

DMV & DAVITA STNL INVESTMENT | 482 & 490 S CHAMBERS RD.



RETAIL PROPERTY FOR SALE

PROPERTY DESCRIPTION

482 & 490 S. Chambers Road presents a well-located package investment of commercial in the heart of Aurora, positioned along one of the area's established retail and service corridors. These properties benefit from excellent visibility and convenient access, with direct connectivity to major thoroughfares serving the greater Denver metropolitan area.

Situated near the signalized intersection of South Chambers Road and East Alameda Avenue, the site is surrounded by dense residential neighborhoods, national retailers, and a wide variety of local service-oriented businesses. This high-traffic location drives consistent daily activity and strong exposure for tenants and visitors alike.

This is a rare opportunity to get two STNL properties at an aggressive CAP rate!

OFFERING SUMMARY 482 & 490 S CHAMBERS RD

Sale Price:	\$5,100,000
Building Size:	25,026 SF
Cap Rate:	7.75%
Total NOI:	\$385,968
Parking:	Shared with Marketplace
YOC:	1985

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	661	2,381	8,677
Total Population	2,117	6,663	22,998
Average HH Income	\$74,706	\$73,412	\$78,152

MARK PYMS

Broker/Owner

O: (303)-966-0690 | C: (720)-318-9454

Mark@pcgcre.com



482 & 490 SOUTH CHAMBERS ROAD | AURORA, CO 80017

DMV

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490 SOUTH CHAMBERS RD LEASE SUMMARY

Lease Type:	DMV STNL (Tenant is exempt from paying taxes)
Lease Term:	Through March 31, 2032
SF:	16,438 SF
Current NOI DMV:	\$230,132
Rent Escalations:	3.0% for each of the last two (2) years of the lease

DESCRIPTION

Recently Condominiumized Street Level portion of City Center Marketplace with ample shared parking.
Department of Motor Vehicles
Long Term Tenant

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DAVITA

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482 SOUTH CHAMBERS ROAD RENT SUMMARY

Lease Type:	Davita STNL
Lease Term:	Through 9/30/29 w/ two (2) Five (5) year options with set rates with the same 2% annual increases
SF	8,588 SF
Current NOI Davita:	\$155,836
Rent Escalations:	2% annual increases every Oct 1

PROPERTY DETAILS

- Plumbing was updated by the Tenant in 2024 to replace the Water Dialysis Recapture
- All expenses passed through tenant
- Long term tenant

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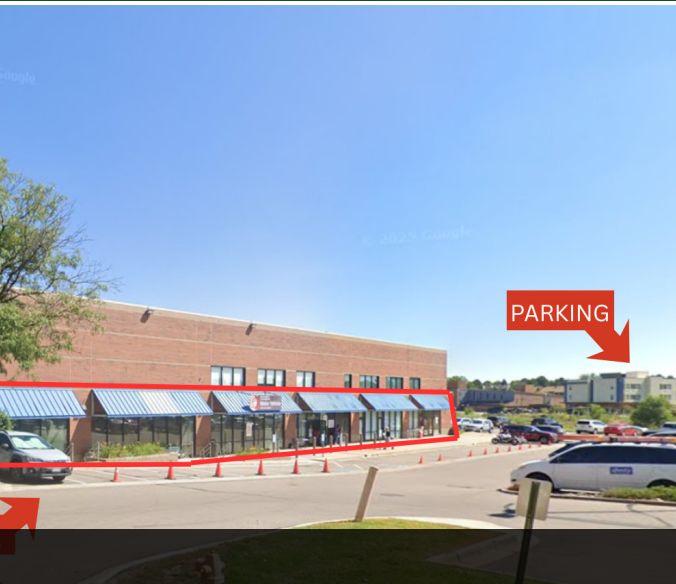
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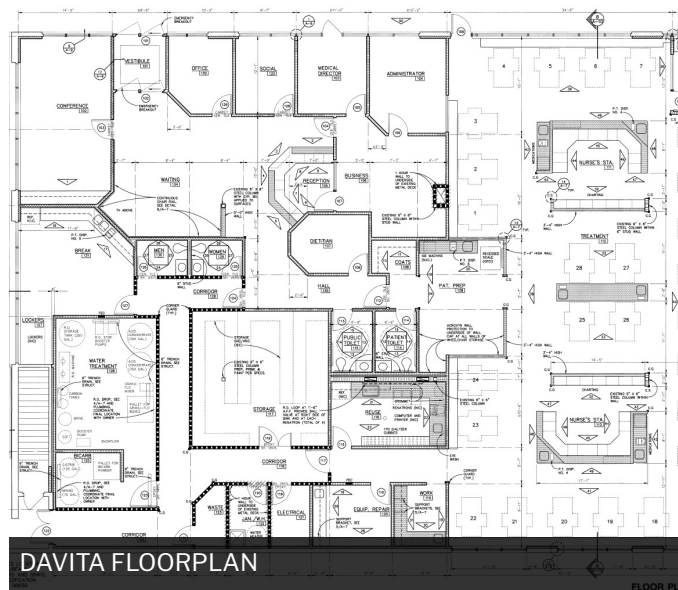
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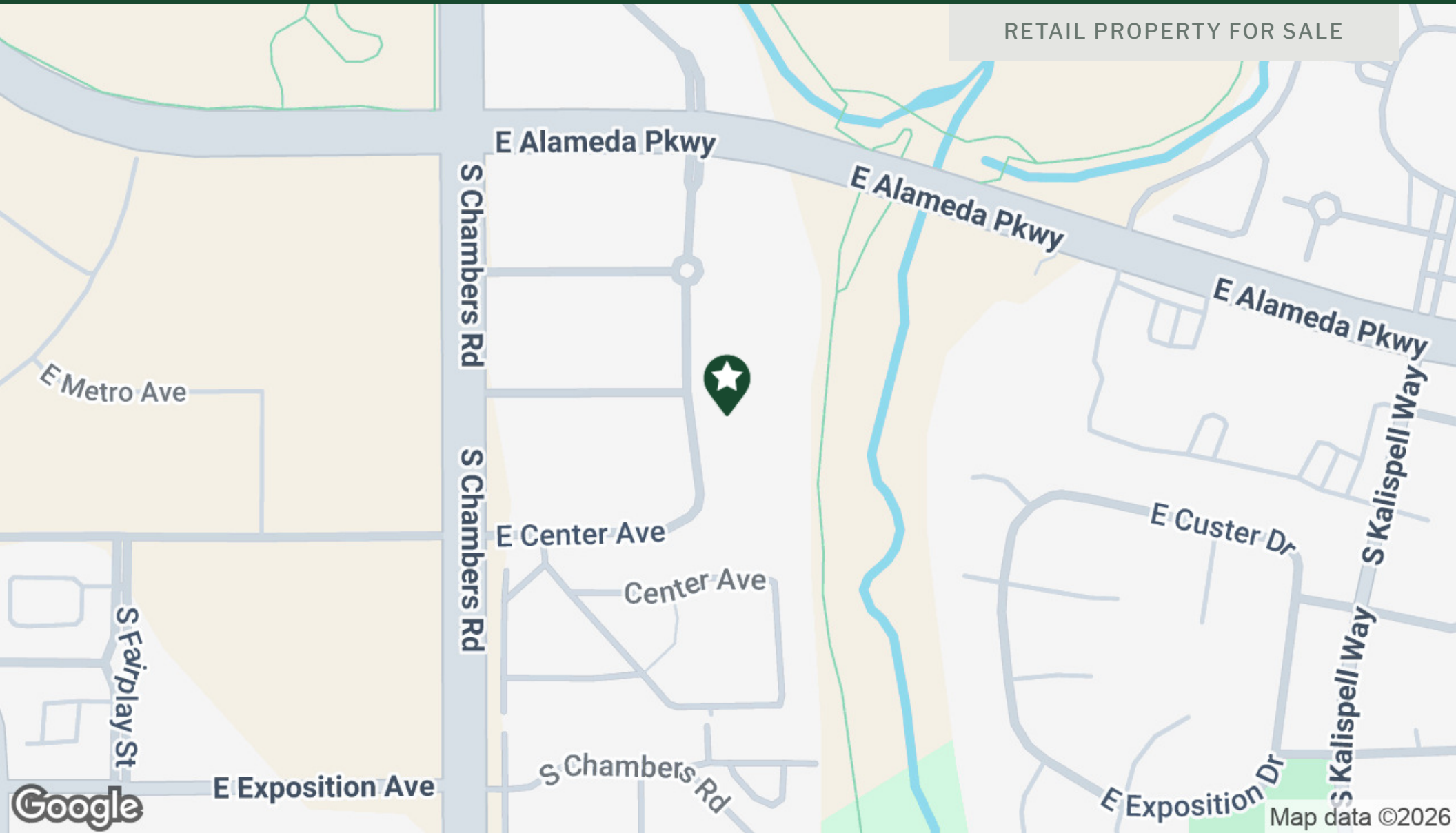
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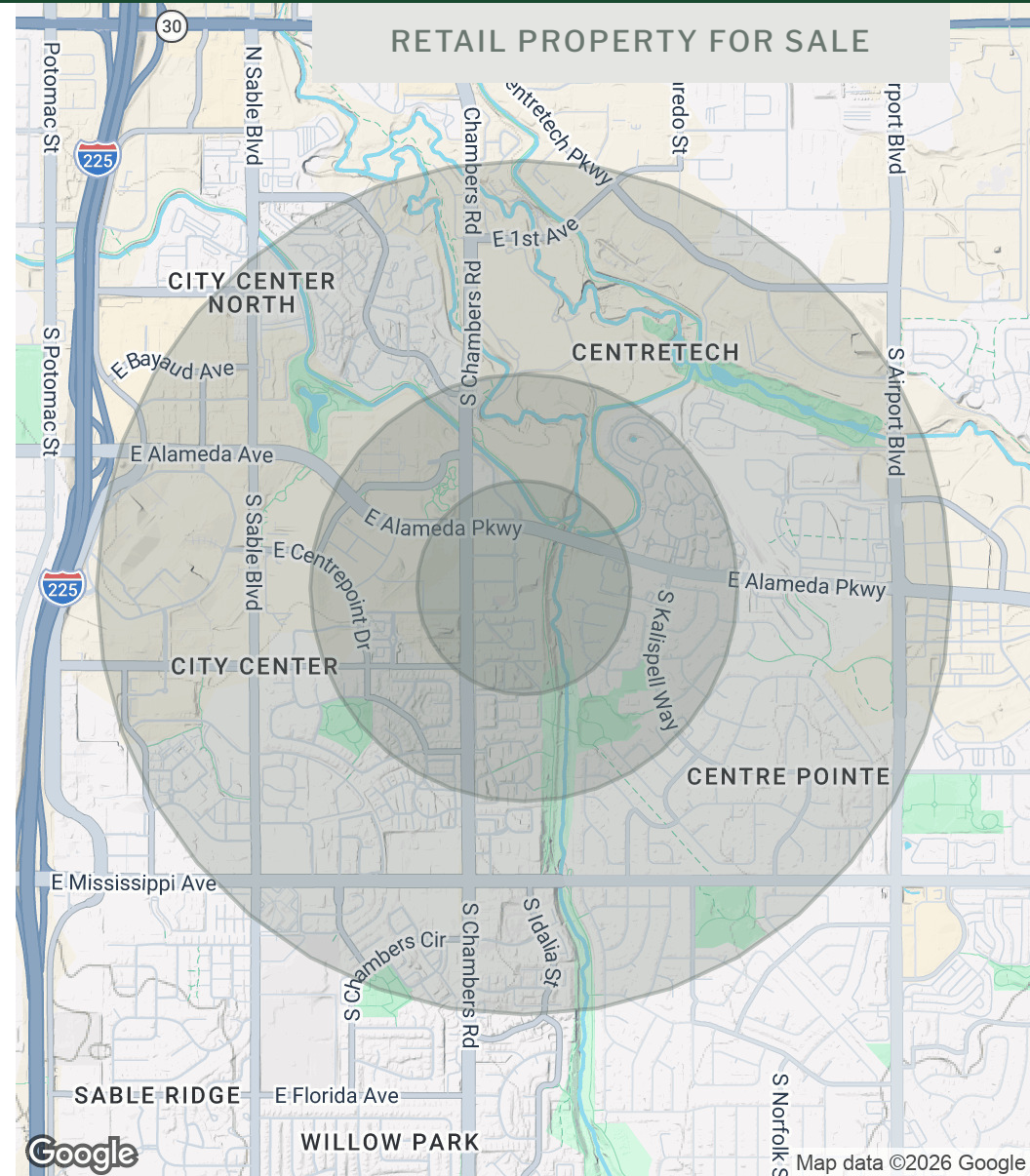
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,117	6,663	22,998
Average Age	32.1	32.9	33.9
Average Age (Male)	32.9	33.9	34.9
Average Age (Female)	33.2	33.2	33.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	661	2,381	8,677
# of Persons per HH	3.2	2.8	2.7
Average HH Income	\$74,706	\$73,412	\$78,152
Average House Value	\$439,871	\$329,084	\$360,376

2023 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Mark Pym embarked on his professional journey in 1984 with his family business, where he honed his skills in Commercial Brokerage/Investments and client relationships. In 1991, Mark moved to Colorado and joined Moore Commercial, where he successfully brokered and leased commercial properties until 1996. His career took a significant step forward when he joined the first Commercial Only RE/MAX, where he dedicated over 26 years, establishing himself as a leader in the commercial real estate industry.

During his tenure as a Commercial Broker, he also took his entrepreneurial spirit and in 2001 opened Panorama Property Management with his current business partner. Demonstrating his vision for growth, Mark created Panorama's Brokerage Arm in 2021, adding another successful chapter to his career.

Mark is known for his strategic thinking, leadership, and deep expertise in commercial real estate and property management. His decades of experience and commitment to excellence have made him a trusted name in the industry.

Beyond his professional accomplishments, Mark is passionate about fishing, waterfowl hunting and other community activities. His blend of experience, innovation, and integrity continues to inspire colleagues and clients alike.

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