



CONFIDENTIAL OFFERING MEMORANDUM

COLUMBINE LAKE OFFICES

6870 WEST 52ND AVENUE ARVADA, COLORADO 80002

6870 WEST 52ND AVENUE
ARVADA, CO 80002

**GENESEE COMMERCIAL
GROUP, LLC**

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INVESTMENT OVERVIEW



ADDRESS

**6870 West 52nd Avenue
Arvada, CO 80002**



PRICE

**\$8,100,000
\$128/SF Gross**



RSF

58,533

PURCHASE PRICE
\$8,100,000

NOVEMBER 2026 ANNUAL BASE RENTAL INCOME
\$1,248,600

CAPITALIZATION RATE
8.5%

OPERATING EXPENSES - 2026 PROJECTED
\$589,439

COUNTY PROPERTY SF
63,108 SF

OPERATING EXPENSE REIMBURSEMENT - 2026
\$27,044

BUILDING SIZE
58,533 RSF

NET OPERATING INCOME
\$686,205

ZONING
Mixed-Use Urban District
(City of Arvada)

OCCUPANCY
100%

SITE SIZE
4.5 Acres

YEAR BUILT
1999

SURFACE PARKING
5/1,000

STORIES
Two

ELEVATOR
Two

PROPERTY HIGHLIGHTS

Ideally situated in the heart of Arvada's thriving commercial corridor, 6870 W 52nd Avenue offers excellent visibility and convenient access to I-70, I-76, and Wadsworth Boulevard—providing seamless connectivity throughout the Denver metro area. Tenants enjoy close proximity to abundant retail, dining, and service amenities including Starbucks, Olde Town Arvada, major banks, fitness centers, and restaurants all within minutes. This well-maintained, high-quality office property features professional architecture, generous parking, and scenic views in a stable submarket characterized by low commercial vacancy and strong tenant demand. Its blend of accessibility, nearby conveniences, and exceptional building quality make 6870 W 52nd Avenue an outstanding choice for businesses seeking a professional image in a dynamic, amenity-rich environment.

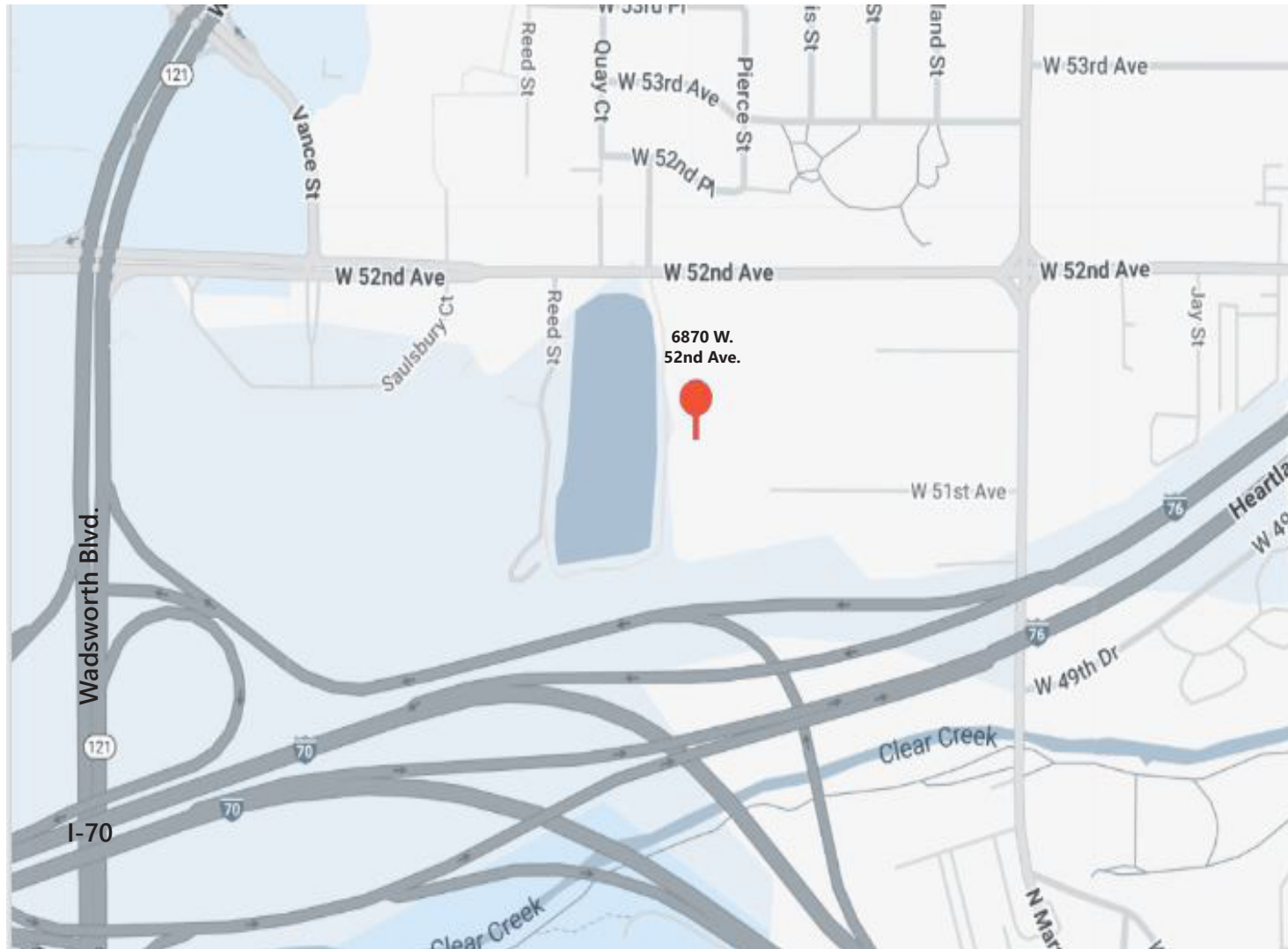
PROPERTY PHOTOS

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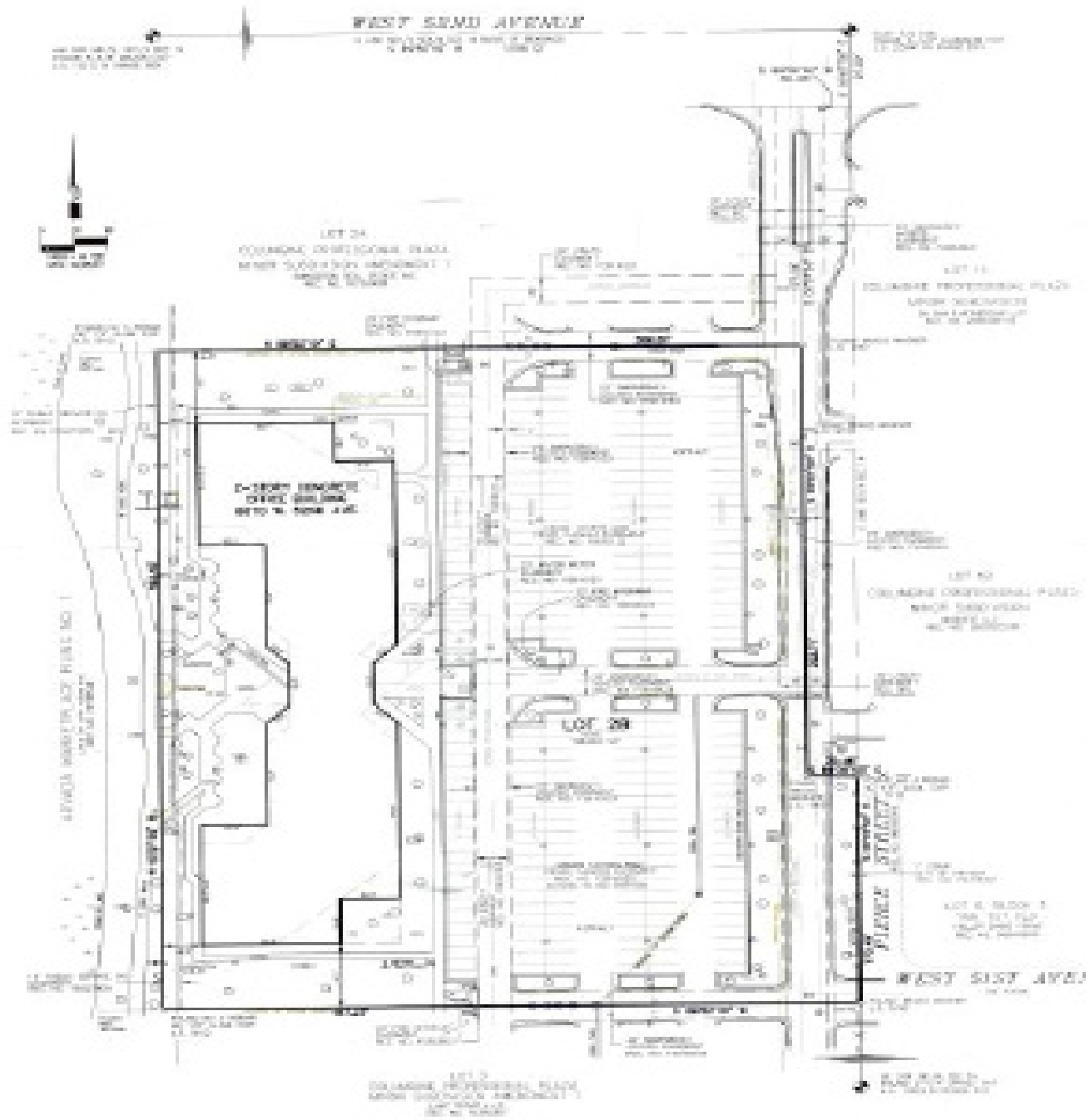


MAP

6870 WEST 52ND AVENUE | ARVADA, CO 5







TENANT OCCUPANCY

6870 WEST 52ND AVENUE | ARVADA, CO 8

Tenant	RSF	% Occupancy	Move-In Date
Tenant #1	1,658	3%	5/1/2022
Tenant #2	2,266	4%	12/1/2010
Tenant #3	4,720	8%	3/1/2022
Tenant #4	1,866	3%	7/1/2024
Tenant #5	2,360	4%	10/1/2025
Tenant #6	5,472	9%	12/1/2023
Tenant #7	2,568	4%	12/1/2019
Tenant #8	2,093	4%	10/1/2023
Tenant #9	4,211	7%	3/1/2023
Tenant #10	2,618	4%	8/1/2019
Tenant #11	1,641	3%	1/1/2026
Tenant #12	1,244	2%	4/1/2019
Tenant #13	3,077	5%	5/1/2014
Tenant #14	2,296	4%	3/1/2026
Tenant #15	5,237	9%	10/1/2016
Tenant #16	3,537	6%	8/1/2022
Tenant #17	1,368	2%	2/1/2022
Tenant #18	1,750	3%	9/1/2022
Tenant #19	3,470	6%	4/1/2000
Tenant #20	2,492	4%	7/1/2023
Tenant #21	2,589	4%	8/1/2022

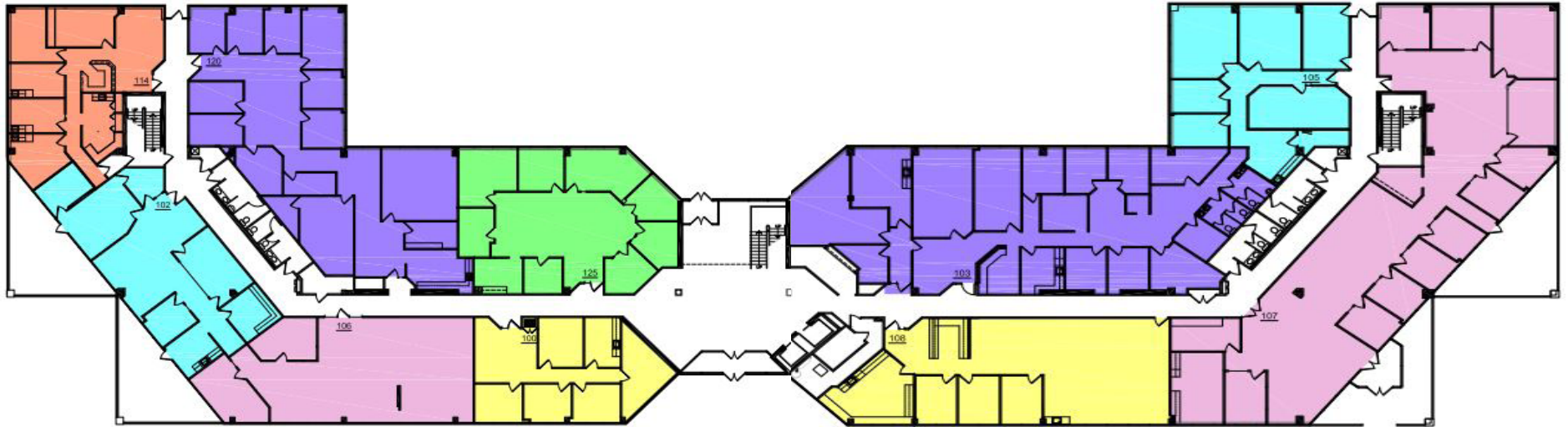
Detailed rent roll provided upon signing of Confidentiality and Non-Disclosure Agreement.

OPERATING EXPENSE

PROPERTY NAME:	Columbine Lake Offices
ADDRESS:	6870 W. 52nd Ave.
YEAR BUILT:	1999
BUILDING SIZE:	58,533 RSF
OCCUPANCY:	Multi-tenant
PROPERTY TYPE:	Office
OCCUPIED PERCENTAGE:	100%
NUMBER OF LEASED TENANTS:	21
PROPERTY CLASS:	B

Budgeted Operating Expenses	2026	PSF
Carpet Cleaning	\$1,010	\$0.02
Electrical Repairs	\$450	\$0.01
Elevator Contract & Maintenance	\$15,356	\$0.26
Exterminating	\$2,080	\$0.04
Day Porter	\$22,332	\$0.38
Fire Alarm Monitor, Extinguisher Maint.	\$4,262	\$0.07
HVAC	\$45,000	\$0.77
HVAC Controls Amortization	\$0	\$0.00
Exterior Lighting Repairs	\$2,800	\$0.05
Lobby Plants	\$2,130	\$0.04
Janitorial	\$53,100	\$0.91
Janitorial Supplies	\$9,900	\$0.17
Lock Repairs & Keys	\$2,000	\$0.03
Parking Lot Repair/Stripe	\$0	\$0.00
Owners Association Dues	\$50,000	\$0.85
Plumbing Repairs	\$2,400	\$0.04
Roof & Gutter	\$6,000	\$0.10
Signage	\$0	\$0.00
Trash Removal	\$5,100	\$0.09
Window Cleaning	\$4,727	\$0.08
Doors & Windows	\$4,000	\$0.07
Miscellaneous Repair/Maintenance	\$1,200	\$0.02
Gas & Electric	\$135,000	\$2.31
Telephone (Elevator & Door Phones)	\$3,480	\$0.06
Water & Sewer	\$5,600	\$0.10
Insurance	\$22,980	\$0.39
Management Fee	\$47,384	\$0.81
Property Taxes	\$141,148	\$2.41
Total Operating Expenses	\$589,439	\$10.07

FLOOR PLANS



First Floor - South

First Floor - North



Second Floor - South

Second Floor - North

OUR TEAM

6870 WEST 52ND AVENUE | ARVADA, CO 11



Jamie Macbeth
COMMERCIAL BROKER



60 YEARS

COMMERCIAL BROKER
EXPERIENCE



\$75,000,000+

TOTAL SALES



OUTSIDE-THE-BOX

APPROACH TO
COMMERCIAL REAL ESTATE



William Netwal
COMMERCIAL BROKER

GENESEE COMMERCIAL GROUP

Headquartered in Lakewood, Colorado, Genesee Commercial Group was founded in 1980 as a regional commercial real estate company that provides customized solutions to meet the changing real estate requirements of tenants, building owners, corporate occupants and investors.

Our team of professionals are dedicated to developing and delivering innovative solutions tailored to each client's specific needs. Our professionals have built a reputation for providing informed solutions that combine local market knowledge and specialty expertise with detailed analysis. By combining this knowledge and real-time market intelligence with smart negotiation skills, Genesee Commercial Group's transaction and property management professionals unlock opportunities that support each individual client's real estate and business goals.



GENESEE
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This confidential Offering Memorandum, has been prepared by Genesee Commercial Group, LLC 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. Genesee Commercial Group recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as the Columbine Lake Office Building at 6870 W. 52nd Ave. (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 Genesee Commercial Group 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 Genesee Commercial Group. 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 Genesee Commercial Group at your earliest convenience.