



MAIN STREET FRISCO OFFICE

OFFERING MEMORANDUM

610 MAIN STREET, 610-12, FRISCO CO 80443

CO^{CO}CRAFT
— BROKERS —

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PROPERTY SUMMARY

Unique opportunity to purchase or lease commercial office space in the heart of Summit County, CO. Located on the second floor at 610 Main Street, Unit 610-12, this space is a great owner/user opportunity, especially for professionals seeking to invest in their own office space rather than paying annual rent. Originally built in 1984, the Property is 1,092 SF, with an open floor plan and a kitchenette. Previous use was an architect office, with custom built-in desks and workspaces. Central Core zoning allows for any professional service, medical office, health/wellness, therapy office, gallery, fitness studio, and more.

INVESTMENT SUMMARY

Offering Price	\$425,000 sale \$30 per foot
Unit SqFt	1,092
Year 1 NOI	\$28,169
Cap Rate	6.6%
Building	Mountain View Center
HOA	\$419 per month, \$4.60 psf



PROPERTY HIGHLIGHTS

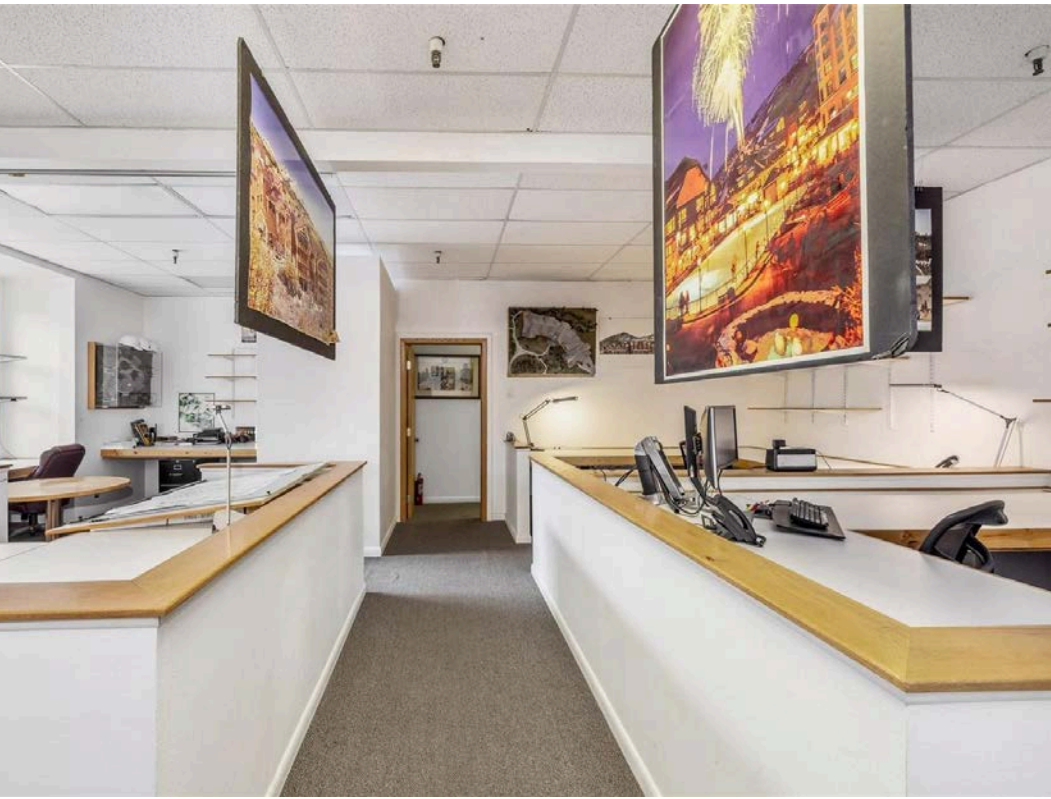
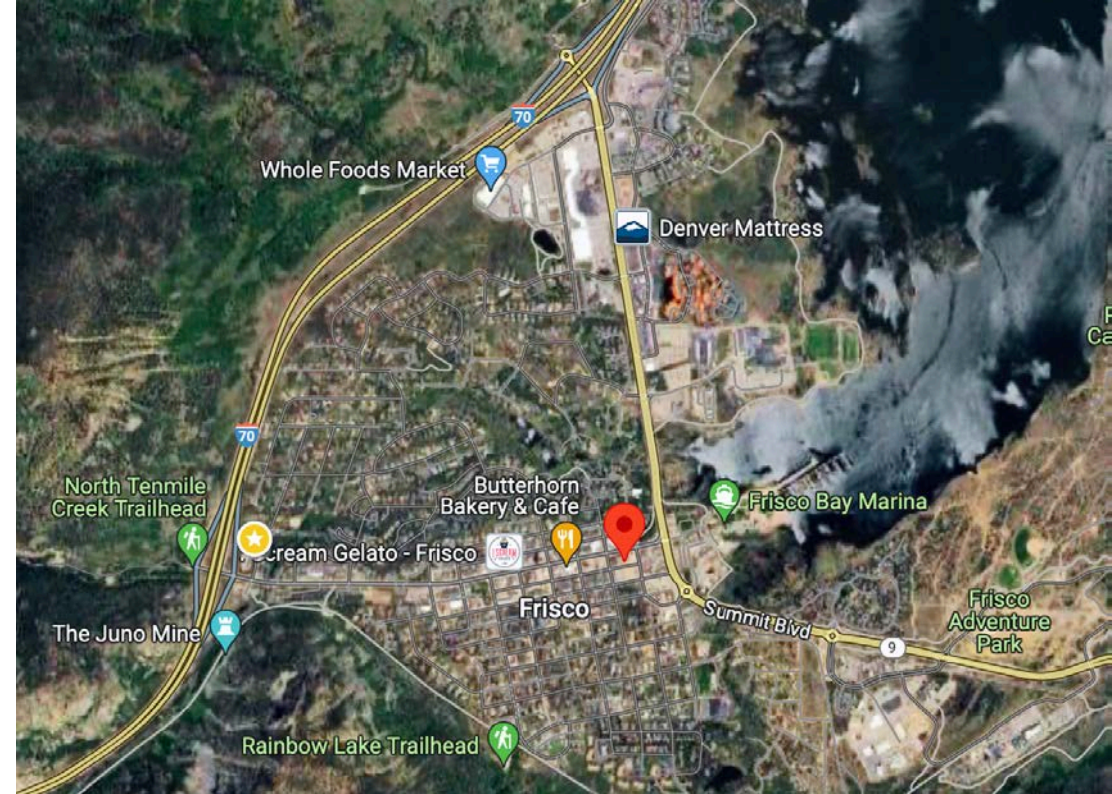
Second floor entry, shared bathrooms in hallway

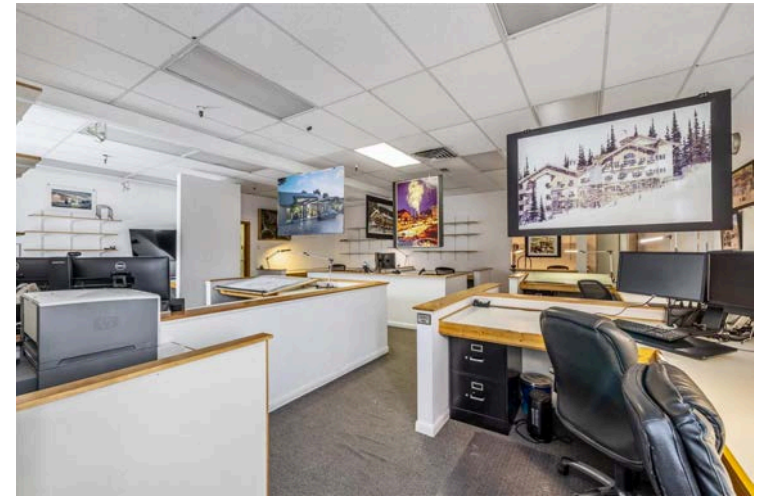
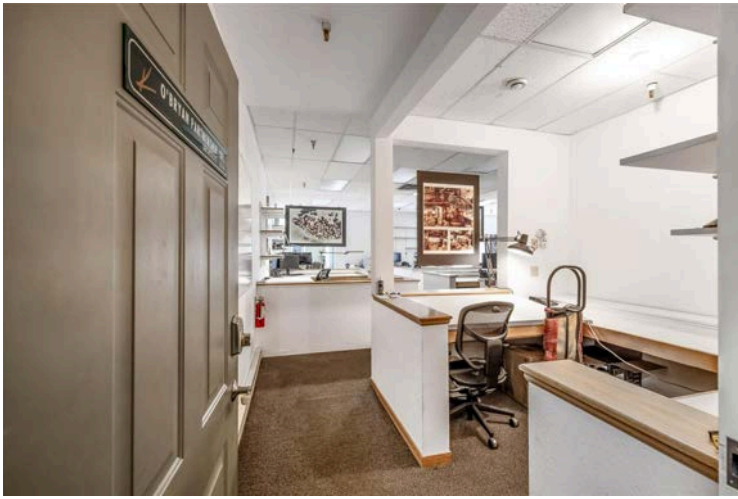
Built-in cubicles and workspaces for turnkey office use

Kitchenette with full size fridge, sink, and storage

Convenient Main Street location with ample parking and easy access

Offered for Sale or Lease, immediate possession





PURCHASE SCENARIO - OWNER/USER

ACQUISITION PRICE	
	\$425,000.00
NEW LOAN ASSUMPTIONS	
Loan Amount (60%)	\$255,000.00
Down Payment (40%)	\$170,000.00
Interest Rate	7.5%
Amortization Years	15
Annual Debt Service	\$28,367.00
Principal Reduction	\$9,566.00

UNDERWRITING ASSUMPTIONS

Unit square footage based on Summit County Assessor

Rental income based on market rate assumptions, assumes 2% per year annual increase over Year 1

Operating expenses (taxes & insurance), based on 2% per year annual increase over Year 1

CAM subject to change

Loan assumptions from local lender, inquire for more information

CASH FLOW PROJECTIONS - INVESTORS

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
BASE RENTAL REVENUE	\$32,760.00	\$33,415.00	\$33,415.00	\$33,415.00	\$33,415.00
VACANCY (5%)	\$1,638.00	\$1,671.00	\$1,671.00	\$1,671.00	\$1,671.00
GROSS OPERATING INCOME	\$31,122.00	\$31,744.00	\$32,379.00	\$33,027.00	\$33,687.00
OPERATING EXPENSES					
PROPERTY TAX	\$1,953.00	\$1,992.00	\$2,032.00	\$2,073.00	\$2,114.00
INSURANCE	\$1,000.00	\$1,020.00	\$1,040.00	\$1,061.00	\$1,082.00
CAM / HOA (TENANT PAYS)	\$5,024.00	\$5,024.00	\$5,024.00	\$5,024.00	\$5,024.00
TOTAL OPERATING EXPENSES	\$2,953.00	\$3,012.00	\$3,072.00	\$3,134.00	\$3,196.00
NET OPERATING INCOME	\$28,169.00	\$28,372.00	\$29,307.00	\$29,893.00	\$30,491.00
CAP RATE	6.6%				
CASH ON CASH RETURN	6.6%				

SALES COMPARABLES

842 N Summit Blvd #35, Frisco

SALE PRICE	\$592,000
SALE DATE	02/09/2024
SQUARE FOOTAGE	1,440
PRICE PER SF	\$411
PROPERTY TYPE	Retail Condo
FORMER TENANT	Dance Studio



620 Main Street #9, Frisco

SALE PRICE	\$425,000
SALE DATE	03/15/2023
SQUARE FOOTAGE	1,132
PRICE PER SF	\$375
PROPERTY TYPE	Office Condo
FORMER TENANT	EAS Services
GROSS RENT	\$28.45



60 Main Street Suite E, Frisco

SALE PRICE	\$325,000
SALE DATE	01/30/2024
SQUARE FOOTAGE	592
PRICE PER SF	\$549
PROPERTY TYPE	Retail Condo
FORMER TENANT	EAS Services



211 E Main Street, Suite 3, Frisco

SALE PRICE	\$750,000
SALE DATE	01/31/2024
SQUARE FOOTAGE	1,062
PRICE PER SF	\$706
PROPERTY TYPE	Retail Condo
FORMER TENANT	Unknown

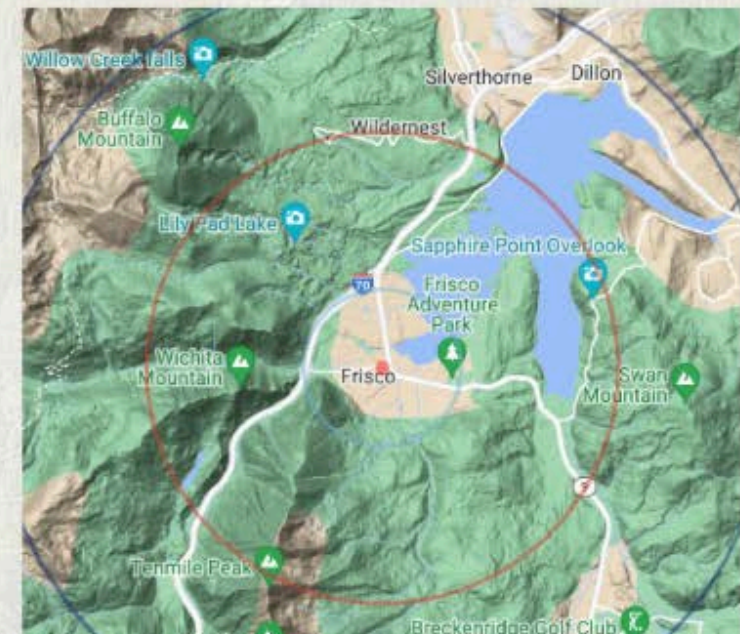


DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,831	3,921	11,962
2010 Population	3,037	4,524	13,221
2024 Population	3,217	4,788	15,012
2029 Population	3,227	4,784	15,076
2024-2029 Growth Rate	0.06 %	-0.02 %	0.09 %
2024 Daytime Population	4,748	5,681	16,433

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,195	1,642	4,551
2010 Total Households	1,425	2,073	5,606
2024 Total Households	1,531	2,200	6,278
2029 Total Households	1,543	2,215	6,373
2024 Average Household Size	2.06	2.15	2.38
2024 Owner Occupied Housing	987	1,409	4,008
2029 Owner Occupied Housing	1,028	1,467	4,211
2024 Renter Occupied Housing	544	791	2,270
2029 Renter Occupied Housing	515	747	2,162
2024 Vacant Housing	1,931	3,081	6,281
2024 Total Housing	3,462	5,281	12,559

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	19	38	115
\$15000-24999	19	66	155
\$25000-34999	73	88	406
\$35000-49999	125	134	389
\$50000-74999	196	357	870
\$75000-99999	186	257	648
\$100000-149999	342	581	1,501
\$150000-199999	127	217	805
\$200000 or greater	444	462	1,389
Median HH Income	\$ 116,442	\$ 109,315	\$ 113,525
Average HH Income	\$ 174,459	\$ 152,419	\$ 155,292



CITY OF FRISCO

INCORPORATED

12/2/1880

AREA

CITY	1.8 SQ MI
LAND	1.7 SQ MI
ELEVATION	9097 FT

POPULATION

POPULATION	2,913
ESTIMATE (2022)	2,804
DENSITY	1,679.00 SQ MI



ABOUT FRISCO

Frisco is a home rule municipality located in Summit County, Colorado, United States. The population was 2,913 at the 2020 census. Frisco is a part of the Breckenridge, CO Micropolitan Statistical Area.



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE COLORADO CRAFT BROKERS ADVISOR FOR MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:



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