

# OFFERING MEMORANDUM

## Lone Tree Plaza

9140 WESTVIEW ROAD | LONE TREE, COLORADO 80124



**NA** Shames Makovsky

PREPARED BY

**Dorit Makovsky Fischer**

+1 303 565 3025  
dfischer@shamesmakovsky.com

**Paul Cattin, MICP**

+1 303 565 3030  
pcattin@shamesmakovsky.com

**Hayden Hirschfeld**

+1 303 565 3048  
hhirschfeld@shamesmakovsky.com

**Samuel Cohen**

+1 303 565 3011  
scohen@shamesmakovsky.com

## Location

Lone Tree Plaza

9140 Westview Road | Lone Tree, CO

Offering consists of one (1) multi-tenant retail building sitting on approximately 1.86 acres, adjacent to the Park Meadows Mall.

## Offering Summary

Price	\$6,000,000
Current Capitalization Rate	5.7%
Proforma NOI @ 85% Occupancy	\$404,973
Proforma Capitalization Rate	6.70%
Price Per Square Foot	\$245.00
Rentable Square Foot	24,447 SF
Parking Spaces (approximately)	86 spaces
Year Built	1999
Lot Size (Acres)	1.86 AC

## Investment Highlights

- Excellent visibility on two hard corners of Parkland Road at Westview Road and Yosemite Street
- Value-add opportunity
- Monument signage available
- Well-located in Lone Tree near Park Meadows Mall
- Year-over-year household growth of 9.9% within one (1) mile
- Strong household income
- Signalized intersection
- High traffic counts
- Near other prominent retailers
- Diverse national and regional tenant mix
- Shared dock loading and side delivery man door
- County Line RTD Light Rail Station (E, F, G Lines) 3/4 mile away

## Property Description

Property Name	Westview Plaza
Address	9140 Westview Road   Lone Tree, CO
County	Douglas
Year Built	1999
Rentable Square Feet	24,447
Number of Buildings	1
Stories	1
Parking	86 spaces
Zoning	PD (Planned Development)
Parcel Numbers	2231-03-2-08-005
2018 Tax Assessed Value	\$1,908,420
Land Area	1.86 Acres

## Utilities\*

Electric	Xcel Energy
Natural Gas	Xcel Energy
Water	Southgate Water & Sanitation
Sewer	Southgate Water & Sanitation

*\*Tenants pay directly to Xcel Energy for gas & electricity. Tenants reimburse for water & sewer usage in the CAM charges.*

## Improvements Summary

Foundation	Concrete Slab on grade
Framing	Steel
Exterior Walls	EFIS with split-face concrete veneer block
Interior Walls	Mainly metal stud and drywall
HVAC	Individual rooftop units
Electric	Separately metered units
Roof	Single-ply membrane on rigid insulation on corrugated metal roof deck
Store Fronts	Glass with aluminum frame

# SITE PLAN





# MAPS & AERIALS



# DISCLOSURE

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the

physical, financial or environmental conditional of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any individual or entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations there under have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who

shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

**NAI** Shames Makovsky

1400 Glenarm Place, Suite 100  
Denver, CO 80202  
naishamesmakovsky.com

**Dorit Makovsky Fischer**  
+1 303 565 3025  
dfischer@shamesmakovsky.com

**Paul Cattin, MICP**  
+1 303 565 3030  
pcattin@shamesmakovsky.com

**Hayden Hirschfeld**  
+1 303 565 3048  
hhirschfeld@shamesmakovsky.com

**Samuel Cohen**  
+1 303 565 3011  
scohen@shamesmakovsky.com

The logo for NAI Shames Makovsky, featuring the letters 'NAI' in a bold, stylized font followed by the company name 'Shames Makovsky' in a clean, sans-serif typeface.

**NAI Shames Makovsky**

NAI Shames Makovsky  
1400 Glenarm Place, Suite 100  
Denver, CO 80202  
+1 303 534 5005  
naishamesmakovsky.com

PREPARED BY

**Dorit Makovsky Fischer**

+1 303 565 3025  
dfischer@shamesmakovsky.com

**Paul Cattin, MICP**

+1 303 565 3030  
pcattin@shamesmakovsky.com

**Hayden Hirschfeld**

+1 303 565 3048  
hhirschfeld@shamesmakovsky.com

**Samuel Cohen**

+1 303 565 3011  
scohen@shamesmakovsky.com