

**CONFIDENTIAL
OFFERING MEMORANDUM**

**900 MAIN STREET
Louisville CO 80027**



VANGUARD DEVELOPMENT LLC

Mikael van Loon • mikael@usa.net • (303) 589-0086

Price, terms, and information are subject to change or withdrawal without notice. Information herein is deemed to be reliable, but no representations or warranties, express or implied, are made by Broker.

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Section 1

Price \$1,195,000
\$471 per finished square foot

Vanguard Development is pleased to present this well maintained Multi Tenant commercial retail/office building in the heart of main street downtown Louisville Colorado situated on 0.09 AC, 3,719 square foot lot. The property has been held by the same investor entity for over 45 years and consists of 2,400 usable square feet divided into four rentable spaces. Each Unit has separate bathroom facilities and individual split HVAC system.

The original structure was built in 1947 and has experienced two expansions that occurred between 1950 and 1980. The structure is built of masonry brick and block construction. The siding was board and batten but has recently been redone in stucco. The hip roof has an asphalt shingle covering with recently upgraded canvas awnings above the doors and windows. Most of the foundation is the slab floor but the building also has a partial basement under one of the units see the History of Capital Improvements below. The condition is Generally Good to Excellent with minimal deferred maintenance

PROPERTY LOCATION



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Vanguard Development, LLC

A Real-Estate Company
Brokerage-Investment-Development

Section II



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Unit 901 – Thunderbird Barbers



Unit 900 - Edward Jones



Unit 916 – Acme Fine Goods



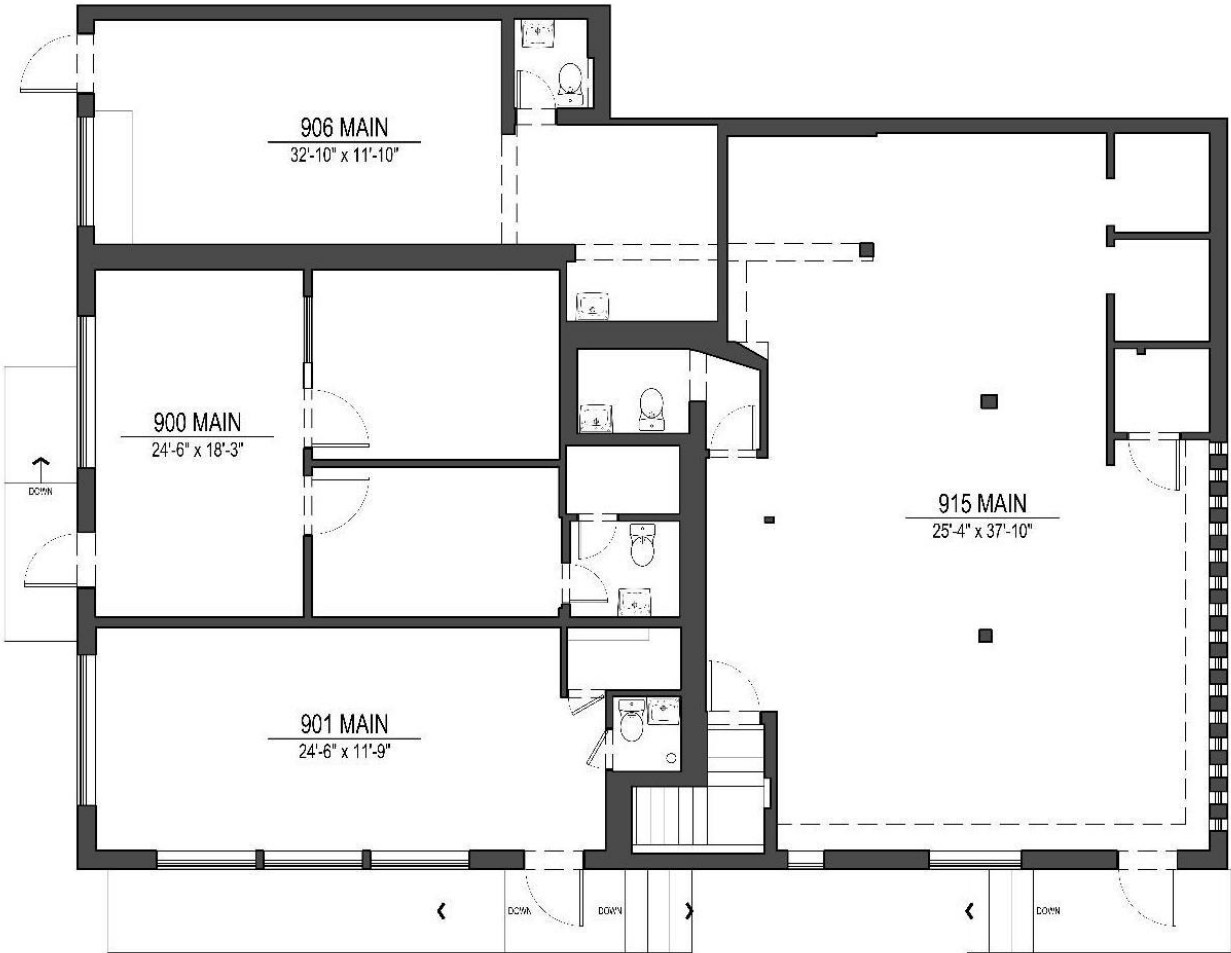
Unit 906 – Curating Colorado

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Floor Plan



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ASSESSOR INFORMATION

Address:	900 MAIN ST LOUISVILLE
Account Number:	R0019784
Parcel Number:	157508402011
Lot Size:	3,719 Sq Ft
Above Ground Finished Sq Ft:	2,536
Est. Land (Acres):	0.09
Subdivision:	LOUISVILLE O T - LO
Neighborhood:	495 - LOUISVILLE
Market Area:	620
Legal Description:	W 73 FT LOT 7 BLK 1 LOUISVILLE O T
Year Built:	1955

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Section III

Rent Roll 900 Main Street

2025

Unit	Tenant	Sq. Ft	%/Total	\$/Ft.	Base	Annual	Start	Term	End	Cam %	CAM/Mo	CAM/Yr	Cam \$/Ft.	Annual
906	Curating Colorado Retail	350	14.59%	28.13	\$820.46	\$9,845.50	10/1/2023	3 yrs	09/30/26	14.00%	\$127.81	\$1,533.72	\$4.38	\$11,379.22
901	Thunderbird Barbers Barbershop	377	15.70%	31.85	\$1,000.09	\$12,001.08	10/25/2024	3 yrs	10/24/27	15.68%	\$131.62	\$1,579.44	\$4.19	\$13,580.52
915	Acme Fine Goods Retail Clothing	345	14.38%	28.13	\$808.74	\$9,704.85	10/1/2023	3 yrs	09/30/26	14.00%	\$127.81	\$1,533.72	\$4.45	\$11,238.57
		789	32.87%	22.83	\$1,500.00	\$18,000.00	10/1/2023	3 yrs	09/30/26	0.00%	\$0.00	\$0.00	\$0.00	\$18,000.00
900	Edward Jones Financial	539	22.46%	33.05	\$1,484.50	\$17,814.00	11/1/2024	5 yrs	10/31/29	22.46%	\$539.00	\$6,468.00	\$12.00	\$24,282.00
Totals		2,399			\$5,613.79	\$67,365.43					\$926.24	\$11,114.88		\$78,480.31

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Three Years Income Statements

	2022	2023	2024
Lease Revenue	68,058	68,111	67,365
Cam			11,115
Total Income	68,058	68,111	78,480
Operating Expenses			
Water	864	895	1,089
RE Taxes	17,655	18,355	22,041
Insurance	5,043	5,988	5,997
Umbrella Insurance	537	537	537
Services	806	1,106	806
Supplies	881		
Total Expenses	25,786	26,881	30,470
Net Operating Income	42,272	41,230	48,010
Interest Expense			
Interest Expense Mortgage	15,048	14,688	14,392
Interest Expense LLC	2,025	108	
Capital Expenses			
HVAC Replacement	20,000		
Grant Fee	14,755		9,000
Total Non operating Expense	51,828	14,796	23,392
Grant Income	14,755		9,000
Cash Flow	5,199	26,434	33,618

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Proforma Rent Roll 2027

2026 / 2027														
Unit	Tenant	Sq. Ft	%/Total	\$/Ft.	Base	Annual	Start	End	Cam %	CAM/Mo	CAM/Yr	Cam \$/Ft.	Monthly	Annual
906	New Lease - tbd	350	14.59%	\$28.97	\$845	\$10,141	10/1/2023	09/30/29	14.59%	\$432.73	\$5,192.81	\$14.84	\$1,277.81	\$15,333.67
901	Thunderbird Barbers	377	15.71%	\$31.85	\$1,000	\$12,001	10/25/2024	10/24/27	15.71%	\$131.57	\$1,578.79	\$4.19	\$1,131.66	\$13,579.87
915	Acme Fine Goods	1,134	47.27%	\$24.44	\$2,310	\$27,715	10/1/2023	09/30/31	47.27%	\$1,402.06	\$16,824.70	\$14.84	\$3,711.64	\$44,539.66
900	Edward Jones	539	22.47%	\$33.05	\$1,484	\$17,814	11/1/2024	10/31/29	22.47%	\$666.41	\$7,996.93	\$14.84	\$2,150.91	\$25,810.88
	Financial													
Totals		2,399			\$5,639	\$67,671				\$2,632.77	\$31,593.23			\$99,264.09

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Proforma Income Statement 2027

Income:

Total Base Rent Income	\$78,473
Tenant Expense Share	<u>31,593</u>
Total Income	\$99,264

Operating Expenses:

Water	1,089
R/E Taxes	24,284
Insurance	5,997
Other Expenses/Services	<u>4,223</u>
Total Expenses	<u>\$35,593</u>

Net Operating Income **\$63,671**

List Price **\$1,195,000**

Cap Rate **5.33%**

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History Of Recent Capital Improvements

Year	Improvement
2022	Complete Replacement of all Windows
2023	New Awnings on all windows
2022	Refinished the exterior in stucco
2022	New Rooftop HVAC System
2023	Unit 900 - Complete Refurbish Repaint and Recarpet
2023	Unit 915 - Complete Remodel and Refinish
2023	Unit 906 - Gutted and Refinished with New flooring Paint and New Ceiling
2025	Unit 901 - Install Second Split HVAC unit
2014	New Roof - Flat Section
	New Roof - Pitched

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Section IV

COMPARABLE PROPERTIES SOLD

1 932 Walnut St
Louisville, CO 80027 (Boulder County) - Boulder County Submarket ★★★★☆
Office

Sold	6/2/2025	Land Area	0.05 AC/2,392 SF
Sale Price	\$875,000 (\$920.08/SF)	Sale Comp Status	In Progress
RBA (% Leased)	951 SF (100%)	Sale Comp ID	7200505
Price Status	Full Value	Parcel Numbers	1575084-62-001
Built	1995		



2 625 Main St
Louisville, CO 80027 (Boulder County) - Boulder Submarket ★★★★☆
Retail Condo

Condo Unit	1A, 1st Floor	Price Status	Confirmed
Sold	4/30/2025	Sale Comp Status	Research Complete
Condo Size	2,135 SF	Sale Comp ID	7150439
Built	2005	Parcel Numbers	1575084-90-001
Sale Price	\$1,200,000 (\$562.06/SF)		



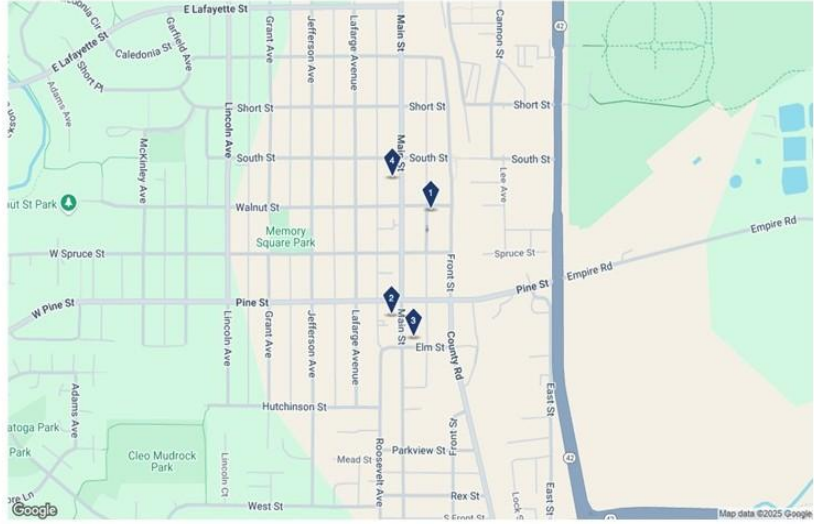
3 600 Main St
Superior, CO 80027 (Boulder County) - Boulder County Submarket ★★★★☆
Office

Sold	10/31/2024	Land Area	0.16 AC/6,809 SF
Sale Price	\$1,300,000 (\$511.81/SF)	Sale Comp Status	Research Complete
RBA	2,540 SF	Sale Comp ID	6942299
Price Status	Full Value	Parcel Numbers	1575084-38-009
Built	1990		



4 921 Main St
Louisville, CO 80027 (Boulder County) - Boulder County Submarket ★★★★☆
Office

Sold	6/21/2024	Land Area	0.18 AC/7,841 SF
Sale Price	\$950,000 (\$953.82/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	996 SF (0%)	Sale Comp ID	6763646
Price Status	Confirmed	Parcel Numbers	1575084-03-004
Built	1890	Sale Conditions	High Vacancy Property



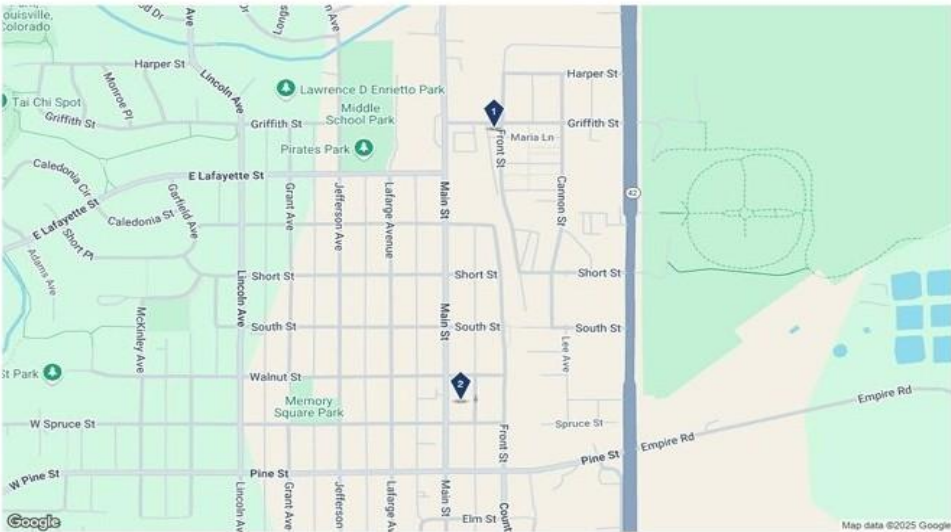
Sale Comps List

#	Property Name Address	City	Type	Size	Sale Information
1	932 Walnut St	Louisville	Office ★★★★☆	951 SF	Sold: \$875,000 (\$920.08/SF)
2	Retail Condo: Suite 1A 625 Main St	Louisville	Office/Retail Condo ★★★★☆	2,135 SF	Sold: \$1,200,000 (\$562.06/SF)
3	600 Main St	Superior	Office ★★★★☆	2,540 SF	Sold: \$1,300,000 (\$511.81/SF)
4	921 Main St	Louisville	Office ★★★★☆	996 SF	Sold: \$950,000 (\$953.82/SF)

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COMPARABLE PROPERTIES FOR SALE



1 For Sale: 1002 Griffith St
 Louisville, CO 80027 (Boulder County) - Boulder County Submarket ★★★★☆ Office

Asking Price	\$559,000 (\$495.13/SF)	Land	0.08 AC
Status	Active	Built/Renovated	1901/2018
Sale Type	Investment	On Market	104 Days
Investment Type	Core	Last Update	May 5, 2025



The Colorado Group, Inc.: Scott Crabtree (208) 720-6215, Liz Amaro (720) 244-9902, Austin Fields (843) 291-9590

2 For Sale: 816 Main St
 Louisville, CO 80027 (Boulder County) - Boulder Submarket ★★★★☆ Retail

Asking Price	\$2,250,000 (\$450.00/SF)	Land	0.12 AC
Status	Active	Built	1957
Sale Type	Investment or Owner User	On Market	66 Days
Investment Type	Core	Last Update	April 12, 2025



Legend Partners: Peter Pavlakis (303) 929-5300, Kelly Greene (303) 478-5669

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Section V

Louisville Downtown Vision Plan



In Fall 2023, the City of Louisville engaged a team of planning and design consultants to create a downtown vision plan for the City. The intent of the project is to provide a vision for downtown revitalization and related concept-level designs for the plan . . .

<https://www.engagelouisvilleco.org/louisville-downtown-vision-plan>

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Section VI

CONFIDENTIAL MEMORANDUM AND DISCLAIMER

The subject property at 900 Main Street, Louisville Colorado is being offered for sale in an “as is, where is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being provided solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Vanguard Development, LLC as a ‘Registered Potential Investor.’ The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials were prepared on June of 2025, and are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather are only outlines the some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property or to terminate discussions with any entity or person at any time, with or without notice. This offering is made subject to omissions, corrections of errors, change of price or other terms prior to sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, or making an offer to purchase the Property unless and until a binding written agreement for the purchase the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder having been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that: (a) the enclosed materials and their contents are of highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Vanguard Development, LLC.

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LICENSED REAL ESTATE BROKER'S DISCLOSURE

All parties to real estate transactions should be aware of the health liability and economic impact of possible environmental factors on real estate. Vanguard Development, LLC does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients and prospective purchasers to retain qualified environmental professionals to determine whether or not hazardous or toxic wastes or substances (such as asbestos, PCBs and other contaminants or petro-chemical products stored in underground tanks, etc.) or other undesirable materials or conditions are present at any Property under consideration for investment and, if so, whether or not any health danger or other liability exists. Such substances may have been used in the construction or operation of any Property or building or may be present as a result of previous activities at a given Property. Depending on past, current and proposed uses of a Property, it may be prudent to retain an environmental expert to conduct a site investigation or building inspection.

Various federal, state and local authorities have enacted laws and regulations dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. If hazardous or toxic substances exist or are contemplated to be used at a Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. As a result, legal counsel and technical experts should be consulted where these substances are or may be present in or around the Property or building.

Vanguard Development, LLC does not make any representations and assumes no responsibility or obligation regarding the presence or absence of toxic or hazardous waste or substances or other undesirable materials in, on or about the Property that is ultimately sold. It is solely the responsibility of the potential investor to conduct investigation to determine the presence of such materials.

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Additional information regarding radon and radon testing may be obtained from your county public health unit.

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities, and consequently, modifications to real the property may be required. State and local laws also may mandate changes. Vanguard Development, LLC is not qualified to advise you as to what, if any, changes may be required to be made now, or in the future. Every registered potential investor should consult the attorneys and qualified design professionals of their choice for information regarding these matters.

Mikael van Loon of Vanguard Development, LLC ("Broker"), is acting as Seller's Agent in the disposition assignment for the property.

PLEASE NOTE: ALL SHOWINGS OF THE PROPERTY MUST BE ARRANGED IN ADVANCE WITH VANGUARD DEVELOPMENT, LLC.

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