

A Stable, Fully-Occupied Medical and Professional Office Asset



11550 + 11552
NEW WEST PHYSICIANS
OLSON FAMILY DENTAL
CHIROPRACTIC
INNOVATIONS
ENVIRONMENTAL SOLUTIONS

MEDICAL OFFICE BUILDING FOR SALE

11550 Sheridan Blvd, Westminster, CO 80020

Sales Price: \$1,290,000 | 9.06% Proforma Cap Rate

Lot Size: 1.02 Acres

Building Size: 10,440 SF

Amanda Tompkins Senior Vice President | amanda@henrygroupre.com | 720.994.2260



HENRY GROUP
REAL ESTATE



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OFFERING SUMMARY

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OFFERING SUMMARY

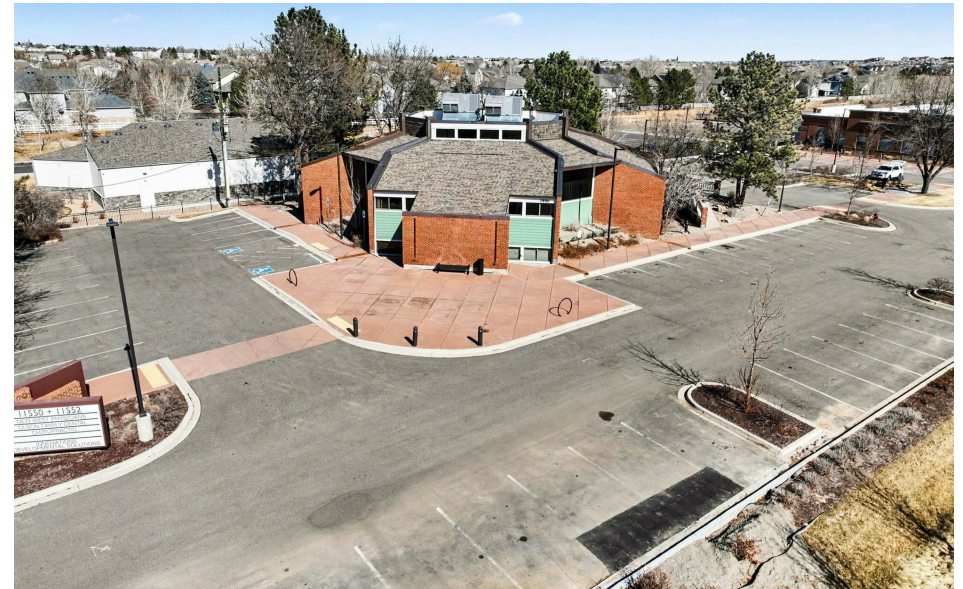
11550 Sheridan Blvd offers a rare chance to acquire a fully-stabilized multi-tenant medical/professional office asset in the heart of Northwest Denver. The property provides strong in-place cash flow, excellent access, and a diverse tenant mix, delivering both durable income and long-term appreciation potential.

The building is 100% occupied, offering immediate, reliable income with no lease-up risk and minimal near-term capital needs. Its proven occupancy reflects strong demand for the property's efficient suite layouts and convenient medical-friendly configuration. A mix of established medical and professional users creates strong tenant synergy, generating referral activity and supporting long-term tenant retention.

Located in a dense, high-income trade area, the asset is supported by an average household income of \$105,000, nearly 130,000 residents, and a 115,000-person daytime workforce within a 10-minute drive. With prominent visibility along Sheridan Boulevard, the property benefits from strong regional access and ease of use for both tenants and visitors.

PROPERTY HIGHLIGHTS

- **Immediate, Stable Cash Flow:** The fully occupied building delivers strong in-place income from day one, minimizing risk and eliminating lease-up downtime.
- **Demonstrated Tenant Demand:** Long-term 100% occupancy underscores the asset's appeal to medical users and its functional, market-preferred suite configurations.
- **Affluent, Dense Trade Area:** High household incomes and a substantial surrounding population and workforce reinforce continued tenant success and demand.
- **Built-Out Dental Suite:** Fully improved dental office space with equipment and furniture included in the sale, allowing a future owner to quickly lease the space with minimal additional capital.
- **Excellent Accessibility:** Direct exposure along Sheridan Blvd provides regional connectivity and heightened visibility.
- **Medical/Professional Tenant Synergy:** Established healthcare users generate internal referral traffic and contribute to a cohesive, durable tenant ecosystem.

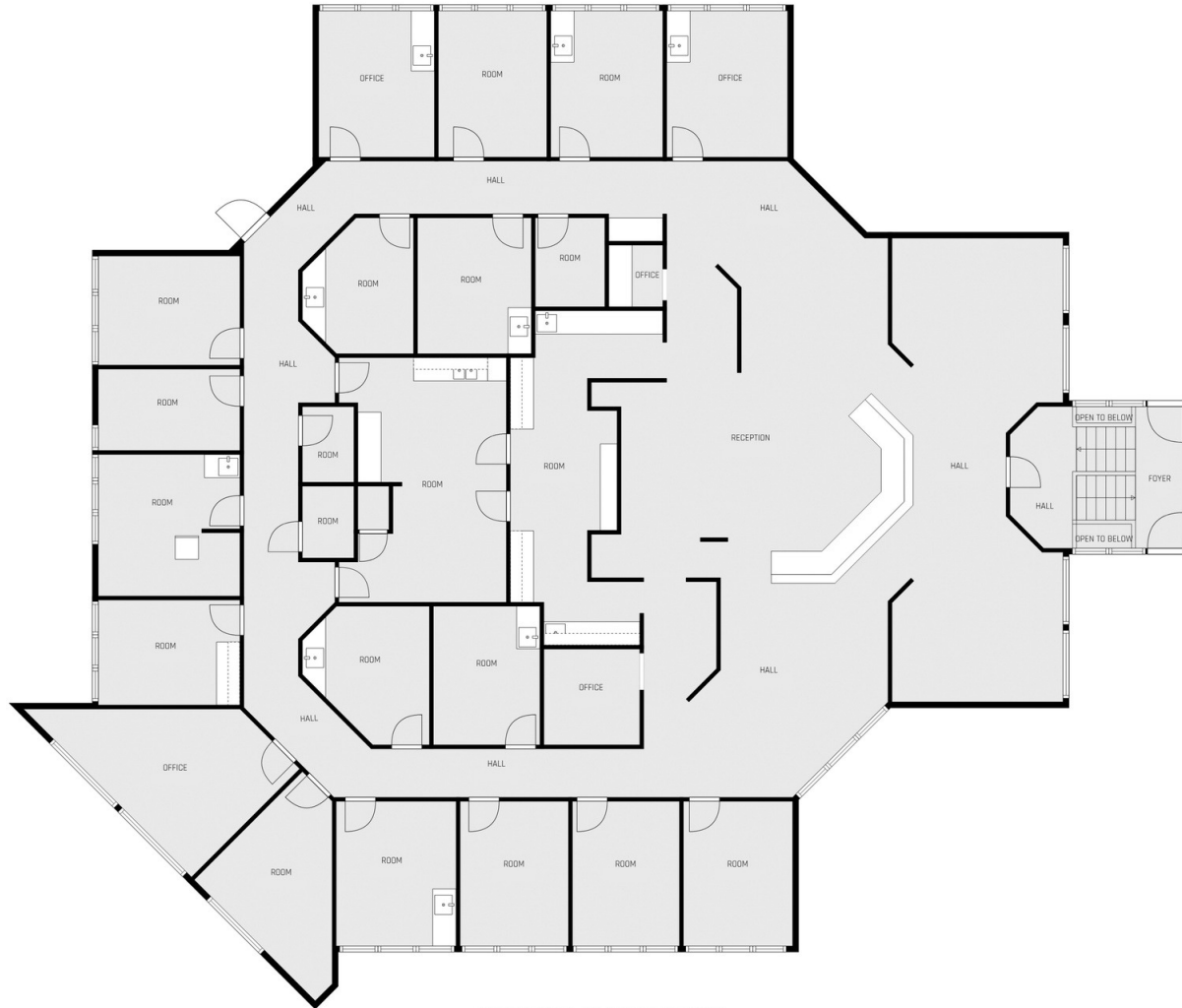


Property Address	11550 Sheridan Boulevard, Westminster, CO 80020
Lot Size	44,700 SF 1.02 AC
Building Size	10,440 SF (Adams County Assessor)
Year Built	1983
Number of Tenants	Five (5)
Sales Price	\$1,290,000
Proforma Cap Rate	9.06%

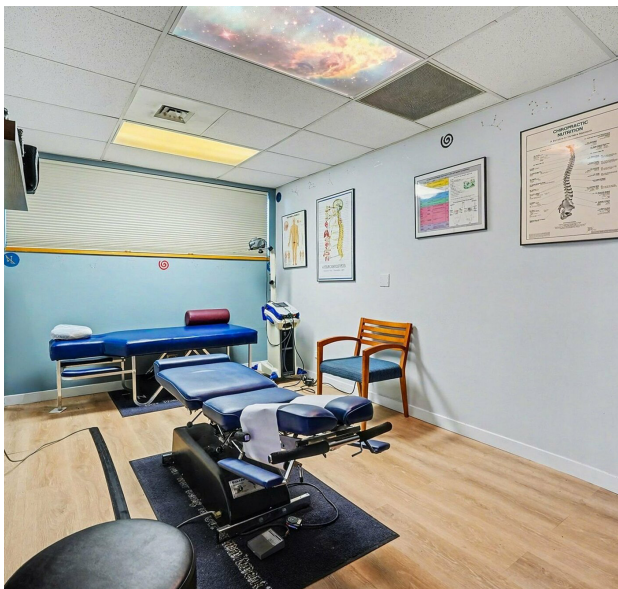
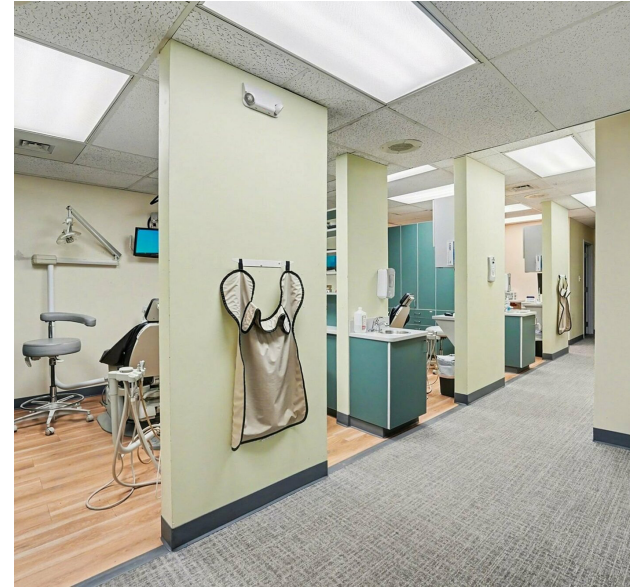
ACCESS VIRTUAL
DEAL ROOM HERE 



FIRST FLOOR PLAN



SECOND FLOOR PLAN







FLATIRON CROSSING SHOPPING CENTER

BROOMFIELD COMMONS SPORTS FIELDS & OPEN SPACE

THE FIELD OPEN SPACE

INTERLOCKEN BUSINESS PARK

36

128

ROCKY MOUNTAIN METROPLITAN AIRPORT (RMMA)



SUBJECT PROPERTY

E 120TH AVE

THE RANCH COUNTRY CLUB

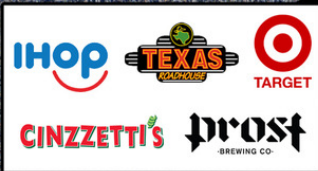
25



LEGACY GOLF COURSE

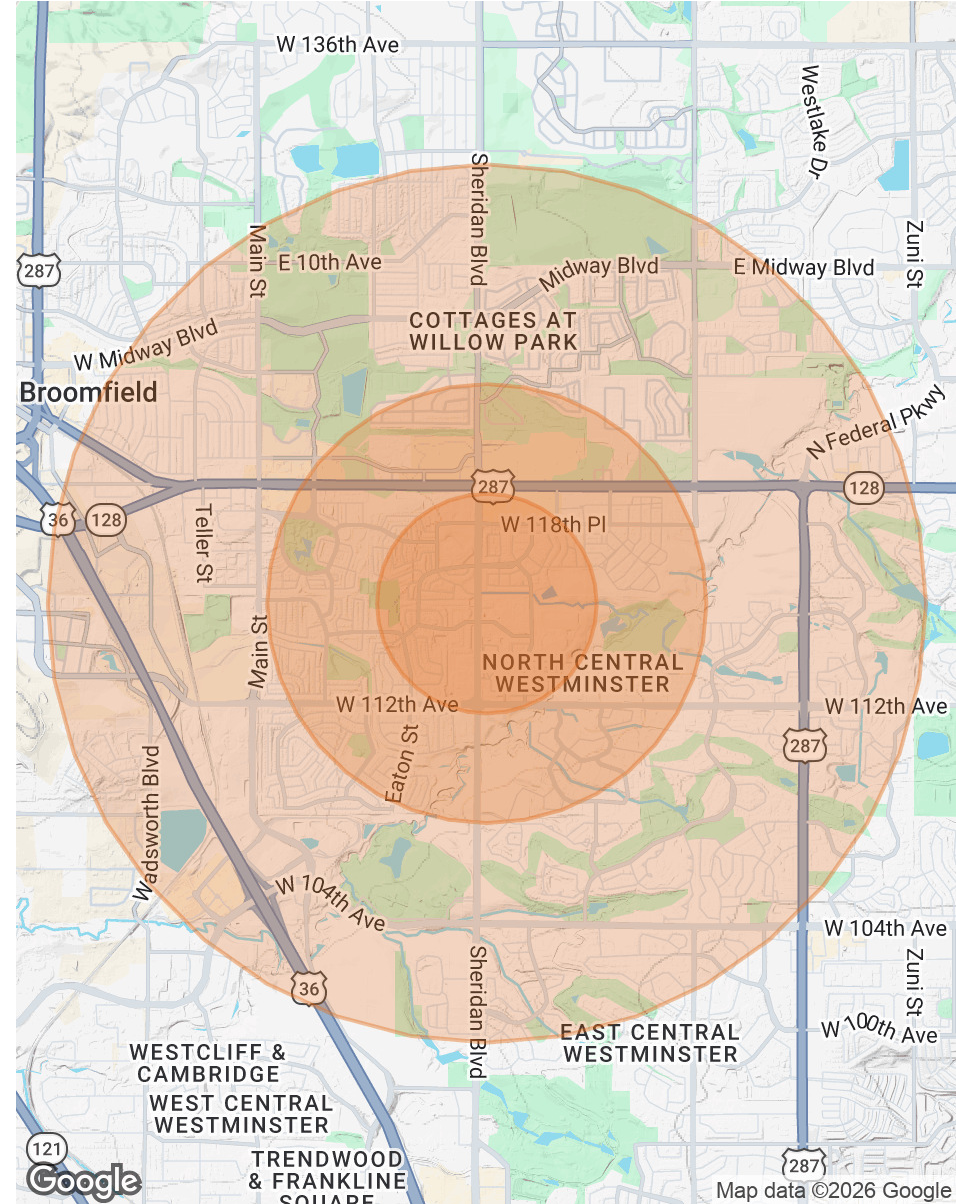
SHERIDAN BLVD

WESTMINSTER CITY PARK & FITNESS CENTER



STANDLEY LAKE

HYLAND HILL'S GOLF COURSE



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	3,403	13,342	44,520
Average Age	39	40	41
Average Age (Male)	39	39	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	1,210	5,067	17,887
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$146,229	\$140,190	\$137,729
Average House Value	\$675,901	\$637,113	\$646,341

* Demographic data derived from 2020 ACS - US Census

FINANCIAL ANALYSIS

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SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
Unit 101	Dental Implant Centers	2,115 SF	\$31.01	\$65,586	8/31/2030
Unit 102, 103B, 200	Innovations Development Solutions	5,270 SF	\$23.83	\$125,575	7/31/2028
Unit 103 A-1	Integrity Chiropractic	465 SF	\$25.71	\$11,955	1/31/2027
Unit 103 A-2	La Vita Bella Health & Wellness	465 SF	\$25.71	\$11,955	1/31/2027
Unit 104	Ollin Health	400 SF	\$28.08	\$11,232	11/30/2027



	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
For the Years Ending	<u>Dec-2026</u>	<u>Dec-2027</u>	<u>Dec-2028</u>	<u>Dec-2029</u>	<u>Dec-2030</u>	<u>Dec-2031</u>	<u>Dec-2032</u>
Rental Revenue							
Potential Base Rent	226,884	232,888	241,180	249,699	254,200	256,216	263,811
Absorption & Turnover Vacancy	0	-5,379	-35,239	0	-16,144	-2,061	0
Free Rent	0	0	-17,134	0	-5,723	0	0
Scheduled Base Rent	226,884	227,509	188,807	249,699	232,332	254,156	263,811
Total Rental Revenue	226,884	227,509	188,807	249,699	232,332	254,156	263,811
Total Tenant Revenue	226,884	227,509	188,807	249,699	232,332	254,156	263,811
Potential Gross Revenue	226,884	227,509	188,807	249,699	232,332	254,156	263,811
Effective Gross Revenue	226,884	227,509	188,807	249,699	232,332	254,156	263,811
Operating Expenses							
Janitorial Expense	5,850	5,967	6,086	6,208	6,332	6,459	6,588
General Maintenance Labor	1,570	1,601	1,633	1,666	1,699	1,733	1,768
Landscape Contract	4,500	4,590	4,682	4,775	4,871	4,968	5,068
Landscape Additional Work	575	587	598	610	622	635	648
Janitorial Supplies	214	218	223	227	232	236	241
Insurance	6,888	7,026	7,166	7,310	7,456	7,605	7,757
Management Fee	8,981	9,161	9,344	9,531	9,722	9,916	10,114
HVAC Repairs	4,791	4,887	4,985	5,084	5,186	5,290	5,395
Taxes*	26,078	26,599	27,131	27,674	28,227	28,792	29,368
Electricity	21,097	21,519	21,949	22,388	22,836	23,293	23,758
Gas	6,183	6,307	6,433	6,562	6,693	6,827	6,963
Water	10,288	10,494	10,704	10,918	11,136	11,359	11,586
Garbage and Recycling	4,205	4,289	4,375	4,462	4,551	4,642	4,735
Water & Sewer	3,449	3,518	3,589	3,660	3,734	3,808	3,884
Backflow Testing	745	760	775	791	806	823	839
Safety & Security	211	215	220	224	228	233	238
Snow Removal	1,868	1,905	1,943	1,982	2,021	2,062	2,103
Building Maintenance + Repair	2,417	2,466	2,515	2,565	2,616	2,669	2,722
Total Operating Expenses	109,910	112,108	114,350	116,637	118,970	121,349	123,776
NET OPERATING INCOME	116,974	115,401	74,456	133,062	113,362	132,806	140,034

Assumes Buyer protests Tax value after sale

PROPERTY INFORMATION

Property Name	11550 Sheridan BLVD
Property Type	Office
Building Area	10,440
City, State, Zip	Westminster, CO 80220

PROPERTY ASSUMPTIONS (YEAR 1)

General Inflation (Year 2)	2.00%
Market Inflation (Year 2)	2.00%
Expense Inflation (Year 2)	2.00%
CPI Inflation (Year 2)	2.00%
Capital Expenditures (\$/SF)	0.00
General Vacancy (%)	0.00%
Credit Loss Reserve (%)	0.00%

OPERATIONS (YEAR 1)

Effective Gross Revenue (% EGR)	226,884 (100.00%)
Operating Expenses (% EGR/\$/SF)	109,910 (48.44% / 10.53)
Ground Lease Expenses (% EGR/\$/SF)	0 (0.00% / 0.00)
Net Operating Income (% EGR)	116,974 (51.56%)
Cash Flow Before Debt Service	116,974
Cash Flow after Debt Service	116,974
Cash Flow Available for Distribution	116,974

WALE (AS OF PV/IRR DATE)

WALE (Area)	2 Years 10 Months 23 Days
WALE (Income)	3 Years 6 Months 12 Days

	5K SF SPACE	SMALL SPACES	DENTAL OFFICE
Term Length (Years/Months)	5/3	3/0	5/2
Renewal Probability	50.00%	50.00%	50.00%
Months Vacant	6	3	3
Months Vacant (Blended)	3	1.5	1.5
Market Base Rent (UOM)	\$ / SF / Year	\$ / SF / Year	\$ / SF / Year
Market Base Rent (New)	25	28	30
Market Base Rent (Renewal)	25	28	30
Market Base Rent (Blended)	25	28	30
Market Rental Value (UOM)	Continue Prior	Continue Prior	Continue Prior
Market Rental Value	Continue Prior	Continue Prior	Continue Prior
Use Market or Prior	N/A	N/A	N/A
Prior Rent	N/A	N/A	N/A
Rent Increases(UOM)	% Increase	% Increase	% Increase
Fixed Steps	3.00%	3.00%	3.00%
CPI Increase	None	None	None
New Free Rent (Months)	3	0	2
Renewal Free Rent (Months)	0	0	0
Blended Free Rent (Months)	1.5	0	1
Recovery Type	None	None	None
Miscellaneous Rent	None	None	None
Incentives	None	None	None
Tenant Improvements (UOM)	\$ / Area	\$ / Area	\$ / Area
Tenant Improvements (New)	1	2	1
Tenant Improvements (Renew)	0	0	0
Tenant Improvements (Blended)	0.5	1	0.5
Leasing Commissions (New UOM)	\$ / SF	\$ / SF	\$ / SF
Leasing Commissions (New)	10	6	6
Leasing Commissions (Renew UOM)	\$ / SF	\$ / SF	\$ / SF
Leasing Commissions (Renew)	0	0	0
Leasing Commissions (Blended)	5	3	3
Upon Expiration	5k SF Space	Small Spaces	Dental Office

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