

12191 W 64TH AVE

ARVADA, CO 80004



12191 WEST 64TH AVENUE

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PROPERTY OVERVIEW

Pinnacle Real Estate Advisors is pleased to announce they have been retained as the exclusive marketing advisor for 12191 W 64th Avenue in Arvada, Colorado.

This multi-tenant office property presents an excellent opportunity to acquire a well-located investment asset in the highly desirable West Arvada market. The Property offers strong long-term potential with convenient access to major transportation corridors, surrounding retail amenities, and established residential neighborhoods. Positioned along W 64th Avenue with close proximity to Ward Road and Highway 58, the Property benefits from excellent visibility and accessibility throughout the Denver Metro area.

Located just minutes from Interstate 70 and nearby RTD transit options, the Property is situated in a growing and affluent area of West Arvada that continues to see strong residential and commercial development. This is a rare opportunity for qualified investors to acquire a strategically located office asset in one of the Denver metro area's most established and desirable submarkets.



EXECUTIVE SUMMARY

CONVENIENTLY LOCATED SUBURBAN OFFICE
SUITABLE FOR OFFICE AND RETAIL TENANTS.
UPDATED INTERIOR AND SMALL SUITE SIZES TO
ATTRACT TENANTS IN THE AREA.

PROPERTY DETAILS

PRICE:	\$2,775,000 (\$92/SF)
BUILDING TYPE:	OFFICE
BUILDING SIZE:	30,169
LOT SIZE:	1.67 AC
YOC:	1977
SUITES:	37
OCCUPANCY:	~84.5%

INVESTMENT HIGHLIGHTS

CONVENIENT LOCATION CLOSE TO RESIDENCES, SCHOOLS,
SHOPPING CENTERS, AND HIGHWAYS

SMALL SUITE SIZES TO ATTRACT LOCAL SMALL BUSINESS
TENANTS

MIX OF OFFICE AND RETAIL TENANTS ADDS DIVERSIFICATION
AND STABILITY TO RENT ROLL

PERFECT FOR SMALL OWNER-USER

VALUE-ADD OPPORTUNITY

UPSIDE POTENTIAL IN LEASE UP

LOCATED ON HIGHLY TRAVELED THOROUGHFARE

INTERIOR ATRIUM WITH NATURAL LIGHT

WELL SECURED BUILDING

WIDE TENANT MIX

PARK LIKE SETTING

COVERED LAND PLAY FOR POTENTIAL REDEVELOPMENT

| PINNACLE REAL ESTATE ADVISORS





FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

Rent Roll

Effective Occupied SF: 25,489 sf 84.5%

Effective Vacant SF: 4,680 sf 15.5%

Tenant Status	Unit	RSF	Commence	Expiration	Monthly Base Rent	Annual PSF	Annual Base Rent	Proforma PSF	Proforma Annual Rent	Annual Expense Reimbursement	Expense Stop	Total	PSF
Occupied	100	338	3/15/23	4/30/31	\$577	\$20.50 psf	\$6,929	\$20.50 psf	\$6,929	\$0	\$9.00	\$6,929	\$20.50 psf
Occupied	100A	118	9/1/23	8/31/28	\$270	\$27.46 psf	\$3,240	\$27.46 psf	\$3,240	\$944	\$8.00	\$4,184	\$35.46 psf
Occupied	101	624	6/1/23	5/31/29	\$1,041	\$20.01 psf	\$12,486	\$20.01 psf	\$12,486	\$4,992	\$9.00	\$17,478	\$28.01 psf
Occupied	103	672	5/1/25	4/30/27	\$952	\$17.00 psf	\$11,424	\$17.00 psf	\$11,424	\$6,048	\$8.00	\$17,472	\$26.00 psf
Occupied	107	276	4/1/23	3/31/29	\$475	\$20.65 psf	\$5,699	\$20.65 psf	\$5,699	\$0		\$5,699	\$20.65 psf
Occupied	108	1,096	7/1/20	6/30/28	\$1,888	\$20.67 psf	\$22,654	\$20.67 psf	\$22,654	\$8,768	\$8.00	\$31,422	\$28.67 psf
Occupied	106	606	12/1/23	11/30/26	\$1,009	\$19.99 psf	\$12,114	\$19.99 psf	\$12,114	\$5,454	\$8.00	\$17,568	\$28.99 psf
Occupied	109A	317	1/1/22	12/31/29	\$455	\$17.22 psf	\$5,459	\$17.22 psf	\$5,459	\$2,086	\$8.00	\$7,545	\$23.80 psf
Occupied	111A	204	5/1/13	8/31/28	\$340	\$20.00 psf	\$4,080	\$20.00 psf	\$4,080	\$1,632	\$8.00	\$5,712	\$28.00 psf
Occupied	111B&C, H	783	8/1/23	7/31/28	\$1,143	\$17.51 psf	\$13,710	\$17.51 psf	\$13,710	\$6,264	\$8.00	\$19,974	\$25.51 psf
Occupied	111D&F, E	720	3/1/25	2/29/28	\$1,154	\$19.24 psf	\$13,853	\$19.24 psf	\$13,853	\$0		\$13,853	\$19.24 psf
Occupied	111I	212	5/15/23	5/31/28	\$380	\$21.51 psf	\$4,560	\$21.51 psf	\$4,560	\$1,696	\$8.00	\$6,256	\$29.51 psf
Occupied	111J	192	2/1/11		\$245	\$15.31 psf	\$2,940	\$15.31 psf	\$2,940	\$1,192		\$4,132	\$21.52 psf
Occupied	111K	191	1/1/97		\$245	\$15.39 psf	\$2,939	\$15.39 psf	\$2,939	\$0	\$8.00	\$2,939	\$15.39 psf
Occupied	200	1,779	1/1/23	7/31/28	\$3,109	\$20.97 psf	\$37,306	\$20.97 psf	\$37,306	\$14,232	\$7.00	\$51,538	\$28.97 psf
Occupied	203	970	9/1/25	8/31/28	\$1,455	\$18.00 psf	\$17,460	\$18.00 psf	\$17,460	\$8,730	\$9.00	\$26,190	\$27.00 psf
Occupied	201	1,364	8/1/23	7/31/28	\$2,261	\$19.89 psf	\$27,130	\$19.89 psf	\$27,130	\$10,912	\$8.00	\$38,042	\$27.89 psf
Occupied	205	1,094	11/1/24	10/31/26	\$1,595	\$17.50 psf	\$19,145	\$17.50 psf	\$19,145	\$8,752	\$8.00	\$27,897	\$25.50 psf
Vacant	206	545			\$0	\$0.00 psf	\$0	\$19.00 psf	\$10,355	\$0		\$0	\$0.00 psf
Occupied	209	660	11/1/23	10/31/26	\$1,190	\$21.63 psf	\$14,276	\$21.63 psf	\$14,276	\$5,280	\$8.00	\$19,556	\$29.63 psf
Occupied	210	5,557	4/1/25	3/31/28	\$5,798	\$12.52 psf	\$69,574	\$12.52 psf	\$69,574	\$0	\$8.00	\$69,574	\$12.52 psf
Occupied	302	343	4/1/22		\$300	\$10.50 psf	\$3,602	\$10.50 psf	\$3,602	\$0	\$8.00	\$3,602	\$10.50 psf
Occupied	304	954	5/5/25	5/31/27	\$1,035	\$13.02 psf	\$12,421	\$13.02 psf	\$12,421	\$0	\$8.00	\$12,421	\$13.02 psf

FINANCIAL ANALYSIS

Tenant Status	Unit	RSF	Commence	Expiration	Monthly Base Rent	Annual PSF	Annual Base Rent	Proforma PSF	Proforma Annual Rent	Annual Expense Reimbursement	Expense Stop	Total	PSF
Occupied*	305	352	8/1/26	1/31/28	\$220	\$7.50 psf	\$2,640	\$16.00 psf	\$5,632	\$2,992	\$8.50	\$5,632	\$16.00 psf
Occupied*	102-1	134	8/1/26	7/31/27	\$128	\$11.50 psf	\$1,541	\$20.00 psf	\$2,680	\$1,139	\$8.50	\$2,680	\$20.00 psf
Occupied	102-2/3	535	12/1/24	11/30/26	\$1,025	\$22.99 psf	\$12,300	\$22.99 psf	\$12,300	\$0		\$12,300	\$22.99 psf
Occupied	102-4	236	11/3/25	10/31/27	\$400	\$20.34 psf	\$4,800	\$20.34 psf	\$4,800	\$2,124		\$6,924	\$29.34 psf
Occupied	102-6	221	11/1/23		\$150	\$8.14 psf	\$1,799	\$8.14 psf	\$1,799	\$0		\$1,799	\$8.14 psf
Occupied	102-7	323	3/1/25	2/29/28	\$592	\$21.99 psf	\$7,103	\$21.99 psf	\$7,103	\$4,197	\$9.00	\$11,300	\$34.98 psf
Occupied	102-8	228	6/1/25	5/31/27	\$380	\$20.00 psf	\$4,560	\$20.00 psf	\$4,560	\$1,824	\$8.00	\$6,384	\$28.00 psf
Occupied	102-9	339	12/1/25	11/30/27	\$565	\$20.00 psf	\$6,780	\$20.00 psf	\$6,780	\$3,051	\$9.00	\$9,831	\$29.00 psf
Occupied	102-5	162	11/1/23		\$299	\$22.15 psf	\$3,588	\$22.15 psf	\$3,588	\$0		\$3,588	\$22.15 psf
Occupied	301, 303, 308, 309	3,555	5/6/25	5/31/28	\$4,559	\$15.39 psf	\$54,711	\$15.39 psf	\$54,711	\$0	\$8.00	\$54,711	\$15.39 psf
Occupied	307	334	11/1/23	10/31/27	\$501	\$18.00 psf	\$6,012	\$18.00 psf	\$6,012	\$0	\$8.00	\$6,012	\$18.00 psf
Vacant	110	1,536			\$0	\$0.00 psf	\$0	\$16.00 psf	\$24,576	\$0		\$0	\$0.00 psf
Vacant	306	936			\$0	\$0.00 psf	\$0	\$16.00 psf	\$14,976	\$0		\$0	\$0.00 psf
Vacant	202	1,663			\$0	\$0.00 psf	\$0	\$19.00 psf	\$31,597	\$0		\$0	\$0.00 psf
TOTALS		30,169 sf			\$35,736	\$18.01 /sf	\$428,835	\$18.42 /sf	\$514,470	\$102,309		\$531,144	\$17.61 /sf

* NNN Lease

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this analysis. You are responsible to independently verify its accuracy and completeness.

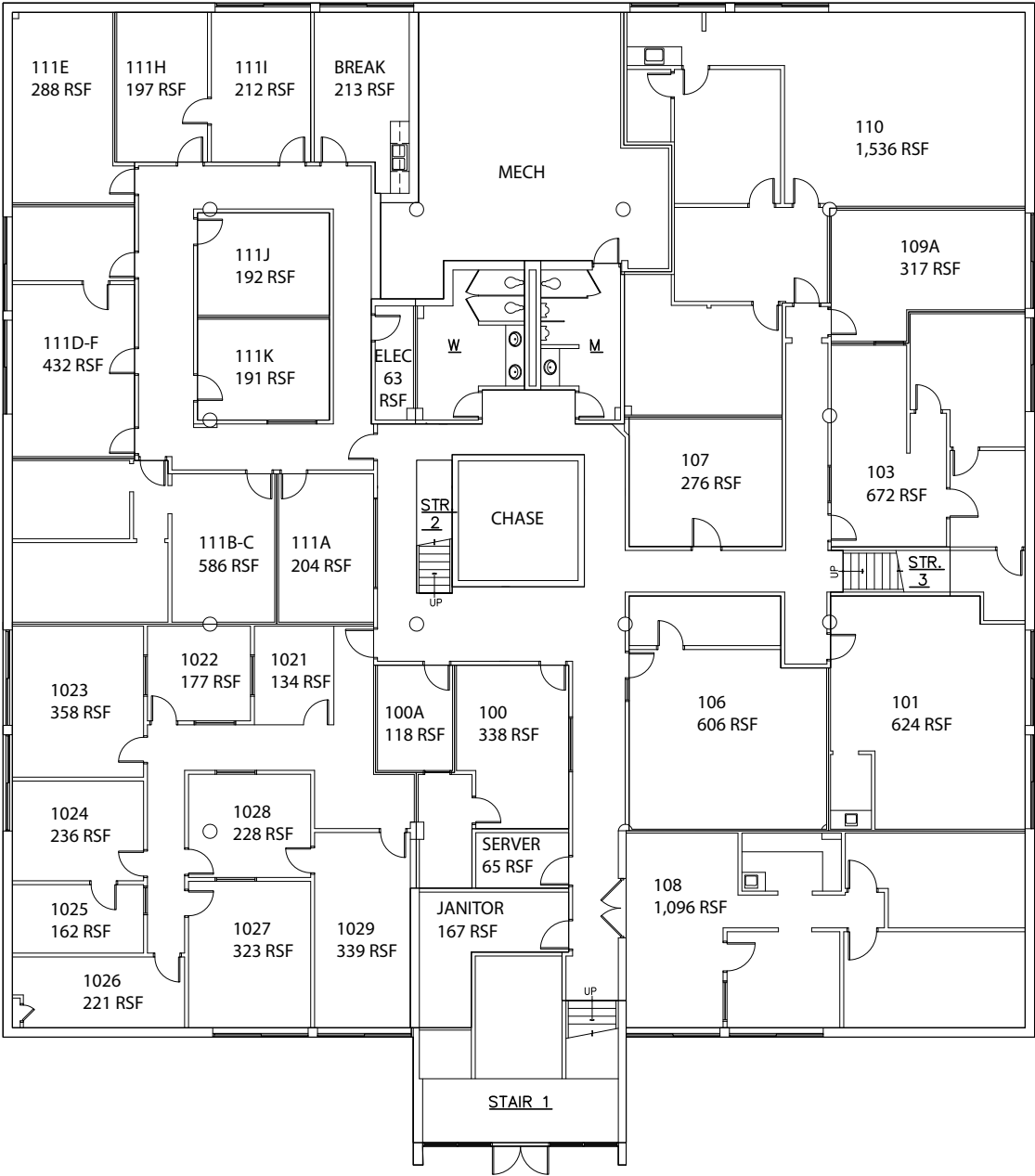
FINANCIAL ANALYSIS

Commercial Analysis	T-12	PSF	As-Is	PSF
Commercial Base Rent	\$394,516	\$13.08	\$514,470	\$17.05
CAM Excrow Income	\$29,864	\$0.99	\$0	\$0.00
Expense Stop Income	\$81,253	\$2.69	\$102,309	\$3.39
TOTAL POTENTIAL GROSS REVENUE	\$505,633	\$16.76	\$616,779	\$20.44
General Vacancy (10.00%)	\$0	\$0.00	(\$61,678)	(\$2.04)
EFFECTIVE GROSS REVENUE	\$505,633	\$16.76	\$555,101	\$18.40
Property Taxes (Estimated Post Sale)	(\$64,988)	(\$2.15)	(\$64,988)	(\$2.15)
Property Insurance	(\$7,893)	(\$0.26)	(\$8,130)	(\$0.27)
Trash Removal	(\$3,140)	(\$0.10)	(\$3,234)	(\$0.11)
Electricity / Gas	(\$53,438)	(\$1.77)	(\$55,041)	(\$1.82)
Water / Sewer	(\$7,880)	(\$0.26)	(\$8,117)	(\$0.27)
Internet/Telephone Expense	(\$1,896)	(\$0.06)	(\$1,953)	(\$0.06)
Cleaning Fees	(\$22,946)	(\$0.76)	(\$23,634)	(\$0.78)
Fire Systems	(\$1,517)	(\$0.05)	(\$1,562)	(\$0.05)
HVAC Maintenance	(\$9,436)	(\$0.31)	(\$9,719)	(\$0.32)
Repairs and Maintenance	(\$27,195)	(\$0.90)	(\$15,000)	(\$0.50)
Landscape / Snow Removal	(\$9,967)	(\$0.33)	(\$10,266)	(\$0.34)
Professional Fees / Misc	(\$4,086)	(\$0.14)	(\$4,209)	(\$0.14)
Property Management (5%)	(\$25,281)	(\$0.84)	(\$25,724)	(\$0.85)
Total Operating Expenses	(\$239,662)	(\$7.94)	(\$231,575)	(\$7.68)
NET OPERATING INCOME	\$265,971	\$8.82	\$323,526	\$10.72

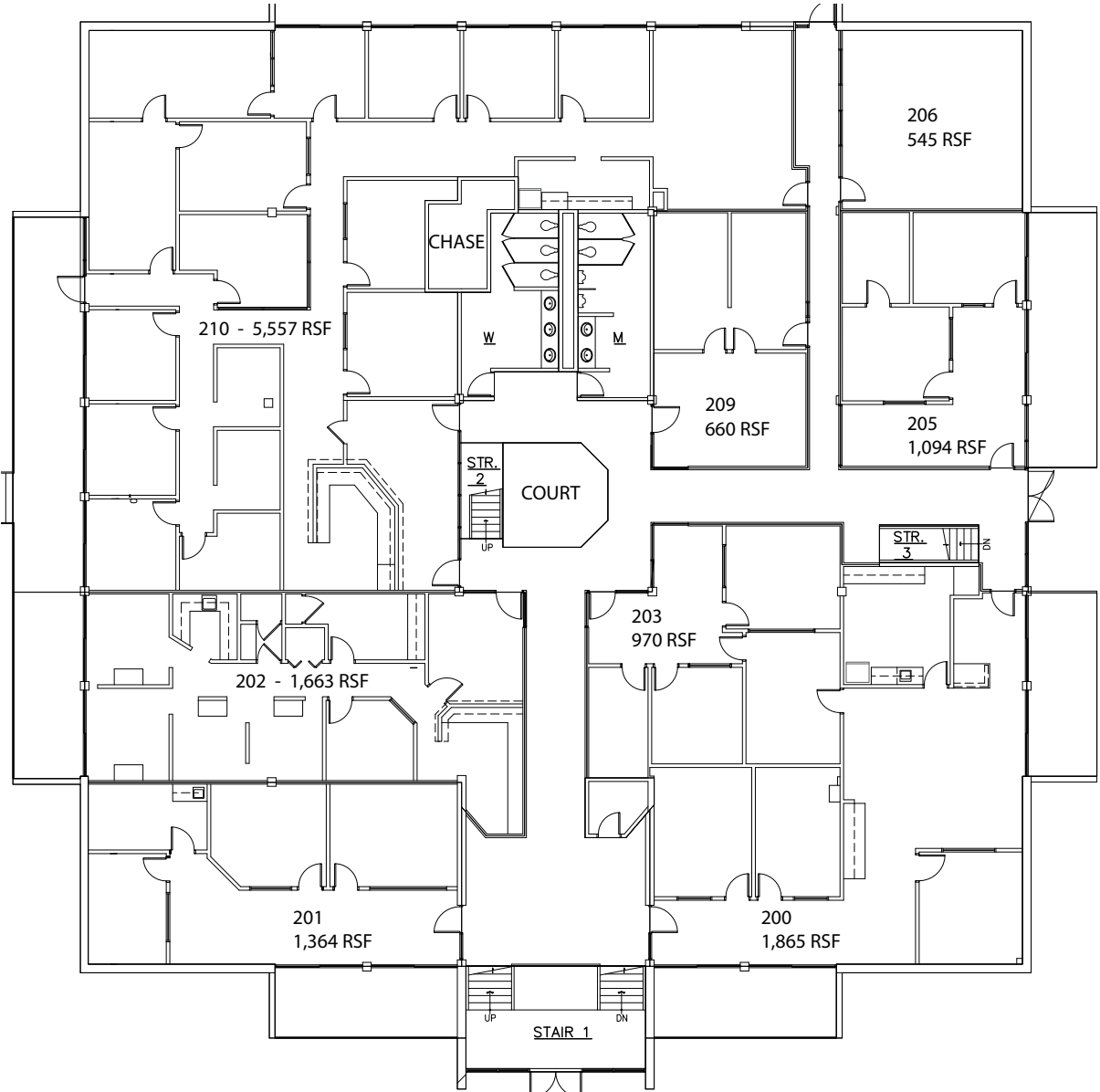
T-12 Reflects Actual Income and Expenses between 4/1/2025 - 3/31/2026. Pro-forma includes 2025 Assessor estimated taxes and 3% increase over As-Is expenses.

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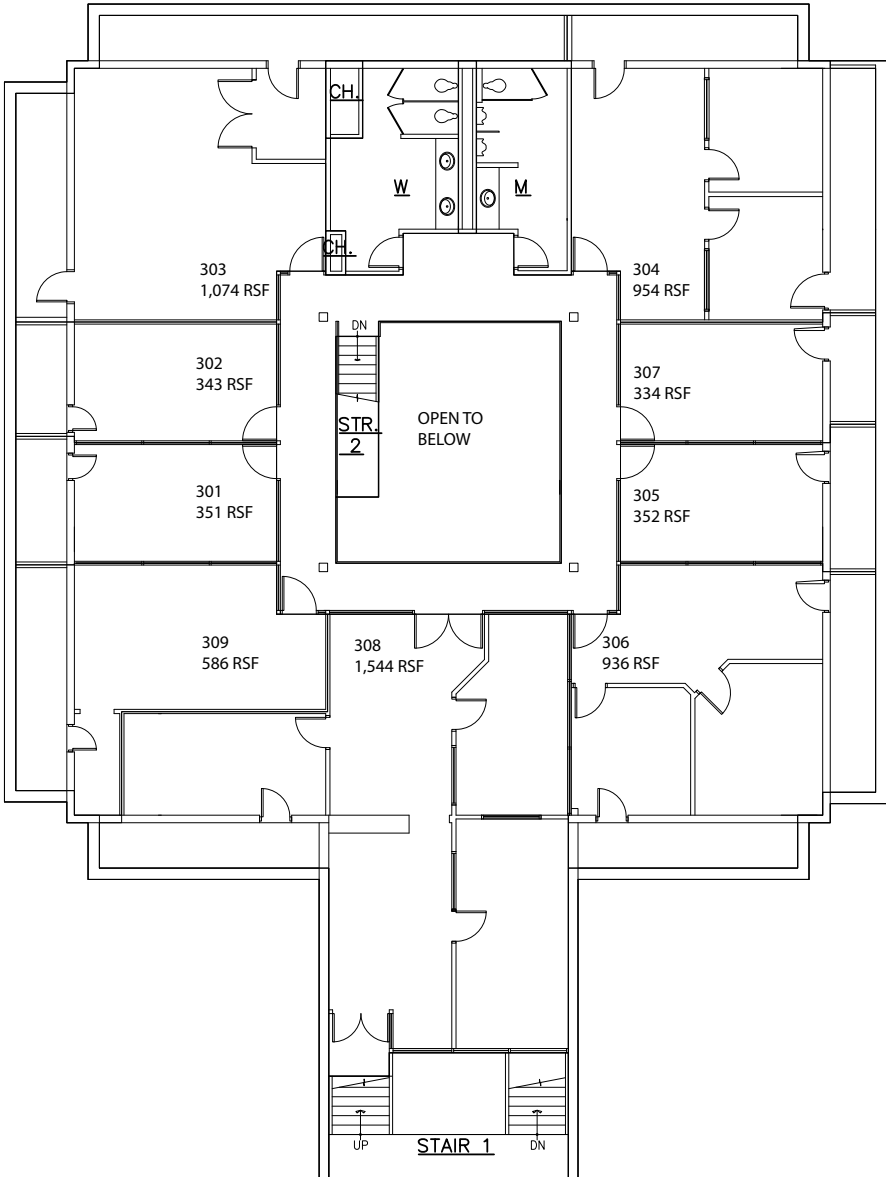
FLOOR PLAN - LOWER LEVEL



FLOOR PLAN - MAIN LEVEL



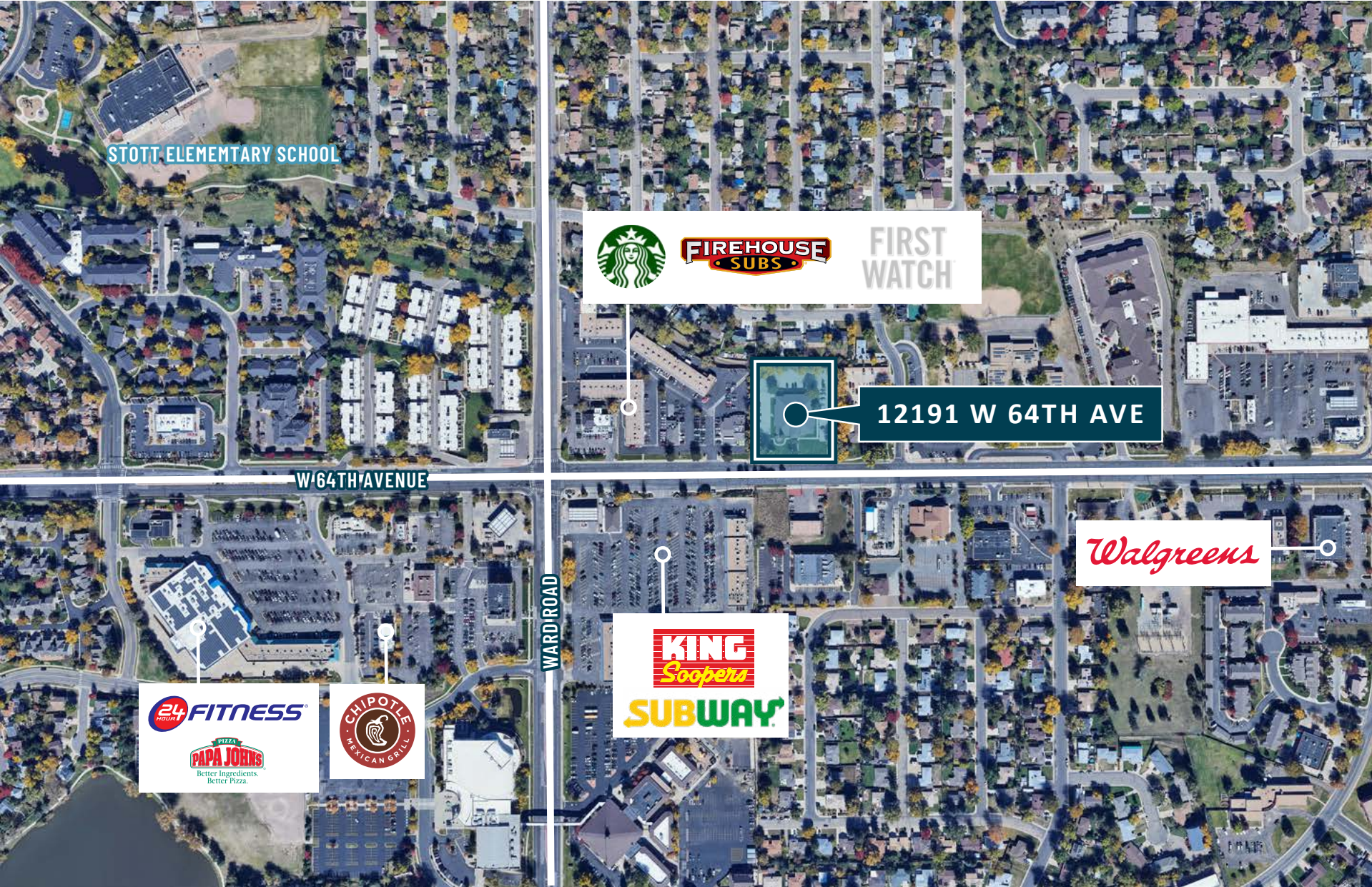
FLOOR PLAN - UPPER LEVEL



LOCATION MAP



LOCATION OVERVIEW



LOCATION OVERVIEW



ARVADA, CO

MARKET OVERVIEW

Arvada is one of metro Denver's most established communities, with a population of roughly 120,000+ residents, positioned between the Rocky Mountain foothills and downtown Denver. Known for its strong neighborhood character and small-town feel, the city blends historic charm with modern growth, anchored by the revitalized Olde Town Arvada, a vibrant district of shops, restaurants, breweries, and community spaces. Arvada offers exceptional outdoor access, with extensive parks, open space, and trail systems connecting residents to Clear Creek, Standley Lake, and surrounding foothills. Transit connectivity is supported by the RTD G Line, providing direct rail service to downtown Denver and Denver Union Station. The city's workforce is largely professional and highly educated, supported by strong regional employers, quality schools, and a stable economic base. With its blend of historic identity, transit access, outdoor amenities, and proximity to both Denver's urban core and Colorado's mountain recreation, Arvada delivers a balanced, livable, and highly desirable Front Range lifestyle.

122,000

POPULATION (2025)

\$144,000

AVERAGE HHI

40.2

MEDIAN AGE

TOP SECTORS



BUSINESS & TECHNICAL



HEALTHCARE



RETAIL TRADE



DISCLAIMER

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") 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. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 12191 W 64th 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 Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

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 Pinnacle REA. 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 Pinnacle REA at your earliest convenience.



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