

CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE

OWNER USER OFFICE BUILDING
WITH RENTAL INCOME

ARVADA, CO



BLUE
WEST
CAPITAL

OWNER-USER OFFICE

9555 Ralston Rd
Arvada, CO 80002

DEAL TEAM

SHAWN DICKMANN

Associate
720.828.8310
Shawn@BlueWestCapital.com

TABLE OF CONTENTS

Investment Highlights	3
Investment Overview	4
Aerial	5-6
Nearby Development	7
Map & Demographics	8
Rent Roll	9
Property Photos	10
Location Overview	11
About Blue West Capital	12
Disclaimer	13



INVESTMENT HIGHLIGHTS

- Priced below replacement cost at \$198 per square foot
- Roof was completely replaced in 2018
- HVAC units were replaced in 2018
- Heavy 3-Phase 400 Amps power to the building
- Mixed-Use Urban (MX-U) zoning allows duplexes, townhomes, multiplexes, multifamily to a height of 45 FT, medical office, and daycare.
- 605 multifamily units and retail breaking ground in 2022 directly east of property
- 22 on-site parking spaces
- Positioned 12 miles from Downtown Denver, 8 miles from Golden, and 21 miles from Boulder



PRICED BELOW REPLACEMENT COST



\$198 per square foot

STRONG DEMOGRAPHICS



\$104,603

average household
income within a 5 mile
radius

MIXED-USE URBAN ZONING



allows duplexes, townhomes,
multiplexes, multifamily, medical
office, and daycare.

INVESTMENT OVERVIEW



OWNER-USER OFFICE

9555 RALSTON RD
ARVADA, CO 80002



\$1,200,000

FOR SALE

\$198

PRICE PSF

22 SPACES

SURFACE PARKING

6,054 SF

BUILDING SIZE

1970

YEAR BUILT

4,843 SF

LEASABLE AREA

PROPERTY DESCRIPTION

OCCUPANCY:	19%
POWER:	3-Phase 400 Amps
ZONING:	Mixed-Use Urban (MX-U)
LAND:	.45 Acres
COUNTY:	Jefferson
REAL ESTATE TAXES:	\$12,347
OWNERSHIP:	Fee Simple



AERIAL SOUTH



COSTCO WHOLESALE
LOWE'S
THE HOME DEPOT
PET SMART

FAITH CHRISTIAN HIGH SCHOOL

TARGET
STARBUCKS
BIG 5 SPORTING GOODS
GREEN BEAN BAGELS
QDOBA MEXICAN EATERY
verizon
GNC
H&R BLOCK

MillerCoors
A MOLSON-COORS COMPANY

Walmart Supercenter

RED ROCKS COMMUNITY COLLEGE - ARVADA CAMPUS

UCHealth EMERGENCY ROOM

MOD

W 58TH AVE ≈ 22,000 VPD

FIVE GUYS BURGERS and FRIES

BANK OF AMERICA

usbank

Wendy's

jiffylube

Bank of America

GOODYEAR

arc THRIFT STORES

KING Soopers

OWNER-USER OFFICE BUILDING

RALSTON RD ≈ 25,143 VPD



SITE SURROUNDINGS



NEARBY DEVELOPMENT



1 RALSTON FIELDS (FORMER K MART)

- 2 multifamily buildings totaling 348 units
- 10,000 square feet of retail
- 1-acre park
- Estimated cost \$97,250,000
- Completed by 2023



2 RALSTON CREEK TOWNHOMES

- 47 for sale townhomes
- Completed by 2023
- Estimated cost \$15,000,000



3 RALSTON COMMONS

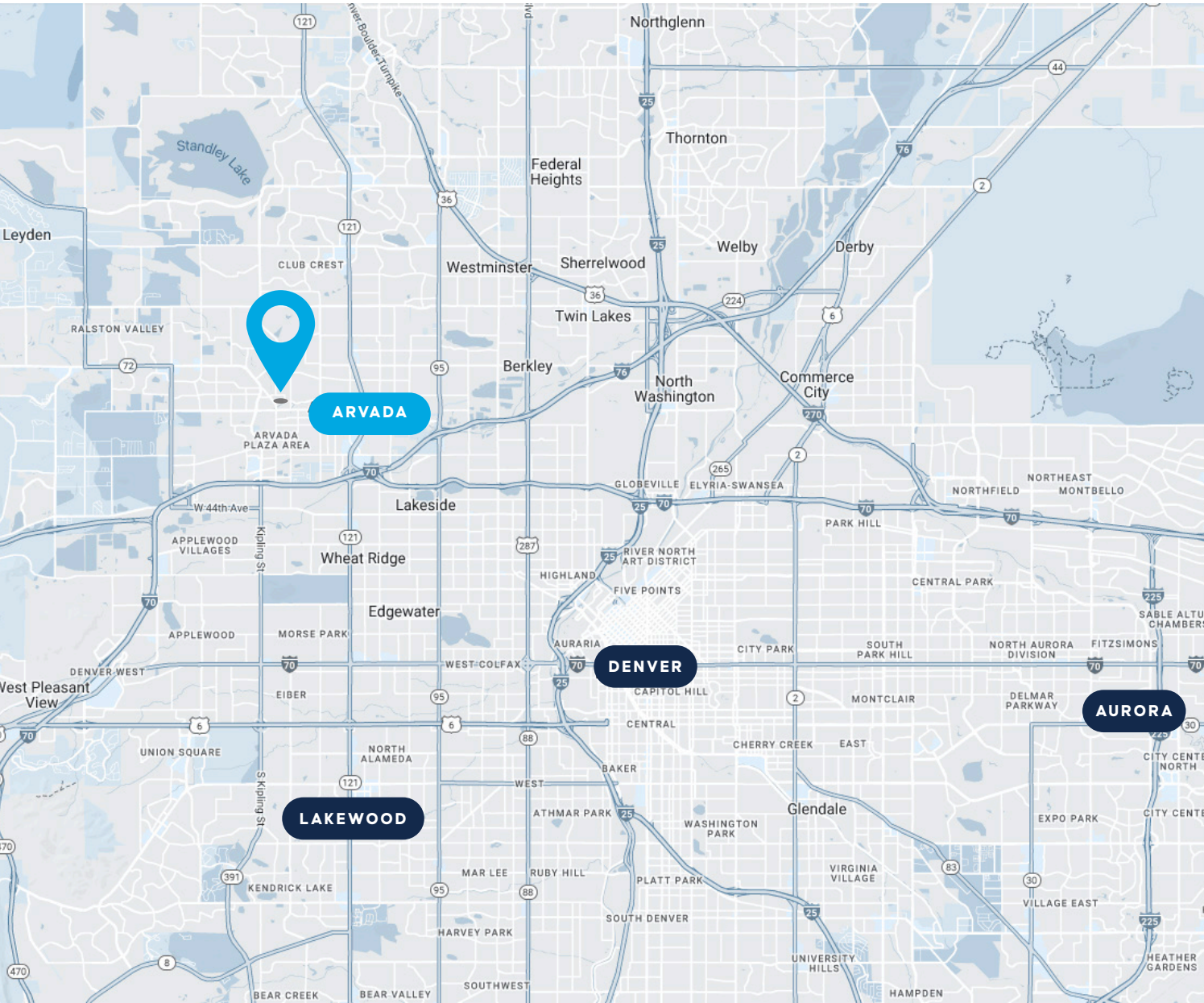
- 185 apartments
- 27 for sale townhomes
- 5,500 SF of retail
- Completed by 2024
- Estimated cost \$73,500,000



4 RALSTON GARDENS

- 102 affordable units
- Completed by 2023
- Estimated cost \$38,000,000

MAP & DEMOGRAPHICS



TOTAL POPULATION

1 Mile	18,789
3 Mile	111,389
5 Mile	293,657



TOTAL HOUSEHOLDS

1 Mile	8,135
3 Mile	46,590
5 Mile	123,254



AVERAGE HOUSEHOLD INCOME

1 Mile	\$90,082
3 Mile	\$98,905
5 Mile	\$104,603

RENT ROLL

Suite	Tenant	GLA	% of GLA	Lease Commence	Lease Expire	Annual Rent	Rent/SF	Expense Reimbs.	Lease Type
100	Vacant	2,668	55.1%			\$0	\$0.00	\$0	Gross
200	Vacant	1,250	25.8%			\$0	\$0.00	\$0	Gross
201	Ashley Engineering	925	19.1%	05/15/21	05/31/26	\$15,300	\$16.54	\$0	Gross
TOTAL VACANT		3,918	80.9%			\$0		\$0	
TOTAL OCCUPIED		925	19.1%			\$15,300		\$0	
TOTAL		4,843	100.0%			\$15,300		\$0	

PROPERTY PHOTOS



LOCATION OVERVIEW

ARVADA, CO

The city of **ARVADA** is located in Jefferson and Adams counties, Colorado. The city population was 124,402 as the 2020 United States Census, with 121,510 residing in Jefferson County and 2,892 residing in Adams County. Arvada is the seventh most populous city in Colorado. The city is part of the Denver-Aurora, Lakewood, CO Metropolitan Statistical Area and the Front Range Urban Corridor. Arvada is approximately 12 miles from downtown Denver, 8 miles from Golden, and 21 miles from Boulder. The economy of Arvada, CO employs 65.2k people. The largest industries in Arvada, CO are Health Care & Social Assistance (8,279 people), Professional, Scientific, & Technical Services (7,096 people), and Retail Trade (5,875 people), and the highest paying industries are Management of Companies & Enterprises (\$107,222), Utilities (\$87,969), and Mining, Quarrying, & Oil & Gas Extraction (\$82,176).



ABOUT US

BLUE WEST CAPITAL

Blue West Capital is a net lease real estate investment advisory firm focused on the acquisition and disposition of single-tenant net leased properties, retail shopping centers, and commercial investment properties nationwide. We are a team of commercial real estate experts committed to helping our clients achieve their investment goals through a combination of exceptional client communication, professional collaboration, and individual experience. For additional information, please visit www.bluestcapital.com



NATIONWIDE REACH

Net lease investors across the US

80+
YEARS

EXPERIENCE TEAM

of dedicated net lease professionals



UNPARALLELED BROKER COOPERATION

Split fees 50-50 with all cooperating brokers



SHARED DATABASE

Collaborative proprietary national database

#1

ROCKY MOUNTAIN REGION LEADER

A year-over-year investment sales leader in the region

OUR
TEAM



Robert Edwards

Managing Partner | Investment Sales
720.966.1630

Robert@BlueWestCapital.com



Tom Ethington

Managing Partner | Investment Sales
720.966.1624

Tom@BlueWestCapital.com



Zach Wright

Director & Partner | Investment Sales
720.966.1628

Zach@BlueWestCapital.com



Carly Kelly

Director | Investment Sales
720.828.6290

Carly@BlueWestCapital.com



Brandon Gayeski

Director | Investment Sales
720.966.1627

Brandon@BlueWestCapital.com



Shawn Dickmann

Associate | Investment Sales
720.828.8310

Shawn@BlueWestCapital.com



Brandon Wright

Associate | Investment Sales
720.828.7457

Brandon.Wright@BlueWestCapital.com



Josh Lorenzen

Analyst
720.821.2520

Josh@BlueWestCapital.com



Krissy Simmons

Director | Marketing
720.966.1631

Krissy@BlueWestCapital.com



Claire Miller

Marketing Assistant & Office Manager
720.794.8034

Claire@BlueWestCapital.com



\$1,200,000

FOR SALE

\$198

PRICE PSF

CONTACT US

LEAD CONTACT

SHAWN DICKMANN

Associate

720.828.8310

Shawn@BlueWestCapital.com



720.989.1031

BLUEWESTCAPITAL.COM

400 S Colorado Blvd, Suite 590 | Denver, CO 80246

This confidential Offering Memorandum, has been prepared by Blue West Capital, LLC ("Blue West Capital") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Blue West Capital recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 9555 Ralston Rd (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Blue West Capital or its brokers.

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This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Blue West Capital. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Blue West Capital at your earliest convenience.