

OFFERING MEMORANDUM

# Strasburg Office

56620 East Colfax Avenue  
Strasburg, CO 80136

**\$650K** | **4.54%** | **\$29**  
PRICE | CAP RATE | NOI

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**HomeSmart**

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Strasburg, CO 80136

PRICE  
**\$650,000**

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# Executive Summary

56620 East Colfax Avenue  
Strasburg, CO 80136

  
**\$650,000**  
PRICE

  
**4.54%**  
CAP RATE

  
**\$29**  
NOI

  
**\$259.90**  
PRICE/SF

## PROPERTY DATA

Building SqFt	2,501
Year Built	1950
Lot Size (SF)	5,532
Parcel ID	1983-04-1-03-013
Zoning	Commercial/Medical Office
County	Arapahoe
Frontage	75
Coordinates	39.738120,-104.324614
Tax Amount	\$11,729.33

Strasburg, CO 80136

We are pleased to present the Strasburg Office building located at 56620 East Colfax Avenue in Strasburg, Colorado. This established asset offers investors a rare opportunity to acquire an institutional-quality office property in one of the market's most sought-after business corridors. The property presents an outstanding opportunity for investors seeking a well-positioned office asset with stable, long-term cash flow.

Rare opportunity to own a prime commercial/income property in the heart of Strasburg! Ideally situated just off Colfax Ave, this centrally located property offers outstanding visibility and accessibility. Consistently fully leased for over 10 years, it presents a proven income stream with reliable, high-quality tenants.

The property also offers flexibility—continue leasing for steady returns or customize

the space to launch or expand your own business. One side has been beautifully remodeled, while the other is currently undergoing updates, adding even more value


## Investment Highlights

Strasburg Office is currently a medical office property comprising 3450 square feet of premium, move-in ready

professional space in Strasburg, CO.

Recent capital improvements include recently remodeling, steel roof and vinyl siding reducing near-term

capex requirements for the incoming owner.

  
**\$650,000**


ASKING PRICE

  
**4.54%**

CAP RATE

  
**\$259.90**

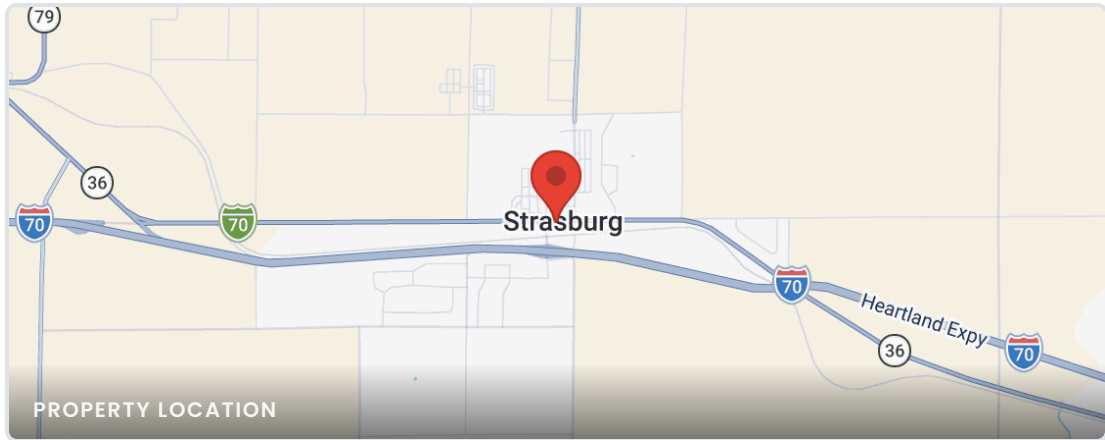
PRICE/SF

  
**100%**  
OCCUPANCY

  
**2,501**  
BUILDING SF

  
**1950**  
YEAR BUILT

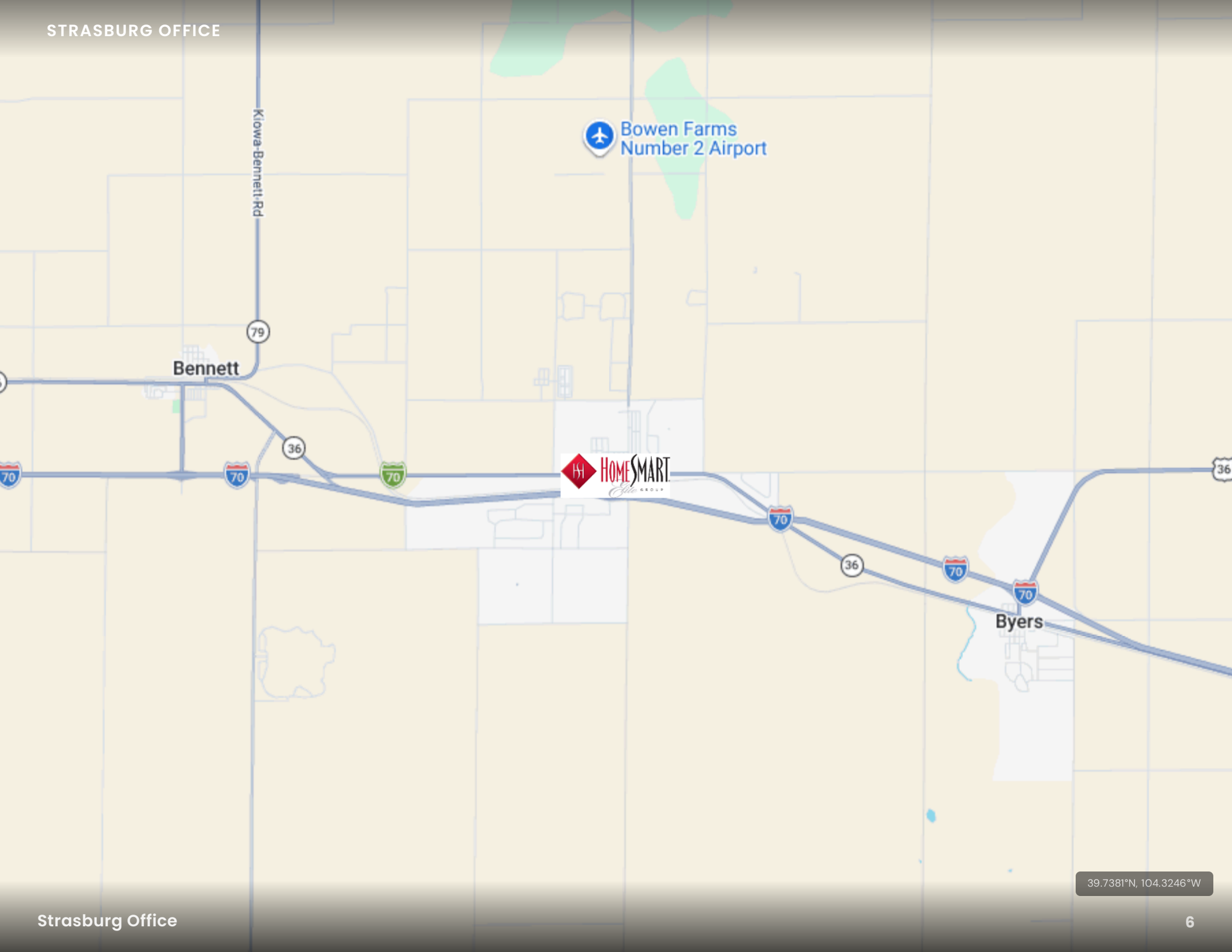
# Location Highlights



📍 LOCATION	
Address	56620 East Colfax Avenue
City	Strasburg
State	Colorado
Zip Code	80136
County	Arapahoe
APN / Parcel #	1983-04-1-03-013
Coordinates	39.738120,-104.324614

✈️ AIRPORTS	
Denver International Airport	<b>20.4 mi</b>
Colorado Air and Space Port	<b>12.5 mi</b>
Centennial Airport	<b>29.8 mi</b>

🛣️ HIGHWAYS	
Dwight D. Eisenhower Highway	<b>0.3 mi</b>
I 70;US 36;US 40;US 287	<b>5.3 mi</b>
US 36	<b>5.3 mi</b>



Bowen Farms  
Number 2 Airport

Bennett

HS HOME SMART  
Elite GROUP

Byers

39.7381°N, 104.3246°W

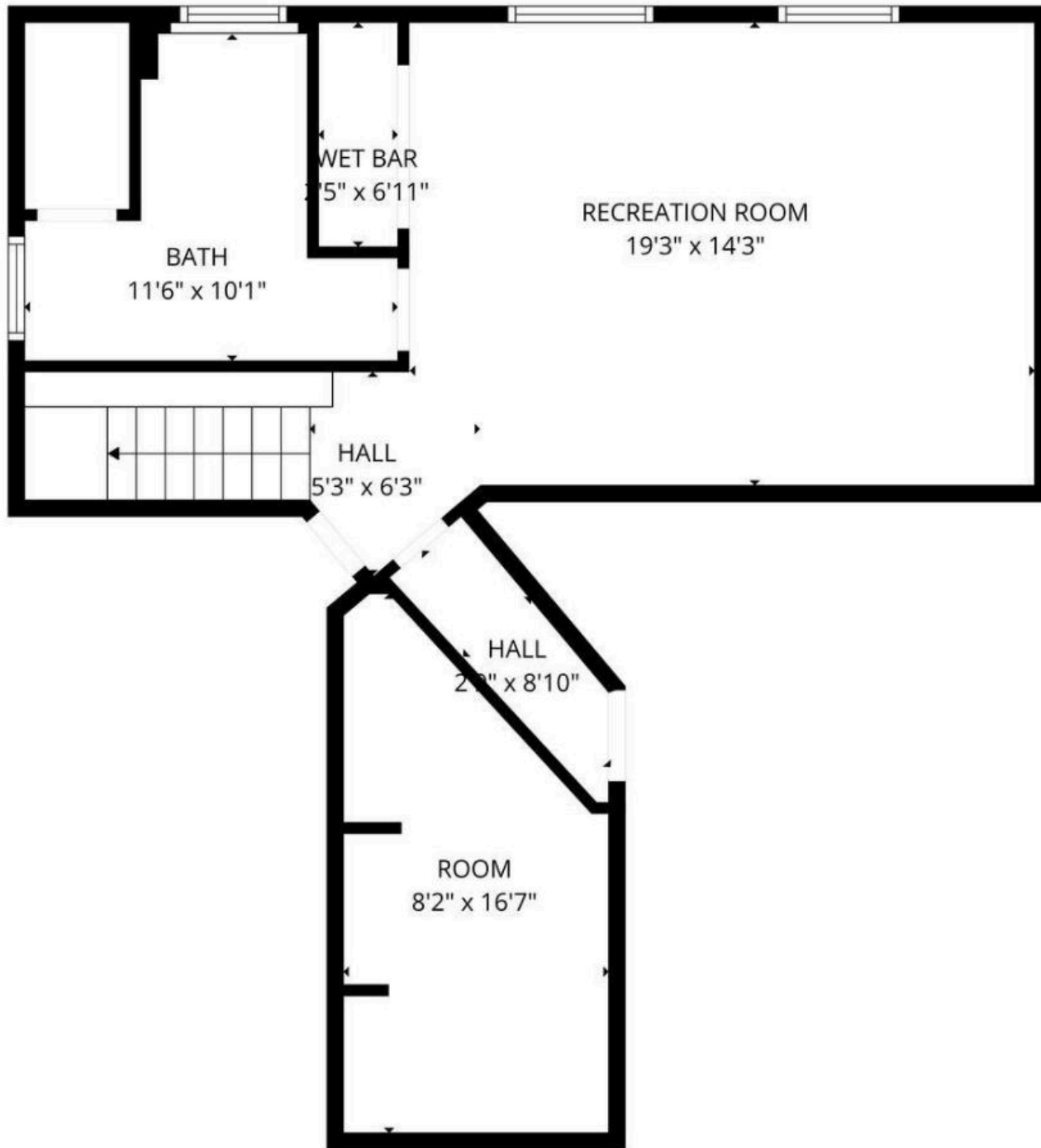


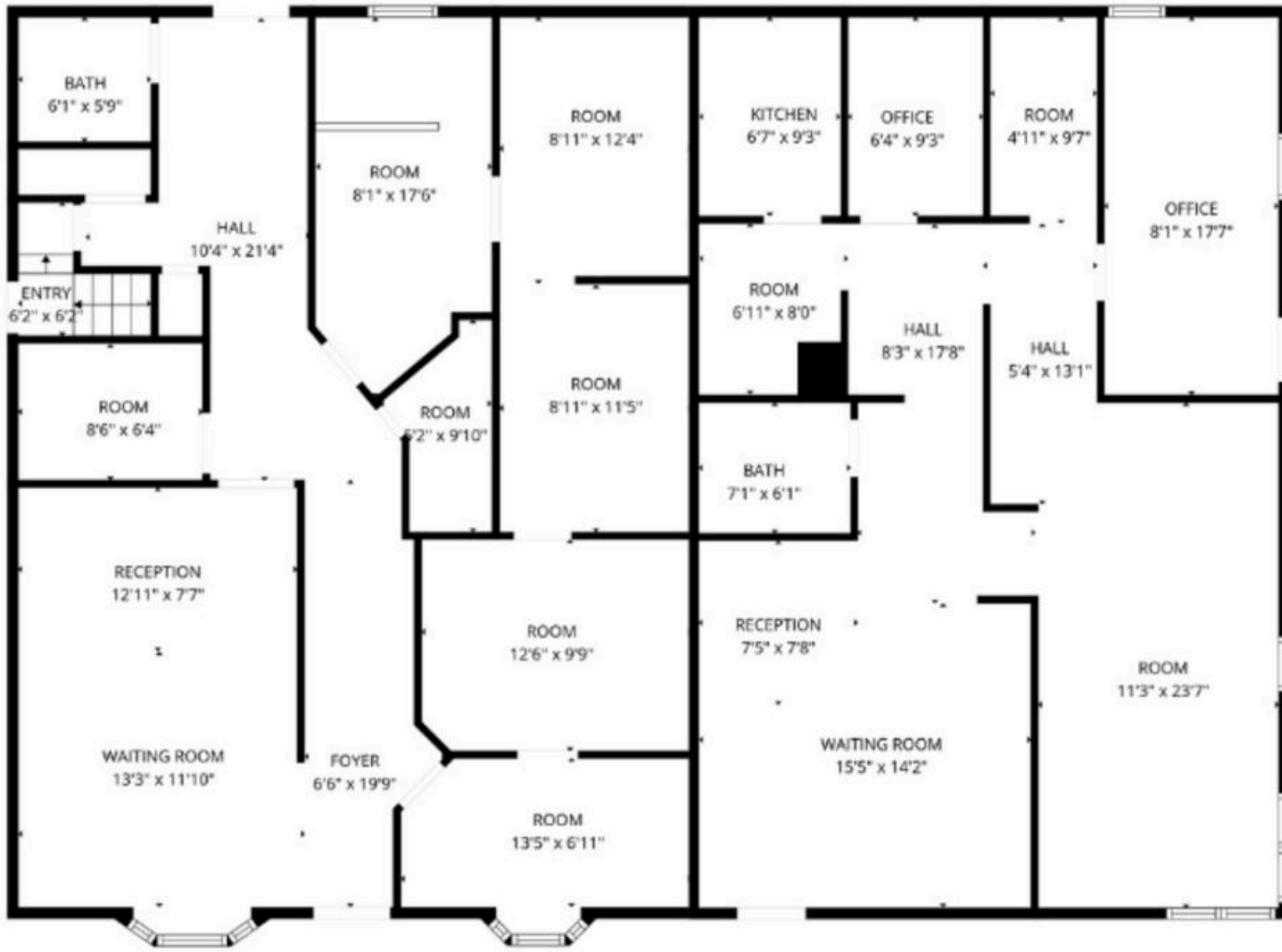
**STRASBURG**  
FAMILY DENTAL





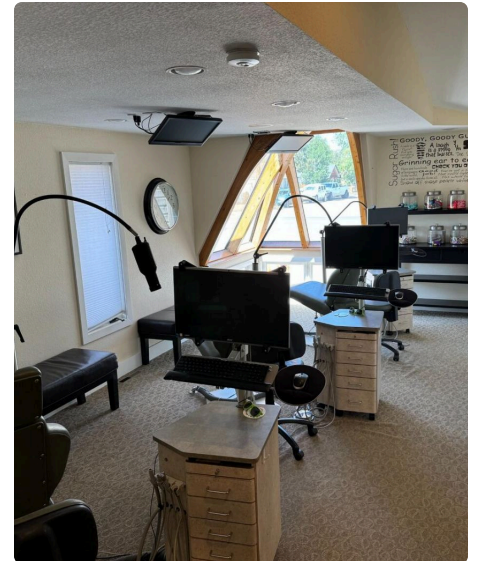
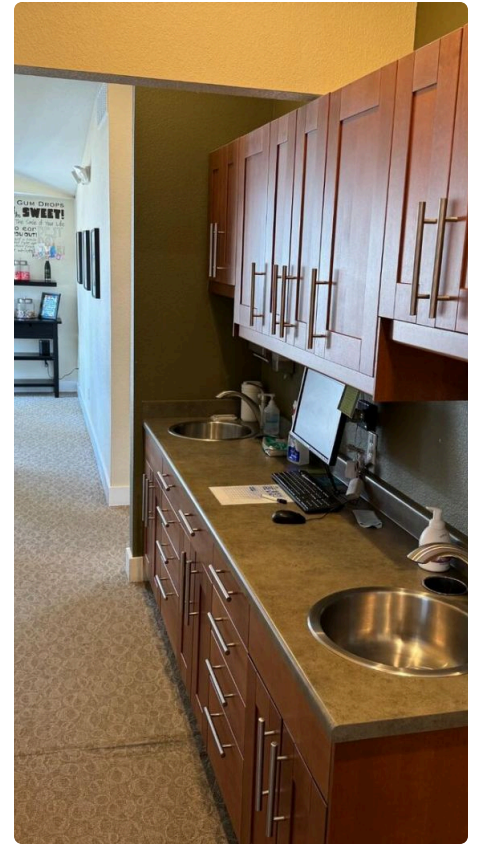
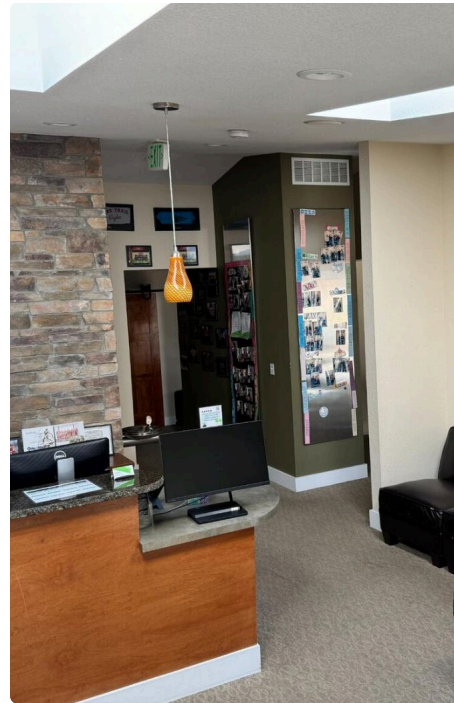






FLOOR PLAN CREATED BY CUBICXA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# Photo Gallery



# Valuation Summary

## INVESTMENT OVERVIEW

**\$650,000**

ASKING PRICE

**4.54%**

CAP RATE

**\$29**

NET OPERATING INCOME

**100.0%**

OCCUPANCY

## KEY METRICS

Price/SF	\$259.90
Price/Acre	\$5,118,221
Number of Tenants	2

# Market Overview



POPULATION <b>1,402</b>	AREA <b>20.8 sq mi</b>
ELEVATION <b>5,381 ft</b>	TIME ZONE <b>Mountain Time Zone</b>
COUNTY <b>Adams County</b>	STATE <b>Colorado</b>

## Market Overview: Strasburg, CO

Strasburg is an unincorporated town located east of downtown Denver along the I-70 corridor. It is home to Strasburg School District 31-J, and there are several small businesses, medical clinics, and a post office. Strasburg is a census-designated place (CDP) located in and governed by Adams and Arapahoe counties, Colorado, United States. The CDP is a part of the Denver-Aurora-Lakewood, CO Metropolitan Statistical Area. Mailing addresses in the town are assigned the ZIP Code 80136. At the United States Census 2020, the population of the Strasburg CDP was 3,307.

### DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	<b>2,761</b>	Population	<b>5,087</b>	Population	<b>6,188</b>
Median HH Income	<b>\$129,735</b>	Median HH Income	<b>\$129,138</b>	Median HH Income	<b>\$127,149</b>
Households	<b>983</b>	Households	<b>1,808</b>	Households	<b>2,195</b>

Source: ESRI / ArcGIS Business Analyst

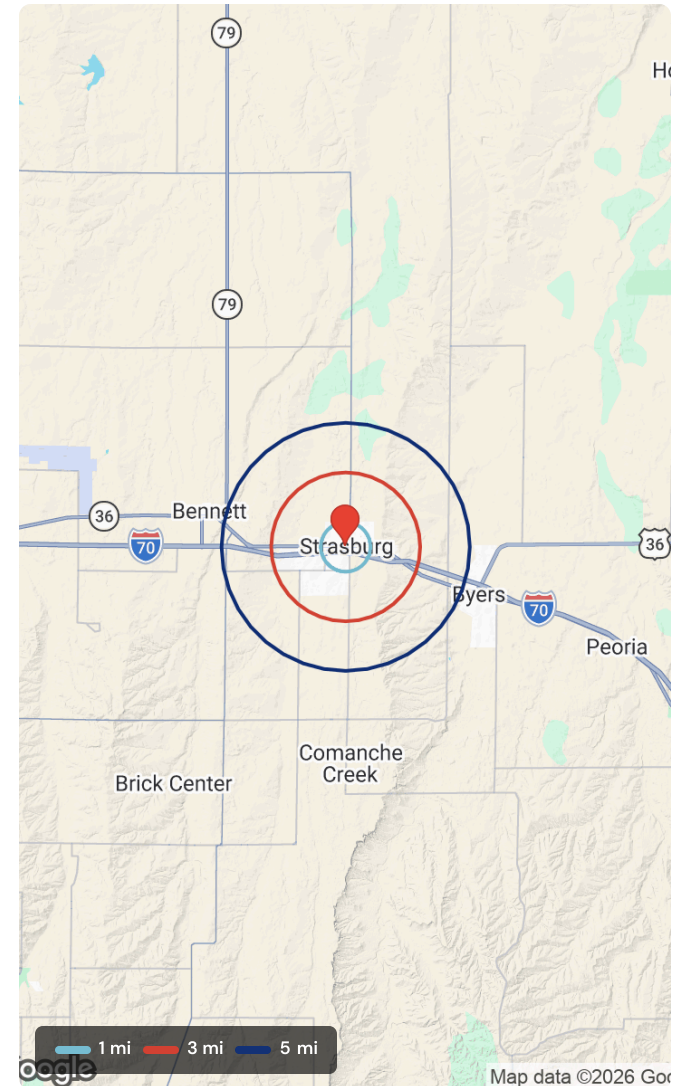
# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	979	2,041	2,639
2010 Population	1,661	3,629	4,561
2025 Population	2,761	5,087	6,188
2030 Population	3,108	6,090	7,443
2025-2030 Growth Rate	2.40 %	3.66 %	3.76 %
2025 Daytime Population	2,020	3,449	4,137

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	375	743	946
2010 Total Households	639	1,333	1,668
2025 Total Households	983	1,808	2,195
2030 Total Households	1,113	2,177	2,652
2025 Avg. Household Size	2.81	2.81	2.82
2025 Owner Occupied Housing	865	1,593	1,933
2030 Owner Occupied Housing	993	1,959	2,386
2025 Renter Occupied Housing	118	215	262
2030 Renter Occupied Housing	120	218	266
2025 Vacant Housing	57	78	96
2025 Total Housing	1,040	1,886	2,291

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	72	137	175
\$15,000-\$24,999	15	31	40
\$25,000-\$34,999	14	47	70
\$35,000-\$49,999	60	82	97
\$50,000-\$74,999	134	213	247
\$75,000-\$99,999	101	169	210
\$100,000-\$149,999	220	440	532
\$150,000-\$199,999	152	309	362
\$200,000 or greater	215	380	462
Median HH Income	\$129,735	\$129,138	\$127,149
Average HH Income	\$157,620	\$151,258	\$148,942

<b>\$129,735</b> MEDIAN HH INCOME	<b>\$157,620</b> AVG HH INCOME
<b>88.0%</b> OWNER OCCUPIED	<b>12.0%</b> RENTER OCCUPIED
<b>5.5%</b> VACANCY RATE	<b>2.40 %</b> 2025-2030 GROWTH





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