



★ I & II ★
GOLDEN RIDGE
EST. 2001

500 & 560 GOLDEN RIDGE ROAD
GOLDEN, CO 80401

OFFERING MEMORANDUM

CLIENT SUCCESS

THE CHALLENGE

The Seller originally purchased the property as a single-family office for a multi-year hold. Late into the year, Seller desired to liquidate the asset as part of their portfolio balancing and contracted Thevin to liquidate the property before year-end.

Thevin reviewed and underwrote the property, providing ownership with a range of expected pricing based on a 10-year DCF. Thevin marketed the property widely, receiving exceptional interest through a call-for-offers and best-and-final process. After completing multiple buyer interviews, Thevin recommended the ultimate buyer—a recent and qualified entrant to the market—who had the wherewithal to close on the deal by year-end.

THE RESULT

The property closed on December 16th for \$17,700,000 (\$176/RSF) at a sub-6% cap rate (contact for details) at 73% occupancy with two large vacant units.

The Stats

Sold for \$17,700,700 (\$176/RSF)
Sub 6% cap rate
Class B+
Single-Story Flex Office
Built in 2001
100,800 RSF
4.78 Parking Ratio

The Team

Thevin Campton, CCIM
Investment Sale Lead
(Formerly) Colliers

Jeremy Reeves
Market Leasing Advisor
Colliers

Ford Malmquist
Associate
Colliers

Curious for more details? Contact Thevin Campton at thevin@camptoncre.com, or by phone at (305) 306-9298.