

**607**  
**19th Street**  
**GOLDEN | COLORADO**

## Confidential Offering Memorandum

# SINGLE TENANT NNN OFFICE INVESTMENT

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.

 *Section 1.0*

## EXECUTIVE SUMMARY





## 607 19th Street

| Golden, Colorado

**\$3,700,000**

OFFER PRICE

**6.0%**

ACTUAL CAP RATE

607 19th St offers investors an opportunity to acquire a 100% leased, Class A, Single Tenant Office building located in Downtown Golden, one of the most desirable Denver Metro Area submarkets. The property is situated on the Southeast corner of 19th & Ford with close proximity to Colorado School of Mines, Coors Factory and the historic downtown district, the properties location is unparalleled. Currently leased to Four Corners Petroleum for the next 5.5 years, this investment offers buyers a "hands-off" investments with future upside or redevelopment potential. Further, with nearly \$1,000,000 in recent property improvements, there is a lack of management or work needed by a new owner.

Type:	<b>Office</b>
YOC   Renovated:	<b>1985   2017</b>
Rentable Building Area:	<b>12,031 SF</b>
Land Area:	<b>20,992 SF (0.48 Acres)</b>



## Triple-Net Lease

Four Corners Petroleum is on a 7 year, 4 month Triple-Net Lease. Landlord responsibilities include roof & mechanical systems (which have all been update in last 12-24 months). The tenant has spent a significant capital into the building themselves, demonstrating their commitment to this property.

## Excellent Location

Located in the notable Downtown Golden market, the property offers quick access to 6th Avenue, Colorado School of Mines, Coors Brewery and all of the amenities within the downtown district.

## Future Opportunity

The property offers investors significant future upside. Community-Mixed-Use zoning allows for an array of uses for future development. The property also has multi-tenant capabilities, allowing future split up or new leasing options.

## Class A Finishes & Ample Parking

With recent improvements reaching upwards of \$1,000,000 the property is built out with Class A finishes and new office design standards. Further, ample parking allows a large employee base to comfortably fit on the property.

## FINANCIAL OVERVIEW





DETAILS	
Lease Type:	Triple Net
Commencement:	April 1, 2017
Name of Lessee:	Four Corners Petroleum, LLC
Lease Term:	7 Years, 4 Months
Rent Increases:	\$0.50/SF Annually
Lease Guaranty:	Landlord Holds \$300,000 Letter of Credit

RENTAL PERIOD	ANNUAL BASE RENT		MONTHLY BASE RENT
	PER SF	TOTAL	TOTAL
Months 1-4	\$0.00		
Months 5-16	\$18.00	\$216,558	\$18,046.50
<b>Months 17-28</b>	<b>\$18.50</b>	<b>\$222,574</b>	<b>\$18,547.79</b>
Months 29-40	\$19.00	\$228,589	\$19,049.08
Months 41-52	\$19.50	\$234,605	\$19,550.38
Months 53-64	\$20.00	\$240,620	\$20,051.67
Months 65-76	\$20.50	\$246,636	\$20,552.96
Months 77-88	\$21.00	\$252,651	\$21,054.25



Section 3.0

## PROPERTY OVERVIEW



607 19th Street



**UNIQUE**<sup>SM</sup>  
PROPERTIES

TCN  
COMMERCIAL REAL ESTATE SERVICES





**LOCATION**

<b>Address:</b>	607 19th Street Golden, CO 80401
<b>County:</b>	Jefferson
<b>Cross Streets:</b>	Ford Street & 19th Street

**PROPERTY**

<b>Type:</b>	Office
<b>Number of Buildings:</b>	One (1)
<b>Stories:</b>	Two (2)
<b>YOC   Renovated:</b>	1985   2017
<b>Rentable Building Area:</b>	12,031 SF
<b>Land Area:</b>	20,992 SF (0.48 Acres)
<b>Tenancy:</b>	Single
<b>Zoning:</b>	CMU
<b>Parcel #:</b>	300003219
<b>Parking:</b>	Lot - 37 Spaces
<b>Parking Ratio:</b>	1.0 / 1,000 SF

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## EXTERIOR IMAGES

PROPERTY OVERVIEW



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# INTERIOR IMAGES

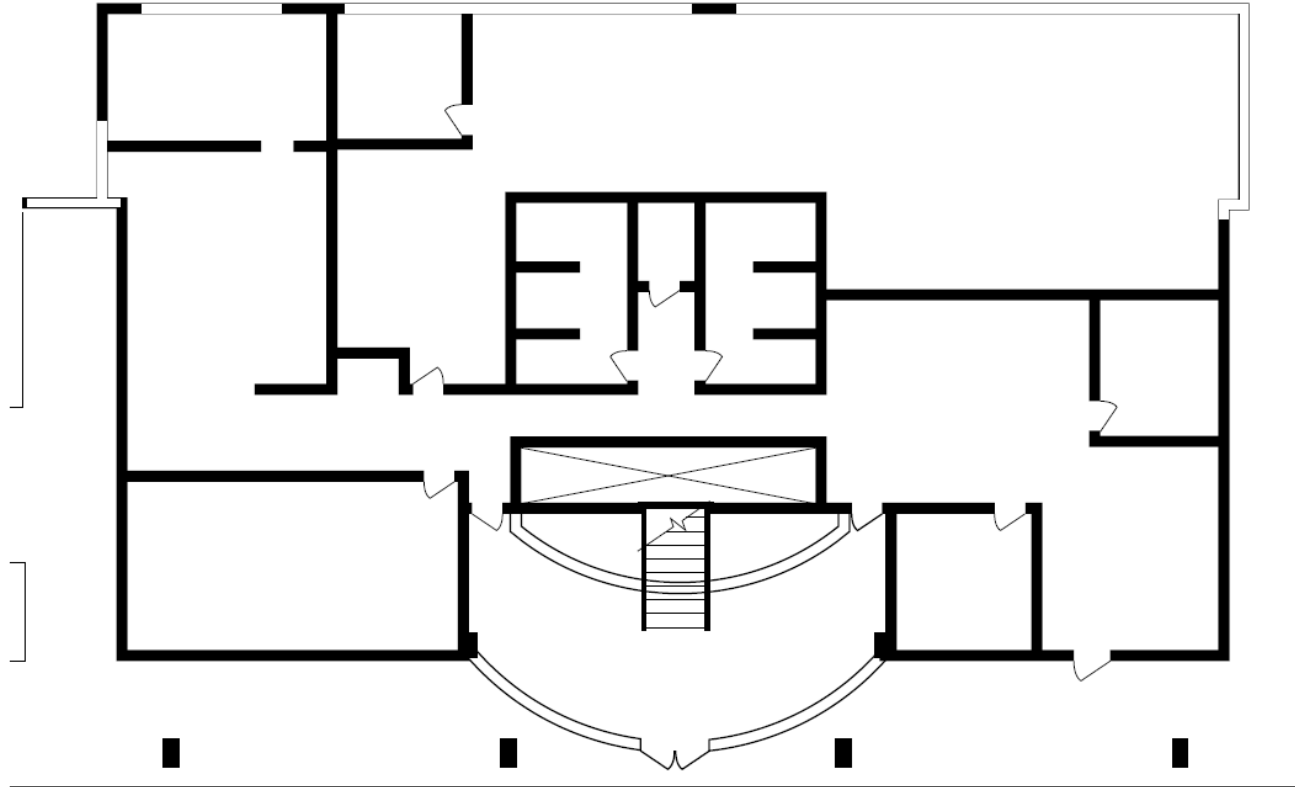
PROPERTY OVERVIEW



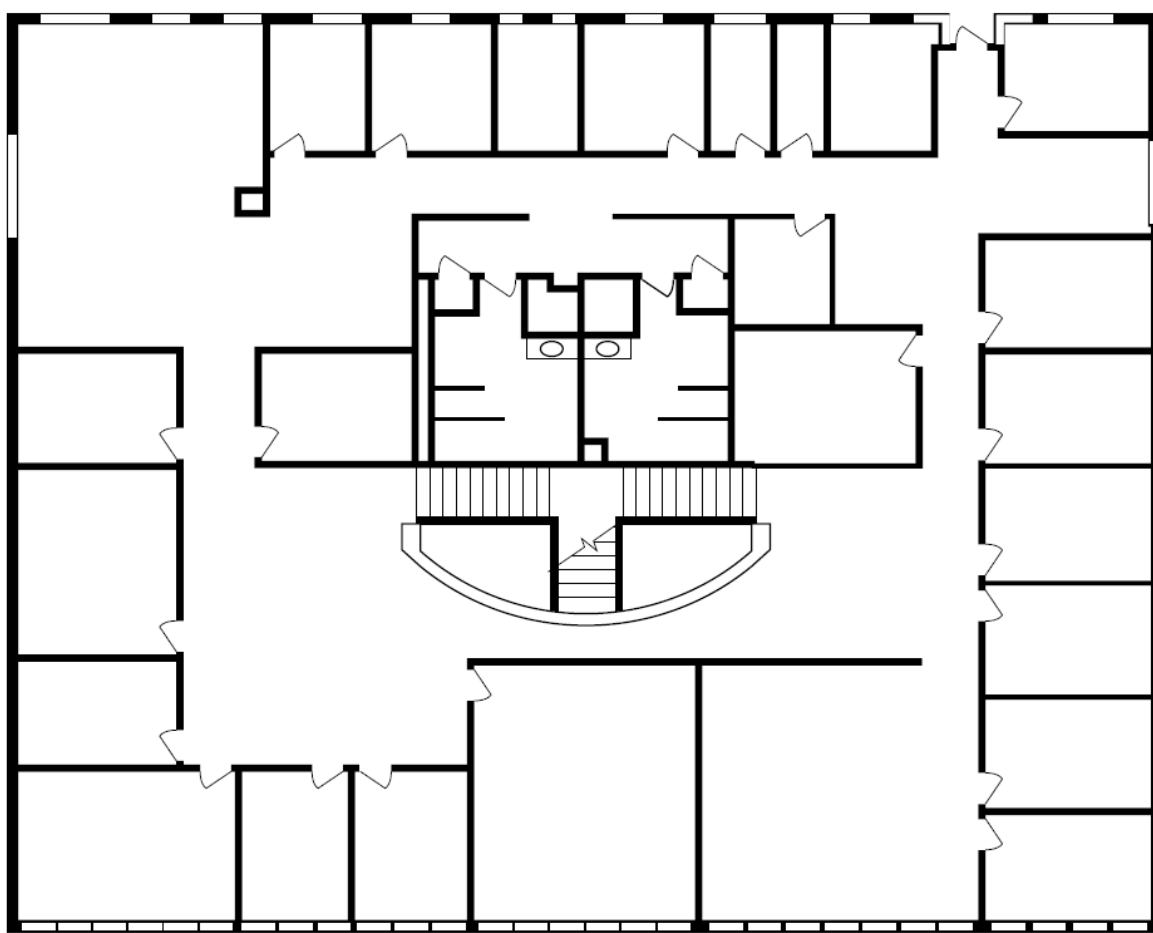
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# FLOORPLANS

PROPERTY OVERVIEW



**1** FIRST FLOOR



**2** SECOND FLOOR

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# PROPERTY OVERVIEW

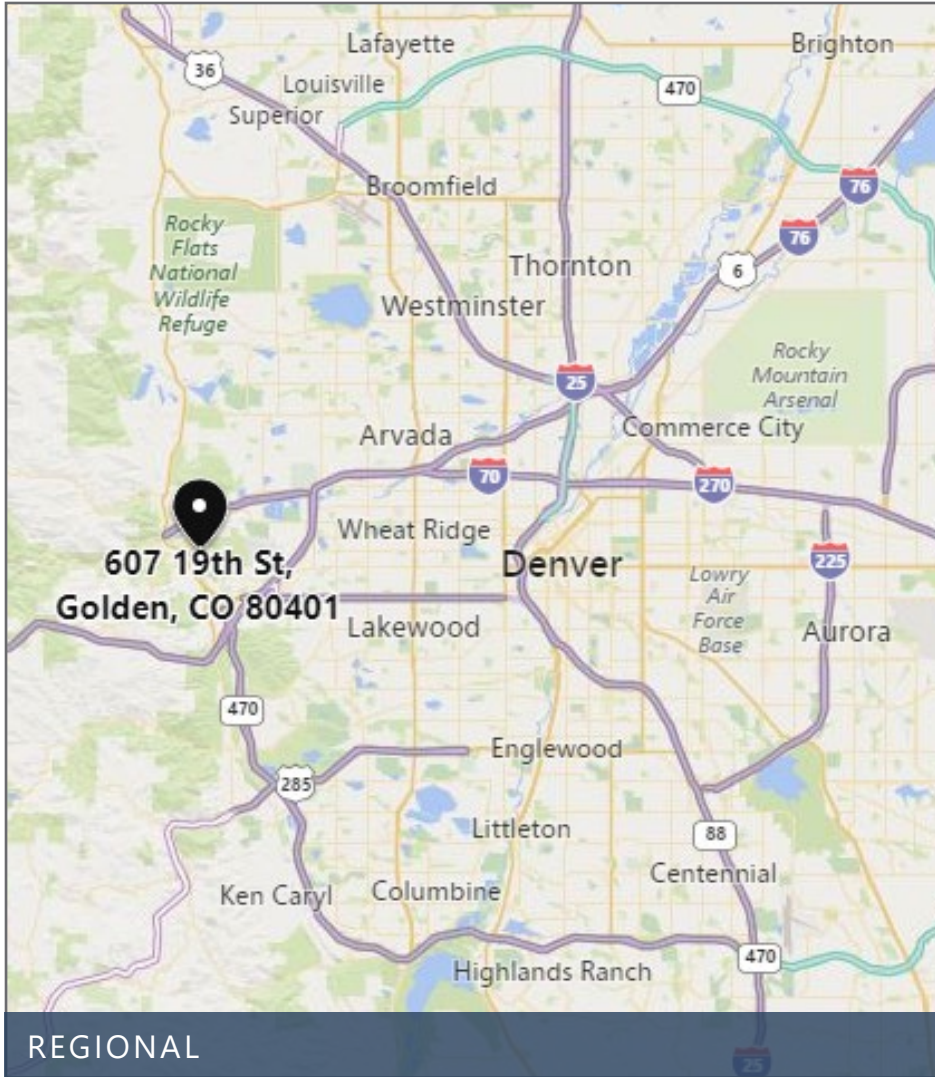
PROPERTY OVERVIEW



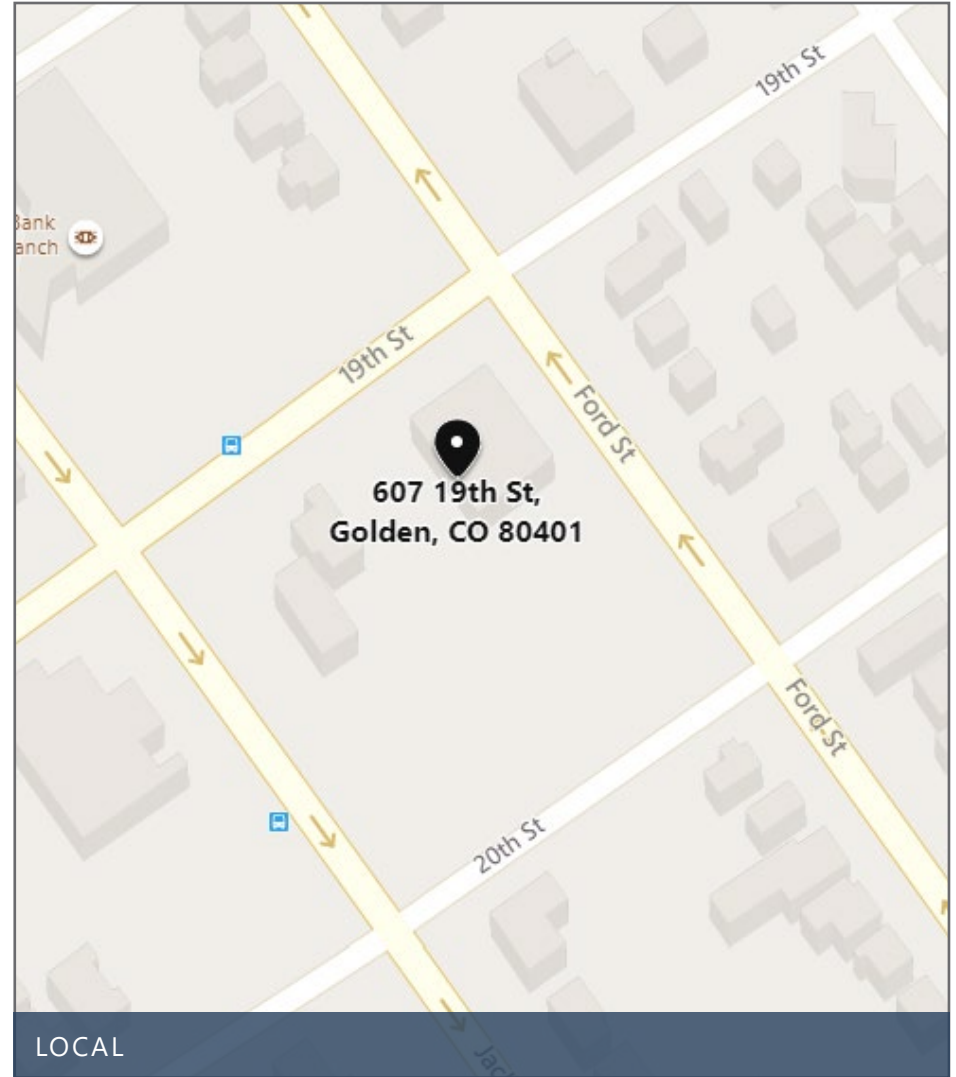
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## PROPERTY LOCATION

PROPERTY OVERVIEW



REGIONAL



LOCAL

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## AREA OVERVIEW

PROPERTY OVERVIEW





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# PROPERTY DEMOGRAPHICS

PROPERTY OVERVIEW



BUSINESS EMPLOYMENT BY TYPE	# BUSINESSES			# EMPLOYEES			# EMP/BUS		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Businesses	628	2,107	5,611	8,082	32,531	70,000	13	15	12
Retail	62	200	554	440	3,383	8,917	7	17	16
Wholesale	17	74	169	79	813	1,515	5	11	9
Hospitality & Food Service	51	131	283	917	2,560	6,113	18	20	22
Real Estate, Renting, Leasing	23	87	267	103	438	2,013	4	5	8
Finance & Insurance	66	164	429	357	778	2,251	5	5	5
Information	18	58	141	152	777	1,734	8	13	12
Scientific & Technology Services	120	318	879	629	1,762	6,655	5	6	8
Management of Companies	0	0	4	0	0	509	0	0	127
Health Care & Social Assistance	81	326	1,244	287	1,871	5,572	4	6	4
Education Services	19	52	111	1,333	3,105	4,686	70	60	42
Public Administration & Sales	31	133	185	1,255	8,033	9,185	40	60	50
Arts, Entertainment, Recreation	22	42	89	256	842	1,354	12	20	15
Utilities	4	5	16	76	86	183	19	17	11
Admin Support & Waste Management	13	69	164	59	461	1,289	5	7	8
Construction	23	156	401	112	1,963	6,095	5	13	15
Manufacturing	18	97	216	1,780	4,451	8,735	99	46	40
Agriculture, Mining, Fishing	2	4	16	4	9	76	2	2	5
Other Services	58	191	443	243	1,199	3,118	4	6	7



 Section 4.0

## MARKET OVERVIEW

## Summary

Vacancies fell south of the 10% mark in the final quarter of 2017 for the first time in over a decade. Vacancies further compressed over the course of 2018, and closed the year at their lowest since the dot-com bubble.

After significantly underperforming the metro for several years following the downturn, rents have markedly outperformed the metro since 2016.

Investment activity accelerated significantly for a second straight year in 2018. The percentage of inventory that traded, and the total number of deals each set high marks for the current cycle. Two of the largest 2018 trades involved major national players, and assets in immediate proximity to stops on the W-Line, which commenced service in 2013.

Development remains concentrated in the eastern portion of the submarket, in relatively close proximity to Downtown Denver. While no speculative projects were underway at the start of 2019, those that do make their way to the pipeline will likely be located in this rapidly changing part of the submarket. Alternatively, transit-oriented development opportunities might exist near recently opened stops on the W-Line, although suburban office developers thus far have been laser focused on established TOD nodes in Denver's southeast corridor.

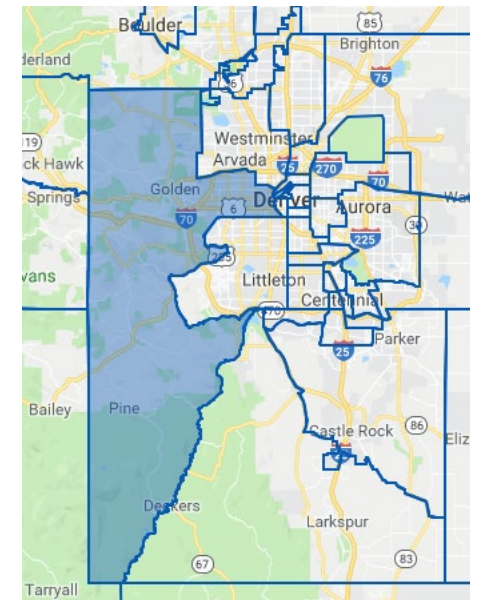
## Key Metrics

AVAILABILITY	SUBMARKET	MARKET
Market Rent/SF	\$22.68 ↓	\$26.79 ↓
Vacancy Rate	7.0% ↓	10.0% ↓
Vacant SF	1.1 M ↓	17.5 M ↓
Availability Rate	10.3% ↓	14.5% ↓
Available SF	1.6 M ↓	25.7 M ↓
Sublet SF	161 K ↓	3 M ↓
Months on Market	7.1	10.0

DEMAND	SUBMARKET	MARKET
12 Month Net Absorption SF	654 K	3.8 M
6 Month Leasing Probability	28.7%	30.5%

INVENTORY	SUBMARKET	MARKET
Buildings	761 ↓	5,408 ↓
Inventory SF	15.7 M ↓	175 M ↓
Average Building SF	20.7 K ↓	32.3 K ↓
Under Construction SF	0 ↓	2.9 M ↓
12 Month Delivered SF	278 K ↓	2.8 M ↓

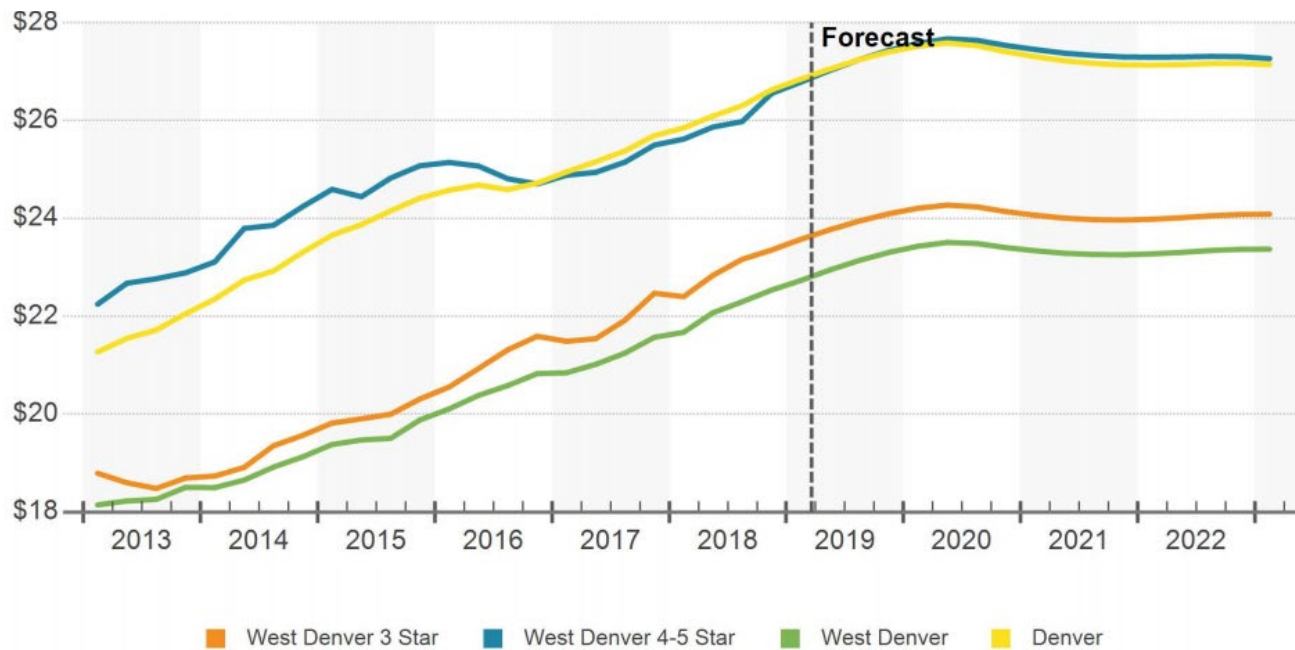
SALES	SUBMARKET	MARKET
12 Month Properties Sold	76 ↓	433 ↓
Market Sale Price/SF	\$214 ↓	\$252 ↓
Average Market Sale Price	\$4.4 M ↓	\$8.3 M ↓
12 Month Sales Volume	\$330 M ↓	\$3.4 B ↓
Market Cap Rate	7.0% ↓	6.6% ↓



**Rent**

West Denver has been somewhat of a rent growth laggard this cycle, at least relative to the metro average. At the close of 2018, rents were about 16% above last cycle's peak, one of the weaker performances in Denver. Meanwhile, rents in the broader metro have surpassed previous highs by closer to 20%. But as rent growth slowed dramatically in Denver in 2016 (and only moderately rebounded since), West Denver has shown signs of strength. Rents have grown at an annualized rate of 4.1% since the start of 2016, 120 basis points above the metro average, an outperformance that followed five straight years of rent growth below the metro average. West Denver's relative retention of rent growth momentum partially comes down to its lessened exposure to high-end office space, where the slowdown was most abrupt. In 2016 and 2017, 4 & 5 Star rents decreased slightly on the net, while both 1 & 2 Star and 3 Star rents posted average annual gains of about 4%. High-end 4 & 5 Star office space only comprises about 15% of West Denver's stock (compared to 40% of the metrowide inventory), and office buildings here are generally not competing with the high-end product coming online elsewhere in the metro. Moreover, West Denver has seen minimal speculative development this cycle, and the vacancy and availability rates in the submarket are close to 20-year lows, further bolstering pricing power.

**Market Rent Per Square Foot**



**Sales**

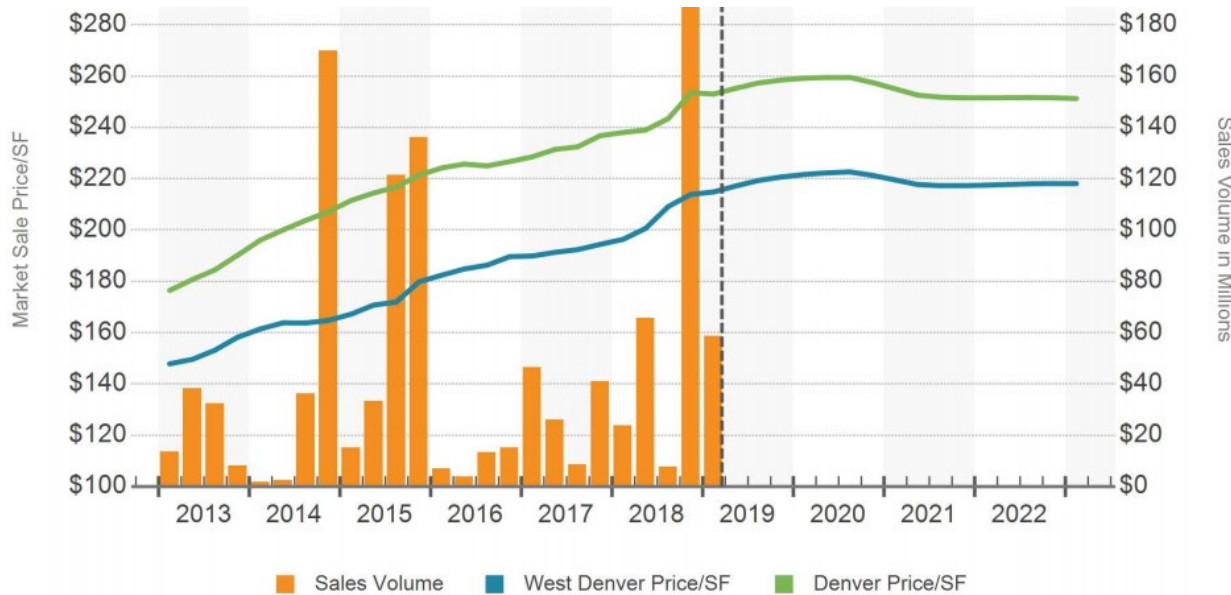
Investment accelerated significantly for a second straight year in 2018. Some of the years headline trades to-date have involved transit-oriented assets along the W-Line light rail extension, which opened in 2013. Moreover, while not historically a market driven by major institutional investors, some of these transit-oriented deals have involved large national players.

A 22-property \$144 million trade comprised roughly half of 2018 sales volume. A joint venture between DPC Development and Bridge Investment Group acquired the buildings—located in the Denver West Business Park—in November 2018, for a weighted average of \$98/SF. The seller, New York-based HighBrook Investors, had acquired the buildings for \$104 million in 2014, and implemented roughly \$25 million in capital improvements during its ownership. The buildings delivered between 1974-1981, and were 78% occupied at the time of the sale. The new buyers plan to implement an additional \$14 million in capital improvements over the next few years.

In January 2018, Houston-based Griffin Partners acquired 200 Union Blvd (the ‘Union Plaza’ building) for \$21.3 million, or \$210/SF. The 101,000 SF building delivered in 1981, and is commanding asking rents far above the peak of last cycle: In late 2018, the building’s limited available relet space was being marketed

for \$25.00/SF full service. In 2006-2007, asking rents peaked at about \$19/SF. Union Plaza, which was 91% occupied at the time of the sale, is in immediate proximity to Federal Station on the W-Line.

**Market Rent Per Square Foot**



In May 2017, Denver-based Centre Pointe Properties acquired Sloans 1525 for \$11.1 million, or \$161/SF. The 50,000 SF building originally delivered in 1972 on the site of the former St. Anthony’s Hospital, and was redeveloped into a mixed-use building featuring about 10,000 SF of retail space and 40,000 SF of office space. At the time of closing, the property was almost 80% leased, and had recently secured a 10,000 SF office lease from Goosetail Spaces (a coworking space provider) for the building’s top floor in April 2017.

# Golden, Colorado

## Downtown Development Authority

The Downtown Development Authority (DDA), established in 2014, is a special district that supports the economic and community vitality of the downtown area through the following programs:

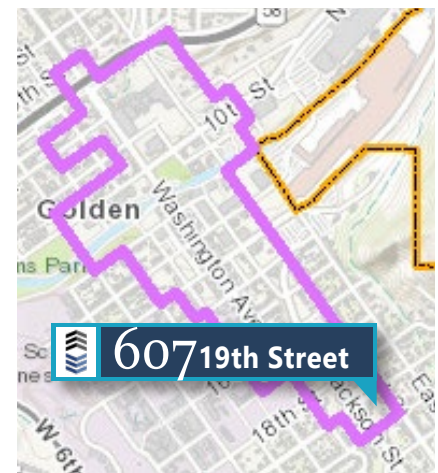
- Holiday lighting, sidewalk power washing, streetscape and other improvements
- Grants for small businesses, arts and culture, and special events
- Tax increment financing incentives to eligible redevelopment projects
- Tribute brick pavers to honor or remember a person or occasion
- The DDA is funded through incremental sales and property taxes generated in the district, a five mill downtown property tax, and grants from the City and the Golden Urban Renewal Authority.

### Grants

The DDA has many grant programs to help businesses thrive, enhance arts and culture opportunities, and make downtown a wonderful place to visit. You are encouraged to explore the funding assistance programs. For eligibility requirements and applications, please visit the Grant Opportunities page located at [www.cityofgolden.net](http://www.cityofgolden.net).

### Focus Areas

- Business Vitality & Support
- Community Character & Culture
- Public Space & Infrastructure
- Land Use & Transportation



# DENVER ECONOMIC PROFILE

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## DENVER MSA ECONOMIC PROFILE

### INTRODUCTION

Denver is the capital and most populous municipality of Colorado, as well as the county seat of Denver County. Denver is located in the South Platte River Valley on the western edge of the High Plains just east of the Front Range of the Rocky Mountains. The Denver downtown district is immediately east of the confluence of Cherry Creek with the South Platte River, approximately 12 miles east of the foothills of the Rocky Mountains.

The 10-county Denver-Aurora-Lakewood, CO Metropolitan Statistical Area is the 19th most populous U.S. metropolitan statistical area, while the broader 12-county Denver-Aurora, CO Combined Statistical Area had an estimated 2016 population of 3,470,235 and is the 16th most populous U.S. metropolitan area.

This bustling metropolis, one of the fastest-growing in the U.S., is set against the backdrop of

# #1

Best Places for  
Business & Careers,  
2nd Consecutive Year

- *Forbes, 2016*

# #1

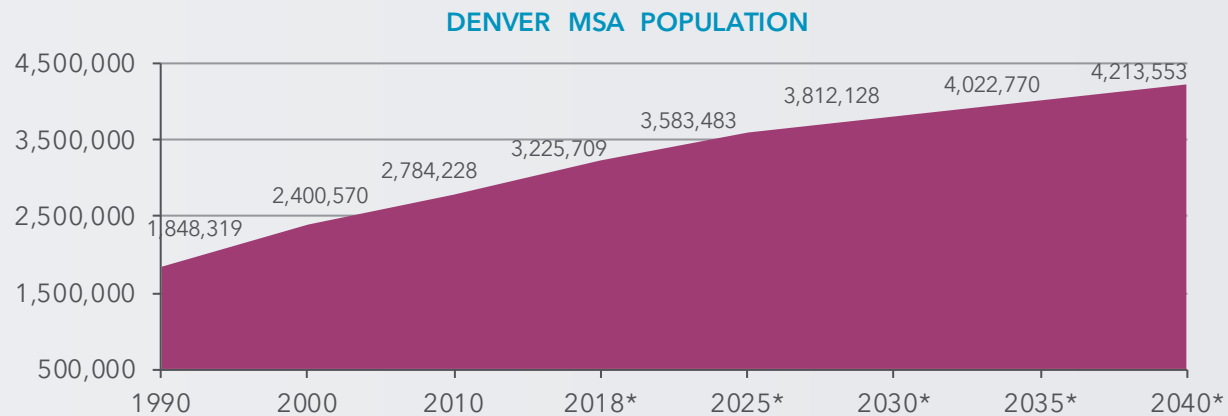
Best Place to Live

- *U.S. News & World Report, 2016*



### DEMOGRAPHICS

The population of the Denver metro region is estimated at more than 3.2 million residents for 2018, having added over 440,000 residents since 2010. The pace of annual growth, at 1.8%, is well above the national average of 0.7%, making the Denver region



\*Projected. Source: Colorado Division of Local Government. Excludes Elbert, Park, Clear Creek and Gilpin Counties

one of the fastest growing metro areas in the country. Demographers predict that metro Denver population will exceed 4 million by 2035.

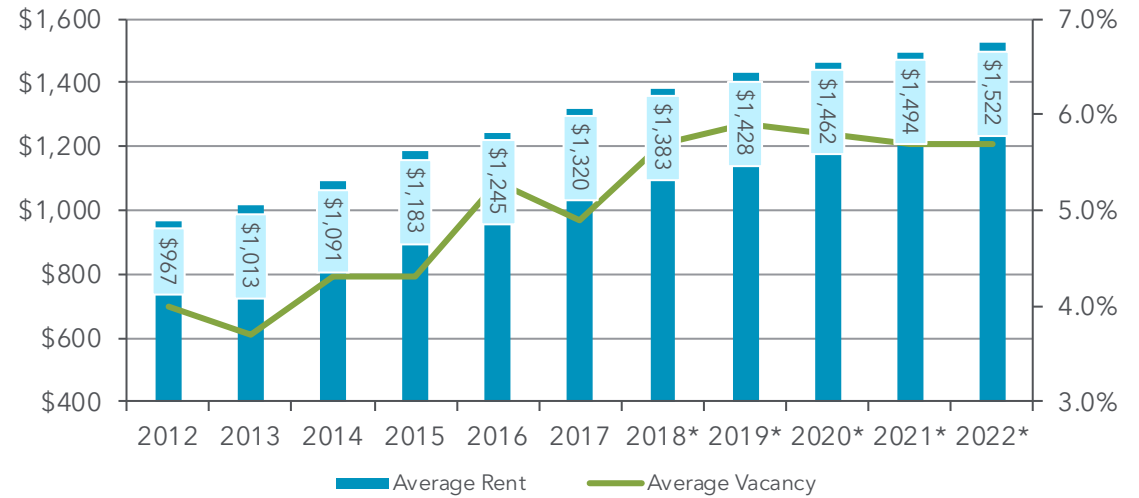
### MEDIAN HOUSEHOLD INCOME

The Census ACS 1-year survey reports that the median household income for the Denver-Aurora-Broomfield metro area was \$71,926 in 2016, the latest figures available. Denver median household income is \$6,241 higher than the median Colorado household income and \$14,309 greater than the U.S. median household income of \$57,617.

**SINGLE-FAMILY / CONDO**

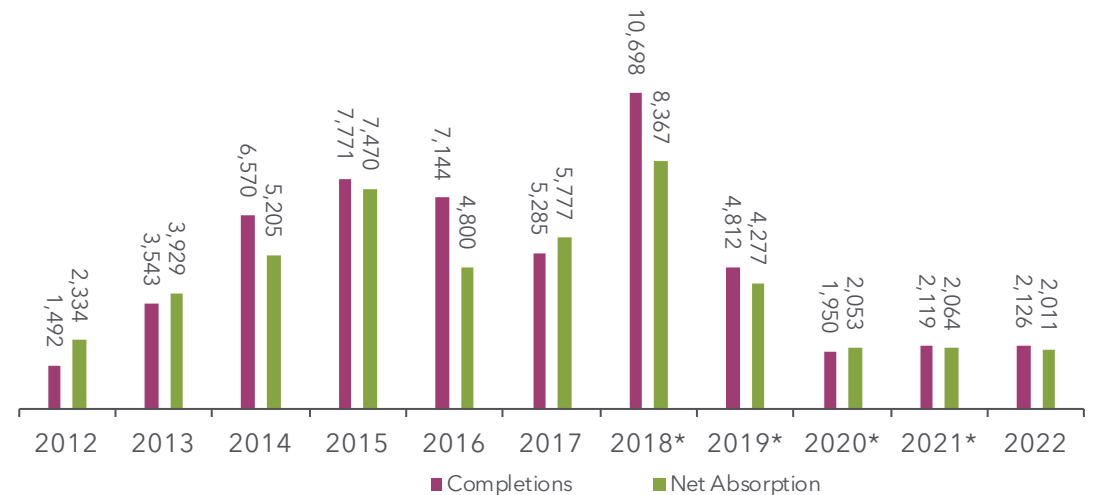
- The December 2017 median sales price of a single-family home in Denver reached \$400,000, up 8.4% from a year ago.
- The median sales price for a Denver metro area condo / townhome reached \$284,000 during the last month of the year, surpassing its previous June 2017 high of \$277,000.
- The combined median sales price for all product (single-family, condo / townhouse) in December was \$378,000, up 9.9% year-over-year.
- Active listings in the metro area were down 30% from December 2016 to 2017 and the months supply of inventory for single-family homes dipped 37% to 1.2 months in the metro area year-over-year.
- Condo-townhome inventory slipped below a one-month supply for the first time in the 8-year history of the CAR market trends reporting.
- A four months supply of homes for sale is considered balanced.

**DENVER MSA APARTMENT MARKET AVERAGE RENT / VACANCY**



Source: Reis, \*Projected

**DENVER MSA APARTMENT MARKET COMPLETIONS / NET ABSORPTION**



Source: Reis, \*Projected



## APARTMENT MARKET

The Denver apartment market is comprised of 205,864 units in twenty-one geographic concentrations ranging in size from the 20,223 unit Aurora South submarket to the Golden / Wheat Ridge submarket, which accounts for 3,354 units, according to Reis. In the nine-year period beginning with Q1 2008, the Denver North submarket has experienced the greatest introduction of new inventory, 8,706 units, amounting to 21.9% of all new market rate rentals added to the market.

Asking rents in the Denver metro increased by 0.4% during the fourth quarter of 2017 to an average of \$1,320. This advance extends the market's streak of gains to thirty-three quarters, during which asking rents have risen

by a total of 50.2%. Since the beginning of Q1 2008, the metro as a whole has recorded an annual average increase of 4.3%. Effective rents, which exclude the value of concessions offered to prospective tenants, rose by 0.6% during the fourth quarter to an average of \$1,236. During the past four quarters, positive movement in asking rent was recorded in all twenty-one of the metro's submarkets.

Mean unit prices in the metro are as follows: studios \$1,058, one bedrooms \$1,182, two bedrooms \$1,441, and three bedrooms \$1,812.

Over the last four quarters, market absorption totaled 5,777 units, 40.7% greater than the average annual absorption rate of 4,106 units recorded

## ECONOMY

Metro Denver’s economy ranks as the 18th largest in the country, just behind Phoenix and San Diego, and ahead of Baltimore and the Inland Empire, CA. region. Denver’s pace of growth was 2.4% in 2016, outpacing the average growth rate of the nation’s metro areas (1.7%), according to a report by the Federal Bureau of Economic Analysis. The Denver metro area – including Aurora and Lakewood – had a real gross domestic product (GDP) of \$197.9 billion in 2016, up from \$190.9 billion in 2015.

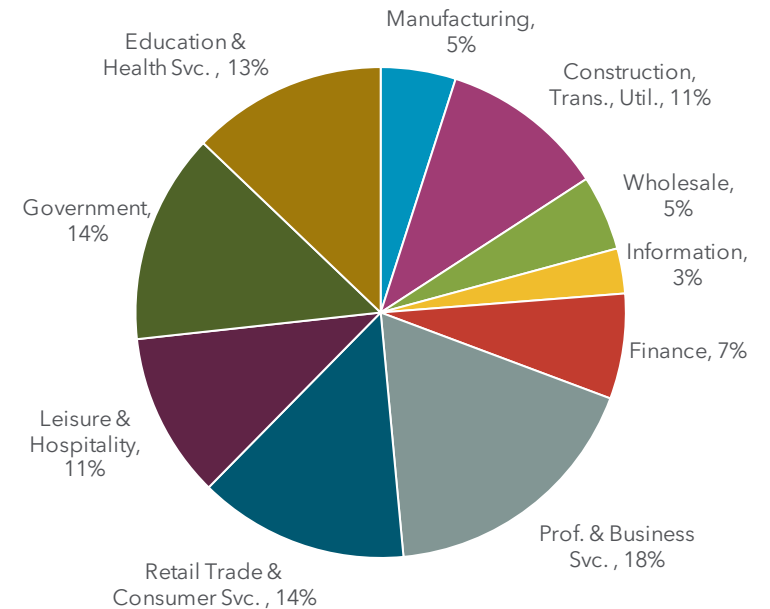
### DENVER MSA FORTUNE 500

COMPANY NAME	LOCATION	RANK 2017
Arrow Electronics	Centennial	118
DaVita	Denver	181
Dish Network	Englewood	186
Liberty Interactive	Englewood	269
Ball Corporation	Broomfield	306
Newmont Mining	Greenwood Village	328
Level 3 Communications	Broomfield	336
Western Union	Englewood	478
Liberty Media	Englewood	491
CH2M Hill	Englewood	494

Source: Fortune Magazine, 2017

Denver is ranked as a Beta- world city by the Globalization and World Cities Research Network, meaning the city provides a moderate link to the world economy. In this ranking, Denver keeps company with Seattle, San Diego, and Minneapolis as Beta- U.S. cities. Some

**DENVER MSA EMPLOYMENT SECTORS  
(U.S. BUREAU OF LABOR)**



The Denver region’s economy is centralized around nine major clusters. IT-software was the fastest growing cluster between 2012 and 2017, rising 32.2% compared with 26.1% nationwide. The region’s enviable reputation as a growing startup scene, coupled with a talented high-tech workforce, creates a premier hub for the industry.

Metro Denver’s leading industries are among the best



*Ball Aerospace and Technologies*



*Arrow Electronics Headquarters*

### METRO DENVER AND NORTHERN COLORADO INDUSTRY CLUSTERS

**Aerospace** - The region ranked first in private-sector aerospace employment out of the 50 largest metropolitan areas, with 21,090 workers. Colorado is the second-largest space economy in the United States, behind California.

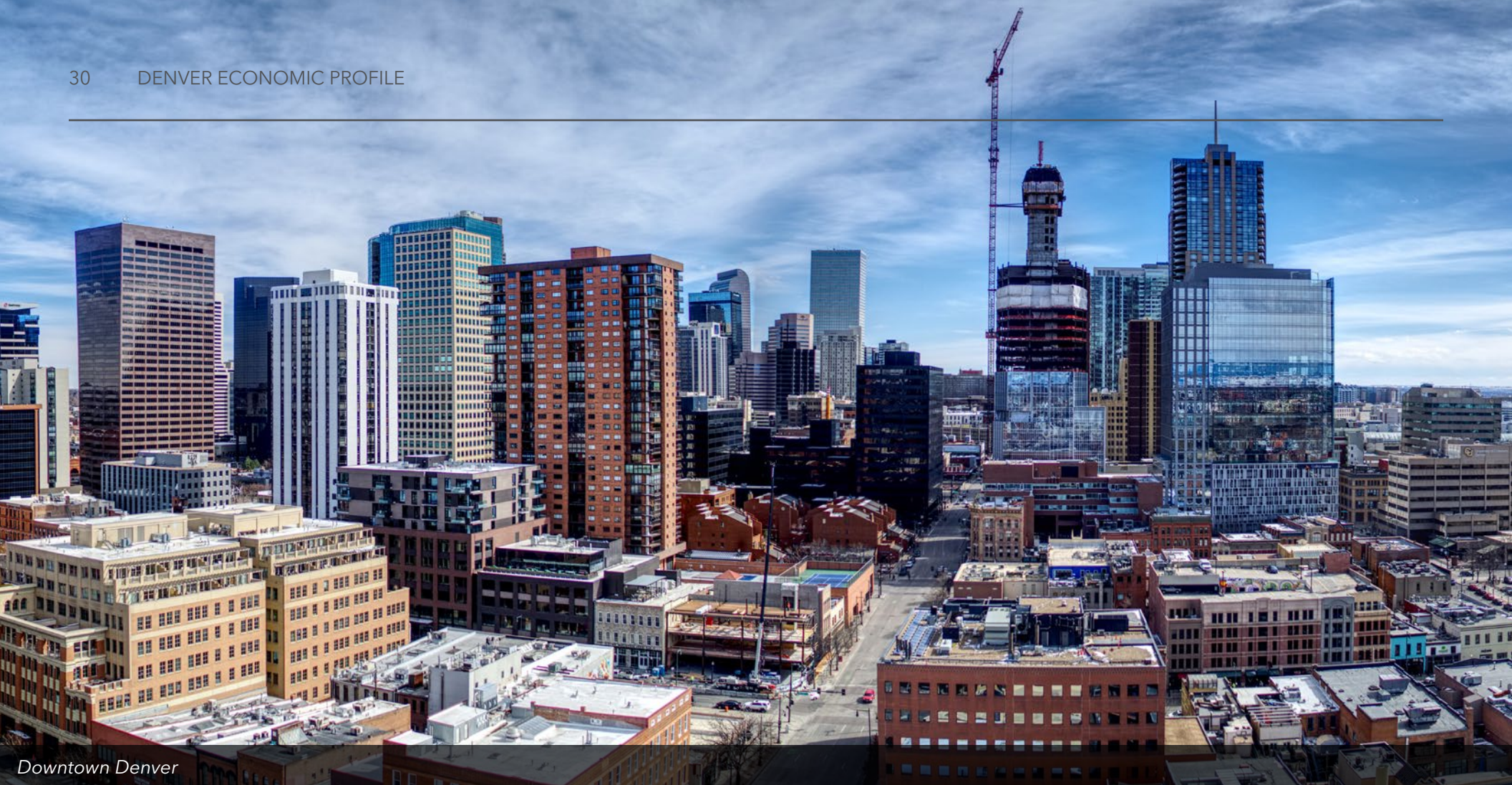
**Aviation** - Aviation was the fastest growing cluster in 2017, posting 5.7% employment growth between 2016 and 2017. Aviation employment grew for the sixth-consecutive year in 2017. The nine-county region is home to over 20,140 aviation employees in close to 680 companies.

The industry cluster includes companies that manufacture aircraft and provide air transportation services, with DEN serving as the major economic engine for the region's aviation industry. Three reliever airports and five general aviation airports are strategically located throughout the region.

**Beverage Production** - Colorado craft beer has grown to a \$3 billion industry, nearly tripling its economic impact since 2014. Colorado craft beer has the highest economic impact per capita of any state.

**Bioscience** - The bioscience cluster includes more than 16,100 bioscience workers in nearly 730 companies. Bioscience employment grew 7.5% over the last six years, compared with 5.4% nationally.

**Broadcasting and Telecommunications** - The region is an established, nationally recognized center for the cluster and is the largest region in the



*Downtown Denver*

United States to offer one-bounce satellite uplinks to six of seven continents in one business day due to its unique geographic location in the Mountain time zone.

**Energy** - The energy cluster includes more than 51,280 clean-tech and fossil fuels workers in nearly 3,480 companies in the region. Across Colorado, the energy industry supports 260,880 workers in all industries earning \$14

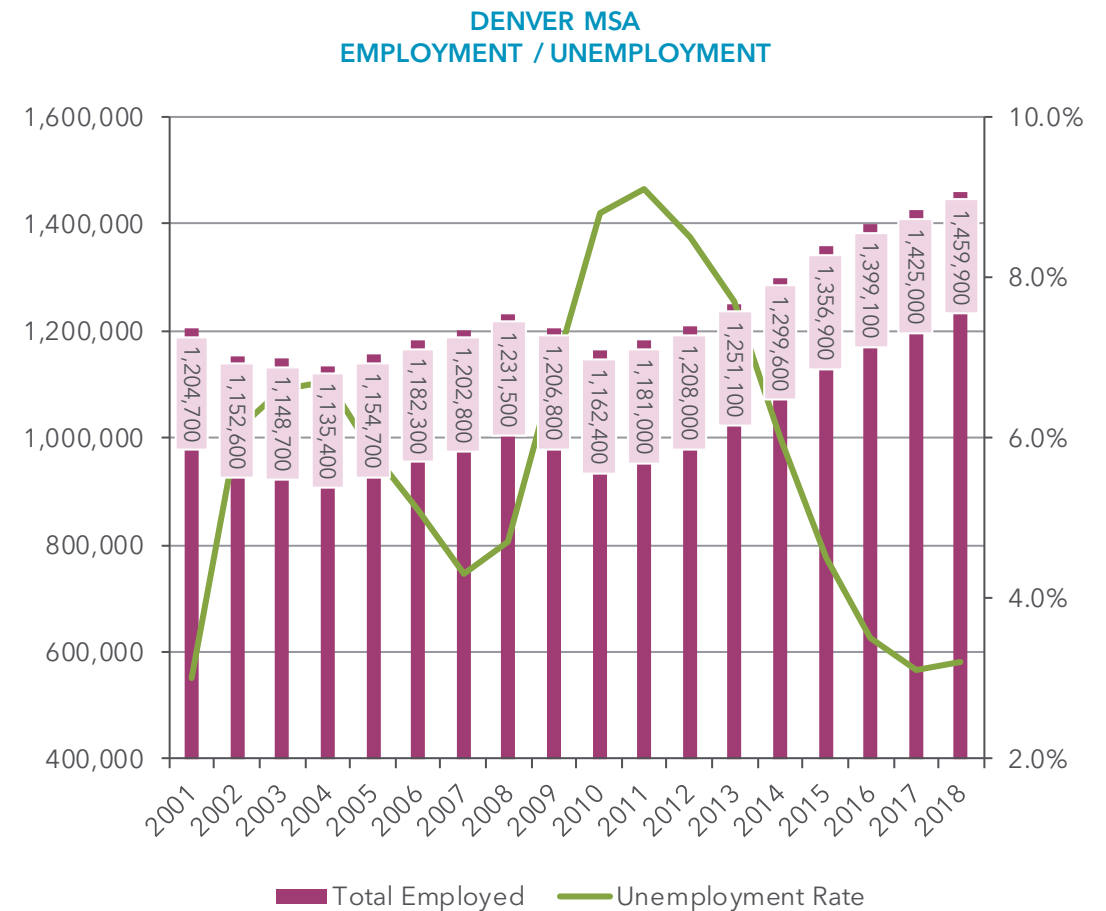
billion annually. Federally funded research facilities contribute \$2.6 billion to Colorado's economy annually.

**Financial Services** - The nine-county region is a global epicenter for financial services activities in three key market segments: banking and finance, investments, and insurance. Investments posted the strongest growth among the three sub-clusters in 2017.

**METRO DENVER LARGEST PRIVATE EMPLOYERS (NON-RETAIL)**

EMPLOYER	# EMPLOYEES
UCHealth: University of Colorado Hospital	7,110
UCHealth: Poudre Valley Hospital	6,480
Lockheed Martin Corporation	6,250
United Airlines	5,700
Children's Hospital Colorado	5,670
Comcast Corporation	4,540
JBS Swift & Company	4,520
University of Denver	4,140
HealthONE: Swedish Medical Center, Medical Center Aurora	3,830
Charles Schwab	3,700
Banner Health: North Colorado Medical Center	3,600
Frontier Airlines	3,430
Southwest Airlines	3,110
HealthONE: Presbyterian / St. Luke's & Rose Medical	2,920
CenturyLink	2,830
Great-West Financial	2,680
United Parcel Service	2,630
DISH Network	2,620
Vestas	2,570
Raytheon Company	2,430
Kaiser Permanente	2,430
Level 3 Communications	2,360
Saint Joseph Hospital	2,340
Medtronic PLC	2,330
Boulder Community Health	2,310

The Denver metro economy gained 34,900 jobs over the one year period ended January 2018, equivalent to a 2.4% growth rate as employment set a new high of 1,459,900 employed persons for the month of January. The 2.4% growth rate represented an acceleration in hiring, up from employment growth of 1.9% the year prior. The



Source: Bureau of Labor. All annual figures through January.



17th Street Downtown Denver

## 2018 RELATIONS/EXPANSIONS

The Denver metro area has begun 2018 on a strong note, with several companies announcing expansions, relocations to the area, or investment for future growth. Companies making announcements include: Mercer Advisors Inc., Husk Power Systems Inc., Havenly, Strava, Tapingo, Xactly, Inocor, and Hestra Glove.

Some of the larger 2018 announcements include:



**Maxar Technologies Ltd.**, a leading global provider of advanced space technology solutions for commercial and government markets, announced plans in February to move its corporate headquarters to Westminster from San



Francisco, adding 800 jobs.

**Agilent Technologies**, a pharmaceutical company, is building



a \$120 million drug-manufacturing facility in Weld County.

The company announced in January it is looking to fill 30 positions for the new facility near Longmont.



**Marketo**, a marketing software technology company, announced in January it is expanding its office in Denver. Since opening the mile-high location, the office has grown by 200 people. An expansion is now underway with the goal of



## 2017 RELOCATIONS / EXPANSIONS

In 2017, nearly 100 business expansion and relocation announcements were tracked by the Metro Denver Economic Development Corporation, including those from industry giants such as Apple, UPS, Amazon, and Lockheed Martin, among others. Some of the significant announcements include:



**United Parcel Service (UPS)** announced in October it is opening a package distribution facility in Aurora. The facility will employ 700 workers when fully operational. The 360,000-square-foot building is expected to require \$104 million in investment, including \$90 million in equipment. UPS has agreed to provide an initial 590 full-time jobs with an average salary of \$30,108 and a promise to grow to 732 full time jobs with an average salary of \$51,810, excluding benefits.



**Trimble Inc.**, a GPS-tech company, announced in October it plans to add hundreds of employees in the Denver metro area after the GPS technology company's new building is completed in Westminster in 2018. Trimble's second building will double its presence in Westminster's Westmoor office park, giving it room to grow to about 1,100 workers and making the campus the international company's largest employment site.



**Lockheed Martin** announced in August that it began construction on a new, \$350 million, 266,000 square-foot "Factory of the Future" in Jefferson County that includes a state-of-the-art high bay clean room to simultaneously build a spectrum of satellites from micro to macro.



**U.S. Bank** announced in July it purchased a pair of buildings for \$17.8 million in the Inverness Business Park near Centennial Airport and plans to hire 300 employees.



**Amazon.com, Inc.** announced plans in June it will open its second Colorado fulfillment center in Thornton, which will be the first Amazon Robotics facility in Colorado. Amazon will create more than 1,500 new full-time associate roles at this facility.



**Ball Aerospace** announced in February its plans to add 300 workers in 2017, in addition to the 300 jobs it added in 2016. There will be additional hires when the manufacturing center expansion is complete. When the two years of hiring are

## MEDICAL

### FITZSIMONS LIFE SCIENCE DISTRICT + ANSCHUTZ MEDICAL CAMPUS

The former Fitzsimons Army Medical Center in Aurora, just 20 minutes from downtown Denver, was redeveloped into the 578-acre Fitzsimons Life Science District, the nation’s largest scientific and medical-related redevelopment project. Fitzsimons includes the 170-acre Colorado Science + Technology Park.

Adjacent to Fitzsimons is the 227-acre Anschutz Medical Campus, which offers administrative and teaching functions, as well as clinical and research programs.

The Anschutz Medical Campus is one of the nation’s top academic medical centers and is the heart of an active complex of laboratories, clinics, hospitals, classrooms, and offices. Annually, CU Anschutz medical professionals educate 4,000 degree-seeking future health professionals, provide 1.5 million patient visits, and are awarded approximately \$400 million in research grants.

### DENVER MSA LARGEST HOSPITALS

HOSPITAL	CITY	2015 PATIENT ADMISSIONS
University of Colorado Hospital	Aurora	30,312
Denver Health	Denver	25,532
Swedish Medical Center - HealthONE	Englewood	19,783
Saint Joseph Hospital	Denver	18,600
Children's Hospital Colorado	Aurora	17,593
Sky Ridge Medical Center - HealthONE	Lone Tree	15,007
The Medical Center of Aurora	Aurora	14,801
Good Samaritan Medical Center	Lafayette	12,445
St. Anthony Hospital	Lakewood	11,832
Rose Medical Center - HealthONE	Denver	11,715

Source: *Book of Lists 2016 / 2017, Denver Business Journal*



University of Denver Campus ([www.du.edu](http://www.du.edu))

## HIGHER EDUCATION

Forbes recently named the Denver Metro Area as the 16th-most educated urban area in the country, tying with Portland, Oregon, and placing just behind Austin, Texas. The percentage of Denver metro area residents with a bachelor's degree or higher is 44.3%, compared to 31.3% for the U.S.

Two of the region's largest and most-respected universities are the University of Denver and University of Colorado Denver.

**The University of Denver (DU)** is a research, four-year university. Founded in 1864, it is the oldest independent private university in the Rocky Mountain Region. DU enrolls approximately 5,600 undergraduate students and 6,100 graduate students. The 125-acre main campus is a designated arboretum and is located primarily in the University neighborhood, about five miles south of downtown Denver. DU has an academic staff of 1,276, an administrative staff of 1,850, an endowment of \$711 million, and more than 300 academic programs.

**The University of Colorado Denver** is a public research university and is a part of the University of Colorado system. The university has two campuses—one in downtown Denver at the Auraria Campus, and the other at the Anschutz Medical Campus located in neighboring Aurora. The single university is the result of the 2004 consolidation of the University of Colorado Denver and the University of Colorado Health Sciences Center.

CU Anschutz shares the campus with the Children's Hospital and University of Colorado Hospital. There are currently more than 18,000 students at the school's

## INFRASTRUCTURE / TRAVEL

The Beacon Hill Institute's Infrastructure Index (a sub-index of its 2015 State Competitiveness Index), ranks Colorado No. 6 for overall infrastructure readiness, including access to high-speed Internet, air travel, concentration of mobile phones, and worker commute times.

**Denver International Airport (DEN)** provides a central location to serve the entire metro area. DEN is the only major airport built in the United States in the past 27 years. The \$4.2 billion facility encompasses 53 square miles and the airport system has a regional impact of nearly \$28 billion, supporting more than 195,750 jobs in all industries. Denver International Airport is one of the world's busiest hubs and in 2017, set its's fourth-consecutive record-year for passenger traffic, topping 61 million passengers.

**FasTracks** is a \$7.4 billion project to build out the region's entire mass transit system by 2019. The expansion is the largest simultaneous transit build out in U.S. history and will make Metro Denver one of the top five regions in the country in terms of miles of fixed rail. The University of



*Denver International Airport*



*Amtrak at Denver Union Station*



Red Rocks Amphitheatre



Denver Performing Arts Center

## TOURISM / RECREATION

According to the most recent statistics by Visit Denver, the city hosted 31.5 million visitors in 2016 and generated roughly \$5.3 billion in revenue, setting a new tourism record. The tourism market has grown three times as fast as the national average – a 62% increase in Denver versus 22% increase nationally.

The most popular attractions, according to the study's survey are the Denver Zoo, Red Rocks Amphitheatre, and the Denver Art Museum. Downtown Denver's 16th Street Mall is also among Denver's most popular tourist attractions. The 16-block pedestrian and transit way is downtown Denver's retail core, with offices, residential units, hotels, and transit stations. Cherry Creek, consistently one of the region's top tourist destinations, is located in central Denver.

Denver offers thriving arts and culture from world-class museums to unique art districts as well as eight professional sports teams. Since 1989, the Scientific and Cultural Facilities District has distributed funds from a 1/10 of 1% sales and use tax to cultural facilities throughout Denver. The funds support facilities whose primary purpose is to enlighten and entertain the public through the production, presentation, exhibition, advancement and preservation of art, music, theater, dance, zoology, botany, natural history and cultural history. Other key entertainment and cultural city venues include:

- Denver Performing Arts Center
- Pepsi Center
- Sports Authority Field at Mile High
- Denver Museum of Nature & Science

607  
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GOLDEN | COLORADO



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