

FOR SALE

NNN INVESTMENT | 21,238 SF | RETAIL

12505 W 52ND AVE ARVADA, CO 80002



***PLEASE DO NOT DISTURB TENANT. CONTACT BROKER FOR TOURS AND ALL INQUIRIES.**



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**LEAD
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PROPERTY INFORMATION

12505 W 52ND AVE
ARVADA, CO 80002



BUILDING SIZE	21,238 SF
LOT SIZE	71,863 (1.65 AC)
YEAR BUILT	2008
PARKING	4 1,000
POWER	3P (Heavy Power)
LOADING	8'x9' Dock-High
USE	Retail
ZONING	<u>C-1</u> (JeffCo)
SPRINKLERS	Yes
HVAC	Yes
TENANCY	Single
COUNTY	Jefferson
TAXES	\$125,475.56

Property Highlights

- Single-tenant investment leased to National-Credit Tenant since 2009
- NNN income stream with established operating history
- Lease term through December 31, 2027
- Two (2) additional 5-year renewal options
- Stable in-place cash flow and occupancy history
- Excellent access to I-70 and Ward Road
- Located in the growing Arvada trade area
- Ideal for 1031 Exchange and passive income buyers



PROPERTY NARRATIVE

12505 W 52ND AVE
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12505 W 52ND Ave is strategically located near the intersection of Ward Road and West 52nd Avenue, the Property offers excellent accessibility throughout the Denver metro area with convenient connectivity to Highway 58, Interstate 70, and surrounding population centers including Arvada, Wheat Ridge, Golden, and West Denver. The Property is ideally positioned within a strong regional retail and healthcare corridor, surrounded by numerous national retailers, shopping centers, restaurants, residential communities, and major employment anchors — including Intermountain Health Lutheran Hospital — all within a two-mile radius, creating consistent consumer traffic and reinforcing the area's long-term commercial stability.

The surrounding corridor continues to experience ongoing redevelopment and investment activity supported by dense infill housing growth, strong demographics, and limited availability of well-located commercial product. Combined with Office Depot's long-standing occupancy history, remaining lease term, and extension options, 12505 W 52ND Avenue presents a compelling opportunity for investors seeking stable income and passive ownership within one of the Denver metro's established commercial corridors.

FINANCIAL ANALYSIS

12505 W 52ND AVE
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TENANT	SF OCCUPIED	BASE LEASE RATE	NOI	CAP RATE	LEASE EXPIRATION	RENEWALS
OFFICE DEPOT	20,572 SF	\$12.10/SF	\$248,921.20	6.22%	12/31/2027	Two 5-Year Options

OPEX
PROPERTY MANAGEMENT: \$17,907.96
PROPERTY INSURANCE: \$11,360
PROPERTY TAXES: \$125,475.56
TOTAL: \$154,743.52 (\$7.52/SF)
2025 INCOME
RENTAL INCOME: \$248,921.20

OFFERING PRICE
CAP RATE: 6.22%
PRICE: \$4,000,000
PRICE/SF: \$188.34



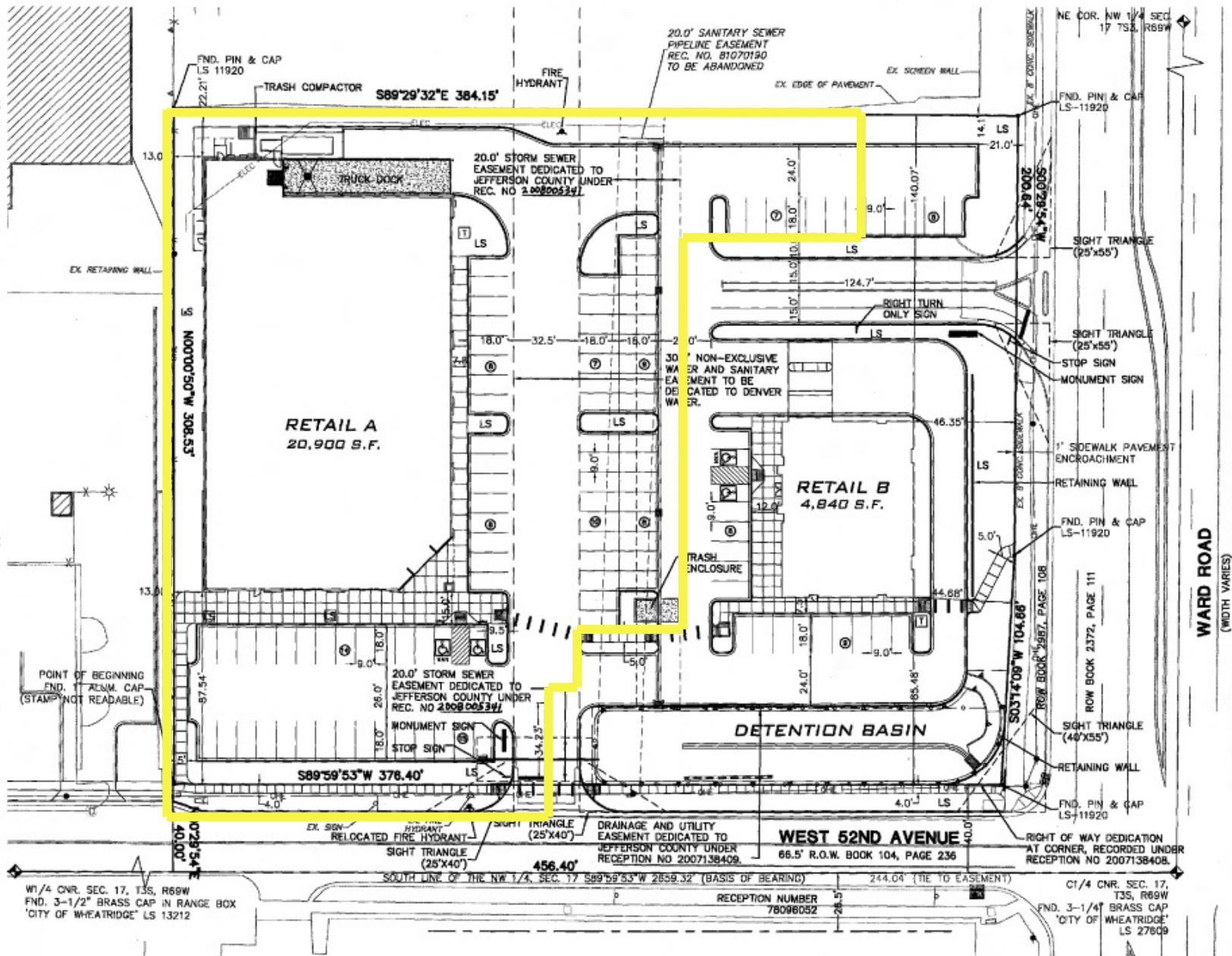
*Tenant Pays all utilities, maintenance, and property taxes.

INVESTMENT SUMMARY

12505 W 52ND Avenue presents the opportunity to acquire a stabilized single-tenant net leased investment occupied by Office Depot, a nationally recognized retailer that has operated at the property since 2009. The Property benefits from a true NNN lease structure, with the tenant responsible for property taxes, insurance, CAM expenses, utilities, and the majority of day-to-day operating costs, providing investors with predictable cash flow and minimal landlord management responsibilities and is well suited for passive investors or 1031 Exchange buyers. Located within the strong Arvada trade area near I-70 and Ward Road, the property benefits from excellent regional access, continued commercial growth, and the security of an institutional-quality tenant with national brand recognition.

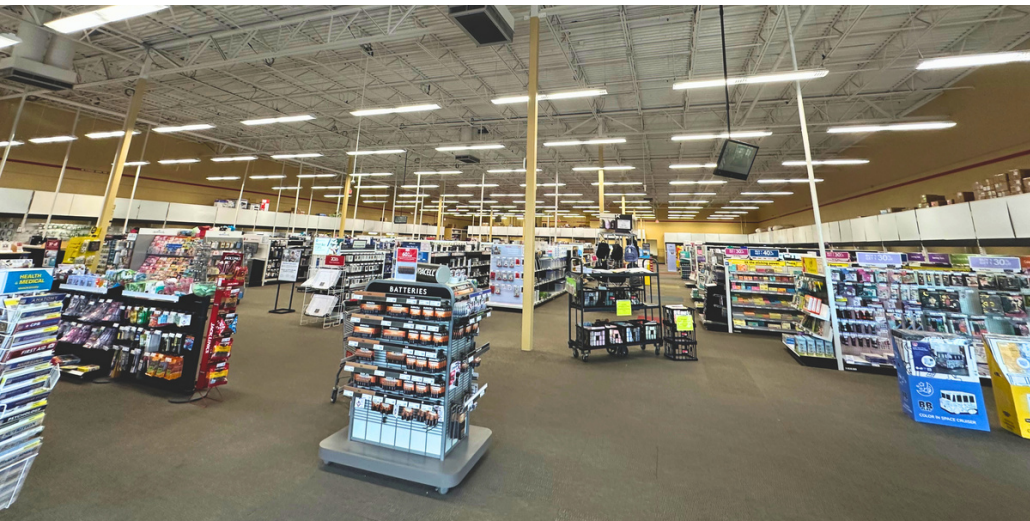
SITE PLAN

12505 W 52ND AVE
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PHOTOS

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JEFFERSON COUNTY OVERVIEW

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THE LOOKOUT AT CLEAR CREEK CROSSING



LUTHERAN MEDICAL CENTER CAMPUS

Jefferson County is one of the Denver metro's most established and economically diverse regions, strategically positioned along Colorado's Front Range with direct access to Downtown Denver, the Rocky Mountains, and major transportation corridors including Interstate 70, Highway 58, and C-470. Anchored by communities such as Arvada, Wheat Ridge, Golden, Lakewood, and Littleton, Jefferson County benefits from a strong mix of residential growth, healthcare infrastructure, retail amenities, advanced manufacturing, technology, and outdoor recreation. The county's highly educated workforce, strong household incomes, and continued infill and redevelopment activity have positioned Jefferson County as one of the most desirable commercial and residential submarkets within the greater Denver metropolitan area.

MAJOR REGIONAL EMPLOYERS:

- Lockheed Martin, National Renewable Energy Laboratory, Intermountain Health Lutheran Hospital, and the Colorado School of Mines

RETAIL:

- Jefferson County retail sales activity increased 2.1% year-over-year in Q1 2025, totaling approximately \$7.12 billion, reflecting continued consumer demand and economic stability throughout the region.

DEVELOPMENTS:

- E5X Management Inc. plans to redevelop the former Lutheran Hospital campus in Wheat Ridge into a large mixed-use community featuring 1,200–1,500 residential units, retail, and civic space.
- QuikTrip acquired the former El Rancho property in Evergreen to develop a new state-of-the-art convenience store while preserving historic elements of the site.
- Evergreen Devco Inc. broke ground on The Lookout at Clear Creek Crossing, a new mixed-use retail and dining development adjacent to Intermountain Health Lutheran Hospital.
- Wheat Ridge approved rezoning of the former Lutheran Medical Center campus to support future mixed-use redevelopment with housing, retail, parks, and walkable community amenities.

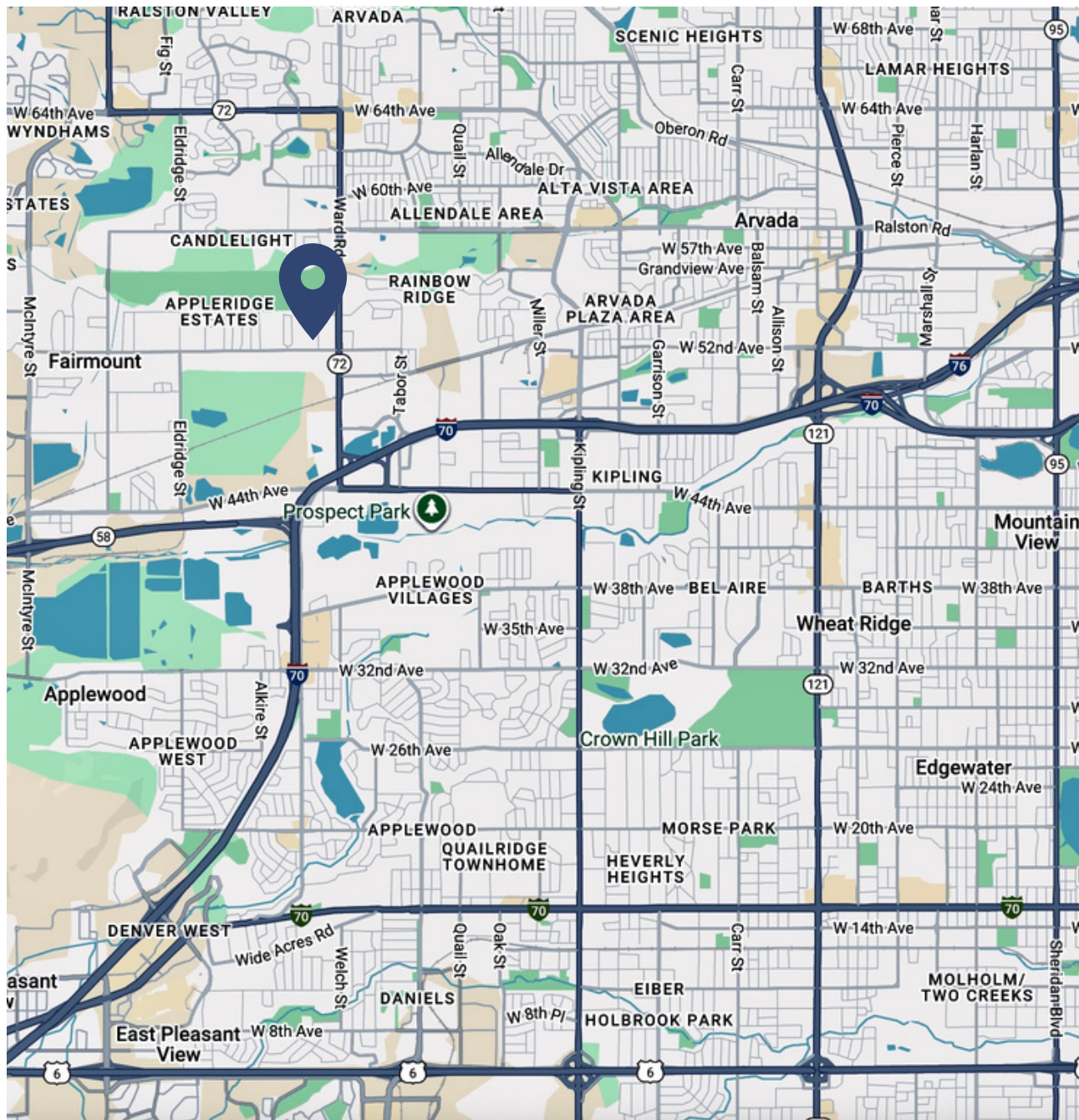
AERIAL & DEMOGRAPHICS

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LOCATION MAP

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The Property is strategically located just two miles from the newly developed Intermountain Health Lutheran Hospital campus, a major regional healthcare and employment anchor driving continued growth and consumer activity throughout the surrounding corridor.

EXCLUSIVELY LISTED BY: DIGBY COMMERCIAL ADVISORS



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