# 9101 PEARL STREET
THORNTON, CO 80229

**$1,730,000**
FOR SALE

**6.62% CAP RATE**
NEW ELEVATOR


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# PROPERTY **HIGHLIGHTS**

| | |
|---|---|
| Address | 9101 Pearl Street<br>Thornton, CO 80229 |
| Property Type | Office |
| Sale Price | $1,730,000 |
| Building SF | 25,800 SF |
| Rentable Building SF | 23,051 SF |
| Lot Size | 2.03 Acres |
| NOI | $114,437.73 |
| Cap Rate | 6.62% |
| Taxes (2024) | $64,208.16 |
| Building Zoning | CC |
| Year Built | 1982 (Renovated 2011) |

**PROPERTY DESCRIPTION**

The Pearl Professional Building features newly renovated common areas, common conference room, a paved lot, radiant heat HVAC, 24/7 building access, stucco exterior, and is landscaped. There is a T1 line available and retail amenities in the area. There is access to I-25 and access to Downtown Denver and Boulder Turnpike.

- Well-maintained, three-story professional office building with updated common areas. North metro location minutes from I-25, North Suburban Medical Center, and area retail.
- Approx. 2.03-acre site with ±92 surface parking spaces and recently resurfaced lot. Radiant heat HVAC, 24/7 building access, and on-site common conference room.

UNIQUE PROPERTIES TCN

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# FINANCIAL **OVERVIEW**

| | |
|---|---|
| Property Type | Office |
| Price Per SF | $67 per SF |
| Gross Income (Current) | $400,040.40 |
| Estimated Building Expenses (2025) | $285,602.67 |
| NOI | $114,437.73 |
| Cap Rate | 6.62% |
| Total Floors | 3 |
| Occupancy | 91.0% |
| Common Area Factor | ~ 11.92% |
| WALT | +/- 2.11 Years |

The Pearl Professional Building offers stable in-place cash flow with an 6.14% cap rate at $1,730,000 on a 91% leased, multi-tenant office asset. The current rent roll generates approximately $400,040.40 in annual base rent from a diversified mix of small professional users and rooftop telecom leases, reducing reliance on any single tenant and supporting predictable income. A weighted average remaining lease term of roughly 2.1 years balances near-term flexibility with ongoing stability.

Recent capital projects—including common-area renovations, rooftop HVAC work, and parking lot repairs and restriping—help limit near-term capital needs and make renewal decisions easier for existing tenants. The small-suite layouts, shared conference room, 24/7 access, and convenient north-metro location near I-25, Downtown Denver, and the Boulder Turnpike contribute to a strong history of tenant renewals.

For an investor, the upside is straightforward and credible: as suites naturally roll, there is an opportunity to capture modest rent increases and continue marking leases to market rather than relying on speculative vacancy or heavy repositioning. The combination of durable cash flow today and incremental value-add through renewals and rent growth makes Pearl a compelling long-term hold.


- 91.0% leased, three-story multi-tenant office building with ±23,051 RSF and a weighted average remaining lease term of approx. 2.1 years. Updated common areas and recent tenant TI buildouts.
- North metro location minutes from I-25, North Suburban Medical Center, and nearby retail amenities.
- Approx. 2.03-acre site with ±92 surface parking spaces and a recently resurfaced/restriped lot. Radiant heat HVAC, 24/7 access, and an on-site common conference room.
- Recent improvements include a rooftop HVAC replacement (2019), exterior repaint (2020), and third-floor common area carpet replacement (2024).

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# **RENT** ROLL

| | Unit | RSF | Annual Base Rent | Lease Start | Lease End |
|---|---|---|---|---|---|
| 1. | Roof (T-Mobile) | - | $13,784.16 | 12/18/2011 | 11/30/2027 |
| 2. | Roof 2 (Cingular Wireless) | - | $21,275.88 | 12/17/2018 | 12/17/2028 |
| 3. | Suite 100 | 1,520 | $27,359.88 | 12/1/2024 | 12/31/2026 |
| 4. | Suite 101/115 | 1,829 | $31,440.48 | 03/01/2018 | 03/31/2028 |
| 5. | Suite 104 | 1,905 | $31,432.56 | 01/01/2025 | 01/31/2030 |
| 6. | Suite 110 | 753 | $12,801.00 | 08/01/2024 | 08/31/2027 |
| 7. | Suite 117 | 779 | $0.00 | - | - |
| 8. | Suite 121 | 378 | $6,426.00 | 08/01/2024 | 07/31/2027 |
| 9. | Suite 125 | 366 | $5,124.00 | 10/01/2019 | M-T-M |
| 10. | Suite 127 | 241 | $4,746.00 | 11/01/2015 | 10/31/2027 |
| 11. | Suite 201 | 488 | $13,876.44 | 01/01/2025 | 12/31/2026 |
| 12. | Suite 205 | 665 | $0.00 | - | - |
| 13. | Suite 206 | 361 | $4,608.00 | 12/01/2019 | M-T-M |
| 14. | Suite 208 | 1,150 | $19,550.04 | 02/01/2021 | 03/31/2029 |
| 15. | Suite 210 | 701 | $13,445.16 | 08/01/2021 | 07/31/2027 |
| 16. | Suite 212 | 636 | $0.00 | - | - |
| 17. | Suite 217 | 2,319 | $40,491.00 | 07/01/2016 | 04/30/2033 |
| 18. | Suite 218 | 517 | $9,564.00 | 03/07/2000 | 10/31/2026 |
| 19. | Suite 227 | 368 | $6,642.24 | 07/01/2022 | 06/30/2028 |
| 20. | Suite 300 | 3,839 | $63,343.56 | 11/01/2020 | 10/31/2027 |
| 21. | Suite 320 | 2,023 | $35,402.52 | 01/01/2022 | 02/28/2027 |
| 22. | Suite 350 | 2,213 | $38,727.48 | 02/01/2016 | 07/31/2029 |
| **TOTALS** | | **23,051** | **$400,040.40** | **-** | **-** |

# FIRST **FLOOR**





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# SECOND **FLOOR**




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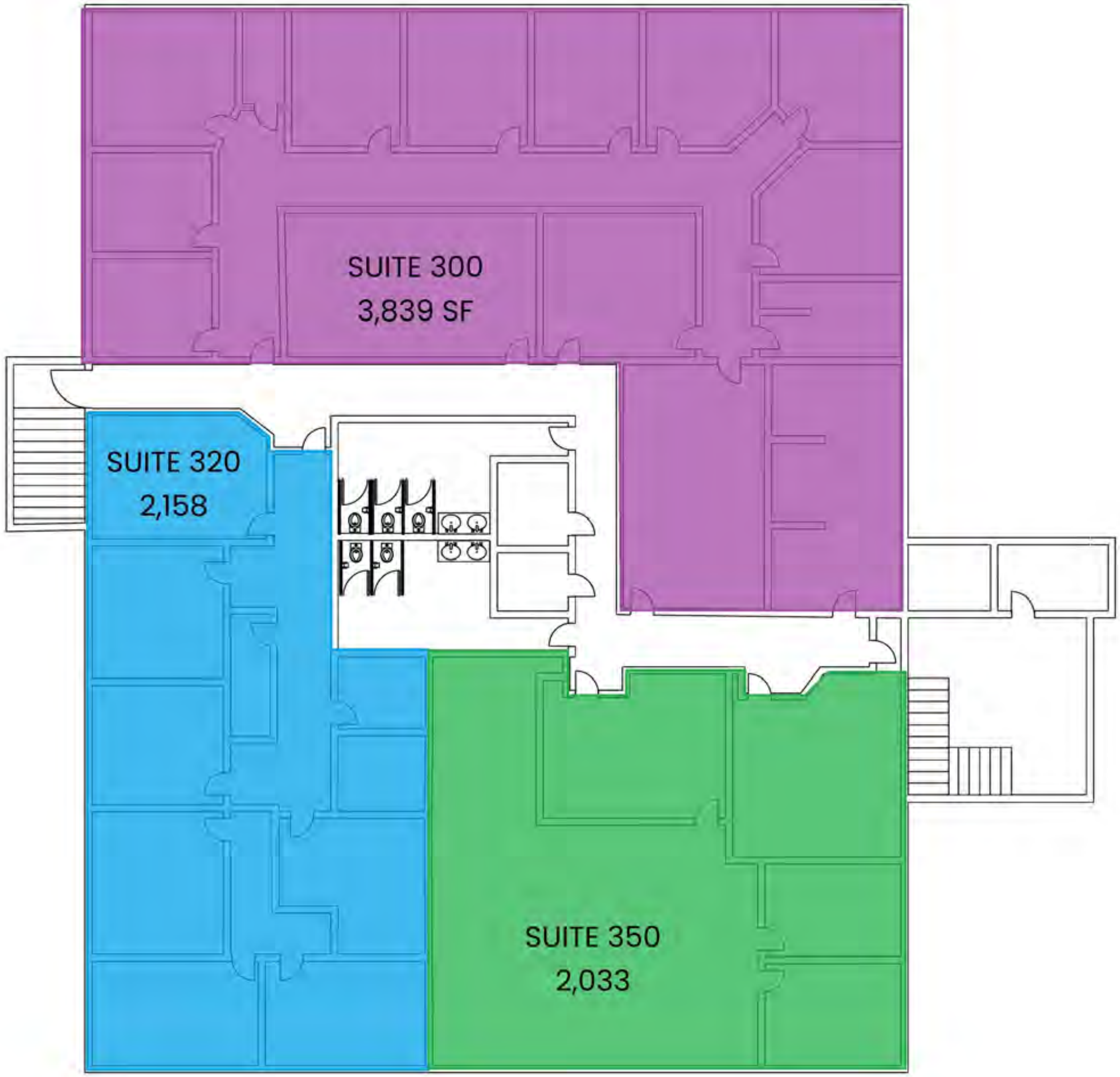
# THIRD **FLOOR**



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# AERIAL **MAP**




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# LOCATION **MAP**




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# LOCATION **OVERVIEW**


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