

OFFERING MEMORANDUM



Marcus & Millichap
THE KRAMER GROUP

18860 CLARKE ROAD

Parker, CO 80134

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SECTION 1

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY INVESTMENT HIGHLIGHTS

Total Price: \$5,999,999 | 6.68% Cap | 15,454 Total SF | 1.96 Total Acres

The Kramer Group of Marcus & Millichap is pleased to present the exclusive listing for 18860 Clarke Road, a newly constructed small bay multi tenant light industrial flex property located in downtown Parker, Colorado. Completed in 2023, this 15,454 square foot building features high quality masonry construction with modern finishes, 21 foot clear heights, and eight 14 foot roll up doors designed to accommodate a wide range of industrial and service oriented users.

The property is currently occupied by three mixed use tenants under long term triple net leases with annual rent escalations. One divisible vacant unit remains with multiple leasing offers already in hand, providing immediate lease up upside. Situated on a 1.96 acre parcel, the site offers 46 parking spaces and a wraparound configuration providing seamless ingress and egress.

Located near South Parker Road and Mainstreet, the property is positioned in the heart of downtown Parker, an affluent high growth submarket characterized by historically low vacancy, strong absorption, and accelerating rent growth, making this an exceptional opportunity to acquire a

- 15,454 Square Feet of Existing Structure
- 1.96 Acres of Commercial Zoned Land
- Multi-Tenant NNN Income
- Long Term Leases with Annual Rent Escalations
- Sophisticated Masonry Construction with High Level Finish
- Leased Outdoor Storage
- Recently Built in 2023
- 21-Foot Clear Height
- 8 Roll-Up/Drive-In Doors
- 46 Parking Spaces
- 1.5% Parker Submarket Vacancy Rate
- Parker Submarket Flex Rents Have Increased 15.7% in 3 Years



PROPERTY INFORMATION LOCAL MAP



REGIONAL MAP PROPERTY INFORMATION



LOWE'S

CUBESMART
self storage

18860 Clarke Road

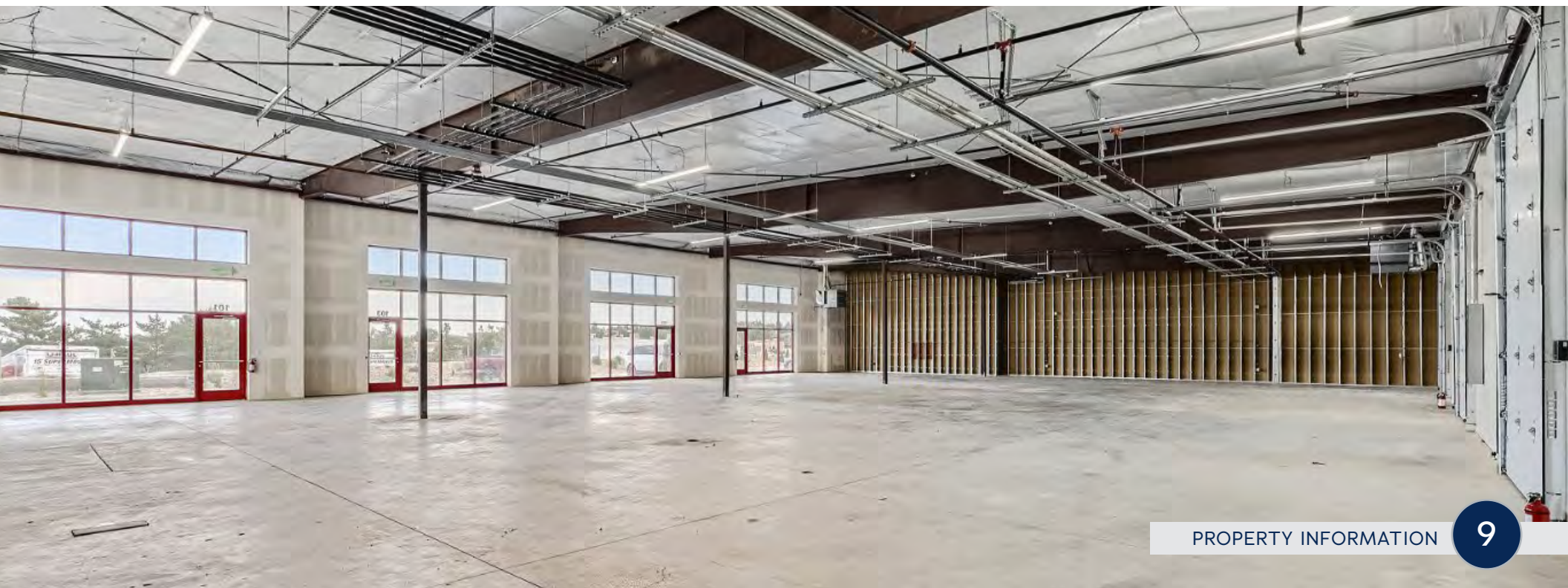
AMC
THEATRES

SAFeway
planet fitness

BEST BUY

TARGET

Walmart
THE HOME DEPOT





18860

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SECTION 2

FINANCIAL ANALYSIS

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FINANCIAL ANALYSIS

TENANT SUMMARY

As of June, 2026

Tenant Name	Suite	Rentable Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Year 1 Rent Per Year	Total Year 2 Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
				Comm.	Exp.								
[1] Vacant	101	8,175	52.9%	6/1/26	-	\$22.00	\$14,988	\$179,850	\$185,246	Jun-2027	\$15,437	NNN	None
The Third Place	106	3,512	22.7%	3/1/25	2/28/30	\$27.76	\$8,123	\$97,481	\$100,406	Mar-2027	\$8,305	NNN	None
Doyle Plumbing	107	2,016	13.0%	9/1/24	10/1/31	\$26.86	\$4,513	\$54,152	\$55,776	Sep-2026	\$4,546	NNN	One (1) 3-year Option
M D Willer & CO	108	1,751	11.3%	9/1/24	10/1/31	\$30.27	\$4,418	\$53,011	\$54,866	Sep-2026	\$4,455	NNN	One (1) 5-year Option
Outdoor Storage Income	Lot			6/1/26	-		\$1,373	\$16,480	\$16,974	Jun-2027	\$1,415		Opportunity for Additional Space
Total		15,454	100.0%			\$25.95	\$33,414	\$400,974	\$413,268				

Note: [1] Assumes Vacant Suite 101 is Occupied at Current Market Rents Upon Acquisition.

PRICING DETAILS

SUMMARY		RETURNS	
		Current	Year 2
Price	\$5,999,999	CAP Rate	6.68% 6.89%
Down Payment	\$2,100,000	Financing	1st Loan
Down Payment %	35%	Loan Amount	\$3,899,999
Number of Suites	4	Loan Type	New
Price Per SqFt	\$388.25	Loan to Value	65%
Rentable Built Area (RBA)	15,454 SF	Loan Term	5 Years
Lot Size	1.96 Acres	Interest Rate	5.63%
Year Built/Renovated	2023	Amortization	30 Years
Occupancy	100.00%	Months of Interest Only	24 Months
		Year Due	2031

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

CASH FLOW FINANCIAL ANALYSIS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
For the Years Ending	<u>May-2027</u>	<u>May-2028</u>	<u>May-2029</u>	<u>May-2030</u>	<u>May-2031</u>	<u>May-2032</u>
Rental Revenue						
Potential Base Rent	400,974	413,268	425,940	437,442	446,178	451,468
Other Tenant Revenue						
Total Expense Recoveries	101,133	104,167	107,292	110,511	113,826	117,241
Effective Gross Revenue	<u>502,107</u>	<u>517,435</u>	<u>533,232</u>	<u>547,953</u>	<u>560,004</u>	<u>568,708</u>
Operating Expenses						
Real Estate Tax	23,113	23,806	24,520	25,256	26,014	26,794
Insurance	11,613	11,961	12,320	12,690	13,070	13,463
Water & Sewer	5,542	5,708	5,879	6,055	6,237	6,424
Electricity	3,100	3,193	3,289	3,388	3,489	3,594
Gas	1,945	2,003	2,064	2,125	2,189	2,255
Trash	1,876	1,932	1,990	2,050	2,111	2,175
Landscaping & Snow Removal	15,962	16,440	16,934	17,442	17,965	18,504
Repairs & Maintenance	14,087	14,509	14,945	15,393	15,855	16,330
General Administration	13,119	13,512	13,918	14,335	14,765	15,208
Property Management	10,777	11,100	11,433	11,776	12,130	12,493
Total Operating Expenses	<u>101,133</u>	<u>104,167</u>	<u>107,292</u>	<u>110,511</u>	<u>113,826</u>	<u>117,241</u>
Net Operating Income	<u>400,974</u>	<u>413,268</u>	<u>425,940</u>	<u>437,442</u>	<u>446,178</u>	<u>451,468</u>
Leasing Costs						
Tenant Improvements	0	0	0	17,560	0	40,875
Leasing Commissions	0	0	0	23,537	0	46,411
Total Leasing Costs	<u>0</u>	<u>0</u>	<u>0</u>	<u>41,097</u>	<u>0</u>	<u>87,286</u>
Cash Flow Before Debt Service	<u>400,974</u>	<u>413,268</u>	<u>425,940</u>	<u>396,345</u>	<u>446,178</u>	<u>364,182</u>
Debt Service						
Interest						
New 5.625% 5yr 30am 65% LTV 24mo IO	219,375	219,375	217,868	214,460	210,856	0
Principal						
New 5.625% 5yr 30am 65% LTV 24mo IO	0	0	59,040	62,449	66,052	0
Total Debt Service	<u>219,375</u>	<u>219,375</u>	<u>276,908</u>	<u>276,909</u>	<u>276,908</u>	<u>0</u>
Cash Flow After Debt Service	<u>181,599</u>	<u>193,893</u>	<u>149,032</u>	<u>119,436</u>	<u>169,270</u>	<u>364,182</u>

FINANCIAL ANALYSIS IRR MATRIX

Key Valuation Policies

Valuation (PV/IRR) Date:	June, 2026
Date of Sale:	May, 2032
Discount Method:	Annual
Period to Cap (at Sale):	12 Months After Sale

IRR Matrix

Table Shows:	1) IRR (Unleveraged) 2) IRR (Leveraged)	1) Net Sale Price 2) Net Sale Proceeds 3) Exit Cap Rate				
		8,839,408	8,070,764	7,425,103	6,875,095	6,400,951
		8,839,408	8,070,764	7,425,103	6,875,095	6,400,951
		5.25%	5.75%	6.25%	6.75%	7.25%

1) Purchase Price						
2) Equity	5,999,999	12.56%	11.16%	9.90%	8.76%	7.72%
3) Going In Cap Rate	2,100,000	19.88%	17.24%	14.79%	12.49%	10.32%
	6.68%					

Sales Price Calculation

NOI To Capitalize	464,069	464,069	464,069	464,069	464,069
Divided by Cap Rate	<u>5.25%</u>	<u>5.75%</u>	<u>6.25%</u>	<u>6.75%</u>	<u>7.25%</u>
Gross Sales Price	8,839,408	8,070,764	7,425,103	6,875,095	6,400,951
Adjustments to Sale	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Adjusted Gross Sales Price	8,839,408	8,070,764	7,425,103	6,875,095	6,400,951
Cost of Sales	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Net Sale Price	8,839,408	8,070,764	7,425,103	6,875,095	6,400,951
Loan Balance	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Net Sale Proceeds	8,839,408	8,070,764	7,425,103	6,875,095	6,400,951

* Results displayed are based on Forecast data only



SECTION 3

MARKET OVERVIEW

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MARKET OVERVIEW PARKER OVERVIEW

Parker, Colorado, is a rapidly growing suburb located approximately 20 miles southeast of Denver that serves as a key residential and prospering economic hub in the Denver metropolitan area. With a population of nearly 70,000 residents, Parker is known for its high quality of life, high income earning residents, growing population and the Colorado Golf Club which hosted the 2010 PGA Championship.

New developments and modern amenities in Parker and Castle Rock have significantly enhanced the area's appeal as a desirable place to live and work. These developments are transforming the local landscape, providing modern housing options and expanding economic opportunities. The area's proximity to Denver and the Denver Tech Center makes it an attractive location for commercial real estate investment. There has been a surging population base in Parker, which has grown nearly 30 percent between 2013 and 2023. The town has invested in expanding its infrastructure, including the Parker Road and E-470 interchange, which has improved connectivity to the broader Denver area by expanding the E-470 mainline. Parker is known for its affluent resident base, with household incomes significantly higher than the national average. The median household income in Parker is approximately \$126,615 with a median home value of around \$710,000. This area's economic prosperity and the wealth is reflected by the fact that Douglas County, where Parker is located, is the 8th wealthiest county in the United States. The town boasts high levels of education, with over 55 percent of residents holding a bachelor's degree or higher. This educated workforce makes to the area's economic vitality and attracts businesses looking for skilled talent. Additionally, Parker is known for its low crime rates, making it a safe, peaceful and desirable place to live.

- Positioned in One of the Fastest-Growing Counties in the U.S.
- New Developments in Single Family Residential, Multifamily, Retail & Industrial
- Close to Denver and Denver Tech Center
- Douglas County is the 8th Wealthiest County in the U.S.
- Highly Educated Population with Low Crime Rates





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