

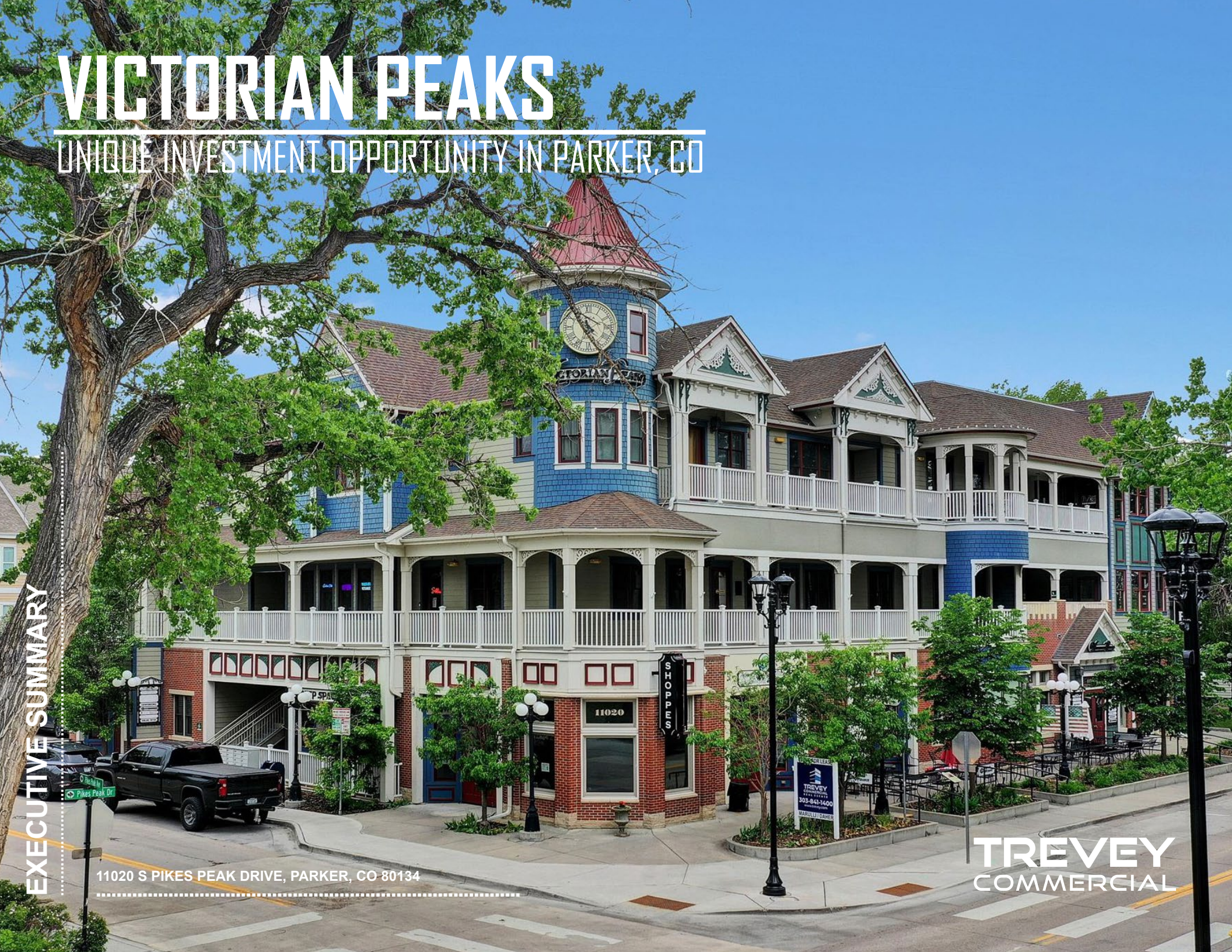
VICTORIAN PEAKS

UNIQUE INVESTMENT OPPORTUNITY IN PARKER, CO

EXECUTIVE SUMMARY

11020 S PIKES PEAK DRIVE, PARKER, CO 80134

TREVEY
COMMERCIAL



VICTORIAN PEAKS

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Exclusively Marketed by:

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10510 Dransfeldt Rd, Suite 100, Parker, Colorado 80134 | 303-841-1400

TREVEY COMMERCIAL

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01 Executive Summary
Offering Summary

VICTORIAN PEAKS

REZ

EXECUTIVE SUMMARY

Trevey Commercial Real Estate, as exclusive advisor, is pleased to present the opportunity to acquire Victorian Peaks, a premier 38,970 rentable square foot mixed-use building prominently positioned in the heart of downtown Parker, Colorado. Located at 11020 S. Pikes Peak Drive, this landmark property enjoys prominent visibility, unique architecture, and strong foot traffic due to its proximity to Mainstreet and Parker Road, making it an attractive location for both office and retail tenants.



SIZE
38,970 RSF



LEASED
100.00%



IN PLACE NOI
\$536,112



PRICE
\$6,800,000.00



PRICE / SF
\$174.49



CAP RATE
7.88%



OFFERING SUMMARY

ADDRESS	11020 S Pikes Peak Drive Parker CO 80134
COUNTY	Douglas
MARKET	Denver Metro
SUBMARKET	South Denver Metro
BUILDING RSF	38,970 SF
PROPERTY SIZE	0.53 Acres
YEAR BUILT	2008
PARCEL NUMBER	2233-221-11-009
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$6,800,000
PRICE PSF	\$174.49
OCCUPANCY	100%
NOI (2026 (EST.))	\$536,112
CAP RATE (2026 (EST.))	7.88%
CASH ON CASH (2026 (EST.))	7.16%

PROPOSED FINANCING

Amortized 60% LTV	
LOAN TYPE	Amortized
DOWN PAYMENT	\$2,960,000
LOAN AMOUNT	\$4,440,000
INTEREST RATE	6.25%
LOAN TERMS	5
ANNUAL DEBT SERVICE	\$351,488
LOAN TO VALUE	60%
AMORTIZATION PERIOD	25 Years

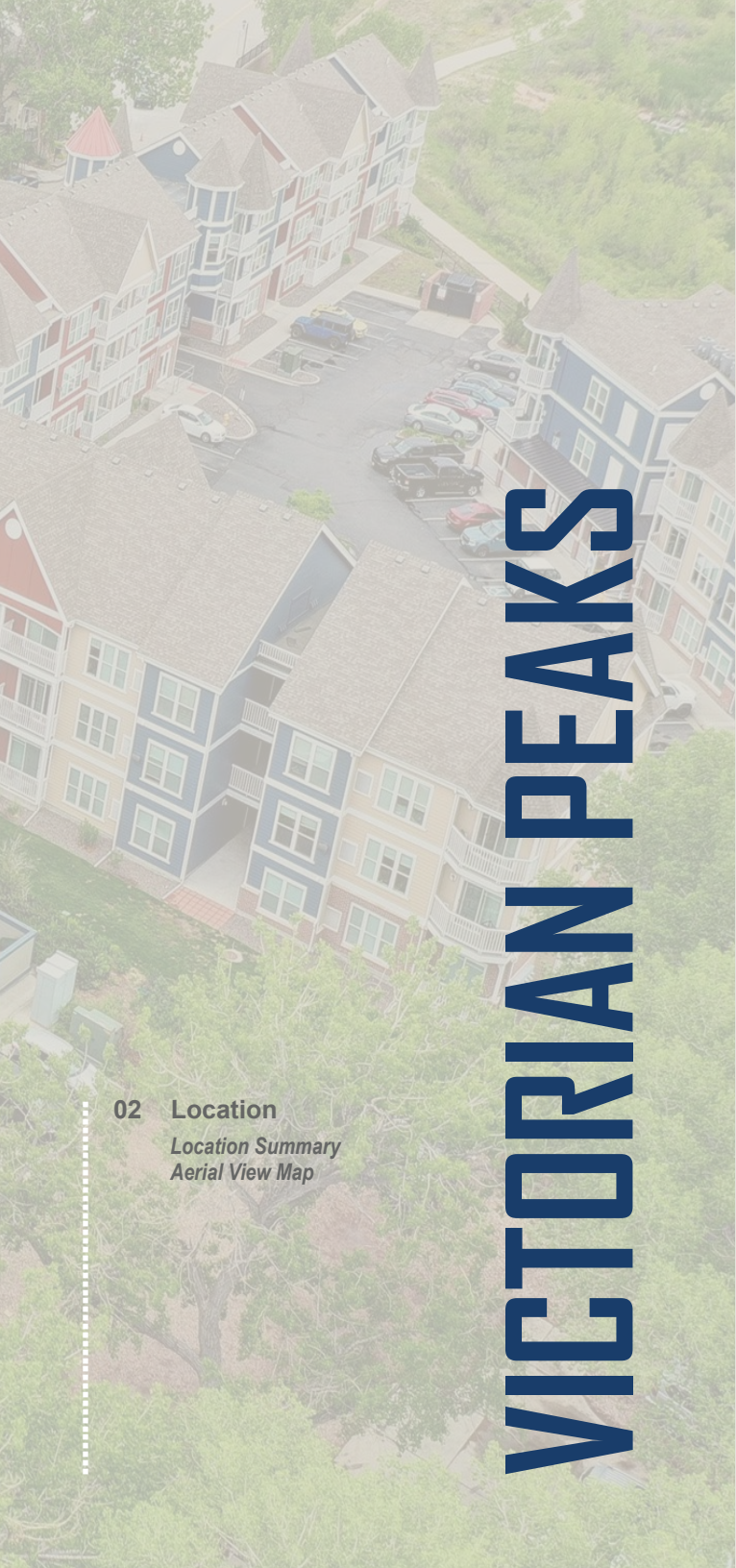


PRIME LOCATION WITH VALUE ADD POTENTIAL

- Victorian Peaks presents investors with strong market fundamentals and upside potential. Projected 2025 NOI is approximately \$553,307 based on existing income at 100% occupancy, excluding additional revenue potential from a 969 SF garage space presently utilized for storage. The Property benefits from a robust suburban retail and office market. The blended average rental rate at Victorian Peaks is competitively positioned at \$21.42 per square foot, indicating substantial room for rental growth. Additionally, the structure of leases—primarily modified gross with annual CAM adjustments above base-year expenses, and triple-net leases for most first-floor tenants—further supports potential upside through strategic management.
- Victorian Peaks represents an ideal asset for investors, including those seeking a suitable property for a 1031 exchange, particularly given the current limited market availability of quality assets that make sense. The property features a strategic blend of commercial and residential units, offering diversified revenue streams and reducing dependency on any single tenant type. With existing rents below current market rates, investors have the opportunity to enhance value through strategic lease management and targeted rent adjustments.
- The Property's Downtown Parker location is characterized by a stable, affluent demographic base with high average household incomes and steady population growth, contributing to reliable occupancy rates and consistent performance.
- The Property benefits from Downtown Parker's robust economic environment, which features favorable market conditions, walkability, a skilled labor pool, and a supportive community for businesses. This positions Victorian Peaks as a resilient asset within the local real estate market.

- Victorian Peaks offers an attractive opportunity to acquire a suburban income-producing asset with potential value-add opportunities through rent adjustments and operational improvements. Operating expenses for 2024 included approximately \$10,000 in one-time electric and HVAC costs, contributing to higher expenses compared to the projected figures for 2025. The landlord has engaged local leasing brokers, resulting in increased occupancy and income for 2025. Additionally, most leases include renewal options set at market or fair market value, providing investors flexibility in future lease management.





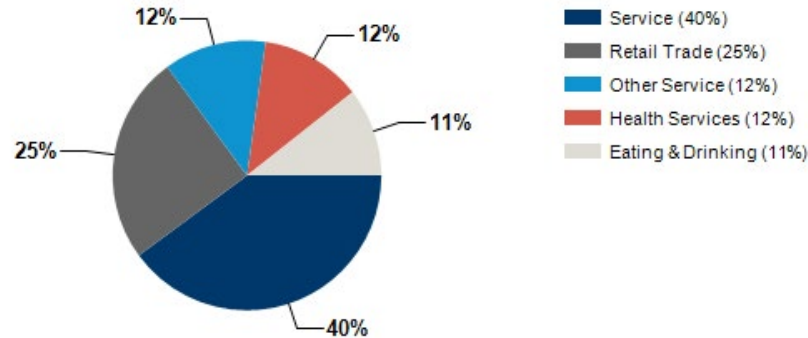
VICTORIAN PEAKS

02 Location
Location Summary
Aerial View Map

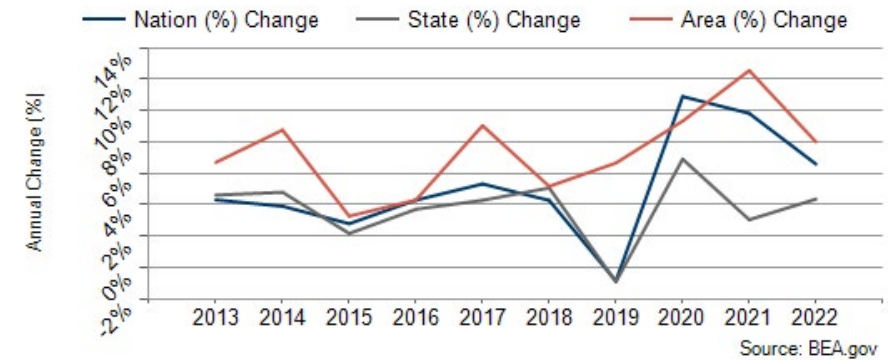
LOCATION

- Victorian Peaks, located at 11020 S Pikes Peak Drive, enjoys a prime position in the heart of downtown Parker, Colorado. Just steps from Mainstreet, this charming Victorian-style mixed-use property offers tenants and visitors seamless access to the town's vibrant retail, dining, and cultural scene. Its proximity to Mainstreet places it within walking distance of boutique shops, local restaurants, and community events, making it an ideal location for businesses seeking visibility and foot traffic.
- Parker itself is a thriving, family-friendly community with a population of approximately 60,000 and a median household income of \$129,342. The town boasts a highly educated workforce, with over 53% of residents holding a bachelor's degree or higher. Parker's blend of small-town charm and modern amenities, along with its strong demographics and strategic location within the Denver metropolitan area, make Victorian Peaks an exceptional opportunity for businesses looking to establish or expand.

Major Industries by Employee Count



Douglas County GDP Trend



Largest Employers

Douglas County School District RE-1	5,563
Charles Schwab Corporation	2,400
EchoStar	2,010
CH2M Hill	1,660
HealthONE: Sky Ridge Medical Center	1,220
Western Union	1,210
Douglas County Government	1,146
Centura Health: Parker Adventist Hospital	1,110

Parker Road

O'BRIEN PARK

FARMERS INSURANCE
 B-H
 fika
 LOCAL
 Vines
 Market

DOWNTOWN PARKER

Fidelity National Title
 Spice Kitchen
 SUCHINE
 Swirls
 indochine
 [Logo]

My Mainstreet Phase III
My Mainstreet Phase I

WELLS FARGO
 BR [Logo]
 ups
 McDonald's
 Pizzeria
 BONAROO TATTOO

Parker Area
 TAILGATE
 PARKER GARAGE

SITE

Parker Station

Planned Retail & Office

The Juniper (Retail / Residential)

Exchange Building

Mainstreet

Victorian Peaks District

Parker Flats at Old Town Apartments

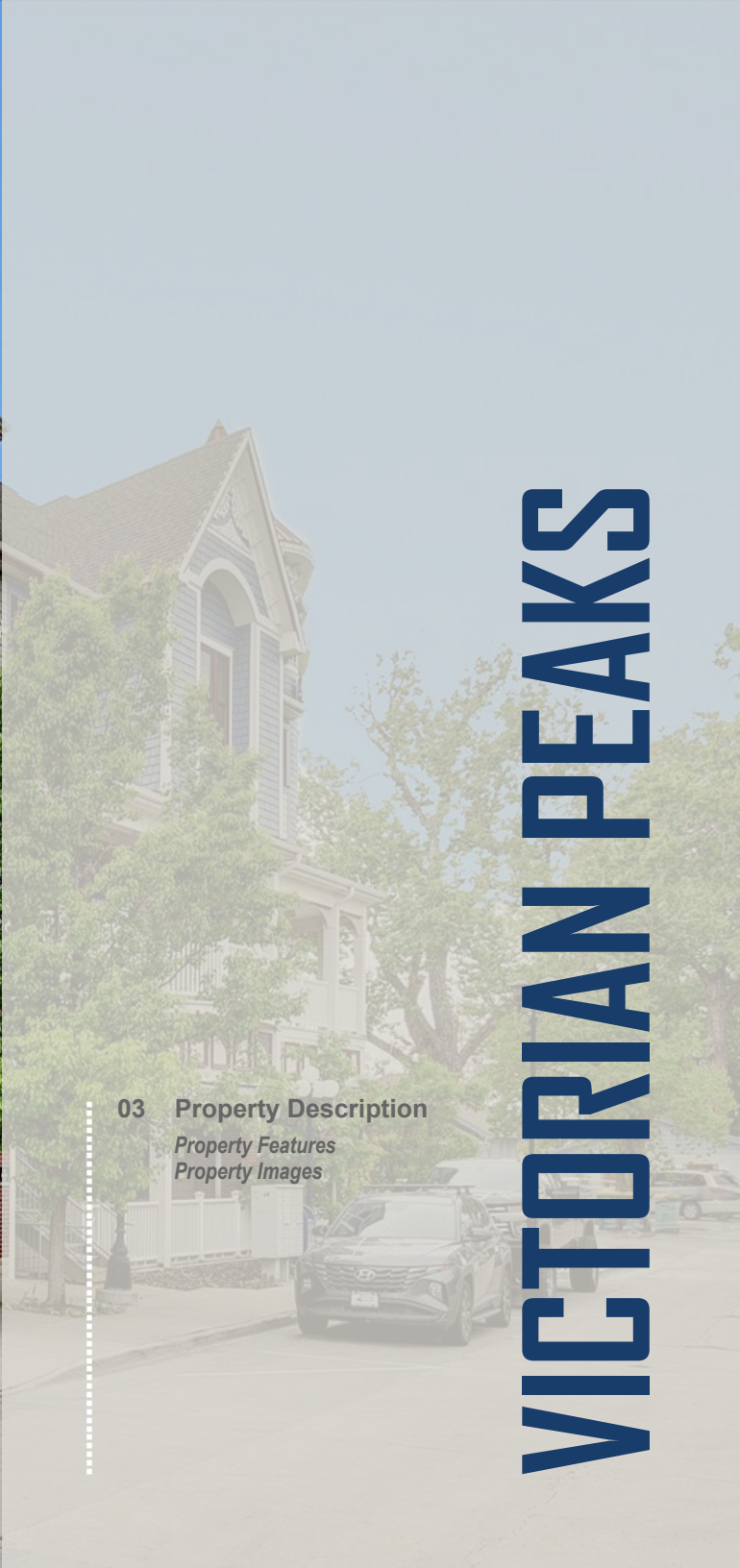
Bridgeside Professional

SULPHUR GULCH

arc
 DOLLAR TREE

Pikes Peak Drive

Sulphur Gulch Trail



03 Property Description
Property Features
Property Images

VICTORIAN PEAKS

PROPERTY DESCRIPTION

GLOBAL

NUMBER OF SUITES	20
BUILDING RSF	38,970
PROPERTY SIZE	0.53 Acres
# OF PARCELS	1
PRICE PER SQUARE FOOT	\$175
YEAR BUILT	2008
ZONING TYPE	Greater Downtown District
LOCATION CLASS	A
BUILDING CLASS	B
LEGAL DESCRIPTION	LOT 1A BLOCK 1 PINE TREE MINOR DEVELOPMENT 1 1ST AMD 0.528 AM/L
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	3

MULTI-FAMILY VITALS

NUMBER OF UNITS	2
RESIDENTIAL UNITS	Units 205 & 310 Have Residential Zoning
PRIVATE BALCONIES	Yes

COMMERCIAL VITALS

NUMBER OF TENANTS	19
CURRENT OCCUPANCY	100.00%
SF RETAIL (1ST FLOOR & BASEMENT)	18,874
SF OFFICE (2ND & 3RD FLOOR)	19,134
LEASE TYPE	Combination of Triple Net & Modified Gross Leases. Majority are Modified Gross

NEIGHBORING PROPERTIES

NORTH	One Block From Mainstreet
SOUTH	One Block from Best Buy
EAST	One block from PACE Center
WEST	One Block From Parker Road

CONSTRUCTION

FOUNDATION	Poured Concrete, Basement Level Functional and Leased
FRAMING	Steel
EXTERIOR	Detailed and Charming Victorian Style Facade
PARKING SURFACE	Concrete Parking Lot and Street Parking
ROOF	EPDM (Ethylene Propylene Diene Monomer)
LANDSCAPING	Minimal



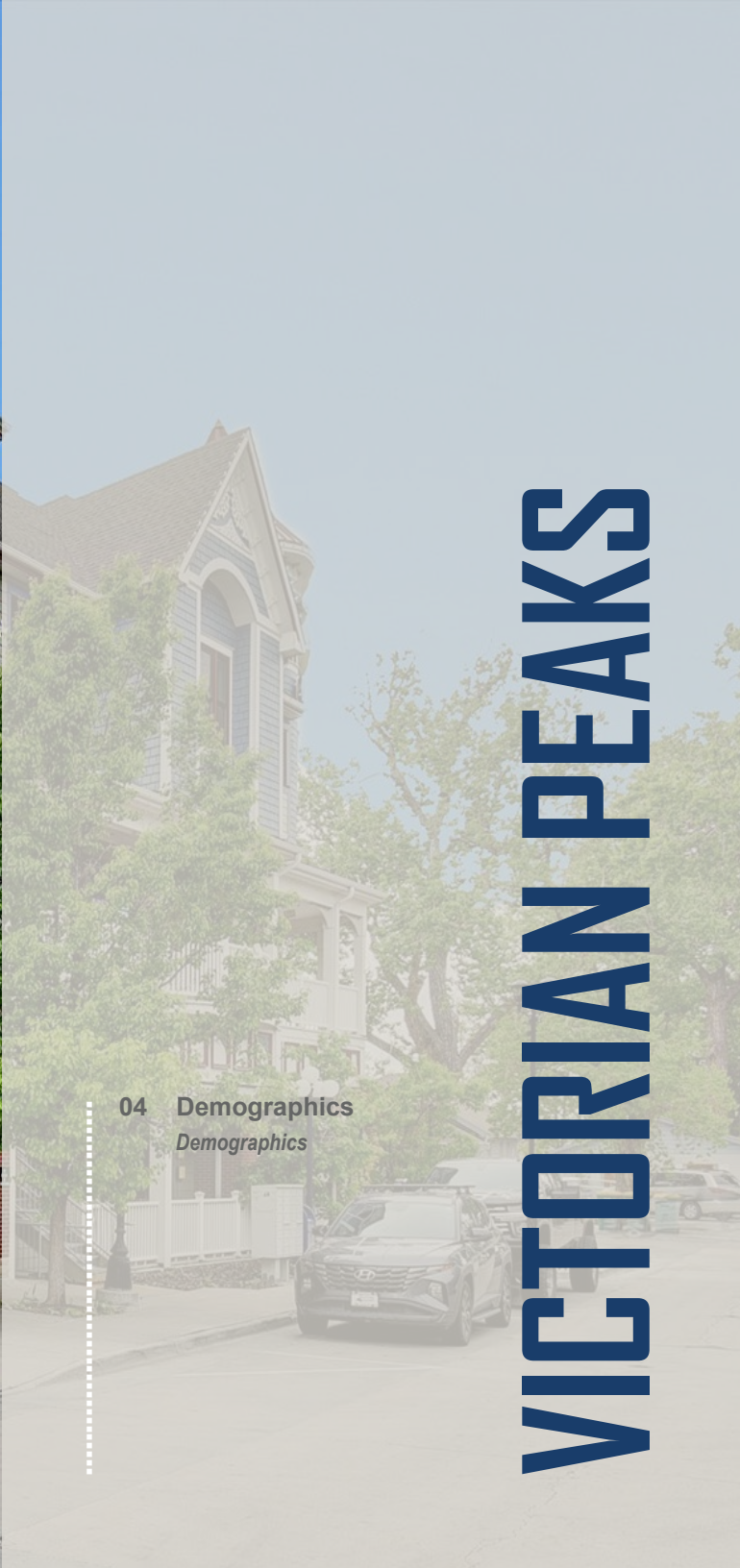


Advanced Chiropractic
Acupuncture & Massage

VICTORIAN PLAZA

AMZ

STOP



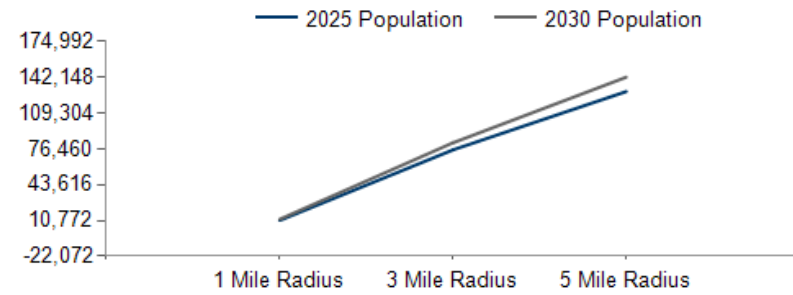
04 Demographics
Demographics

VICTORIAN PEAKS

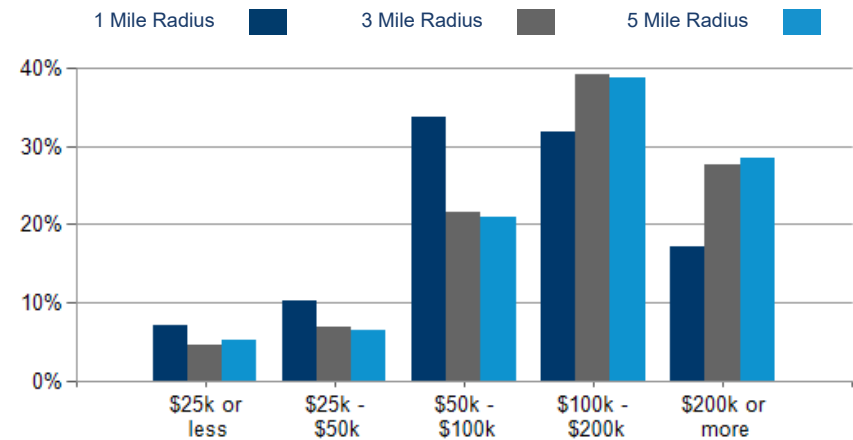
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,922	30,874	45,740
2010 Population	8,011	56,379	84,041
2025 Population	10,772	75,445	128,919
2030 Population	11,878	81,964	142,148
2025 African American	350	1,668	3,221
2025 American Indian	60	397	678
2025 Asian	482	5,646	11,808
2025 Hispanic	1,451	8,537	13,889
2025 Other Race	314	1,788	3,105
2025 White	8,275	57,667	96,660
2025 Multiracial	1,274	8,191	13,318
2025-2030: Population: Growth Rate	9.85%	8.35%	9.85%

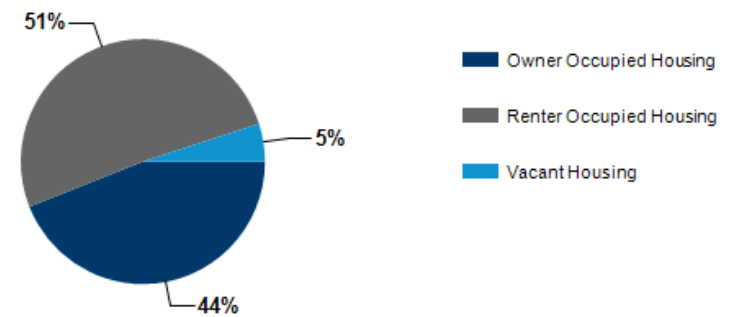
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	156	628	1,421
\$15,000-\$24,999	172	630	1,033
\$25,000-\$34,999	176	736	1,301
\$35,000-\$49,999	294	1,136	1,769
\$50,000-\$74,999	982	3,147	5,145
\$75,000-\$99,999	567	2,744	4,840
\$100,000-\$149,999	824	5,335	9,439
\$150,000-\$199,999	638	5,325	8,971
\$200,000 or greater	786	7,539	13,554
Median HH Income	\$97,253	\$140,254	\$141,027
Average HH Income	\$135,217	\$172,018	\$173,587



2025 Household Income



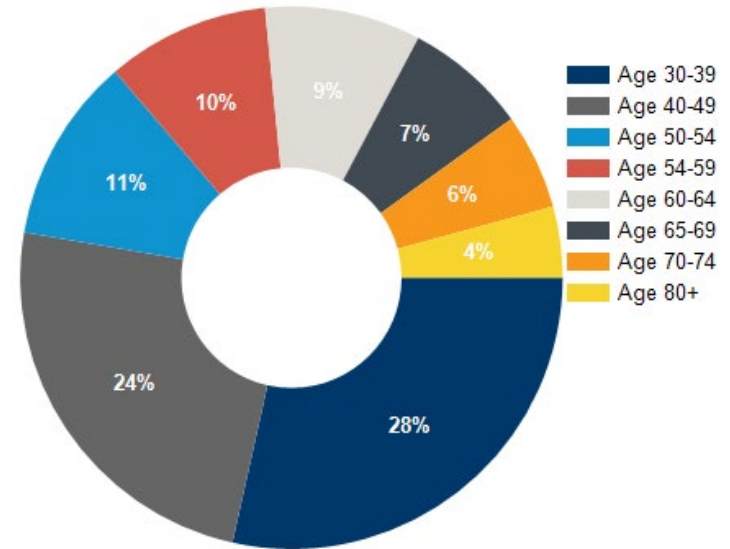
2025 Own vs. Rent - 1 Mile Radius



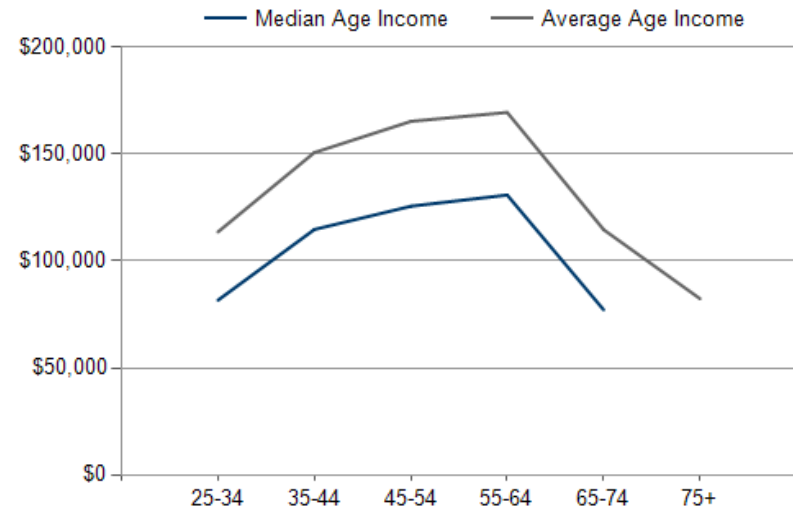
Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	911	4,548	7,820
2025 Population Age 35-39	827	5,344	9,376
2025 Population Age 40-44	803	5,790	10,240
2025 Population Age 45-49	672	5,472	9,149
2025 Population Age 50-54	674	5,861	9,300
2025 Population Age 55-59	592	4,840	7,858
2025 Population Age 60-64	568	4,135	7,144
2025 Population Age 65-69	445	3,190	6,098
2025 Population Age 70-74	349	2,347	4,969
2025 Population Age 75-79	258	1,743	3,864
2025 Population Age 80-84	197	1,047	2,222
2025 Population Age 85+	180	709	1,387
2025 Population Age 18+	8,465	56,889	97,732
2025 Median Age	36	38	39
2030 Median Age	37	38	40

Population By Age



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,646	\$116,082	\$117,056
Average Household Income 25-34	\$113,588	\$149,440	\$151,066
Median Household Income 35-44	\$114,724	\$154,879	\$158,389
Average Household Income 35-44	\$150,733	\$186,182	\$191,301
Median Household Income 45-54	\$125,614	\$170,202	\$170,999
Average Household Income 45-54	\$165,315	\$206,291	\$207,147
Median Household Income 55-64	\$130,846	\$166,512	\$166,694
Average Household Income 55-64	\$169,511	\$199,511	\$199,243
Median Household Income 65-74	\$77,188	\$101,683	\$108,705
Average Household Income 65-74	\$114,689	\$132,845	\$143,268
Average Household Income 75+	\$82,363	\$88,915	\$99,063





05 Company Profile
Company Bio
Broker Profile

VICTORIAN PEAKS

COMPANY PROFILE

Established in 2001, Trevey Commercial Real Estate is a boutique brokerage specializing in investment properties, land brokerage, and commercial leasing throughout Colorado's dynamic market. With over 20 years of proven success, we provide expert Seller/Landlord Representation, Buyer/Tenant Representation, Investment Property Analysis, and Commercial Real Estate Consultation. Our personalized approach ensures each client receives tailored service, making us a trusted partner dedicated to your success in every transaction, regardless of size or complexity.



David Marulli *Investment Properties*
david@trevey.com (720) 298-2840

David Marulli has successfully handled over \$1 billion in commercial real estate transactions, representing numerous buyers, investors, tenants, and landlords throughout his 30+ year career.

His comprehensive understanding of the industry, including real estate consulting, investment property strategies, and expertise in 1031 exchanges, makes him an invaluable member of the Trevey Commercial Real Estate team. David has held real estate licenses in four states and currently maintains active licenses in both Colorado and Florida.



Tommy Daher *V.P. Sales & Leasing*
tommy@trevey.com (303) 916-8231

Tommy Daher joined Trevey Commercial Real Estate in the summer of 2021 as an intern while studying at the University of Colorado Boulder. After graduating in the spring of 2023 with a dual degree in Commercial Real Estate and Finance, he transitioned into a full-time role as an Associate Broker.

Since then, Tommy has successfully been involved in transactions totaling over \$21 million in deal value. He specializes in a range of commercial real estate services, including site selection, development, leasing, sales and acquisitions, and contract negotiations. Tommy is known for his responsiveness, attention to detail, and ability to craft win-win solutions for landlords, tenants, buyers, and sellers alike.



Mitch Trevey *Managing Director*
mitch@trevey.com (303) 619-7192

Mitch Trevey is an expert in land and commercial real estate brokerage and development, trusted by the area's most discerning clients. As the founder of the firm, Mitch combines his knowledge, passion, and expertise in the industry with strategic resources to deliver results in the rapidly growing and changing Denver area market. Taking the time to fully understand his client's needs, Mitch has developed a loyal following of repeat and referral clientele. With a reputation of honesty and attention to detail supported by solid communications and hard work, those who elect Mitch's representation can expect a high quality personal and professional experience.



Dusty Connelley *Administrative Director*
dusty@trevey.com (303) 841-1400

Dustyn ("Dusty") Connelley began her real estate career nearly 20 years ago in the Denver commercial real estate industry. She gained experience with a leading REIT and spent over a decade supporting one of Denver's top brokerage teams, building an extensive background in business operations, new business development, marketing, graphic design, and transaction management. Today, as Trevey Commercial Real Estate's Administrative Director and a licensed broker and notary, Dusty plays a key role in project leasing, sales, property management, and client service, supporting the firm's full-service approach and commitment to excellence.

VICTORIAN PEAKS

UNIQUE INVESTMENT OPPORTUNITY IN PARKER, CO

CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Trevey Commercial Real Estate and it should not be made available to any other person or entity without the written consent of Trevey Commercial Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Trevey Commercial Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Trevey Commercial Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Trevey Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has Trevey Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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TREVEY
COMMERCIAL

CONFIDENTIALITY AGREEMENT

ADDRESS: Victorian Peaks - 11020 S. Pikes Peak Drive, Parker, CO 80134

Trevey Commercial Real Estate ("Trevey") has been retained on an exclusive basis by Jeff and Staci Rubie Revocable Trust (the "Owner") with respect to the sale of **11020 S. Pikes Peak Drive, Parker, Colorado** (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Trevey. All fees due Trevey in connection with the sale of the Property shall be paid by the Owner.

Trevey has available for review certain information concerning the Property which includes offering memoranda and other materials (collectively "Informational Materials"). Trevey will not disclose such Informational Materials to any potential purchaser unless and until the potential purchaser, or its authorized representative, has executed this Agreement. Upon Trevey's receipt of this executed Agreement, Trevey is prepared to provide the Informational Materials for the potential purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

1. All Informational Materials pertaining to the Property which may be furnished to the potential purchaser by Trevey shall continue to be the property of the Owner and Trevey. The Informational Materials will be used solely for the purpose of the potential purchaser's review and evaluation of the potential purchase of the Property and may not be copied or duplicated without Trevey's written consent and must be returned to Trevey immediately upon Trevey's request, or as soon as Owner terminates negotiations with the potential purchaser.
2. The Informational Materials may be disclosed to the potential purchaser's partners, employees, legal counsel, accountants and institutional lenders ("Related Parties"), solely for the purpose of evaluating the potential purchase of the Property. Such Related Parties shall be informed by the potential purchaser of the confidential nature of the Informational Materials and shall be directed to treat the Informational Materials with strict confidence subject to and in accordance with this Agreement prior to receiving the Informational Materials.
3. The potential purchaser understands and acknowledges that Trevey and the Owner do not make any representations or warranties as to the accuracy or completeness of the Informational Materials. The potential purchaser hereby acknowledges that it is responsible for making its own projections and conclusions without reliance upon the Informational Materials.
4. The potential purchaser hereby indemnifies and holds harmless Trevey and the Owner and their respective affiliates, successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this Agreement. In addition, the potential purchaser indemnifies and holds harmless Trevey and the Owner, and their respective affiliates, successors and assigns against and from any loss, liability, cost or expense (including attorney's fees) in any way arising from or by any broker, finder or similar agent (other than Trevey) claiming to represent the potential purchaser for commissions, fees and other compensation relating to the proposed or actual transaction involving the Property and potential purchaser, its affiliates, successors, assignees or nominees.
5. The potential purchaser acknowledges that the Property has been offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof,

lack of satisfactory credit references, or for any other reason whatsoever, in Owner's sole discretion, without notice. The potential purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion, or national origin. The potential purchaser acknowledges that Trevey, in its capacity as exclusive agent for Owner, has no power or authority in any way to bind the Owner with respect to a transaction involving the Property and that only Owner can contract with the potential purchaser, its affiliates, successors, assignees or nominees.

6. Potential purchaser agrees that it and its representatives will not, without obtaining the prior written consent of Trevey, directly or indirectly contact or participate in discussions with any person who is a party of the Proposed Transaction. Potential purchaser nor its representatives will contact the tenants of the Property in connection with your review of the Informational Materials. Any and all questions related to the evaluation of the Informational Materials must be directed solely to Trevey, unless otherwise advised by Trevey.

7. In the event that you are requested or required by a tribunal or governmental authority (by oral questions, interrogatories, requests for information or documents, subpoenas, summonses, civil investigative demand or similar process) to disclose any Informational Materials, it is agreed that you will provide Broker with prompt notice of such request(s) prior to disclosure, and you may disclose such information to such tribunal or governmental authority.

If as a potential purchaser you are in agreement with the foregoing, please return one signed copy of this Agreement to:

Trevey Commercial Real Estate
Attn: Dustyn Connelley
10510 Dransfeldt Road, Suite 100, Parker, CO 80134
Phone: 303-841-1400 • email: dusty@trevey.com

ACCEPTED AND AGREED TO:

This _____ day of _____ 2026

(Signature): _____ Email: _____

By (print): _____ Phone: _____

Company: _____ Address: _____