

Offering Summary

Office/Retail Bank Investment

Bear Valley Office Building

5353 W. Dartmouth Avenue
Denver CO

Property Anchored by Extremely Well Performing
Wells Fargo Retail Bank

FORTUNE
500
NYSE: WFC



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Offering Highlights - 5353 W Dartmouth Avenue | Denver CO

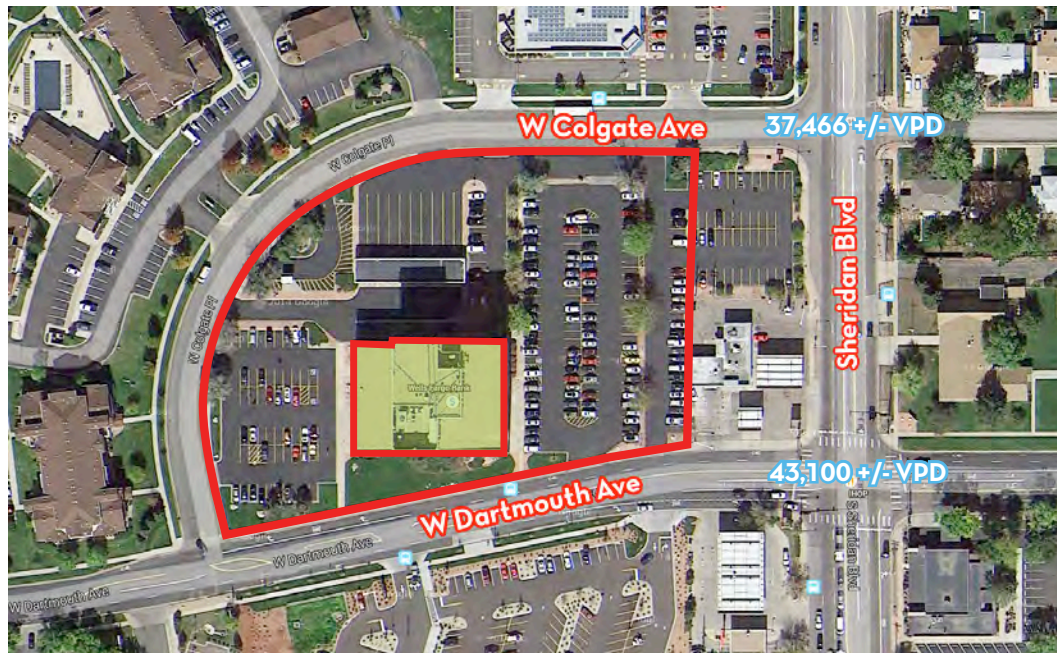
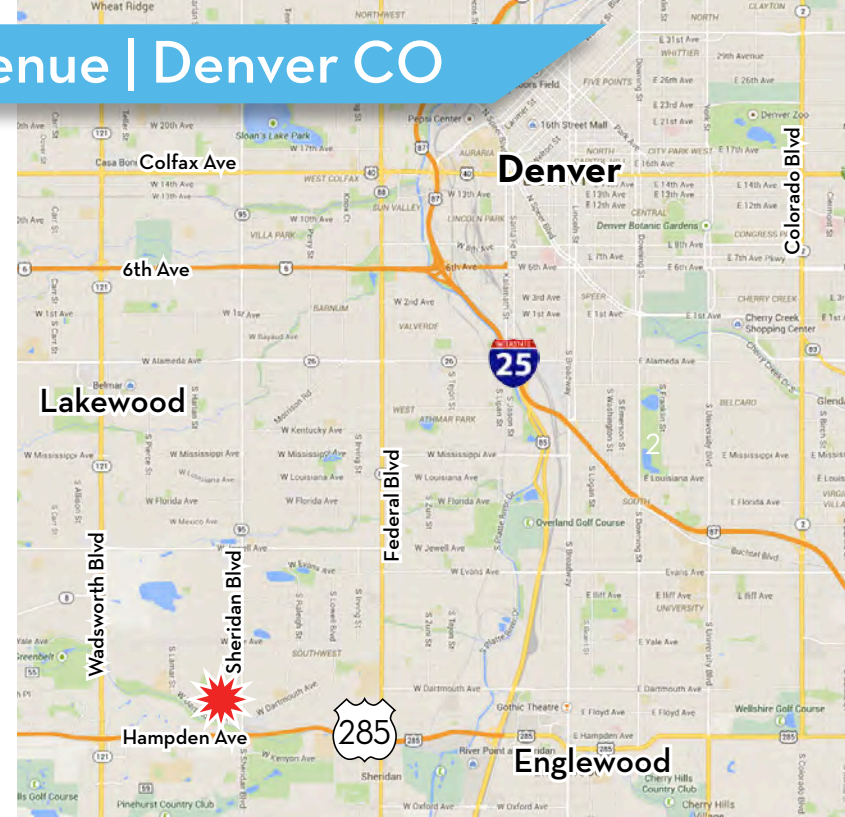
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PROPERTY DETAILS:

Building Size:	77,965 SF	Parking:	3.18 per 1,000 SF
Site Size:	3.49 Acres 152,024 SF)	Sales Price:	\$9,700,000 (\$124.41/SF)
Occupancy:	91.44%	Cap Rate:	8.24%

PROPERTY OVERVIEW:

- >> Strong Rent Roll with myriad long term tenants
- >> Excellent Demographics
- >> Adjacent to King Soopers and Walmart Marketplace
- >> Walking distance to Shopping, Restaurants, Parks and Trails
- >> Recent Capital Improvements completed including \$300,000 for a brand new chiller
- >> Physical asset in excellent condition



D E M O G R A P H I C S	Population	1 Mile	3 Miles	5 Miles
	2014 Estimate	16,253	126,132	349,166
	2019 Projection	18,061	137,010	377,550
	Median Age	37.5	37.5	36.8
	Households	1 Mile	3 Miles	5 Miles
	2014 Estimate	6,560	48,411	138,166
	2019 Projection	7,305	52,524	149,218
	Average Household Size	2.4	2.5	2.5
	Household Income	1 Mile	3 Miles	5 Miles
	2014 Median Income	\$55,200	\$51,821	\$53,672
2014 Average Income	\$71,816	\$66,242	\$71,145	

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