

THE WILD GAME Entertainment Experience

1204 Bergen Parkway, Evergreen, CO



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OFFERING MEMORANDUM





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The Wild Game®
ENTERTAINMENT EXPERIENCE



The Wild Game

1204 Bergen Parkway, Evergreen, CO

PROPERTY INFORMATION

EXECUTIVE SUMMARY

Centennial Advisers is pleased to present the opportunity to acquire 1204 Bergen Parkway, a premier single tenant entertainment and dining destination in Evergreen, Colorado. Home to The Wild Game Entertainment Experience this asset represents a rare chance to own a dominant, community-focused property with a robust business model in an affluent, high-barrier-to-entry mountain market.

The property's unique appeal is driven by its diverse mix of activities, including bowling, pickleball, an arcade, and event spaces, making it the sole comprehensive entertainment venue in the area. This one-of-a-kind positioning generates consistent, high-volume traffic and creates a durable income stream supported by multiple revenue centers, offering a stable cushion on top of the core real estate investment.

Strategically located directly off I-70 and just 20 minutes from metro Denver, the asset benefits from exceptional accessibility. It serves the affluent Evergreen community, capturing a loyal customer base with significant discretionary spending power that ensures sustained demand for the property's unique entertainment and dining options.

1204 Bergen Parkway represents an exceptional opportunity to acquire an irreplaceable, cash-flowing asset with a proven operational model. For an investor or operator, this property provides a strong business with its real estate, capitalizing on its status as a beloved community hub in one of Colorado's most desirable and accessible mountain towns.

\$4,500,000

SUGGESTED MARKETING PRICE

\$183.67

PRICE/SF

100%

OCCUPANCY

PROPERTY OVERVIEW

| PROPERTY/BUILDING INFORMATION | |
|-------------------------------|------------------------------------|
| Property Address | 1204 Bergen Parkway, Evergreen, CO |
| Property Type | Mixed-Use Commercial |
| Building Size | 24,500 SF |
| Occupancy | 100% |
| Tenancy | Single Tenant |

1204 Bergen Parkway

1204
BERGEN PARKWAY
EVERGREEN, CO

RED LODGE DR

LOCATION DETAILS

LOCATION INFORMATION

| | |
|------------------|-----------------------------------|
| City, State, Zip | Evergreen, CO, 80439 |
| Submarket | Evergreen / West Denver Foothills |
| Market | Denver Metropolitan Area |
| Street Traffic | High Visibility (Bergen Parkway) |
| Nearest Highway | CO-74 (< 0.1 mi), I-70 (2 mi) |

AREA OVERVIEW

| | |
|---------------------------|---------------------------------------------------|
| Nearest Airport | Rocky Mountain Metropolitan Airport (BJC) - 22 mi |
| Nearest Fire Service | Evergreen Fire Rescue – 0.3 mi |
| Nearest Police Service | Jefferson County Sheriff – 2.6 mi |
| Nearest Elementary School | Bergen Valley Intermediate School - 0.3 mi |
| Nearest High School | Evergreen High School - 3.5 mi |
| Freeways | I-70 (2 mi) |

1204 Bergen Parkway



PROPERTY HIGHLIGHTS



PREMIER DUAL-TENANT RETAIL & ENTERTAINMENT ASSET

The Wild Game Entertainment Experience offers a one-of-a-kind combination of dining, recreation, and entertainment that serves as a regional draw within the Evergreen community and beyond.



HIGH-BARRIER-TO-ENTRY SUBMARKET

Situated within the Evergreen / West Denver Foothills submarket, the property benefits from limited competing supply, consistent demand, and strong community attachment to local retail and entertainment destinations.



EXCEPTIONAL VISIBILITY & ACCESSIBILITY

Prominent frontage along Bergen Parkway with immediate access to CO-74 and less than two miles to I-70 ensures convenient connectivity for local patrons and visitors traveling from the greater Denver metro.



DIVERSE AND COMPLEMENTARY REVENUE STREAMS

Multiple income channels from food and beverage, bowling, arcade gaming, event rentals, and pickleball create a stable, well-balanced cash flow profile that supports both tenant and investor success.



ATTRACTIVE YIELD AND MARKET POSITIONING

Priced at \$4,500,000 which includes \$3,600,000 for the real estate, over \$480,000 of FF+E and over \$420,000 in business value. This asset provides a compelling balance of stability and return in a high-barrier, affluent submarket with strong retail fundamentals.



AFFLUENT AND EXPANDING TRADE AREA

The property serves a high-income mountain community, with median household incomes exceeding \$150,000 within three miles and strong daytime population from nearby residential and commercial nodes.

PHOTOS



PHOTOS





MARKET OVERVIEW

The property serves an affluent Jefferson County trade area, where the immediate Evergreen submarket's 2024 median household income is \$148,665 (up 2.63% YoY), far exceeding the county's \$107,800 median. The Denver metro's average household expenditure is \$179,443, with 45.0% of food budgets spent away from home, supported by a county population of 582,154. Regional wealth is evident as the median property value rose 8.55% to \$604,400 in 2023.

Jefferson County's economic fundamentals are robust, with its labor force growing 0.9% to 346,233 and unemployment at a low 2.7% as of Q2 2023. The county saw a 10.4% increase in businesses between Q1 2022 and Q1 2023, adding 2,481 new establishments and supporting 2.8% retail sales growth. Metro Denver's professional and business services sector, a key high-wage driver, expanded by 4.1%, reinforcing the area's high income levels.

The Denver metro retail market is defined by tight supply, with a low 4.3% vacancy rate as of Q3 2025. This landlord-favorable environment pushed average NNN asking rents to \$27.07 PSF. National quick-service brands are driving growth via pad site expansion along high-traffic corridors, a trend benefiting the subject property. Development remains balanced, with 594,892 SF of retail space under construction, indicating healthy absorption of new supply.

\$179,443

2024 Avg. Household Income

\$148,665

2024 Med Household Income

LOCATION HIGHLIGHTS



AFFLUENT TRADE AREA

Located in Jefferson County's upscale Evergreen submarket, where median household income is \$148,665 and average household income exceeds \$179,000, far surpassing county and state levels.



ROBUST LOCAL ECONOMY

Jefferson County boasts a low 2.7% unemployment rate and a 0.9% annual labor-force growth, supported by professional, healthcare, and service sectors that sustain strong consumer spending.



HIGH CONSUMER EXPENDITURE POTENTIAL

Denver metro households spend 45% of food budgets away from home, driving strong demand for restaurant and entertainment venues like The Wild Game and Casa Tequila, benefiting retailers and ensuring tenant stability and performance.



LIMITED RETAIL SUPPLY

The broader Denver retail market maintains a tight ~4.5% vacancy rate, signaling strong tenant retention and favorable leasing conditions for quality assets such as this property.



Prime Access & Visibility

Situated directly along CO-74 (Evergreen Parkway) and less than 2 miles from I-70, the site enjoys high local and regional exposure and easy access for both residents and visitors.



HIGH-BARRIER MOUNTAIN SUBMARKET

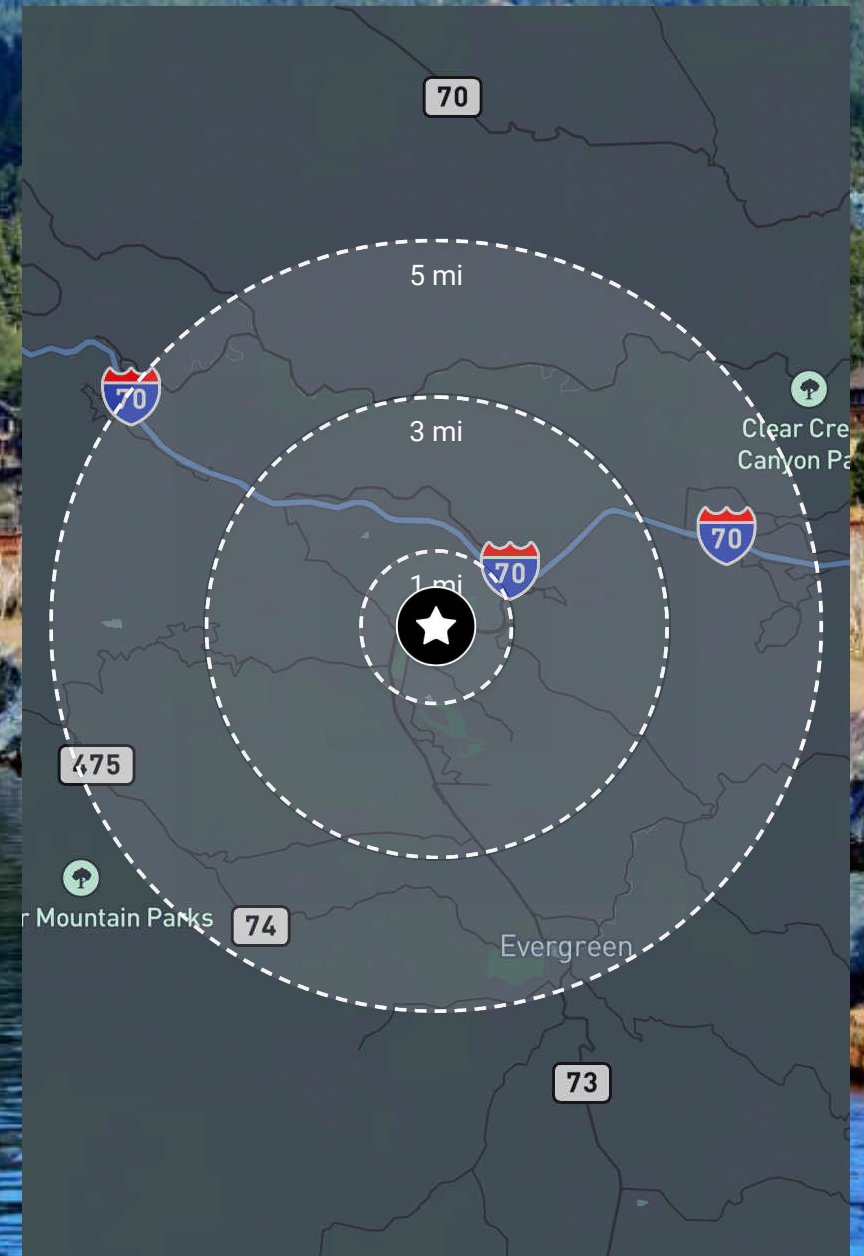
Evergreen's natural geography and zoning restrictions limit new retail development, preserving long-term property value and reinforcing the asset's position within a supply-constrained environment.

AMENITIES MAP



DEMOGRAPHICS

| Population | 1 Mile | 3 Mile | 10 Mile |
|----------------------|---------------|----------------|----------------|
| 2029 Projection | 8,708 | 582,154 | 582,154 |
| 2024 Estimate | 8,643 | 578,533 | 578,533 |
| 2020 Census | 9,307 | 582,910 | 582,910 |
| Growth 2024–2029 | 0.75% | 0.63% | 0.63% |
| Growth 2020–2024 | -7.13% | -0.75% | -0.75% |
| Households | 1 Mile | 3 Mile | 10 Mile |
| 2029 Projection | 3,578 | 240,785 | 240,785 |
| 2024 Estimate | 3,550 | 239,284 | 239,284 |
| 2020 Census | 3,824 | 241,108 | 241,108 |
| Growth 2024–2029 | 0.79% | 0.63% | 0.63% |
| Growth 2020–2024 | -7.17% | -0.76% | -0.76% |
| Household Income | 1 Mile | 3 Mile | 10 Mile |
| <\$25,000 | 160 (4.5%) | 14,357 (6.0%) | 14,357 (6.0%) |
| \$25,000–\$50,000 | 408 (11.5%) | 26,321 (11.0%) | 26,321 (11.0%) |
| \$50,000–\$75,000 | 355 (10.0%) | 31,107 (13.0%) | 31,107 (13.0%) |
| \$75,000–\$100,000 | 355 (10.0%) | 28,714 (12.0%) | 28,714 (12.0%) |
| \$100,000–\$125,000 | 426 (12.0%) | 28,714 (12.0%) | 28,714 (12.0%) |
| \$125,000–\$150,000 | 284 (8.0%) | 19,143 (8.0%) | 19,143 (8.0%) |
| \$150,000–\$200,000 | 355 (10.0%) | 28,714 (12.0%) | 28,714 (12.0%) |
| \$200,000+ | 1,207 (34.0%) | 69,392 (29.0%) | 69,392 (29.0%) |
| Avg Household Income | 1 Mile | 3 Mile | 10 Mile |
| 2024 Avg HH Income | \$179,443 | \$143,939 | \$143,939 |
| 2024 Med HH Income | \$148,665 | \$107,800 | \$107,800 |



MAJOR EMPLOYERS



The employment landscape around 1204 Bergen Pkwy in Evergreen, CO is defined by a strong presence of government, aerospace, healthcare, and technology sectors anchored by major employers in the greater Jefferson County and West Denver corridor. The Denver Federal Center, site of one of the region's largest concentrations of federal employment, provides robust public sector stability, while Lockheed Martin Space and the National Renewable Energy Laboratory form the backbone of a resilient advanced manufacturing and research cluster. Healthcare is prominently represented by Intermountain Health Lutheran Hospital, supporting continued growth in medical services, alongside Terumo BCT Inc., a leader in biomedical manufacturing. Proximity to key regional transportation routes via I-70 and U.S. 285 ensures efficient commuter access to these employment centers. Collectively, the diversity and scale of these employers contribute to long-term economic stability and a well-supported labor market, positioning the area as a secure and attractive location for both property buyers and tenants seeking proximity to stable, high-quality job opportunities.

| Employer | Industry | Employees | Distance |
|---------------------------------------------|---------------|-----------|----------|
| Denver Federal Center | Government | 7,000 | 16.2 mi |
| Lockheed Martin Space Systems | Aerospace | 4,000 | 29.2 mi |
| National Renewable Energy Laboratory (NREL) | Research | 3,500 | 13.9 mi |
| Intermountain Health Lutheran Hospital | Healthcare | 2,000 | 16.1 mi |
| Terumo BCT | Biotechnology | 2,000 | 15.5 mi |

Bergen
Park PnR

12 minutes | 0.5 mi



King
Soopers

6 minutes | 0.2 mi



Hwy 74 &
Kerr Gulch
Rd

28 minutes | 0.9 mi



The Wild Game

1204 BERGEN PARKWAY

EVERGREEN

1204 Bergen Parkway



FINANCIAL BREAKDOWN

Real Estate Value

\$3,600,000

24,500 SF

Business Assets

Audio / Visual Equipment + Systems

\$100,000

Approx

Computer / TV Equipment

\$60,000

Approx

Gaming Equipment

\$150,000

Approx

Furniture

\$35,000

Approx

Sink/Kitchen/Bar (Restaurant Equipment)

\$135,000

Approx

\$480,000

Business Value

\$420,000

Total Value

\$4,500,000

Revenue

The Wild Game Entertainment Experience : Business Income

\$850,000 Per Year

Approx

Casa Tequila Restaurant : Rental Income

\$150,000 Per Year

Approx

Total Revenue

\$1,000,000



RECENT SALES COMPARABLES - 1204 BERGEN PARKWAY



12031 Country Meadows Drive, Parker, CO

| | |
|---------------|--------------------------------------|
| Property Name | Colorado Behavioral & Learning Group |
| Sale Price | \$2,525,000 |
| Square Feet | 6,664 |
| \$/SF | \$378.90 |
| Sale Date | 5/30/2025 |



9099 South Woodman Way, Parker, CO

| | |
|---------------|--------------------------|
| Property Name | Come Sit Stay Pet Resort |
| Sale Price | \$3,550,000 |
| Square Feet | 11,091 |
| \$/SF | \$320.08 |
| Sale Date | 12/16/2024 |



112 East Main Street, Lyons, CO

| | |
|---------------|-------------------------------|
| Property Name | Red Hill Mining Co Restaurant |
| Sale Price | \$1,195,000 |
| Square Feet | 7,964 |
| \$/SF | \$150.05 |
| Sale Date | 9/25/2024 |



160 East Main Street

Sale Price
\$1,195,000
\$/SF
\$150.05

Square Feet
7,964



1204 Bergen Parkway

Sale Price
\$3,600,000
\$/SF
\$146.94

Square Feet



9099 South woodman way

Sale Price
\$3,550,000
\$/SF
\$320.08

Square Feet
11,091



12031 Country Meadows Drive

Sale Price
\$2,525,000
\$/SF
\$378.90

Square Feet
6,664



RECENT SALES COMPARABLES SUMMARY - 1204 BERGEN PARKWAY

| Address | Tenant | Sale Price | Square Feet | \$/SF | Sale Date |
|-----------------------------------------|--------------------------------------|-------------|-------------|----------|------------|
| 12301 Country Meadows Drive, Parker, CO | Colorado Behavioral & Learning Group | \$2,525,000 | 6,664 | \$378.90 | 5/30/2025 |
| 9099 S Woodman Way, Parker, CO | Come Sit Stay Pet Resort | \$3,550,000 | 11,091 | \$320.08 | 12/16/2024 |
| 160 E Main Street, Lyons, CO | Red Hill Mining Co Restaurant | \$1,195,000 | 7,964 | \$150.05 | 9/25/2024 |
| Totals/Averages | | \$7,270,000 | 25,719 | \$282.67 | |

| | | | | | |
|------------------------------------|---------------|-------------|--------|----------|--|
| 1204 Bergen Parkway, Evergreen, CO | The Wild Game | \$4,500,000 | 24,500 | \$183.67 | |
|------------------------------------|---------------|-------------|--------|----------|--|

MEET YOUR AGENT



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1204 Bergen Parkway

ALEX HOLTZEN

Prior to joining Kimose Commercial Real Estate in 2023 and Centennial Advisers in 2025, Alex earned his BSBA from the Leeds School of Business at the University of Colorado, Boulder. Alex spent his time learning and mastering the principles of real estate and finance. Alex is skilled at networking and team building, and he takes an analytical approach to problem-solving. He looks forward to building genuine relationships and strives to give every client the knowledge and peace of mind to confidently navigate the commercial real estate industry. Alex's ultimate goal is to build the wealth and success of his clients.



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