

1805 Kipling Street, Lakewood, CO

FOR SALE MEDICAL OFFICE

10,800 RBA Medical Office

Investment or Owner/User

65% Occupancy

40% Occupancy Option to Allow for SBA User

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Property Summary

1805 Kipling Street, Lakewood, CO

Location

Located between Downtown Denver and the western foothills, this sale offers a unique opportunity for a medical office user and/or value-add investor to acquire income property in the high-demand Crown Hill submarket.

Tenancy

Since purchasing in 2009, this property has been owned and occupied by multiple successful medical practitioners. The lease terms presented here detail their commitment to maintain tenancy after closing, with 3% annual escalations, and are flexible to fit the needs of the future owner. The building has medical infrastructure for reception, plumbing, and file storage, and also welcomes general office users.

Occupancy

All common areas are currently generating income, and offer potential for additional tenancy. The proforma included herein reflects income from 65% occupancy of the property. A new user is able to secure additional occupancy and SBA eligibility by absorbing common conference and work space.



Property Overview

1805 Kipling Street, Lakewood, CO

Listing Price \$2,200,000 (\$213 PSF)

Proforma Cap Rate 7.43%

Building Size 10,800 RBA

Lot Size 0.91 Acres

Year Built 1976

Zoning M-E-U

Parking 4:1,000SF

2022 Property Taxes \$30,675

Listed For Lease \$27.50 MG

Signage to Kipling Street

65% occupied -- option to downsize to 40%

occupied to allow for SBA user



Capital Improvements

- New breezeway, roof, and skylights 2017/2018
- New water heater 2023
- ADA accessible (first floor)
- Employee shower
- Large basement for file storage (not included in RBA)
- Masonry construction



Floor Plan and Vacancy

1805 Kipling Street, Lakewood, CO



Income Statement

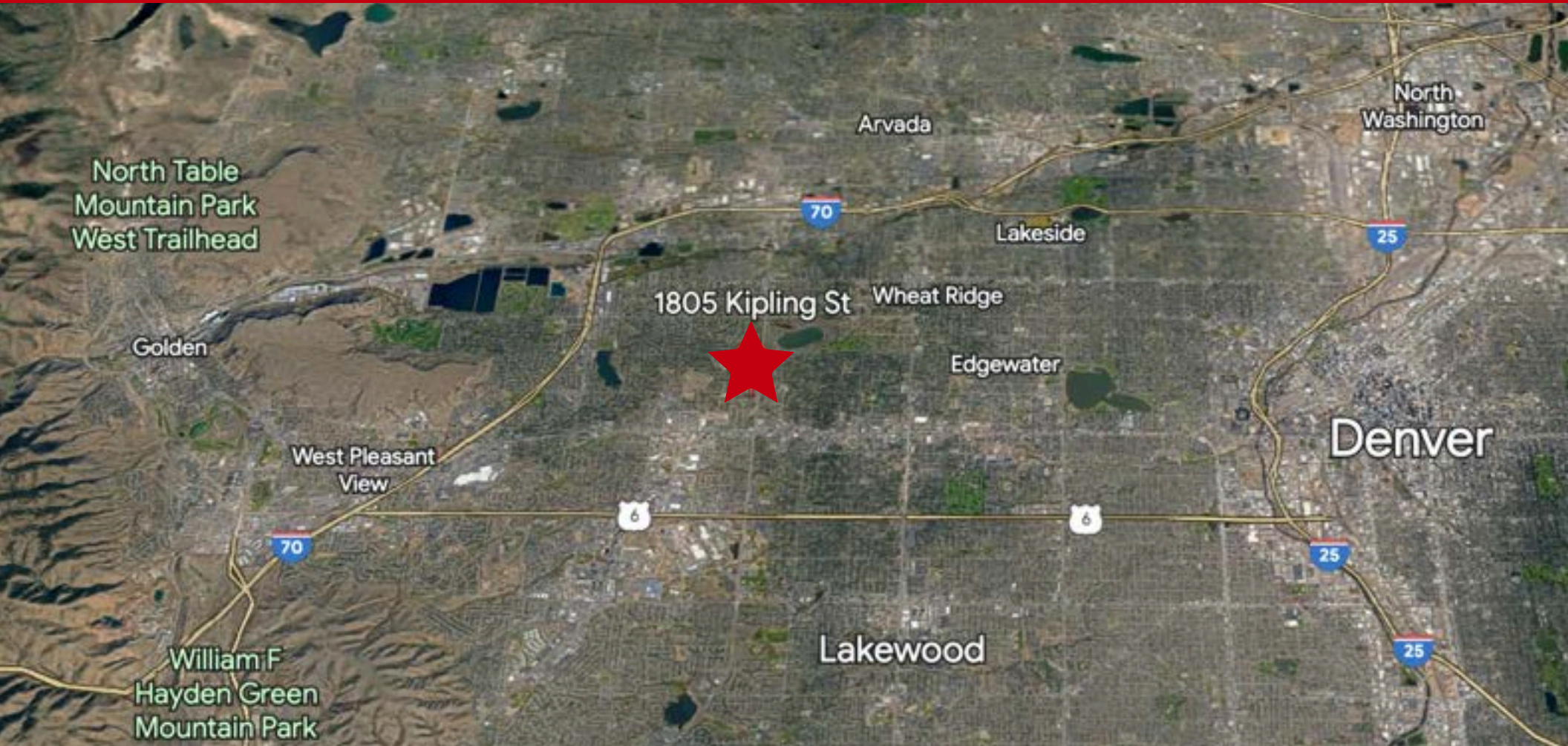
1805 Kipling Street, Lakewood, CO

	<u>Y1 Actual</u>	<u>Y1 Proforma</u>	<u>Y2 Proforma</u>	<u>Y3 Proforma</u>	<u>Y4 Proforma</u>
Income / Rent Roll					
Tenant 1 - 3,964 RSF - 4 Year	\$116,938.00	\$116,938.00	\$120,446.14	\$124,059.52	\$127,781.31
Tenant 2 - 1,108 RSF - 3 Year	\$32,686.00	\$32,686.00	\$33,666.58	\$34,676.58	\$35,716.87
Tenant 3 - 1,108 RSF - MTM	\$32,686.00	\$32,686.00	\$33,666.58	\$34,676.58	\$35,716.87
Tenant 4 - 227 RSF - MTM	\$9,000.00	\$6,696.50	\$6,897.40	\$7,104.32	\$7,317.45
Tenant 5 - 396 RSF - MTM	\$9,600.00	\$11,682.00	\$12,032.46	\$12,393.43	\$12,765.24
Tenant 6 - 208 RSF - MTM	\$6,600.00	\$6,136.00	\$ 6,320.08	\$6,509.68	\$6,704.97
Vacant / Leasable					
3,790 RSF	\$0.00	\$111,805.00	\$115,159.15	\$118,613.92	\$122,172.34
Potential Gross Income	\$207,510.00	\$318,629.50	\$328,188.39	\$338,034.04	\$348,175.06
Vacancy [Market 10%]	(\$0.00)	(\$31,862.95)	(\$32,818.84)	(\$33,803.40)	(\$34,817.51)
Effective Gross Income	\$207,510.00	\$286,766.55	\$295,369.55	\$304,230.63	\$313,357.55
Operating Expenses					
Property Taxes	\$29,859.34	\$29,859.34	\$30,755.12	\$31,677.77	\$32,628.11
Property / Liability Insurance	\$10,167.00	\$10,167.00	\$10,472.01	\$10,786.17	\$11,109.76
Utilities	\$28,254.64	\$28,254.64	\$29,102.28	\$29,975.35	\$30,874.61
Janitorial	\$13,800.00	\$13,800.00	\$14,214.00	\$14,640.42	\$15,079.63
Repairs / Maintenance [Proforma]	\$10,000.00	\$10,000.00	\$10,300.00	\$10,609.00	\$10,927.27
Trash	\$2,652.00	\$2,652.00	\$2,731.56	\$2,813.51	\$2,897.91
Landscaping/Snow	\$4,500.00	\$4,500.00	\$4,635.00	\$4,774.05	\$4,917.27
Water/Sewer [Proforma]	\$760.00	\$760.00	\$782.80	\$806.28	\$830.47
Property Management [Market 5%]	\$0.00	\$15,931.48	\$16,409.42	\$16,901.70	\$17,408.75
Total Operating Expenses	\$99,992.98	\$115,924.46	\$102,992.77	\$106,082.55	\$109,265.03
Net Operating Income	\$107,517.02	\$170,842.10	\$192,376.78	\$198,148.08	\$204,092.52
Capitalization Rate	<u>4.67%</u>	<u>7.43%</u>	<u>8.36%</u>	<u>8.62%</u>	<u>8.87%</u>



Location and Commute

1805 Kipling Street, Lakewood, CO



Arvada	10 minutes	Lakeside	12 minutes
.....
Wheat Ridge	7 minutes	Edgewater	7 minutes
.....
Lakewood	8 minutes	Downtown Denver	14 minutes

Demographics

1805 Kipling Street, Lakewood, CO

1 Mile

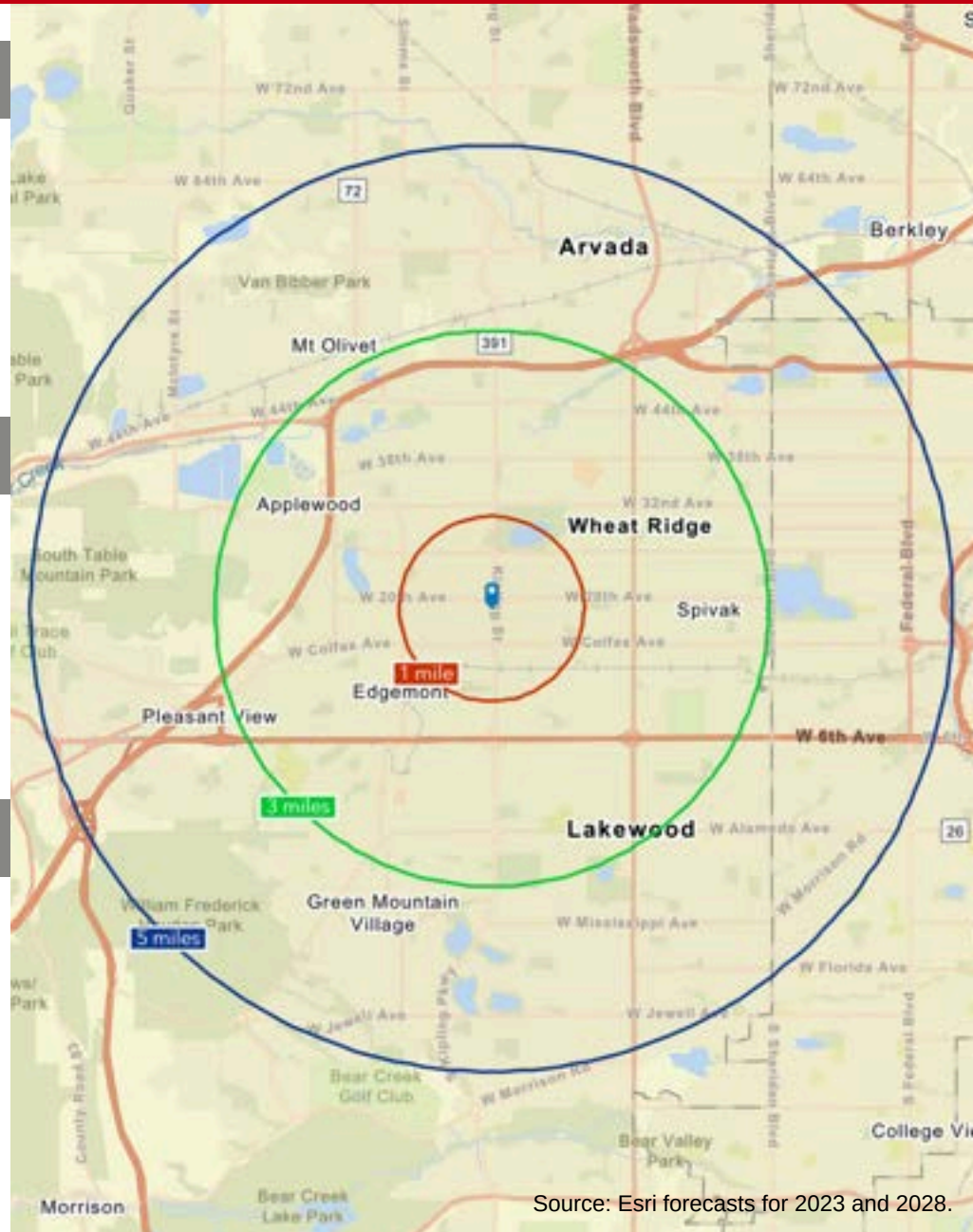
Population	12,195
Households	5,758
Average Household Income	\$99,744

3 Mile

Population	105,308
Households	47,144
Average Household Income	\$104,936

5 Mile

Population	320,715
Households	139,380
Average Household Income	\$111,615



Source: Esri forecasts for 2023 and 2028.



Neighborhood

1805 Kipling Street, Lakewood, CO



Crown Hill Lake

Crown Hill Park



1805 Kipling St



Disclosure

1805 Kipling Street, Lakewood, CO

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