OFFERING MEMORANDUM

NORTHPEAK®
COMMERCIAL ADVISORS

PARK PLAZA COMMONS

555 Alter St. | Broomfield, CO 80020

Price: $9,300,000 | **Retail Space:** 66,740 SF

INVESTMENT ADVISORS

Kevin Calame
Principal
303-263-6260
Kevin@NorthPeakCRE.com

Matt Lewallen
Principal
303-210-1623
Matt@NorthPeakCRE.com

NORTHPEAK®
COMMERCIAL ADVISORS

NorthPeak Commercial Advisors
1720 S Bellaire St. Suite 701
Denver, CO 80222
720-738-1949 • NorthPeakCRE.com

PROPERTY SUMMARY

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EXECUTIVE SUMMARY

PROPERTY DETAILS

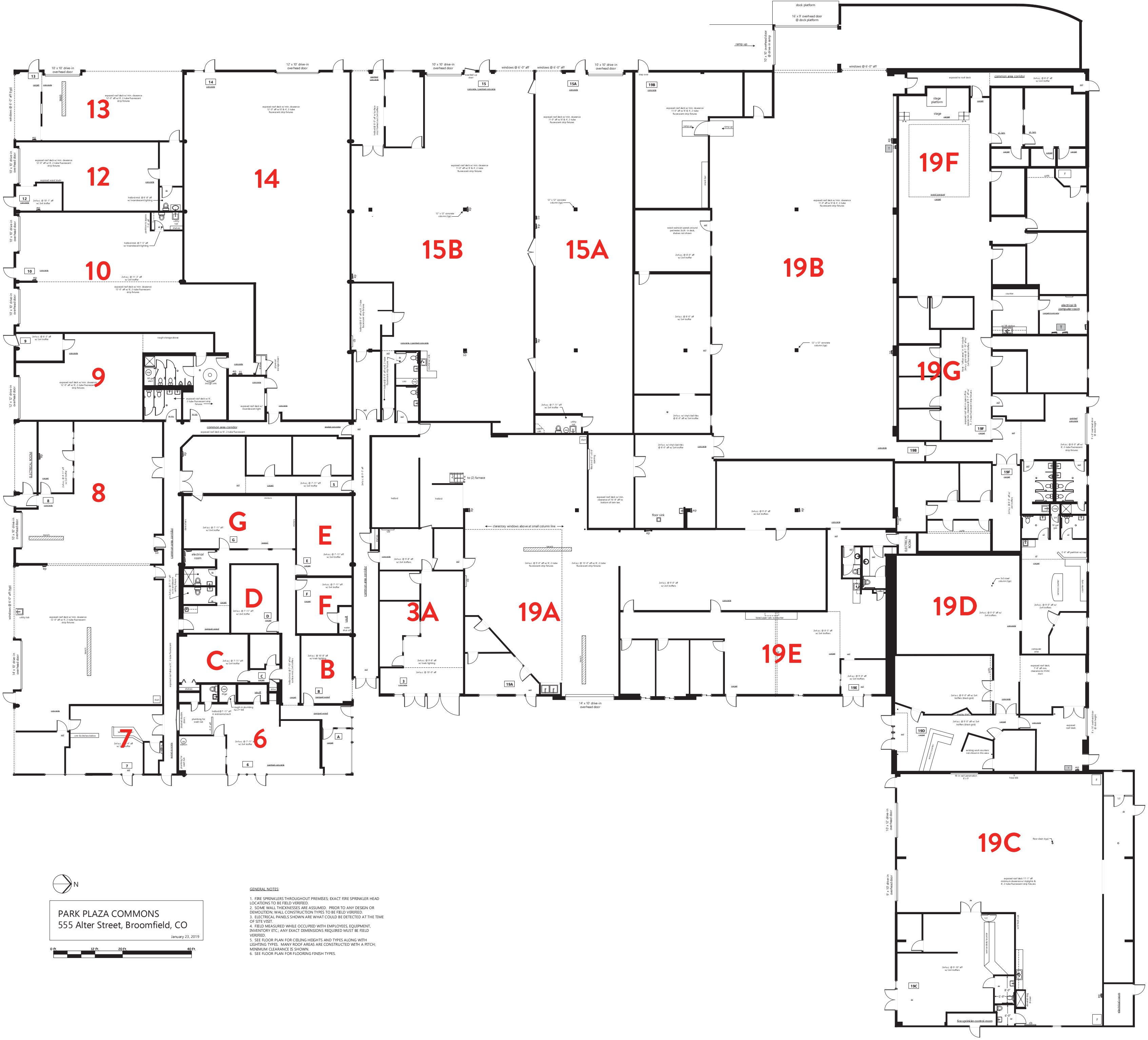
Address	**555 Alter St.** Broomfield, CO 80020
List Price	$9,300,000
Year Built	1967/1980
Building Type	Mixed-Use Commercial / Industrial
Gross Leasable Area	66,740 SF
Lot Size	4.22 AC
Zoning	I-2
Roof	Flat
HVAC	RTU
Parking	200 Spaces

Park Plaza Commons at 555 Alter Street offers investors and owner-users a premier opportunity to acquire a well-located Broomfield industrial/flex asset at $9,300,000 ($139.35/SF) — well below comparable sales and replacement cost. Positioned at the intersection of Highway 36 and Highway 287 with flexible I-2 zoning, dock-and-drive-in loading, and 9'–16' clear heights, 555 Alter Street combines a below-market basis, a proven location, and two distinct, credible paths to value creation in a single offering.

PROPERTY HIGHLIGHTS

- List price of $9,300,000 ($139.35/SF) sits below recent comparable Denver-metro industrial/flex/R&D sales (average $171.83/SF).
- 21,023 SF contiguous, turnkey block for an owner-user. Suites 15-A, 15-B, and 19-B sit together in one wing, all with drive-in access (19-B also dock-high), available now.
- Suites were actively marketed at $9.00/SF + $6.40 NNN, evidencing market-supported rents, not just a pro forma assumption.
- Clear NOI growth path
- Excellent infill location at Highway 36 and Highway 287 in Broomfield. Strong daily traffic counts and proximity to Interlocken, Boulder (20 min), and Denver (24 min).
- Flexible I-2 zoning on a 4.21-acre site with dock-and-drive-in loading and 9'–16' clear heights, supporting a wide range of industrial, flex, and service uses.
- Clean diligence head start. Phase II ESA completed.

FLOORPLAN



PARK PLAZA COMMONS
555 Alter Street, Broomfield, CO
January 23, 2019

0 ft 12 ft 20 ft 40 ft

GENERAL NOTES:

1. FIRE SPRINKLERS THROUGHOUT PREMISES; EXACT FIRE SPRINKLER HEAD LOCATIONS TO BE FIELD VERIFIED.
2. SOME WALL THICKNESSES ARE ASSUMED. PRIOR TO ANY DESIGN OR DEMOLITION; WALL CONSTRUCTION TYPES TO BE FIELD VERIFIED.
3. ELECTRICAL PANELS SHOWN ARE WHAT COULD BE DETECTED AT THE TIME OF SITE VISIT.
4. FIELD MEASURED WHILE OCCUPIED WITH EMPLOYEES, EQUIPMENT, INVENTORY ETC.; ANY EXACT DIMENSIONS REQUIRED MUST BE FIELD VERIFIED.
5. SEE FLOOR PLAN FOR CEILING HEIGHTS AND TYPES ALONG WITH LIGHTING TYPES. MANY ROOF AREAS ARE CONSTRUCTED WITH A PITCH; MINIMUM CLEARANCE IS SHOWN.
6. SEE FLOOR PLAN FOR FLOORING FINISH TYPES.

LOCATION OVERVIEW

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RETAIL MAP

PARK PLAZA COMMONS
KING Soopers
ACE Hardware
The UPS Store
EAGLE TRACE golf club
Broomfield
Walmart
CHUZE FITNESS
Raising Cane's CHICKEN FINGERS
Chick-fil-A
KING Soopers
THE HOME DEPOT
at home
The Home Décor Superstore
FLATIRON CROSSING
DICK'S SPORTING GOODS
PINDUSTRY
macy's
amc
DSW
The Container Store
P.F. CHANG'S
4 NOSES
BREWING COMPANY
uchealth
WHOLE FOODS MARKET
planet fitness
CHIPOTLE MEXICAN GRILL
CAVA
STAPLES
Carolyn Holmberg Preserve at Rock Creek Farm
West Flatiron Circle
Interlocken
Lake Link Trail
East 10th Avenue
West 6th Avenue
Kohl Street
Daphne Street
Main Street
Aspen Street
Dexter Street
Red Deer Trail
East Midway Boulevard
Uptown Avenue
West 112th Avenue
North Simms Street
CR 19
Skyestone Parkway
West 108th Avenue
Westminster Boulevard
36
287
128

BROOMFIELD

Strategically situated at the absolute center of the Denver-Boulder tech corridor, Broomfield represents one of the most compelling, high-growth investment markets along the Front Range. Boasting an affluent and rapidly expanding population base, the city-and-county features an exceptional median household income of over $123,800—significantly outpacing national averages—with more than 60% of residents holding a bachelor's degree or higher. This highly educated, high-earning demographic fuels a robust local economy driven by massive corporate tech and aerospace hubs like the Interlocken Business Park, generating immense, sustainable consumer purchasing power and a resilient retail landscape.

For commercial investors, Broomfield provides unbeatable regional connectivity via U.S. Highway 36 and Interstate 25, drawing consistent, heavy daytime and evening traffic from both neighboring metros. Established, high-performing retail epicenters like FlatIron Crossing and dynamic mixed-use transit villages ensure strong tenant visibility, dense foot traffic, and low historical vacancy rates. Backed by excellent municipal infrastructure, steady population growth, and a business-friendly environment, Broomfield offers a premier landscape for retail assets, neighborhood centers, and experiential concepts primed for stable, long-term appreciation and premium returns.

INVESTMENT ANALYSIS

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TENANT MIX

OPERATIONS & CASH FLOW			2026	2027	2028	2029	2030	LEASE EXPIRATION
Suite/Tenant	SF	$/SF	$13.50	$16.32	$16.00	$16.48	$16.97	
3-A / Their Spa LLC	1,166	$14.62	$17,050	$17,561	$18,088	$18,631	$19,190	12/31/28
5 / Vacant	901	$15.00	$13,515	$13,920	$14,338	$14,768	$15,211	MTM
6 / Absolute Electrical Heating & Cooling	1,010	$15.00	$15,150	$15,605	$16,073	$16,555	$17,051	02/28/27
7, 8, 10 / Broomfield Automotive	6,974	$8.50	$59,279	$61,057	$62,889	$64,776	$66,719	06/30/26
9 / Vape Mart LLC	1,098	$17.54	$19,261	$19,839	$20,434	$21,047	$21,678	06/30/26
12, 13 / A1 Auto Care and Services	2,144	$19.57	$41,958	$43,217	$44,513	$45,849	$47,224	04/30/30
14 / Vape Mart LLC	4,427	$8.25	$36,523	$37,618	$38,747	$39,909	$41,107	03/14/28
15-A / Vacant	3,214	$9.00	$28,926	$29,794	$30,688	$31,608	$32,556	MTM
15-B / Vacant	5,753	$9.00	$51,777	$53,330	$54,930	$56,578	$58,275	MTM
19-A, 19-E / Animal Care Equipment Services	9,484	$9.50	$90,098	$92,801	$95,585	$98,453	$101,406	12/31/30
19-B / Vacant	12,056	$9.00	$108,504	$111,759	$115,112	$118,565	$122,122	MTM
19-C / Dog Life	5,199	$14.00	$72,786	$74,970	$77,219	$79,535	$81,921	04/30/29
19-D / Vacant	4,082	$9.00	$36,738	$37,840	$38,975	$40,145	$41,349	MTM
19-F, 19-G / Global Sound Recording	6,761	$7.68	$51,924	$53,482	$55,087	$56,739	$58,441	07/31/28
A / Maria Hart	138	$7.31	$1,009	$1,040	$1,071	$1,103	$1,136	MTM
B / Maria Hart	325	$7.31	$2,377	$2,449	$2,522	$2,598	$2,676	MTM
C / Maria Hart	492	$7.31	$3,599	$3,707	$3,818	$3,933	$4,050	MTM
D / Maria Hart	290	$7.31	$2,121	$2,185	$2,250	$2,318	$2,387	MTM
E / Vacant	400	$4.00	$1,600	$1,648	$1,697	$1,748	$1,801	MTM
F / Vacant	286	$4.00	$1,144	$1,178	$1,214	$1,250	$1,288	MTM
G / Maria Hart	540	$12.73	$6,876	$7,082	$7,294	$7,513	$7,739	MTM
Projected Base Rent			**$662,216**	**$682,082**	**$702,545**	**$723,621**	**$745,330**	
Projected Expense Reimbursements			**$445,512**	**$458,877**	**$472,644**	**$486,823**	**$501,428**	
TOTAL INCOME			**$1,107,728**	**$1,140,960**	**$1,175,188**	**$1,210,444**	**$1,246,757**	

INVESTMENT ANALYSIS

OPERATIONS & CASH FLOW	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TOTAL INCOME	**$1,107,728**	**$1,140,960**	**$1,175,188**	**$1,210,444**	**$1,246,757**	**$1,284,160**	**$1,322,685**	**$1,362,365**	**$1,403,236**	**$1,445,333**
Economic Vacancy	36.6%	10.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
CAM Increase (3%)	$6.70	$6.88	$7.08	$7.29	$7.51	$7.74	$7.97	$8.21	$8.46	$8.71
Vacancy & NNN Exp. Loss	($421,028)	($114,096)	($58,759)	($60,522)	($62,338)	($64,208)	($66,134)	($68,118)	($70,162)	($72,267)
Property Expenses	($447,195)	($460,611)	($474,429)	($488,662)	($503,322)	($518,422)	($533,974)	($549,993)	($566,493)	($583,488)
Total Expense and Rent Loss	**($868,223)**	**($574,707)**	**($533,189)**	**($549,184)**	**($565,660)**	**($582,630)**	**($600,108)**	**($618,112)**	**($636,655)**	**($655,755)**
Net Operating Income	**$239,505**	**$566,253**	**$642,000**	**$661,260**	**$681,098**	**$701,531**	**$722,576**	**$744,254**	**$766,581**	**$789,579**
EXPENSES										
Debt Service	($444,148)	($444,148)	($444,148)	($444,148)	($444,148)	($444,148)	($444,148)	($444,148)	($444,148)	($444,148)
Capital Reserves (2%)	$4,790	$11,325	$12,840	$13,225	$13,622	$14,031	$14,452	$14,885	$15,332	$15,792
Free Cash Flow	**($209,433)**	**$110,779**	**$185,011**	**$203,886**	**$223,327**	**$243,351**	**$263,976**	**$285,220**	**$307,101**	**$329,639**
INVESTMENT METRICS										
Monthly Income	($17,453)	$9,232	$15,418	$16,991	$18,611	$20,279	$21,998	$23,768	$25,592	$27,470
Cash on Cash Return %	(5.5%)	2.9%	4.9%	5.4%	5.9%	6.4%	7.0%	7.6%	8.1%	8.7%
CAP Rate at Acquisition	2.6%	6.1%	6.9%	7.1%	7.3%	7.5%	7.8%	8.0%	8.2%	8.5%
Principal Reduction	$98,579	$104,815	$111,446	$118,497	$125,993	$133,964	$142,439	$151,450	$161,032	$171,219
Total Return after Principal	**($110,855)**	**$215,595**	**$296,458**	**$322,383**	**$349,320**	**$377,315**	**$406,415**	**$436,670**	**$468,133**	**$500,858**
Total Return	**(2.9%)**	**5.7%**	**7.9%**	**8.5%**	**9.3%**	**10.0%**	**10.8%**	**11.6%**	**12.4%**	**13.3%**

COMPARABLE SALES

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COMPARABLE SALES

SUBJECT PROPERTY
555 Alter St., Broomfield, CO 80020

Sale Date	JUST LISTED
List Price	$9,300,000
Year Built	1967/1980
Building Size	66,740 SF
Land Area	4.22 AC
Price/SF	$139.00

955 E 58th Ave
Denver, CO 80216
#1

Sale Date	7/18/25
Sale Price	$6,200,000
Year Built	1980
Building Size	36,300 SF
Land Area	2.11 AC
Price/SF	$170.80

10790 W 50th Ave
Wheat Ridge, CO 80033
#2

Sale Date	1/21/25
Sale Price	$6,960,000
Year Built	1985
Building Size	35,870 SF
Land Area	2.26 AC
Price/SF	$194.03

6802-6880 S Dallas Way
Greenwood Village, CO 80112
#3

Sale Date	1/21/26
Sale Price	$9,357,823
Year Built	1981/2000
Building Size	55,788 SF
Land Area	2.47 AC
Price/SF	$167.74

3545 S Platte River Dr
Sheridan, CO 80110
#4

Sale Date	11/21/25
Sale Price	$10,509,090
Year Built	1982
Building Size	56,559 SF
Land Area	3.33 AC
Price/SF	$185.81

313-317 Inverness Way S
Englewood, CO 80112
#5

Sale Date	12/16/25
Sale Price	$10,220,000
Year Built	1980
Building Size	72,590 SF
Land Area	5.54 AC
Price/SF	$140.79

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) 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. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 555 Alter St., Broomfield, CO 80020 (the “Property”) 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 NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors 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. NorthPeak Commercial Advisors 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 NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum in 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, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors 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. NorthPeak Commercial Advisors 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 its 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, duplicate, 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 NorthPeak Commercial Advisors. 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 NorthPeak Commercial Advisors at your earliest convenience.

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