# VICTORIAN PEAKS

## UNIQUE INVESTMENT OPPORTUNITY IN PARKER, CO

EXECUTIVE SUMMARY


11020 S PIKES PEAK DRIVE, PARKER, CO 80134

TREVEY COMMERCIAL REAL ESTATE

# VICTORIAN PEAKS


## CONTENTS


**01 Executive Summary**

*Offering Summary*

**02 Location**

*Location Summary*
*Aerial View Map*

**03 Property Description**

*Property Features*
*Property Images*

**04 Demographics**

*Demographics*

**05 Company Profile**

*Company Bio*
***Broker Profile***


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TREVEY COMMERCIAL REAL ESTATE


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# VICTORIAN PEAKS

01 **Executive Summary**
*Offering Summary*

## EXECUTIVE SUMMARY

Trevey Commercial Real Estate, as exclusive advisor, is pleased to present the opportunity to acquire Victorian Peaks, a premier 38,970 rentable square foot mixed-use building prominently positioned in the heart of downtown Parker, Colorado. Located at 11020 S. Pikes Peak Drive, this landmark property enjoys prominent visibility, unique architecture, and strong foot traffic due to its proximity to Mainstreet and Parker Road, making it an attractive location for both office and retail tenants.

| SIZE | LEASED | IN PLACE NOI | PRICE | PRICE / SF | CAP RATE |
| --- | --- | --- | --- | --- | --- |
| 38,970 RSF | 100.00% | $533,306 | $7,400,000.00 | $189.00 | 7.48% |

## OFFERING SUMMARY

| | |
|---|---|
| ADDRESS | 11020 S Pikes Peak Drive Parker CO 80134 |
| COUNTY | Douglas |
| MARKET | Denver Metro |
| SUBMARKET | South Denver Metro |
| BUILDING RSF | 38,970 SF |
| PROPERTY SIZE | 0.53 Acres |
| YEAR BUILT | 2008 |
| PARCEL NUMBER | 2233-221-11-009 |
| OWNERSHIP TYPE | Fee Simple |

## FINANCIAL SUMMARY

| | |
|---|---|
| PRICE | $7,400,000 |
| PRICE PSF | $189.89 |
| OCCUPANCY | 100% |
| NOI (2026 (EST.) | $563,559 |
| CAP RATE (2026 (EST.) | 7.62% |
| CASH ON CASH (2026 (EST.) | 7.16% |

## PROPOSED FINANCING

Amortized 60% LTV

| | |
|---|---|
| LOAN TYPE | Amortized |
| DOWN PAYMENT | $2,960,000 |
| LOAN AMOUNT | $4,440,000 |
| INTEREST RATE | 6.25% |
| LOAN TERMS | 5 |
| ANNUAL DEBT SERVICE | $351,488 |
| LOAN TO VALUE | 60% |
| AMORTIZATION PERIOD | 25 Years |

# PRIME LOCATION WITH VALUE ADD POTENTIAL

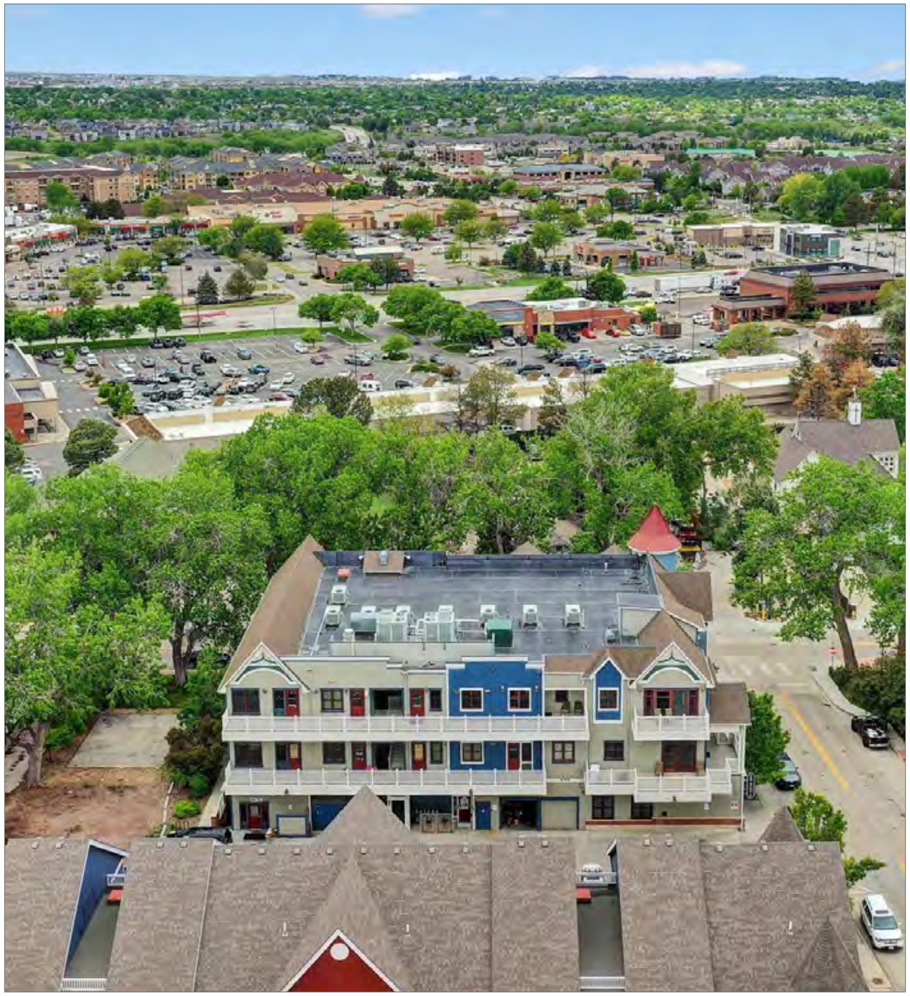
- Victorian Peaks presents investors with strong market fundamentals and upside potential. Projected 2025 NOI is approximately $553,307 based on existing income at 100% occupancy, excluding additional revenue potential from a 969 SF garage space presently utilized for storage. The Property benefits from a robust suburban retail and office market. The blended average rental rate at Victorian Peaks is competitively positioned at $21.42 per square foot, indicating substantial room for rental growth. Additionally, the structure of leases—primarily modified gross with annual CAM adjustments above base-year expenses, and triple-net leases for most first-floor tenants—further supports potential upside through strategic management.

- Victorian Peaks represents an ideal asset for investors, including those seeking a suitable property for a 1031 exchange, particularly given the current limited market availability of quality assets that make sense. The property features a strategic blend of commercial and residential units, offering diversified revenue streams and reducing dependency on any single tenant type. With existing rents below current market rates, investors have the opportunity to enhance value through strategic lease management and targeted rent adjustments.

- The Property's Downtown Parker location is characterized by a stable, affluent demographic base with high average household incomes and steady population growth, contributing to reliable occupancy rates and consistent performance.

- The Property benefits from Downtown Parker's robust economic environment, which features favorable market conditions, walkability, a skilled labor pool, and a supportive community for businesses. This positions Victorian Peaks as a resilient asset within the local real estate market.

- Victorian Peaks offers an attractive opportunity to acquire a suburban income-producing asset with potential value-add opportunities through rent adjustments and operational improvements. Operating expenses for 2024 included approximately $10,000 in one-time electric and HVAC costs, contributing to higher expenses compared to the projected figures for 2025. The landlord has engaged local leasing brokers, resulting in increased occupancy and income for 2025. Additionally, most leases include renewal options set at market or fair market value, providing investors flexibility in future lease management.



# VICTORIAN PEAKS

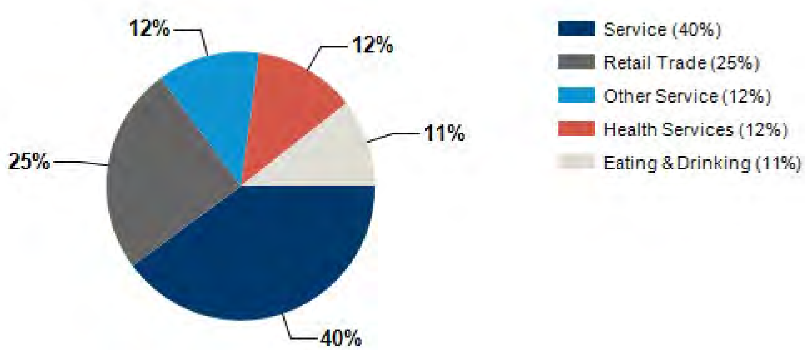
**02 Location**

*Location Summary*
*Aerial View Map*

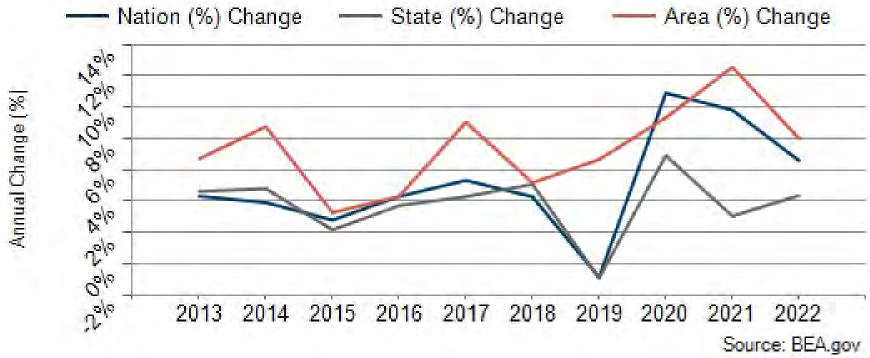
- Victorian Peaks, located at 11020 S Pikes Peak Drive, enjoys a prime position in the heart of downtown Parker, Colorado. Just steps from Mainstreet, this charming Victorian-style mixed-use property offers tenants and visitors seamless access to the town's vibrant retail, dining, and cultural scene. Its proximity to Mainstreet places it within walking distance of boutique shops, local restaurants, and community events, making it an ideal location for businesses seeking visibility and foot traffic.

- Parker itself is a thriving, family-friendly community with a population of approximately 60,000 and a median household income of $129,342. The town boasts a highly educated workforce, with over 53% of residents holding a bachelor's degree or higher. Parker's blend of small-town charm and modern amenities, along with its strong demographics and strategic location within the Denver metropolitan area, make Victorian Peaks an exceptional opportunity for businesses looking to establish or expand.

## Major Industries by Employee Count




## Douglas County GDP Trend




## Largest Employers

| | |
|---|---|
| Douglas County School District RE-1 | 5,563 |
| Charles Schwab Corporation | 2,400 |
| EchoStar | 2,010 |
| CH2M Hill | 1,660 |
| HealthONE: Sky Ridge Medical Center | 1,220 |
| Western Union | 1,210 |
| Douglas County Government | 1,146 |
| Centura Health: Parker Adventist Hospital | 1,110 |


DOWNTOWN PARKER
Parker Road
O'BRIEN PARK
Exchange Building
Mainstreet
SITE
Parker Station
Planned Retail & Office
The Juniper (Retail / Residential)
My Mainstreet Phase III
My Mainstreet Phase I
Victorian Peaks District
Parker Flats at Old Town Apartments
Bridgeside Professional
Pikes Peak Drive
Sulphur Gulch Trail
SULPHUR GULCH
WELLS FARGO
BONAROO TATTOO
DOLLAR TREE
FARMERS INSURANCE
fika COFFEE HOUSE
LOCAL
Fidelity National Title
Spice Kitchen
TAILGATE


# VICTORIAN PEAKS

03 **Property Description**
*Property Features*
*Property Images*

## GLOBAL

| | |
|---|---|
| NUMBER OF SUITES | 20 |
| BUILDING RSF | 38,970 |
| PROPERTY SIZE | 0.53 Acres |
| # OF PARCELS | 1 |
| PRICE PER SQUARE FOOT | $189 |
| YEAR BUILT | 2008 |
| ZONING TYPE | Greater Downtown District |
| LOCATION CLASS | A |
| BUILDING CLASS | B |
| LEGAL DESCRIPTION | LOT 1A BLOCK 1 PINE TREE MINOR DEVELOPMENT 1 1ST AMD 0.528 AM/L |
| NUMBER OF BUILDINGS | 1 |
| NUMBER OF STORIES | 3 |

## MULTI-FAMILY VITALS

| | |
|---|---|
| NUMBER OF UNITS | 2 |
| RESIDENTIAL UNITS | Units 205 & 310 Have Residential Zoning |
| PRIVATE BALCONIES | Yes |

## COMMERCIAL VITALS

| | |
|---|---|
| NUMBER OF TENANTS | 19 |
| CURRENT OCCUPANCY | 100.00% |
| SF RETAIL (1ST FLOOR & BASEMENT) | 18,874 |
| SF OFFICE (2ND & 3RD FLOOR) | 19,134 |
| LEASE TYPE | Combination of Triple Net & Modified Gross Leases. Majority are Modified Gross |

## NEIGHBORING PROPERTIES

| | |
|---|---|
| NORTH | One Block From Mainstreet |
| SOUTH | One Block from Best Buy |
| EAST | One block from PACE Center |
| WEST | One Block From Parker Road |

## CONSTRUCTION

| | |
|---|---|
| FOUNDATION | Poured Concrete, Basement Level Functional and Leased |
| FRAMING | Steel |
| EXTERIOR | Detailed and Charming Victorian Style Facade |
| PARKING SURFACE | Concrete Parking Lot and Street Parking |
| ROOF | EPDM (Ethylene Propylene Diene Monomer) |
| LANDSCAPING | Minimal |


Advanced Chiropractic
Acupuncture & Massage
DINER
STOP

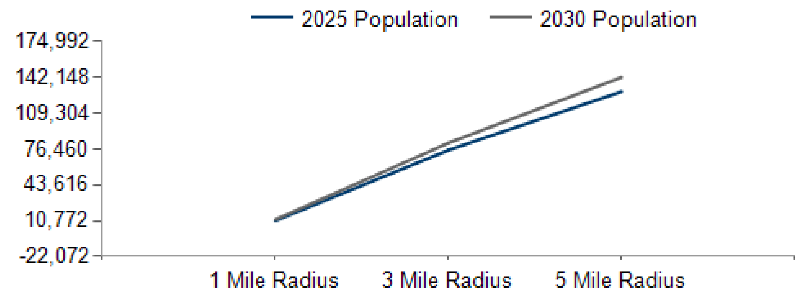

# VICTORIAN PEAKS

**04 Demographics**
*Demographics*

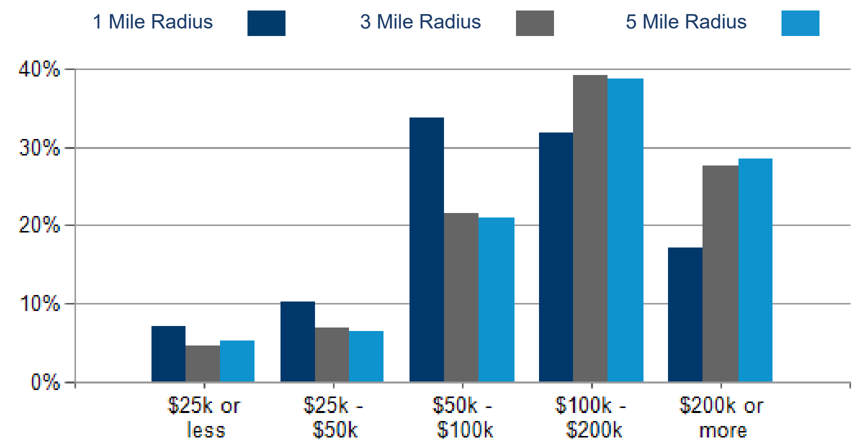
## DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| 2000 Population | 5,922 | 30,874 | 45,740 |
| 2010 Population | 8,011 | 56,379 | 84,041 |
| 2025 Population | 10,772 | 75,445 | 128,919 |
| 2030 Population | 11,878 | 81,964 | 142,148 |
| 2025 African American | 350 | 1,668 | 3,221 |
| 2025 American Indian | 60 | 397 | 678 |
| 2025 Asian | 482 | 5,646 | 11,808 |
| 2025 Hispanic | 1,451 | 8,537 | 13,889 |
| 2025 Other Race | 314 | 1,788 | 3,105 |
| 2025 White | 8,275 | 57,667 | 96,660 |
| 2025 Multiracial | 1,274 | 8,191 | 13,318 |
| 2025-2030: Population: Growth Rate | 9.85% | 8.35% | 9.85% |

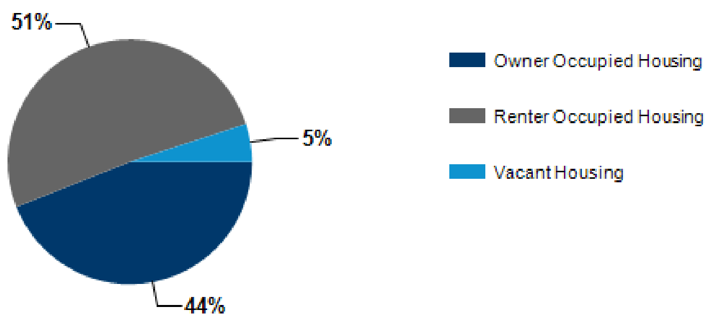
| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| less than $15,000 | 156 | 628 | 1,421 |
| $15,000-$24,999 | 172 | 630 | 1,033 |
| $25,000-$34,999 | 176 | 736 | 1,301 |
| $35,000-$49,999 | 294 | 1,136 | 1,769 |
| $50,000-$74,999 | 982 | 3,147 | 5,145 |
| $75,000-$99,999 | 567 | 2,744 | 4,840 |
| $100,000-$149,999 | 824 | 5,335 | 9,439 |
| $150,000-$199,999 | 638 | 5,325 | 8,971 |
| $200,000 or greater | 786 | 7,539 | 13,554 |
| Median HH Income | $97,253 | $140,254 | $141,027 |
| Average HH Income | $135,217 | $172,018 | $173,587 |




2025 Household Income



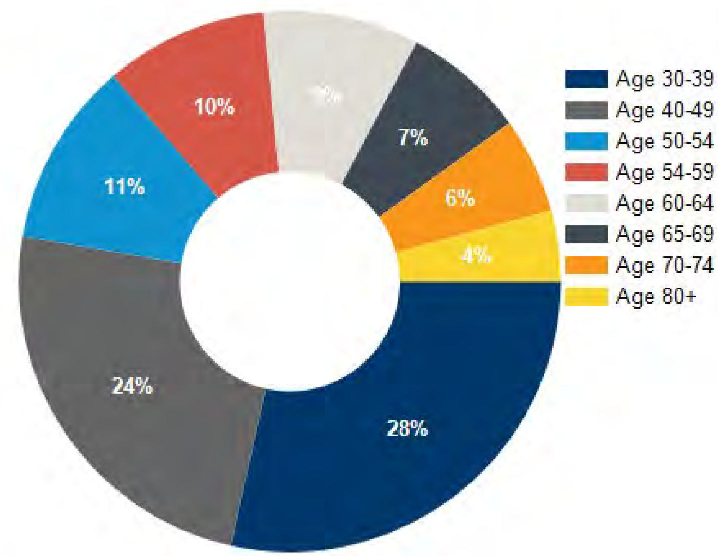

2025 Own vs. Rent - 1 Mile Radius



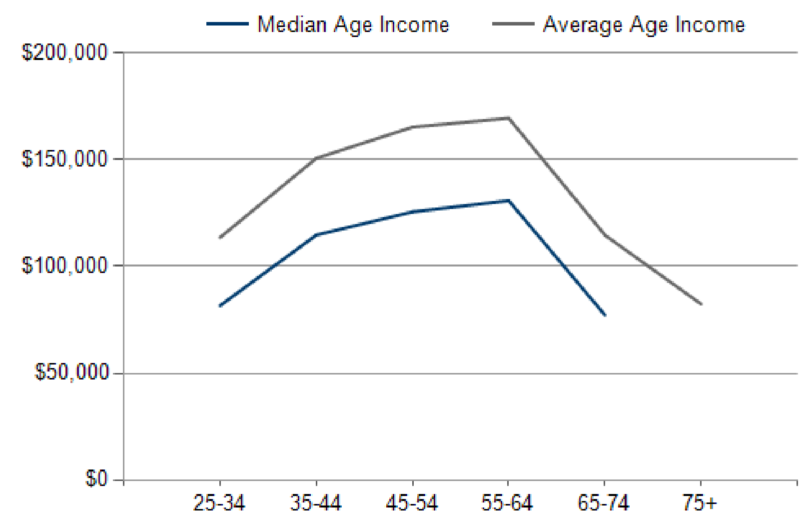

Source: esri

| 2025 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| 2025 Population Age 30-34 | 911 | 4,548 | 7,820 |
| 2025 Population Age 35-39 | 827 | 5,344 | 9,376 |
| 2025 Population Age 40-44 | 803 | 5,790 | 10,240 |
| 2025 Population Age 45-49 | 672 | 5,472 | 9,149 |
| 2025 Population Age 50-54 | 674 | 5,861 | 9,300 |
| 2025 Population Age 55-59 | 592 | 4,840 | 7,858 |
| 2025 Population Age 60-64 | 568 | 4,135 | 7,144 |
| 2025 Population Age 65-69 | 445 | 3,190 | 6,098 |
| 2025 Population Age 70-74 | 349 | 2,347 | 4,969 |
| 2025 Population Age 75-79 | 258 | 1,743 | 3,864 |
| 2025 Population Age 80-84 | 197 | 1,047 | 2,222 |
| 2025 Population Age 85+ | 180 | 709 | 1,387 |
| 2025 Population Age 18+ | 8,465 | 56,889 | 97,732 |
| 2025 Median Age | 36 | 38 | 39 |
| 2030 Median Age | 37 | 38 | 40 |

Population By Age




| 2025 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| Median Household Income 25-34 | $81,646 | $116,082 | $117,056 |
| Average Household Income 25-34 | $113,588 | $149,440 | $151,066 |
| Median Household Income 35-44 | $114,724 | $154,879 | $158,389 |
| Average Household Income 35-44 | $150,733 | $186,182 | $191,301 |
| Median Household Income 45-54 | $125,614 | $170,202 | $170,999 |
| Average Household Income 45-54 | $165,315 | $206,291 | $207,147 |
| Median Household Income 55-64 | $130,846 | $166,512 | $166,694 |
| Average Household Income 55-64 | $169,511 | $199,511 | $199,243 |
| Median Household Income 65-74 | $77,188 | $101,683 | $108,705 |
| Average Household Income 65-74 | $114,689 | $132,845 | $143,268 |
| Average Household Income 75+ | $82,363 | $88,915 | $99,063 |




# VICTORIAN PEAKS

05 **Company Profile**
*Company Bio*
***Broker Profile***

Established in 2001, Trevey Commercial Real Estate is a boutique brokerage specializing in investment properties, land brokerage, and commercial leasing throughout Colorado's dynamic market. With over 20 years of proven success, we provide expert Seller/Landlord Representation, Buyer/Tenant Representation, Investment Property Analysis, and Commercial Real Estate Consultation. Our personalized approach ensures each client receives tailored service, making us a trusted partner dedicated to your success in every transaction, regardless of size or complexity.

## David Marulli *Director of Capital Markets*

david@trevey.com *(720) 298-2840*

David Marulli has successfully handled over $1 billion in commercial real estate transactions, representing numerous buyers, investors, tenants, and landlords throughout his 30+ year career.

His comprehensive understanding of the industry, including real estate consulting, investment property strategies, and expertise in 1031 exchanges, makes him an invaluable member of the Trevey Commercial Real Estate team. David has held real estate licenses in four states and currently maintains active licenses in both Colorado and Florida.

## Tommy Daher *Associate Broker*

tommy@trevey.com *(303) 916-8231*

Tommy Daher joined Trevey Commercial Real Estate in the summer of 2021 as an intern while studying at the University of Colorado Boulder. After graduating in the spring of 2023 with a dual degree in Commercial Real Estate and Finance, he transitioned into a full-time role as an Associate Broker.

Since then, Tommy has successfully been involved in transactions totaling over $21 million in deal value. He specializes in a range of commercial real estate services, including site selection, development, leasing, sales and acquisitions, and contract negotiations. Tommy is known for his responsiveness, attention to detail, and ability to craft win-win solutions for landlords, tenants, buyers, and sellers alike.

## Mitch Trevey *Managing Director*

mitch@trevey.com *(303) 619-7192*

Mitch Trevey is an expert in land and commercial real estate brokerage and development, trusted by the area's most discerning clients. As the founder of the firm, Mitch combines his knowledge, passion, and expertise in the industry with strategic resources to deliver results in the rapidly growing and changing Denver area market. Taking the time to fully understand his client's needs, Mitch has developed a loyal following of repeat and referral clientele. With a reputation of honesty and attention to detail supported by solid communications and hard work, those who elect Mitch's representation can expect a high quality personal and professional experience.

## Dusty Connelley *Administrative Director*

dusty@trevey.com *(303) 841-1400*

Dustyn ("Dusty") Connelley began her real estate career nearly 20 years ago in the Denver commercial real estate industry. She gained experience with a leading REIT and spent over a decade supporting one of Denver's top brokerage teams, building an extensive background in business operations, new business development, marketing, graphic design, and transaction management. Today, as Trevey Commercial Real Estate's Administrative Director and a licensed broker and notary, Dusty plays a key role in project leasing, sales, property management, and client service, supporting the firm's full-service approach and commitment to excellence.

# VICTORIAN PEAKS

## UNIQUE INVESTMENT OPPORTUNITY IN PARKER, CO

CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Trevey Commercial Real Estate and it should not be made available to any other person or entity without the written consent of Trevey Commercial Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Trevey Commercial Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Trevey Commercial Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Trevey Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has Trevey Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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TREVEY COMMERCIAL REAL ESTATE

**CONFIDENTIALITY AGREEMENT**

***ADDRESS: Victorian Peaks* - 11020 S. Pikes Peak Drive, Parker, CO 80134**

Trevey Commercial Real Estate ("Trevey") has been retained on an exclusive basis by Jeff and Staci Rubie Revocable Trust (the "Owner") with respect to the sale of **11020 S. Pikes Peak Drive, Parker, Colorado** (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Trevey. All fees due Trevey in connection with the sale of the Property shall be paid by the Owner.

Trevey has available for review certain information concerning the Property which includes offering memoranda and other materials (collectively "Informational Materials"). Trevey will not disclose such Informational Materials to any potential purchaser unless and until the potential purchaser, or its authorized representative, has executed this Agreement. Upon Trevey's receipt of this executed Agreement, Trevey is prepared to provide the Informational Materials for the potential purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

1. All Informational Materials pertaining to the Property which may be furnished to the potential purchaser by Trevey shall continue to be the property of the Owner and Trevey. The Informational Materials will be used solely for the purpose of the potential purchaser's review and evaluation of the potential purchase of the Property and may not be copied or duplicated without Trevey's written consent and must be returned to Trevey immediately upon Trevey 's request, or as soon as Owner terminates negotiations with the potential purchaser.

2. The Informational Materials may be disclosed to the potential purchaser's partners, employees, legal counsel, accountants and institutional lenders ("Related Parties"), solely for the purpose of evaluating the potential purchase of the Property. Such Related Parties shall be informed by the potential purchaser of the confidential nature of the Informational Materials and shall be directed to treat the Informational Materials with strict confidence subject to and in accordance with this Agreement prior to receiving the Informational Materials.

3. The potential purchaser understands and acknowledges that Trevey and the Owner do not make any representations or warranties as to the accuracy or completeness of the Informational Materials. The potential purchaser hereby acknowledges that it is responsible for making its own projections and conclusions without reliance upon the Informational Materials.

4. The potential purchaser hereby indemnifies and holds harmless Trevey and the Owner and their respective affiliates, successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this Agreement. In addition, the potential purchaser indemnifies and holds harmless Trevey and the Owner, and their respective affiliates, successors and assigns against and from any loss, liability, cost or expense (including attorney's fees) in any way arising from or by any broker, finder or similar agent (other than Trevey) claiming to represent the potential purchaser for commissions, fees and other compensation relating to the proposed or actual transaction involving the Property and potential purchaser, its affiliates, successors, assignees or nominees.

5. The potential purchaser acknowledges that the Property has been offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof,

lack of satisfactory credit references, or for any other reason whatsoever, in Owner's sole discretion, without notice. The potential purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion, or national origin. The potential purchaser acknowledges that Trevey, in its capacity as exclusive agent for Owner, has no power or authority in any way to bind the Owner with respect to a transaction involving the Property and that only Owner can contract with the potential purchaser, its affiliates, successors, assignees or nominees.

6. Potential purchaser agrees that it and its representatives will not, without obtaining the prior written consent of Trevey, directly or indirectly contact or participate in discussions with any person who is a party of the Proposed Transaction. Potential purchaser nor its representatives will contact the tenants of the Property in connection with your review of the Informational Materials. Any and all questions related to the evaluation of the Informational Materials must be directed solely to Trevey, unless otherwise advised by Trevey.

7. In the event that you are requested or required by a tribunal or governmental authority (by oral questions, interrogatories, requests for information or documents, subpoenas, summonses, civil investigative demand or similar process) to disclose any Informational Materials, it is agreed that you will provide Broker with prompt notice of such request(s) prior to disclosure, and you may disclose such information to such tribunal or governmental authority.

**If as a potential purchaser you are in agreement with the foregoing, please return one signed copy of this Agreement to:**

**Trevey Commercial Real Estate**
**Attn: Dustyn Connelley**
**10510 Dransfeldt Road, Suite 100, Parker, CO 80134**
**Phone: 303-841-1400 ● email:** dusty@trevey.com

ACCEPTED AND AGREED TO:

This _________ day of _______________ 2025

(Signature): _________________________________ Email: _________________________________

By (print): __________________________________ Phone: _________________________________

Company: __________________________________ Address: _______________________________