

11919

I 70 FRONTAGE RD N #123

WHEAT RIDGE, CO 80033

CONFIDENTIAL OFFERING MEMORANDUM



11919

I 70 FRONTAGE RD N #123

WHEAT RIDGE, CO 80033

PRESENTED BY:

PAUL NORA

ADVISOR

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PROPERTY OVERVIEW

03 LOCATION OVERVIEW

05



PROPERTY OVERVIEW



EXECUTIVE SUMMARY

30% PRICE REDUCTION – SELLER IS IN A REVERSE 1031 EXCHANGE

FLEX CONDO WITH MEZZANINE

OVERSIZED 14-FOOT DRIVE IN DOOR

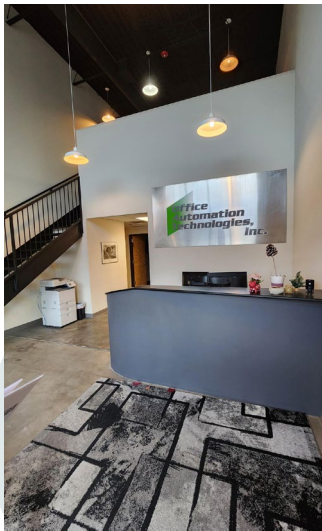
HIGH CEILINGS

RECENTLY RENOVATED BREAK ROOM

EASY ACCESS DIRECTLY OFF OF I-70

PROPERTY OVERVIEW

REDUCED LIST PRICE:	\$625,000- \$499,000
BUILDING TYPE:	Flex Condo
BUILDING SIZE:	2,568 SF (Upstairs = 828SF)
LOT SIZE:	1,786 SF
PARKING:	3 Reserved Spaces in Front of Condo. Ample Non-Dedicated Spaces on Side of Property
HOA	\$400 /month
YOC:	2002
PROPERTY TAXES:	\$11,344



LOCATION OVERVIEW



LOCATION MAP



WHEAT RIDGE, CO

MARKET OVERVIEW

Wheat Ridge is a western suburb of Denver located in Jefferson County, approximately four miles from downtown Denver. Positioned between the Rocky Mountain foothills and the urban core, the city offers a balance of suburban convenience and outdoor-oriented living. Residents enjoy access to miles of open space, trails, and parks, including Crown Hill Park and the Clear Creek Trail, which connect to the greater regional trail network.

Wheat Ridge benefits from strong regional connectivity via I-70, I-76, and Wadsworth Boulevard, providing efficient access to downtown Denver, major employment centers, and nearby mountain destinations. The community is characterized by established neighborhoods, ongoing reinvestment, and a growing local dining and retail scene along key corridors. With its central location, natural amenities, and proximity to both the city and the foothills, Wheat Ridge offers a high quality of life within the Denver metro area.

32,118

POPULATION (2025)

\$114,553

AVERAGE HHI

42.1

MEDIAN AGE



AERIAL MAP



DISCLAIMER

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 11919 I70 Frontage Rd N #123 and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



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