

OFFERING MEMORANDUM



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	9658 Havana St. Unit A05 Commerce City, CO 80640
Price	\$350,000
Building Size	1,390 SF
Year Built	2024
Building Type	Industrial Condo
Zoning	Light Industrial

COMPLEX HIGHLIGHTS:

- Full clubhouse with meeting/relaxation areas, kitchenette, and restrooms
- Secure, gated complex with 24/7 keycard access
- LED exterior lighting throughout
- RV dump station and fresh water access

UNIT HIGHLIGHTS

- 12' x 14' oversized grade-level drive-in door
- Heated unit with standard electric service
- 390 SF mezzanine with steel staircase—ideal for office, lounge, or additional storage
- LED strip lighting in unit
- Removable mezzanine space

9658 Havana Street, Unit A05 is a newly constructed garage condominium unit within The Garage Society, a premier luxury garage condo complex in Commerce City, Colorado. The unit offers 1,000 square feet of ground-level flex/industrial space complemented by approximately 390 square feet of finished mezzanine, providing efficient vertical utilization ideal for storage, office, or hobby use. The subject is part of a professionally managed, amenity-rich community completed in 2024.

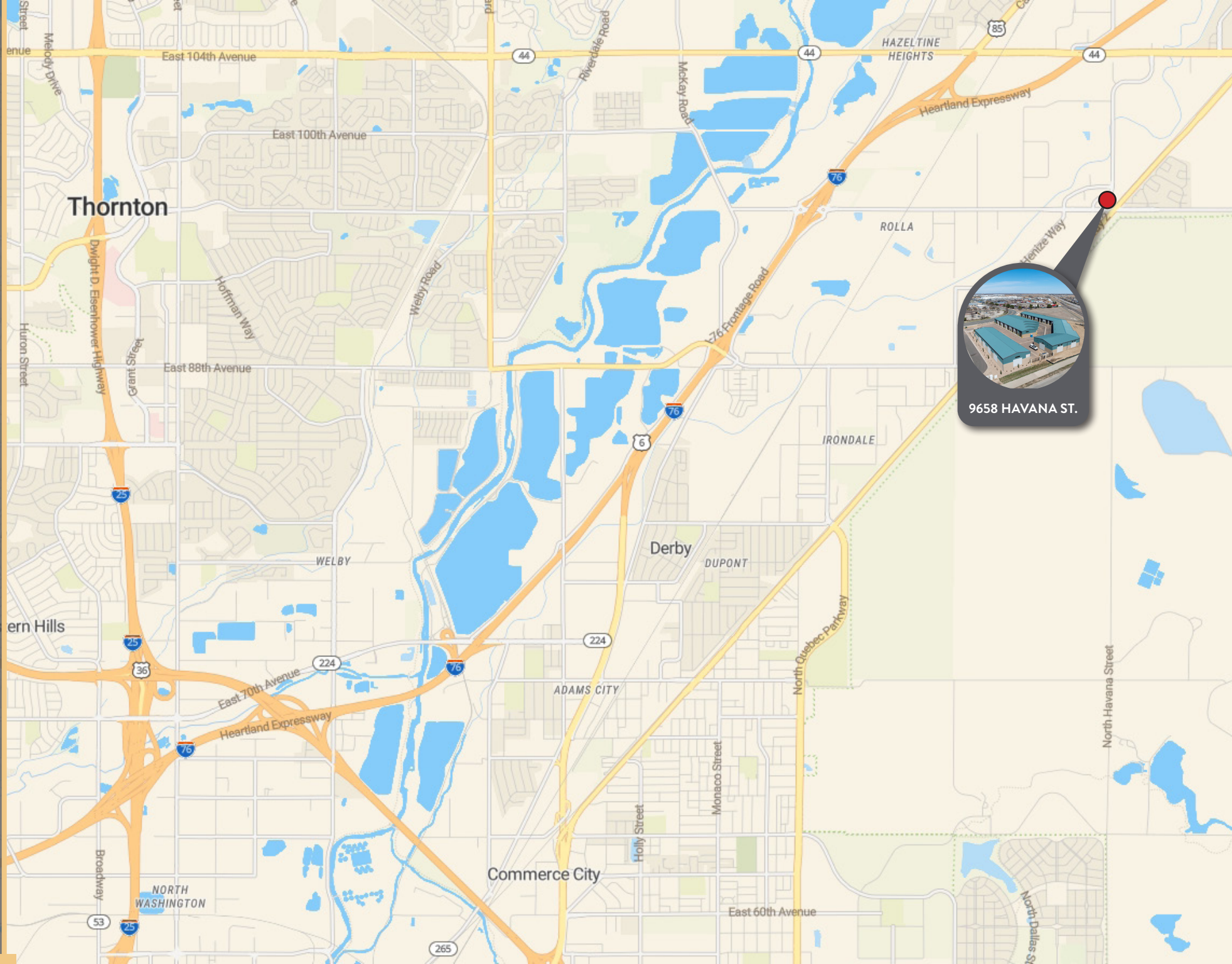




LOCATION OVERVIEW



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9658 HAVANA ST.

COMMERCE CITY

Commerce City is a premier engine for industrial expansion, manufacturing, and logistics within the Denver metropolitan area, offering unparalleled multimodal connectivity at the convergence of I-270, I-70, and I-25. Directly adjacent to Denver International Airport, the city boasts the region's largest inventory of strategic, growth-ready industrial land, serving as a vital and trusted distribution base for global logistics giants like Amazon, FedEx, and UPS. This dense network of major transportation corridors ensures frictionless regional and national access, positioning local commercial real estate at the absolute center of Colorado's supply chain.

Complementing this robust commercial strength is a rapid, ongoing residential transformation, highlighted by a booming population that has tripled since 2000 to approximately 70,000 residents. Backed by a young, diverse workforce with a low median age of 34, successful master-planned communities in the northern sector, such as Reunion and Turnberry, seamlessly blend premier housing, retail hubs, and premium recreation like the Buffalo Run Golf Course. This unique economic combination delivers a highly stable, high-growth investment profile that successfully anchors long-term real estate demand, upward demographic trajectories, and institutional industrial credibility.



The image shows the interior of a large warehouse or storage facility. The floor is covered in light-colored wood-look planks. The walls are made of white corrugated metal with a prominent red horizontal stripe. On the left wall, there is a rectangular window and a white electrical control panel. A sign on the wall reads "COMBUSTIBLE STORAGE HEIGHT". In the background, various items are stored, including a large roll of grey material, boxes, and a wooden pallet. A large ceiling fan with a light fixture is visible in the upper right corner. The overall lighting is bright, coming from the window and the ceiling fan light.

COMPARABLE
SALES

COMPARABLE SALES


SUBJECT PROPERTY
 9658 Havana St. #A05

Sale Date	JUST LISTED
List Price	\$350,000
Condo Size	1,390 SF
Price/SF	\$252


 4680 Indiana St.
 Golden, CO 80403

#1

Sale Date	11/5/25
Sale Price	\$275,000
Condo Size	820 SF
Price/SF	\$335


 9740-9748 Titan Ct.
 Littleton, CO 80125

#2

Sale Date	7/15/25
Sale Price	\$485,000
Condo Size	1,667 SF
Price/SF	\$291


 2336-2340 W College Ave
 Englewood, CO 80110

#3

Sale Date	1/29/25
Sale Price	\$370,000
Condo Size	1,659 SF
Price/SF	\$223


 9658 Havana St #C17
 Commerce City, CO 80022

#4

Sale Date	10/28/24
Sale Price	\$467,520
Condo Size	1,948 SF
Price/SF	\$240


 9658 Havana St #C03
 Commerce City, CO 80022

#5

Sale Date	6/13/24
Sale Price	\$373,360
Condo Size	1,576 SF
Price/SF	\$237


 9658 Havana St #B05
 Commerce City, CO 80022

#6

Sale Date	4/11/24
Sale Price	\$376,000
Condo Size	1,600 SF
Price/SF	\$235


 9658 Havana St #B06
 Commerce City, CO 80022

#7

Sale Date	3/26/24
Sale Price	\$282,000
Condo Size	1,200 SF
Price/SF	\$235

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 9658 Havana St. Unit A05, Commerce City, CO 80640 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.



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