605 S KUNER RD

BRIGHTON, CO 80601

PINNACLE REAL ESTATE ADVISORS

SANDBERG MONETTE

CONFIDENTIAL OFFERING MEMORANDUM

605 S KUNER RD

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

605 S. Kuner Rd in Brighton is a two-story, multi-tenant office property offering approximately 7,552 square feet on a generously sized lot with ample parking. The building has been updated in recent years and provides a professional setting with modern finishes, abundant natural light, and secure access for tenants. The property includes 17 office suites, with 16 currently occupied, delivering strong in-place cash flow and high occupancy. Its convenient location near Highway 85 supports consistent tenant demand and enhances its long-term investment potential.

EXECUTIVE SUMMARY

SALE PRICE: $900,000

PROPERTY DETAILS

BUILDING TYPE:	OFFICE
BUILDING SIZE:	7,552 SF (ASSESSOR)
LOT SIZE:	0.59 ACRES (ASSESSOR)
UNITS:	17
YOC:	1982 / 2019

INVESTMENT HIGHLIGHTS

HIGH OCCUPANCY (16 OF 17 UNITS LEASED) PROVIDING STABLE IN-PLACE CASH FLOW

MULTI-TENANT LAYOUT DIVERSIFIES INCOME AND REDUCES RELIANCE ON A SINGLE TENANT

RECENT UPDATES/RENOVATIONS IMPROVE TENANT APPEAL AND REDUCE NEAR-TERM CAPITAL NEEDS

AMPLE ON-SITE PARKING AND FUNCTIONAL OFFICE LAYOUTS SUITED FOR SMALL BUSINESSES

ACCESSIBLE LOCATION WITH CONVENIENT CONNECTIVITY TO MAJOR THOROUGHFARES, SUPPORTING LEASING DEMAND

LOCATION MAP

LOCATION OVERVIEW

Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,341	33,693	56,843
Average Household Income	$92,889	$118,201	$134,449
Total Households	3,075	11,157	19,089

LOCATION OVERVIEW

Brighton℠

Just 20 miles north of Denver and 15 miles from Denver International Airport, Brighton is a fast-growing, family-oriented community of nearly 49,000 residents—and climbing. Ranked the #8 Most Diverse Suburb in Colorado, Brighton blends small-town charm with big-city connectivity, offering businesses and residents alike a foundation for long-term success.

Thriving Economy & Job Market

Brighton's economy is supported by renewable energy, healthcare, retail, and logistics, anchored by major employers like Vestas Wind Systems. As part of Colorado's Enterprise Zone and adjacent to the emerging DIA Aerotropolis, Brighton provides strong incentives and strategic advantages for business growth and investment. Just minutes from DIA, downtown Denver, and Boulder

- Median household income: ~$100,000
- Homeownership rate: 71%
- Median home value: $475K–$512K

Quality of Life

Residents enjoy abundant parks, trails, and access to Barr Lake State Park, as well as strong schools and a family-friendly environment. Brighton is also home to the nation's first carbon-negative library, underscoring the city's sustainability focus. Community recognition includes state awards for emergency management and innovative leadership programs, highlighting proactive governance and civic investment. Convenience & Connectivity

- Just minutes from DIA, downtown Denver, and Boulder
- Average commute of ~30 minutes, with a strong share of remote workers
- Strong community identity with festivals, cultural events, and local dining

FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

605 S Kuner St

Commercial Analysis	"As-Is"	PRSF	"Market"	PRSF
Commercial Base Rent	$92,306	$12.22	$144,388	$19.12
TOTAL POTENTIAL GROSS REVENUE	$92,306	$12.22	$144,388	$19.12
Vacancy Allowance 8%	$0	$0.00	($11,551)	($1.53)
EFFECTIVE GROSS REVENUE	$92,306	$12.22	$132,837	$17.59
Property Taxes	($19,350)	($2.56)	($19,350)	($2.56)
Property Insurance	($4,860)	($0.64)	($5,006)	($0.66)
Trash Removal	($252)	($0.03)	($260)	($0.03)
Electricity / Gas	($6,256)	($0.83)	($6,444)	($0.85)
Water / Sewer	($3,113)	($0.41)	($3,206)	($0.42)
HVAC	($1,795)	($0.24)	($1,849)	($0.24)
Fire Systems	($42)	($0.01)	($43)	($0.01)
Repairs and Maintenance	($7,566)	($1.00)	($7,793)	($1.03)
Landscape / Snow Removal	($3,456)	($0.46)	($3,560)	($0.47)
Property Management (8%)	$0	$0.00	($10,627)	($1.41)
Total Operating Expenses	($46,690)	($6.18)	($58,137)	($7.70)
NET OPERATING INCOME	$45,616	$6.04	$74,700	$9.89
ASSET PRICE:	**$900,000**	**$119.17 psf**	**$900,000**	**$119.17 psf**
Loan Amount	$585,000	65.00% LTV	$585,000	65.0% LTV
Equity Contribution:	$315,000	35.00%	$315,000	35.0%
Interest Rate/Amortization	6.50%	25 Years	6.50%	25 Years
Monthly/Annual Amortization Payments	$3,950	$47,400	$3,950	$47,400
Property Square Feet:	7,552 SF		7,552 SF	

As-Is Expenses are 2025 Annualized. Pro-forma includes 2026 Assessor estimated taxes and 3% increase over 2025 expenses.

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FINANCIAL ANALYSIS

As-Is Gross Revenue

Effective Occupied RSF:	**5,538 sf**	**73.3%**
Effective Vacant RSF:	**2,014 sf**	**26.7%**
Total RSF:	**7,552 sf**	**100.0%**

Tenant	Unit	USF	RSF	100.0%	Expiration	Monthly Base Rent	Annual Base Rent	Annual PSF / **RSF**	Total	PSF
Tenant 1	102	196	285	3/1/15	2/28/27	$382	$4,586	$16.08 psf	$4,586	$23.40 psf
Tenant 2	104-106	415	604	11/15/25	11/30/26	$809	$9,711	$16.08 psf	$9,711	$23.40 psf
Tenant 3	105	587	854	8/13/25	9/30/28	$1,121	$13,448	$15.74 psf	$13,448	$22.91 psf
Tenant 4	107	323	470	10/1/25	9/30/27	$615	$7,380	$15.70 psf	$7,380	$22.85 psf
Tenant 5	108-110	309	450	9/1/19	9/1/22	$705	$8,463	$18.82 psf	$8,463	$27.39 psf
Tenant 6	109	216	314	7/9/24	6/30/27	$411	$4,932	$15.69 psf	$4,932	$22.83 psf
Tenant 7	111	422	614	5/26/25	5/31/26	$972	$11,664	$18.99 psf	$11,664	$27.64 psf
Tenant 9	205	209	304	3/8/23	3/31/27	$418	$5,015	$16.49 psf	$5,015	$24.00 psf
Tenant 10	204+206	321	467	1/1/26	4/30/26	$646	$7,750	$16.59 psf	$7,750	$24.14 psf
Tenant 11	207	209	304	9/1/17	2/28/27	$408	$4,891	$16.08 psf	$4,891	$23.40 psf
Tenant 12	208	161	234	7/1/22	12/31/26	$355	$4,260	$18.18 psf	$4,260	$26.46 psf
Tenant 13	210	134	195	12/1/20	11/30/27	$272	$3,258	$16.71 psf	$3,258	$24.32 psf
Tenant 14	213	303	441	2/1/25	1/31/28	$579	$6,948	$15.76 psf	$6,948	$22.93 psf
Occupied by Current Owner	201-204,209	1,176	1,712			$0	$0	$0.00 psf	$0	$0.00 psf
Available Storage		208	303			$0	$0	$0.00 psf	$0	$0.00 psf
TOTALS		**5,189 sf**	**7,552 sf**			**$7,692**	**$92,306**	**$15.49 /sf**	**$92,306**	**$17.79 /sf**

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PROFORMA ANALYSIS

Market Gross Revenue - RSF LEASES

Total Occupied RSF:	**7,552 sf**	**100.0%**
Total Vacant RSF:	**0 sf**	**0.0%**
Total SF:	**7,552 sf**	**100.0%**

Tenant	Unit	RSF	Commence	#VALUE!	Monthly Base Rent	Annual Base Rent	Annual PSF / RSF	Total	PSF
Tenant 1	102	285	3/1/15	2/28/27	$464	$5,562	$19.50 psf	$5,562	$19.50 psf
Tenant 2	104-106	604	11/15/25	11/30/26	$981	$11,778	$19.50 psf	$11,778	$19.50 psf
Tenant 3	105	854	8/13/25	9/30/28	$1,388	$16,659	$19.50 psf	$16,659	$19.50 psf
Tenant 4	107	470	10/1/25	9/30/27	$764	$9,167	$19.50 psf	$9,167	$19.50 psf
Tenant 5	108-110	450	9/1/19	9/1/22	$731	$8,769	$19.50 psf	$8,769	$19.50 psf
Tenant 6	109	314	7/9/24	6/30/27	$511	$6,130	$19.50 psf	$6,130	$19.50 psf
Tenant 7	111	614	5/26/25	5/31/26	$998	$11,976	$19.50 psf	$11,976	$19.50 psf
Tenant 9	205	304	3/8/23	3/31/27	$494	$5,931	$19.50 psf	$5,931	$19.50 psf
Tenant 10	204+206	467	1/1/26	4/30/26	$759	$9,110	$19.50 psf	$9,110	$19.50 psf
Tenant 11	207	304	9/1/17	2/28/27	$494	$5,931	$19.50 psf	$5,931	$19.50 psf
Tenant 12	208	234	7/1/22	12/31/26	$381	$4,569	$19.50 psf	$4,569	$19.50 psf
Tenant 13	210	195	12/1/20	11/30/27	$317	$3,803	$19.50 psf	$3,803	$19.50 psf
Tenant 14	213	441	2/1/25	1/31/28	$717	$8,599	$19.50 psf	$8,599	$19.50 psf
NEW TENANT	201-204,209	1,712	3-5 Years		$2,781	$33,375	$19.50 psf	$33,375	$19.50 psf
NEW STORAGE TENANT	Available Storage	303	YTY		$252	$3,027	$10.00 psf	$3,027	$10.00 psf
TOTALS		**7,552 sf**			**$12,032**	**$144,388**	**$18.87 /sf**	**$144,388**	**$19.12 /sf**

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