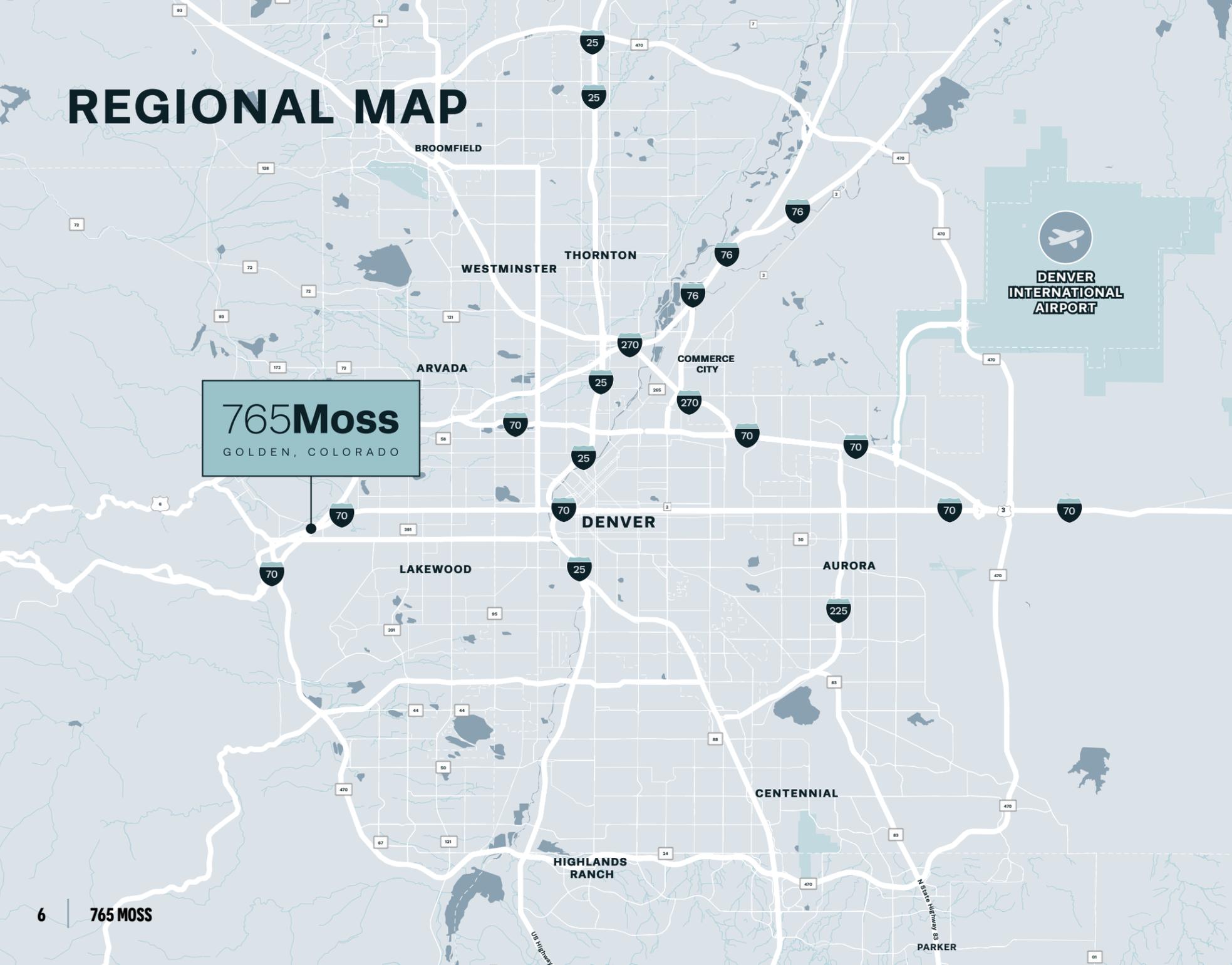
ZONING OVERVIEW

PERMITTED USES:

The site is zoned Planned Development via the Pleasant View Official Development Plan (CASE No. Z94-40, Map No. 78) recorded January 18, 1995 at Reception No. F0007088. Permitted Uses (per the Official Development Plan):

1. Storage of commodities manufactured, processed or fabricated on the site. Equipment, supplies and materials used in the manufacture or the resale of any commodities on the premises. Storage of any materials or equipment will be facilitated within the building.
2. Manufacturing or fabrication of parts for electronic equipment, business equipment or medical equipment.
3. The assembly of machines or equipment manufactured or sold on the premises.
4. Wholesale sales, warehousing of any commodities except the following:
 - a. Live animals, commercial explosives or bulk storage of flammable liquids or gases.
 - b. Sales, warehousing of junk, including machinery or vehicles not in operating condition, will be permitted within the building only.
5. Repair, maintenance of small machinery or appliances.
 - a. Live animals, commercial explosives or bulk storage of flammable liquids or gases.
 - b. Sales, warehousing of junk, including machinery or vehicles not in operating condition, will be permitted within the building only.
6. Retail/showroom of any commodities to be sold on premises.
7. Studio for custom work for making articles to be sold at retail on the premises, provided all work areas and storage facilities are enclosed as part of the main building.
8. Rental services, but not including equipment with motors of more than twenty (20) horsepower.
9. Printing establishments.
10. Governmental buildings
11. Temporary Uses:
 - a. Temporary construction trailers are permitted, provided they are removed from the site within 30 days of issuance of the C.O.

REGIONAL MAP



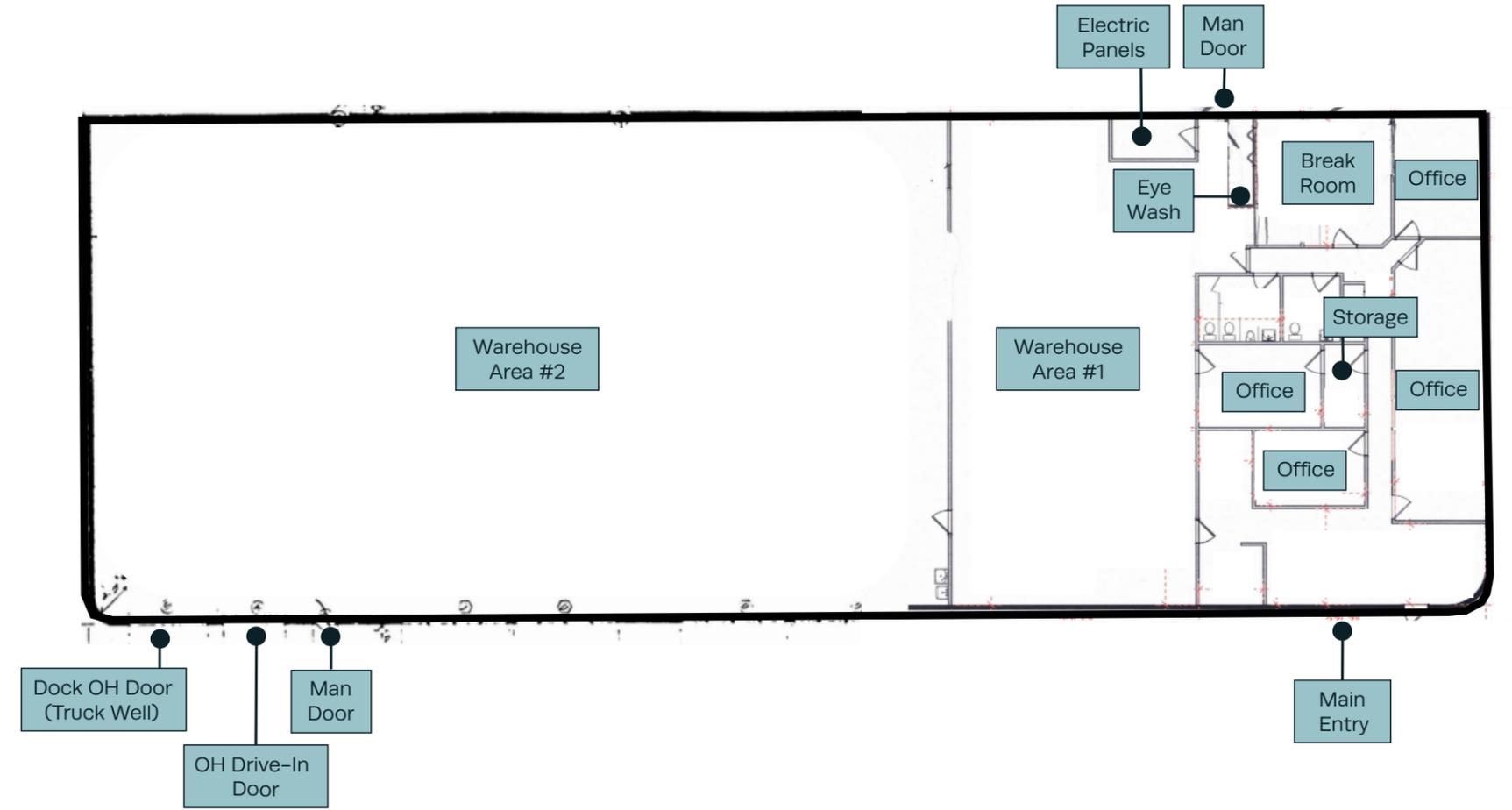
LOCAL MAP



SITE AERIAL

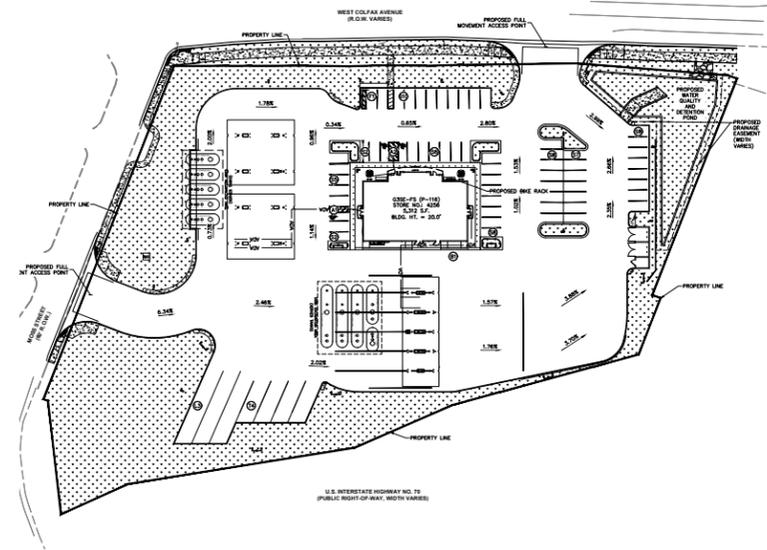


FLOOR PLAN



NEARBY DEVELOPMENT

SITE PLAN



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DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
POPULATION			
2010 Population	25,215	99,389	427,929
2023 Population	32,278	138,100	526,762
2028 Population Projection	34,306	146,302	543,414
Median Age	37.8	38.8	39
HOUSING			
2010 Households	9,523	36,210	158,281
2023 Households	12,512	50,902	194,811
INCOME			
Avg Household Income	\$118,279	\$144,004	\$138,697
Median Household Income	\$96,973	\$118,751	\$114,922

GOLDEN / WHEAT RIDGE INDUSTRIAL SUBMARKET OVERVIEW

WEST DENVER INDUSTRIAL CORRIDOR

765 Moss Street is located within the highly supply-constrained Golden / Wheat Ridge industrial submarket, one of the most established and desirable infill industrial corridors in the Denver metropolitan area. Positioned immediately west of Denver along Interstate 70, 6th Avenue, and Colfax Avenue, the submarket provides exceptional regional connectivity while maintaining close proximity to dense population centers, established commercial districts, and major transportation routes serving the Front Range.

Unlike newer industrial development concentrated near Denver International Airport and the eastern metro, Golden and Wheat Ridge function primarily as an infill market characterized by limited developable land, mature infrastructure, and long-standing industrial zoning. Proximity to the foothills and surrounding residential neighborhoods creates meaningful barriers to new construction, supporting strong occupancy levels and long-term supply constraints across the submarket.

Industrial inventory in the area is predominantly small to mid-bay warehouse and flex product suited to contractors, service providers, specialty manufacturers, and last-mile distribution users that prioritize central access and operational efficiency over large building footprints. This user profile aligns closely with the functional design and accessibility of 765 Moss Street, reinforcing the property's appeal to owner-users and local operators seeking a well-located west-metro presence.

With limited opportunities for new development and continued demand for centrally located industrial space, the Golden / Wheat Ridge submarket remains one of the most stable and resilient industrial environments in the Denver region, supporting long-term occupancy, rental durability, and sustained investor interest.



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ABOUT QUIVER INVESTMENTS:

Quiver Investments, LLC, is a Denver-based investment sales firm founded on the principles of transparency, accuracy, and trust. The team of professionals at Quiver Investments takes an active and transparent role in advising their clients from around the globe on the acquisition and disposition of commercial real estate investment properties located in Western US. The team challenges each other daily to provide a quiver of resources to our clients by leveraging the latest technology to deliver accurate underwriting analysis, aggressively source new buyers and sellers, and efficiently manage each transaction. Our team also has a network of third-party legal, financial, and professional vendors to aid our clients in fully evaluating their assets, and our hands-on approach means that our team is actively involved throughout the deal cycle and transaction. At Quiver Investments, we prefer to be thought of more as advisors and partners by challenging the status quo of brokerage.