



LAKESWOOD INVESTMENT ASSEMBLAGE

8100 W. Colfax Ave. + 1455 & 1457 Ammons St., Lakewood, CO 80214

OFFERING MEMORANDUM



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PROPERTY OFFERING NOTIFICATION

Lakewood Investment Assemblage

8100 W. Colfax Ave. / 1455 Ammons St.
Lakewood, CO

This Offering Memorandum and the information contained therein is subject to the terms, provisions, and limitations of the confidentiality agreement with which we have provided you, the Buyer. By taking possession of and reviewing the information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the information obtained to any other person or entity except permitted herein.

Fuller Real Estate, LLC has obtained the information used in this package from sources we deem reliable. We have no reason to doubt the accuracy of the information, but neither we, nor the owner, warrant such information. All offers to purchase should be based on independent investigation, analysis, appraisal and evaluation of all facts, circumstances and materials deemed to relevant by the purchaser.

By taking possession of and reviewing the information herein, the Buyer acknowledges that Esperanza Wardroup and Brian Baker of Fuller Real Estate are acting as Seller's Agent ("Brokers") in the disposition of the property. We will disclose to you all adverse material facts about the property actually known by us. We will assist you without regard to race, creed, sex, religion, national origin, family status, marital status, or handicap. The Buyer acknowledges receipt of the form entitled Brokerage Disclosure to Buyer. (BD-10-19) (Mandatory 1-20)

Please note: All showings must be arranged in advance and accompanied by one of the listing brokers.



Esperanza Wardroup
Broker Associate
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Brian Baker
President—Principal
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PROPERTY SUMMARY

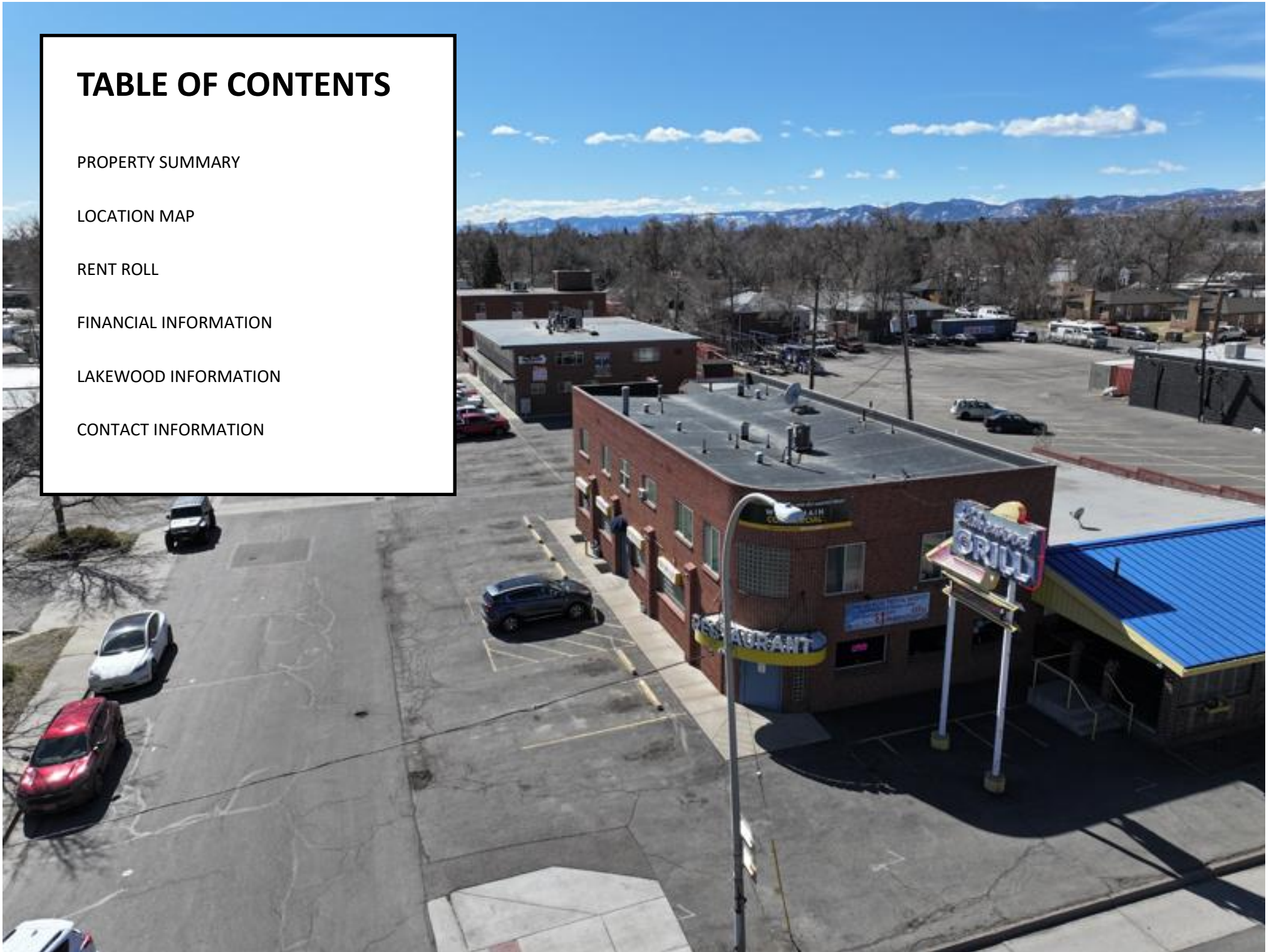
LOCATION MAP

RENT ROLL

FINANCIAL INFORMATION

LAKWOOD INFORMATION

CONTACT INFORMATION



PROPERTY SUMMARY



8100 W. Colfax Ave. / 1455 Ammons St.

PROPERTY SUMMARY

This offering consists of restaurant/bar with 3 residential units above, a 3-bay garage, and two office buildings.

Jefferson County Parcel: 49-022-04-012
49-022-04-013

8100 W. Colfax Ave., Lakewood, CO 80214

Type: Restaurant / Apartments
Size: 7,300± SF
YOC: 1949

1457 Ammons St., Lakewood, CO 80214

Type: Office Building
Size: 9,072± SF
YOC: 1959

1457 Ammons St., Lakewood, CO 80214

Type: Garage (3 Roll-Up Doors)
Size: 1,056± SF

Total land size for the two parcels shown above is 0.654± Acres

Taxes for the two parcels shown above: \$35,817.28 (2023)

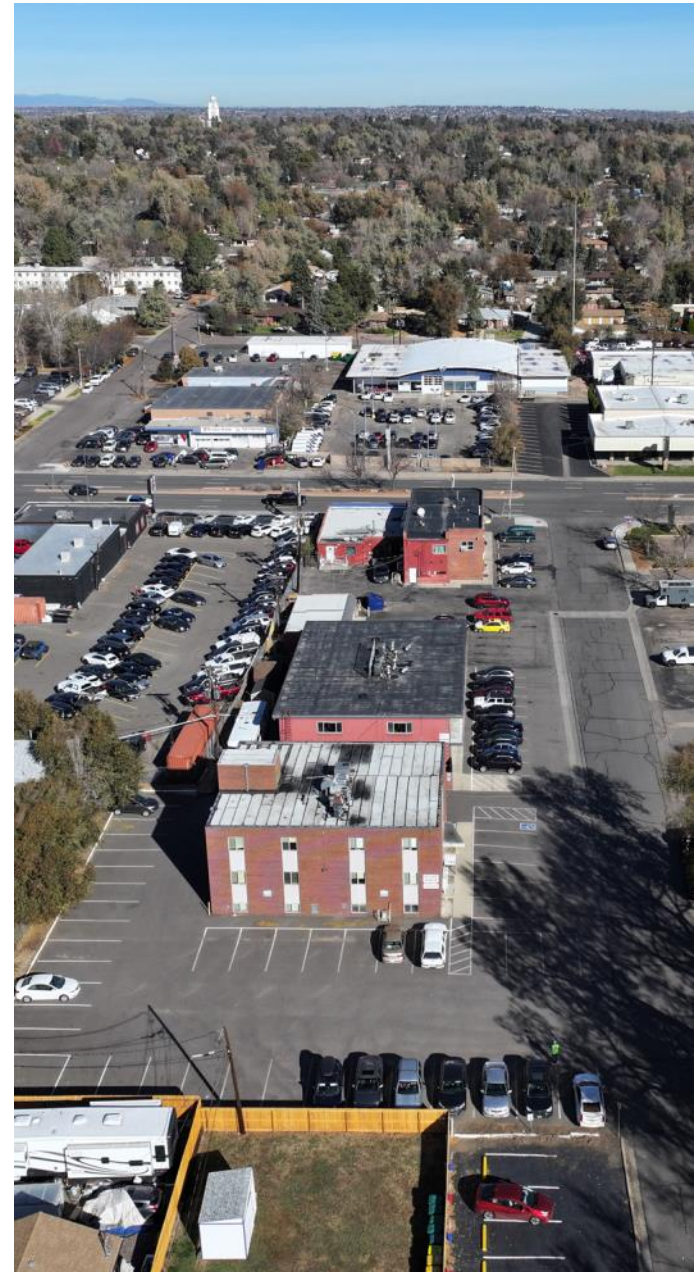
1455 Ammons St., Lakewood, CO 80214

Type: Office Building
Size: 8,985± SF
Lot: 0.475± AC
YOC: 1963
Taxes: \$13,106.88 (2023 due in 2024)

Jefferson County Parcel: 49-022-04-002

Total acreage for all parcels/buildings shown above is 1.129± Acres

Zoning: M-G-S (Mixed-Use General Suburban)



8100 W. COLFAX AVE.



8100 W. Colfax Ave

This building consists of a restaurant/bar with a patio and is leased by the Lakewood Grill. Above the restaurant space are four apartment units leased by individual tenants.

7,300 +/- SF

Zoned M-G-S (Mixed-Use General Suburban)

City of Lakewood

Jefferson County

1949 YOC



ZONING
INFORMATION
LINK

1457 AMMONS ST.



1457 Ammons St

Multi-tenant office building.

9,072 +/- SF

Zoned M-G-S (Mixed-Use General Suburban)

City of Lakewood

Jefferson County

1457 AMMONS ST.—GARAGE



1457 Ammons St, 3-Bay Garage

Garage is currently occupied by the owner's equipment and storage items. Additional income could be produced by leasing the garage spaces to tenants.

1,056 +/- SF

Zoned M-G-S (Mixed-Use General Suburban)

1959 YOC

1455 AMMONS ST.



1455 Ammons St

Multi-Tenant office building

8,985 +/- SF

Zoned M-G-S (Mixed-Use General Suburban)

City of Lakewood

Jefferson Couty

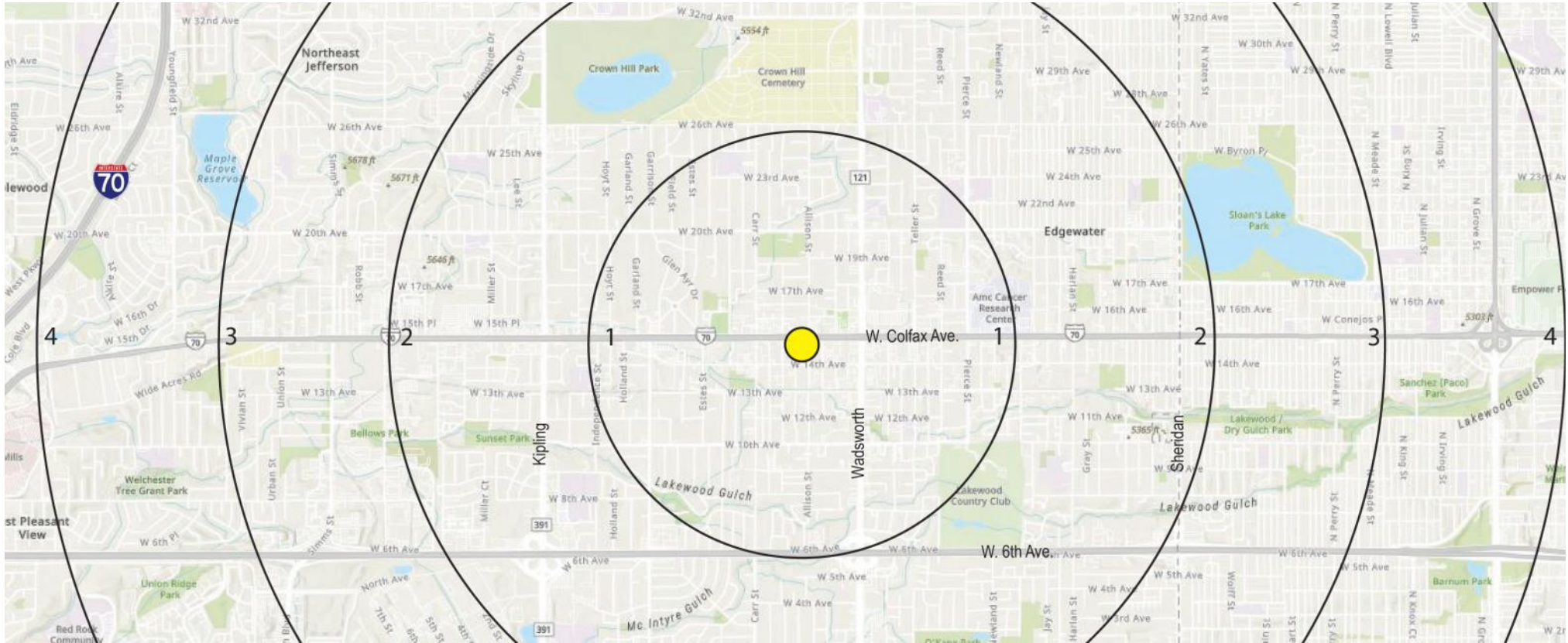
1963 YOC



LOCATION OVERVIEW



LOCATION OVERVIEW



TRAFFIC COUNTS

W. Colfax Ave. @ Ammons St. — 25,937 VPD

W. Colfax Ave. @ Carr St. — 26,305 VPD

Area Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	15,250	136,516	380,554
HOUSEHOLDS	6,704	58,358	161,005
MED HH INCOME	\$60,091	\$67,034	\$75,435

LAKEWOOD HOUSING MARKET

\$622,475

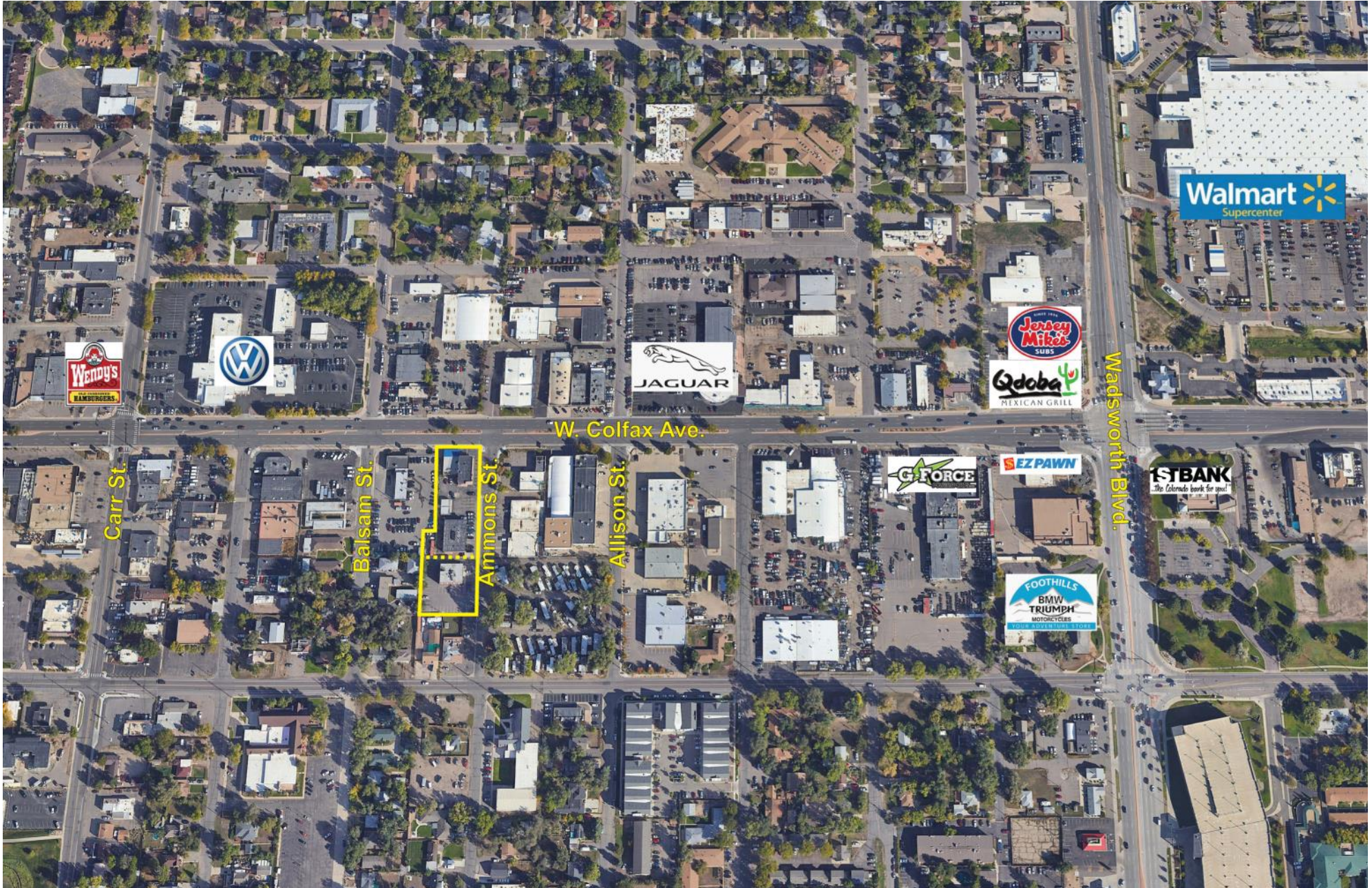
Redfin Average Home Value



Source: CoStar 2024

8100 W. Colfax Ave. / 1455 Ammons St.

LOCATION OVERVIEW



RENT ROLL—May 2024

Property	Tenant	Square Footage	Rent	Lease Exp	Lease Type/Comments
1455 Ammons, 2A Store	Deonna Lupola	-	\$ -	8/31/2023	Combined Lease - Deonna - FS
1455 Ammons, 101	Octane Auto LLC	233 SF	\$ 265.00	4/1/2025	Full Services (FS)
1455 Ammons, 102	Bond Lash Studio	180 SF	\$ 250.00	MTM	FS
1455 Ammons, 103	Colorado Affordable Rides	188 SF	\$ 240.00	MTM	FS
1455 Ammons, 104	Empathic Empowering Therapy	280 SF	\$ 290.00	2/28/2026	FS
1455 Ammons, 106	Jorosa Corp	85 SF	\$ 185.00	12/31/2024	FS
1455 Ammons, 105 & 107	Applewood Therapeutics	226 SF	\$ 570.00	4/30/2025	FS
1455 Ammons, 108	Chinese Massage	544 SF	\$ 725.00	MTM	FS
1455 Ammons, 201	Kevin Johnson	454 SF	\$ 530.00	4/1/2027	FS
1455 Ammons, 202	SpayToday	372 SF	\$ 440.00	MTM	FS
1455 Ammons, 204	Kaitlin Ziesmer	664 SF	\$ 650.00	MTM	FS
1455 Ammons, Closet B	D Squared Elite Cleaning	25 SF	\$ 25.00	1/31/2024	FS
1455 Ammons, G1	Ground Organizing	430 SF	\$ 550.00	5/31/2024	FS
1455 Ammons, G2	Karma House	374 SF	\$ 685.00	MTM	Combined Lease - Deonna - FS
1455 Ammons, G3	Cut the Plastic	430 SF	\$ 495.00	MTM	FS
1455 Ammons, G4	Calvary Property Solutions INC	418 SF	\$ 505.00	MTM	FS
1455 Ammons, G5	Rhonda Sharp	280 SF	\$ 325.00	MTM	FS
1457 Ammons, 100	Martell Hair Studio	172 SF	\$ 240.00	MTM	FS
1457 Ammons, 101	Natural Pet Wellness/Field of Balance	480 SF	\$ 700.00	MTM	FS
1457 Ammons, 102	Front Range Property Solutions	2,392 SF	\$ 2,750.00	7/31/2025	FS
1457 Ammons, 103	CPR Colorado	255 SF	\$ 320.00	MTM	FS
1457 Ammons, 104	New Faces	202 SF	\$ 365.00	MTM	FS
1457 Ammons, 105	Big Bird Thrift	174 SF	\$ 220.00	12/31/2024	FS
1457 Ammons, 107	Toyothai USA	321 SF	\$ 325.00	MTM	FS
1457 Ammons, 206	Industrial Cooling Solutions	1,659 SF	\$ 2,658.50	MTM	FS
1457 Ammons, 208	Felicia Lucero	660 SF	\$ 760.00	4/30/2025	FS
1457 Ammons, 210	Grace Dog Training & Behavior	618 SF	\$ 775.00	MTM	FS
1457 Ammons, 211	Farmers Insurance	308 SF	\$ 350.00	5/31/2024	FS
1457 Ammons, Back Yard	Deonna Lupola	385 SF	\$ -	MTM	Combined Lease - Deonna - FS
8100 W Colfax, 201	Bob Huntley	438 SF	\$ 1,000.00	MTM	Modified Gross (MG)
8100 W Colfax, 202	William Fletcher	370 SF	\$ 1,000.00	2/28/2025	MG
8100 W Colfax, 203	Maximilian Hass	1,007 SF	\$ 1,325.00	6/30/2024	MG
8100 W Colfax, Grill	Lakewood Grill	6,119 SF	\$ 7,000.00	1/31/2029	MG

Monthly Income

\$ 26,518.50

PROFIT & LOSS STATEMENT

January 1 - March 2024

	Colfax & Ammons	Annualized (12/24)	Monthly	Percent of Income
Income				
Rental Income	79,555.50	318,222.00	26,518.50	
Total Income	\$ 79,555.50	\$ 318,222.00	\$ 26,518.50	
Gross Profit	\$ 79,555.50	\$ 318,222.00	\$ 26,518.50	
Property Expenses				
Cleaning - Labor	760.00	3,040.00	253.33	1.0%
Cleaning - Supplies	36.79	147.16	12.26	0.0%
Landscaping - Labor	3,302.50	13,210.00	1,100.83	4.2%
Landscaping - Supplies	65.00	260.00	21.67	0.1%
Property Taxes		48,235.00	4,019.58	15.2%
Insurance		18,102.00	1,508.50	5.7%
Repairs & Maintenance - Labor	3,158.56	12,634.24	1,052.85	4.0%
Repairs and Maintenance - Supplies	534.36	2,137.44	178.12	0.7%
Trash Expense	768.19	3,072.76	256.06	1.0%
Utilities	3,873.36	15,493.44	1,291.12	4.9%
Water & Sewage Expense	1,602.11	6,408.44	534.04	2.0%
Total Property Expenses	\$ 14,100.87	\$ 122,740.48	\$ 10,228.37	38.6%
Net Operating Income	\$ 65,454.63	\$ 195,481.52	\$ 16,290.13	
Net Operating Income	\$ 190,599.72			
Sales Price	\$ 2,800,000			
Cap Rate	7.0%			

LAKEWOOD, COLORADO INFORMATION



Light Rail Map



OFFERING TERMS

OFFERING PRICE: \$2,800,000 @ 7.0% Cap Rate

OFFERS:

(Please submit your Offer with the following)

1. Description of the buying entity along with resume describing properties under ownership by the buying entity.
2. Evidence of funds available for the purchase of the property.

FINANCING:

Cash or Buyer to obtain new financing.

INSPECTIONS:

Please contact Fuller Real Estate listing brokers, Esperanza Wardroup or Brian Baker, to schedule appointments to view and inspect the property. Do not contact tenants directly.

TITLE AND ESCROW:

To be determined



Click Drone on PDF for Aerial Video
of the Property

OFFERED BY:



CONTACT INFORMATION



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