



PLAZA NORTH

11178 Huron St., Ste. 100 Northglenn, CO 80234

OFFERING MEMORANDUM



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PROPERTY OFFERING NOTIFICATION

Plaza North

11178 Huron St., Ste. 100
Northglenn, CO 80234

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 Brian Baker of Fuller Real Estate is 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-24-10-19) (Mandatory 1-20)

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



Brian Baker
President

C: 720.280.4733

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BBaker@FullerRE.com

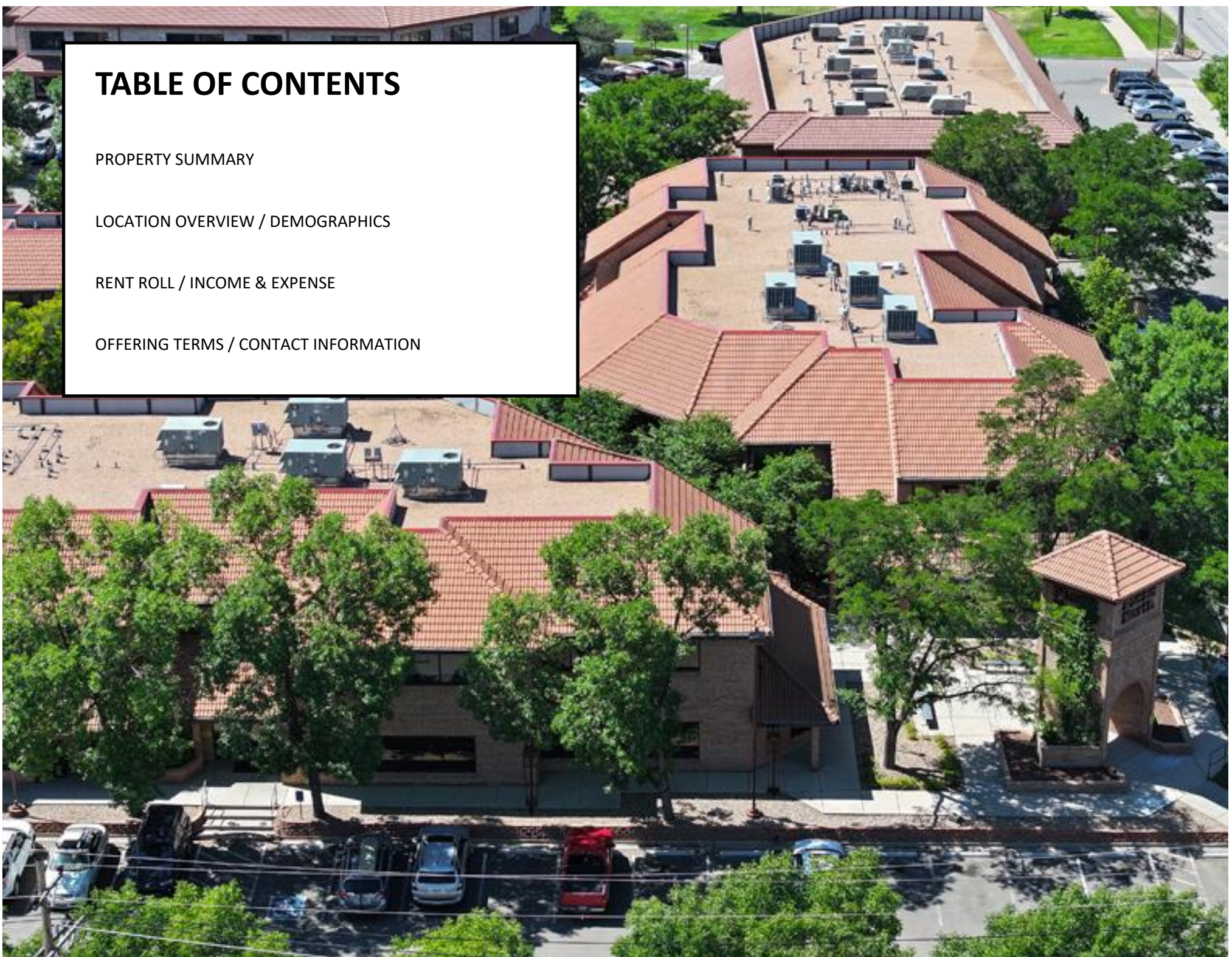
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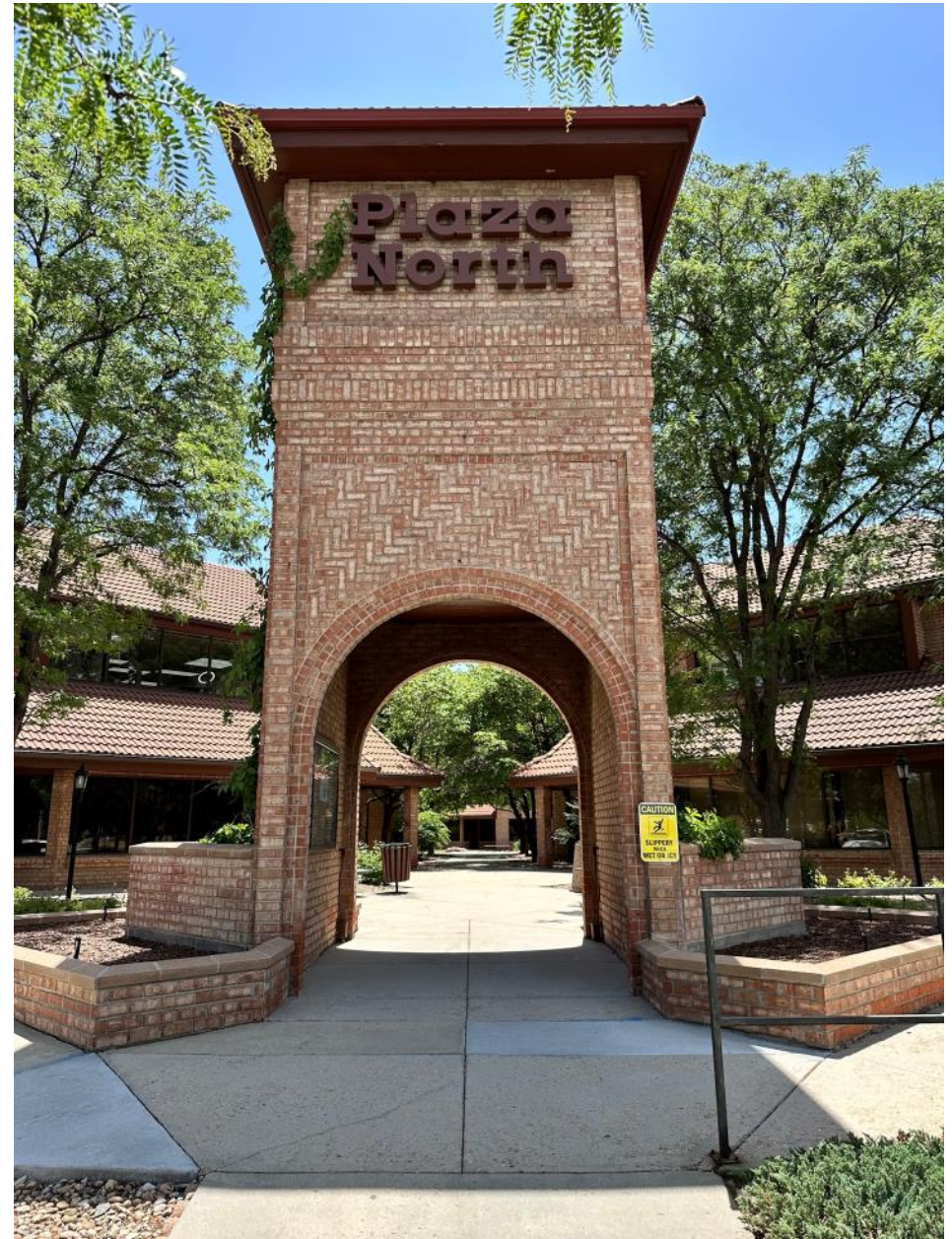
PROPERTY SUMMARY



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Sales Price:	\$1,745,000
Address:	11178 Huron St., #100 Northglenn, CO 80234
Bldg. Square Feet:	10,954± SF
Price/SqFt.:	\$159.30/SF
YOC:	1984
Assessor Parcel #:	0171910217001
Zoning:	CG (Commercial General)
Taxes:	\$50,002.62
City / County:	Northglenn / Adams
Ownership:	Real Estate Matters Corp.
Individual Suites:	
Suite 100	5,477 SF
Suite 200	1,218 SF
Suite 201	690 SF
Suite 202	706 SF
Suite 203	1,110 SF
Suite 204	739 SF
Suite 205	1,015 SF (For Lease)*

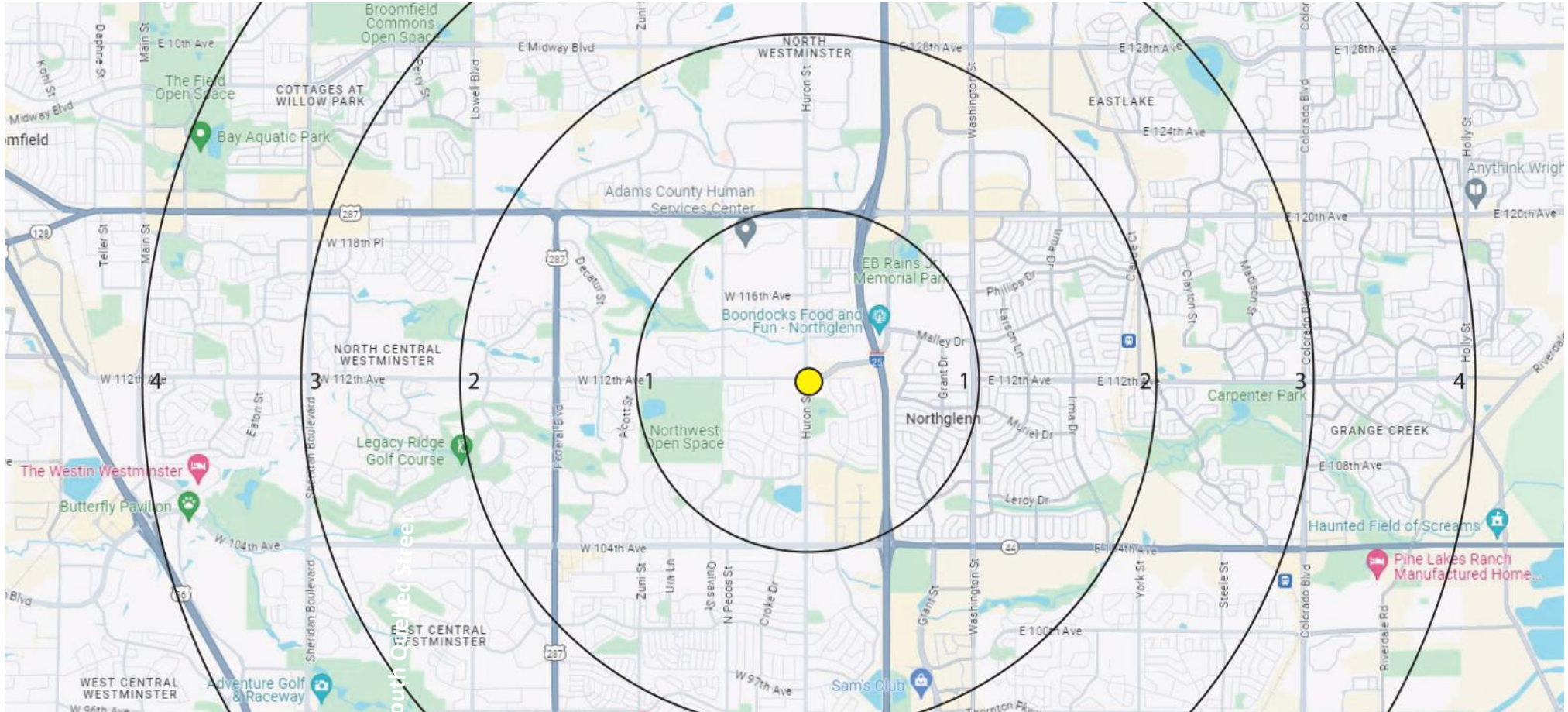
*Inquire with broker for lease rate.



PROPERTY SUMMARY



LOCATION OVERVIEW—DEMOGRAPHICS



Area Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	15,779	136,169	342,942
HOUSEHOLDS	6,406	51,833	124,924
MED. HH INCOME	\$67,392	\$73,447	\$82,374

Source: CoStar 2024

Northglenn Housing Market
\$479,524 Ave.

Source: Zillow - July 2024

TRAFFIC COUNTS

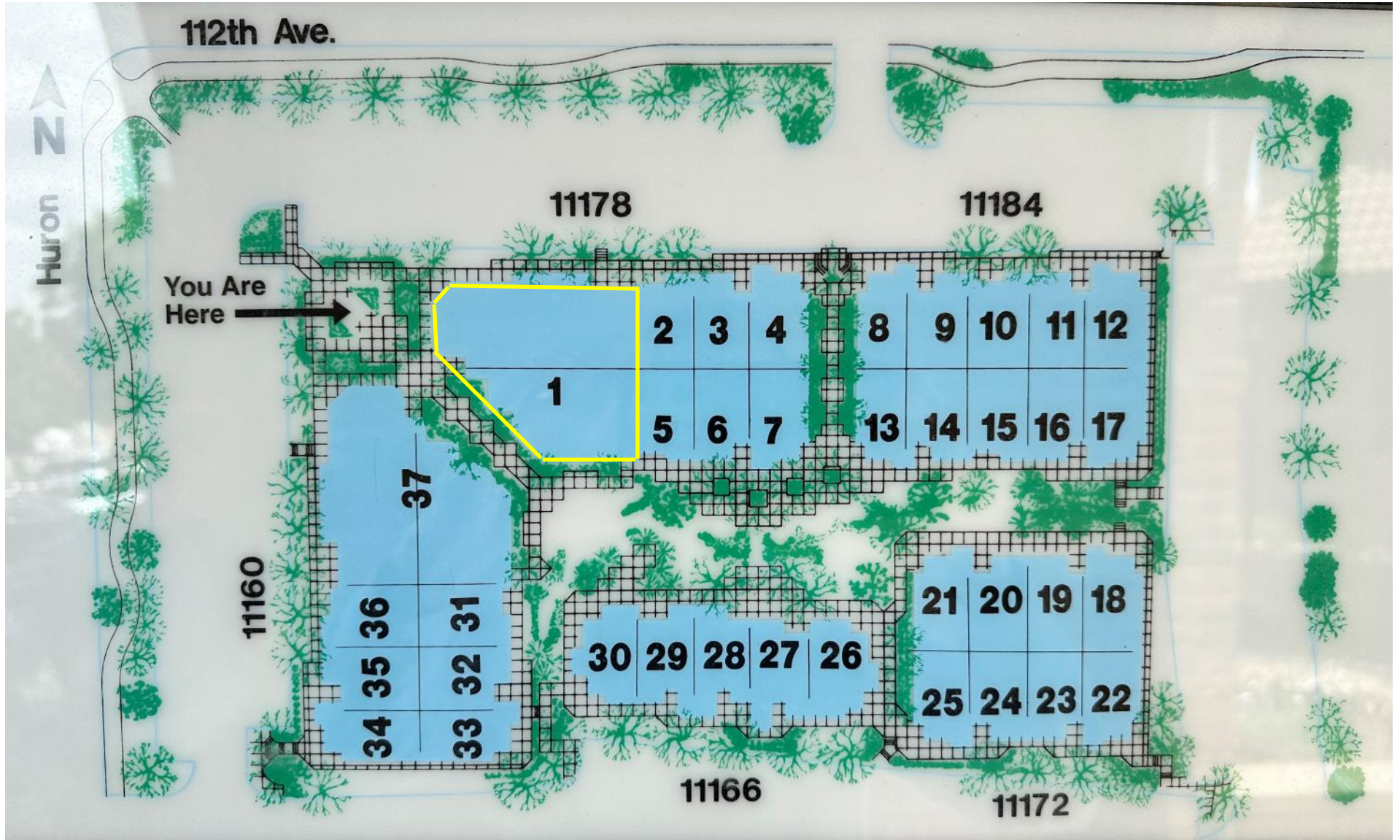
Huron St. @ W. 112th Ave.
25,866 VPD

Source: CoStar 2022

LOCATION OVERVIEW



LOCATION OVERVIEW



RENT ROLL—INCOME / EXPENSE



RENT ROLL—INCOME / EXPENSE

TENANT	Unit	Start Date	End Date	Leaseable (SF)	Base Rent Monthly	Base Rent Annual	Base Rent (\$/SF)	Lease Type	Security Deposit	Personal Guaranty
Colorado Gum Care, P.C.	100	06/01/22	05/31/32	5,477	\$ 10,000.00	\$ 120,000	\$ 21.91	Full Service		YES
Barber	200	07/01/22	06/31/25	1,218	\$ 1,850.00	\$ 22,200	\$ 18.23	Full Service	\$ 1,750	YES
New Terrain Therapy LLC	201	06/01/22	05/31/27	690	\$ 1,050.00	\$ 12,600	\$ 18.26	Full Service	\$ 950	Yes
PANHIA XIONG-MASSAGE	202	06/08/23	05/31/28	706	\$ 930.00	\$ 11,160	\$ 15.81	Full Service	\$ 900	YES
Creative Realities, LLC	203	04/01/22	03/30/27	1,110	\$ 1,100.00	\$ 13,200	\$ 11.89	Full Service	\$ 950	YES
Advanced Planning Solutions, Inc	204	03/01/23	02/28/26	739	\$ 770.85	\$ 9,250	\$ 12.52	Full Service	\$ 675	YES
Vacant	205			1,015						
Total:				10,954	\$ 15,700.85	\$ 188,410			\$ 5,225	

INCOME/EXPENSE BREAKDOWN

REVENUE:

+ Base Rental Income	\$ 188,410.20
Effective Rental Income:	\$ 188,410.20
Gross Rental Income:	\$ 188,410.20

EXPENSES:

		\$/SF
-Property Taxes	\$ (50,002.62)	\$ (5.64)
- Owner's Association Dues:	\$ (21,000.00)	\$ (2.37) Annual
- Utilities (est based on average):	\$ (24,000.00)	\$ (2.70) Based on Yearly averages
- Common Area Cleaning:	\$ (6,120.00)	\$ (0.69) Annual
Total Expenses:	\$ (101,122.62)	\$ (11.40)

NET OPERATING INCOME (NOI) \$ 87,287.58

OCCUPANCY 91%

OFFERING TERMS



OFFERING TERMS

OFFERING PRICE: \$1,745,000

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 broker, Brian Baker to schedule appointments to view and inspect the property. Do not contact tenants directly.

TITLE AND ESCROW:

To be determined

CONFIDENTIALITY AGREEMENT:

To be executed by the proposed buying entity.

OFFERED BY:



CONTACT INFORMATION



Brian Baker
President

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