



INVESTMENT ADVISORS



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NORTHPEAK[®]
COMMERCIAL ADVISORS

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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	14456 E Evans Ave. Aurora, CO 80014
List Price	\$855,000
Property Type	Office
Building Size	4,275 SF
Property Size	4,792 SF 0.11 AC
Year Built	1981
Construction Type	Wood Frame / Brick Exterior
Zoning	MU-OI

PROPERTY HIGHLIGHTS

- Attractive, updated interior
- Proximity to Hwy 225 offers excellent connectivity to the metro
- Perfect size for small businesses
- Located in a quiet, clean business park

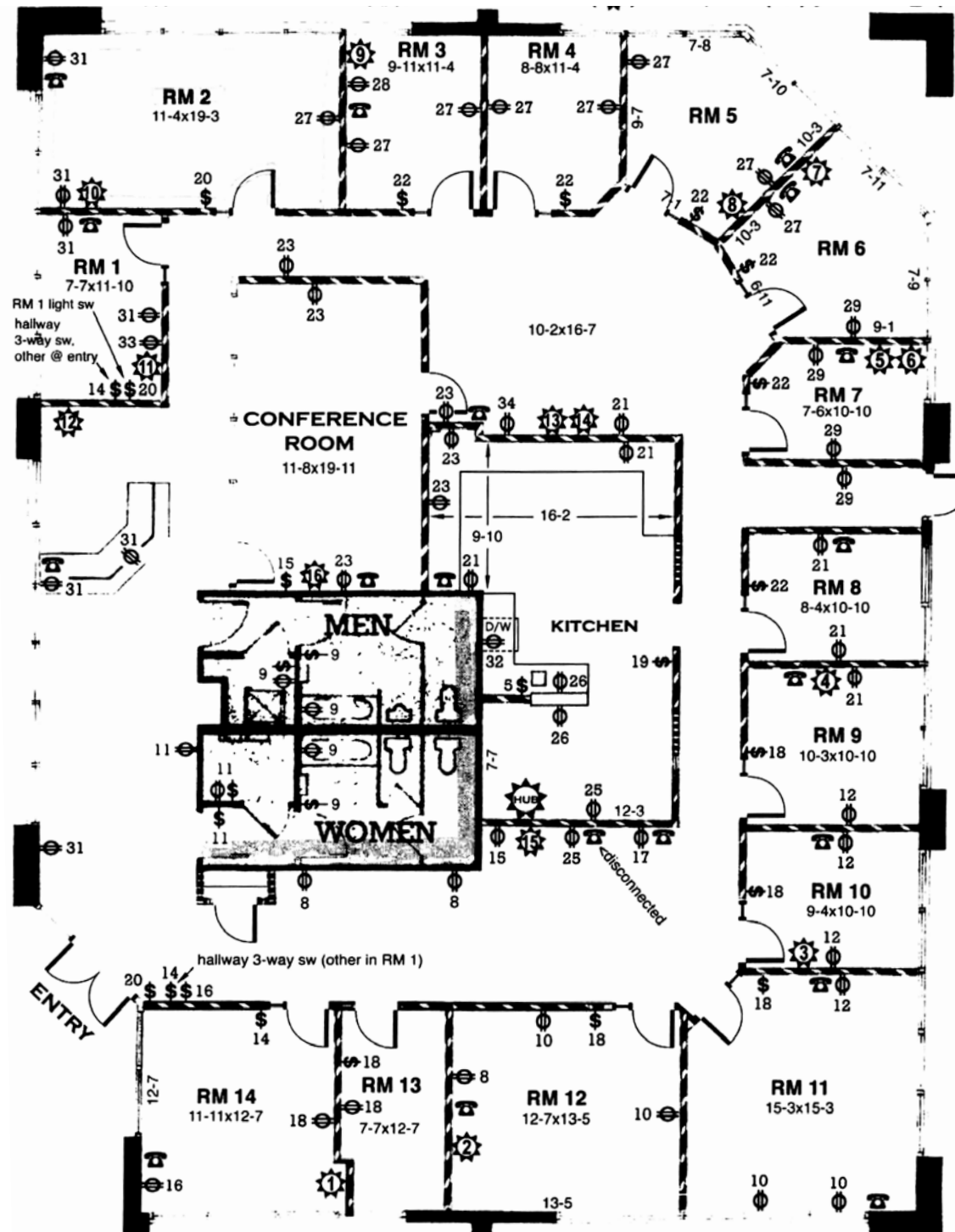
14456 E Evans Ave. is a 4,275 SF freestanding office building located in Aurora, Colorado's Arapahoe County, within the Business Commons business park. Built in 1981 and zoned MU-OI, the property offers convenient access to Hwy 225, supporting strong regional connectivity for tenants and visitors alike.

The building features quality brick construction and has been updated with new LED lighting, plumbing fixtures and flooring throughout. Its functional layout includes a reception area, conference room, private offices, and a kitchen — well-suited for a professional office user or investor seeking a turnkey space. Nine dedicated parking spaces further enhance the property's convenience and accessibility.

The property is part of an HOA, which maintains the landscaping and parking lots — reducing ownership responsibilities and helping preserve the business park's clean, professional appearance with minimal owner involvement.

Set within a quiet, established business park, this asset presents an attractive opportunity for owner-users or investors targeting a well-located, low-maintenance office property in the Aurora submarket.



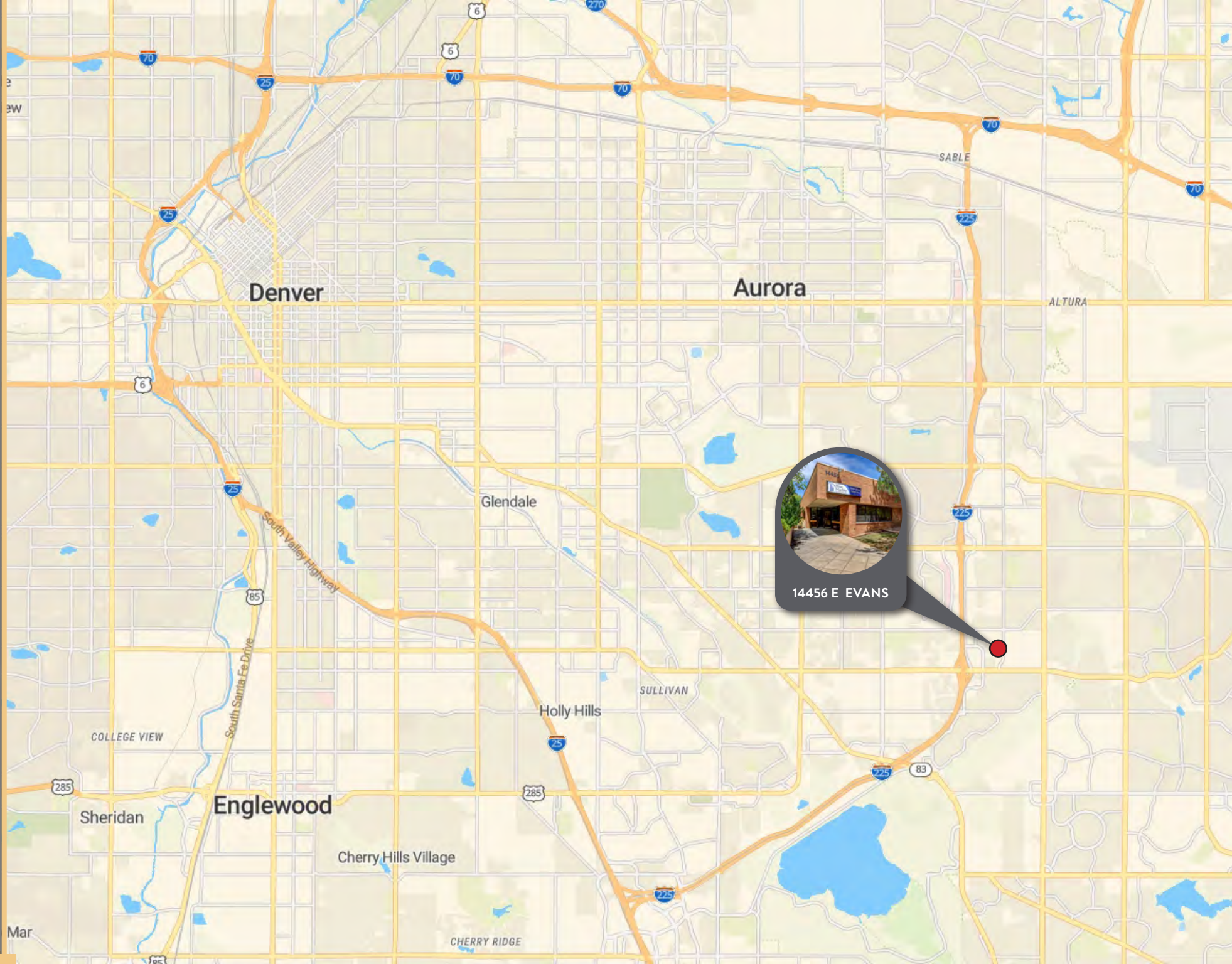


An aerial photograph of a suburban neighborhood. In the center, a single-story commercial building with a flat roof is outlined in red. The building is surrounded by trees and parking lots. To the left, there is a large, multi-story residential complex. The background shows a dense residential area with many houses and trees, extending to a distant horizon under a clear blue sky.

LOCATION OVERVIEW



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14456 E EVANS

Walmart
sam's club



Bowlero



PAPA MURPHY'S
GOODTIMES

KING
Soopers



OUTBACK
STEAKHOUSE

CARRABBA'S
ITALIAN GRILL

Applebee's

SOUTHEAST
CROSSING



Wendy's

jiffy lube

TEXAS
ROADHOUSE

Walmart
Neighborhood Market



Pizza
Hut



MIDAS

KING
Soopers



OLD CHICAGO
PIZZA & TAPROOM



ACE
Hardware

KING
Soopers

AURORA

Situated within a dedicated low-rise commercial park setting in Southeast Aurora, 14456 E Evans Avenue offers a functional, professional environment well-suited for small business operations, professional services, or corporate satellite offices. Located near the intersection of East Iliff Avenue and South Blackhawk Street, the property benefits from a quiet business setting while remaining steps away from bustling commercial corridors and dense residential neighborhoods. Tenants and owners enjoy ample surface parking, streamlined floor layouts, and immediate access to neighborhood amenities, dining options, and everyday retail services along Iliff Avenue, providing strong day-to-day convenience for staff and visiting clients alike.

The site provides exceptional regional connectivity across the East Metro corridor, positioned less than two miles from Interstate 225 via East Iliff Avenue. This direct highway access allows rapid commutes to major commercial nodes, including the Fitzsimons Innovation Community, Anschutz Medical Campus, and the Denver Tech Center. Additionally, the property is situated just minutes from the Iliff RTD Light Rail Station, enabling seamless public transit options for commuters across the broader Denver metropolitan area. For office buyers and investors, 14456 E Evans Avenue represents a highly accessible, cost-effective office footprint in a established, stable Aurora submarket.



A photograph of a modern office space. In the foreground, there is a dark wood desk on a silver metal stand with casters. A black leather office chair is positioned in front of the desk. The room has white walls and a blue patterned carpet. A large window with dark frames spans the back wall, offering a view of a brick building and trees outside. To the left, a long, narrow painting of a city skyline at night is mounted on the wall. The ceiling is a standard drop ceiling with square tiles.

INVESTMENT ANALYSIS

PRO FORMA INVESTOR ANALYSIS

DEBT ASSUMPTIONS	
Purchase Price	\$855,000
LTV Ratio	63%
Initial Equity	\$316,350
Loan Amount	\$538,650
Annual Rate	6.5%
Term Years	25
Annual Payment	(\$44,159)
DSCR	125%

YEAR 1 CASH FLOWS	
REVENUE	
Base Rent PSF	\$14.00
Base Rent	\$59,850
NNN Charges	\$32,416
Gross Income	\$92,266
EXPENSES	
Vacancy & Credit Loss (5%)	(\$4,613)
Operating Expenses	(\$32,416)
Total Expenses	(\$37,030)
Net Operating Income	\$55,236
OTHER EXPENSES	
Debt Service	(\$44,159)
Capital Reserves (2%)	(\$1,105)
Free Cash Flow	\$9,972
INVESTMENT METRICS	
CAP Rate	6.46%
Cash-On-Cash Return	3.15%

COMPARABLE
SALES



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**SUBJECT PROPERTY**

14456 E Evans Ave., Aurora, CO

Sale Date	JUST LISTED
List Price	\$855,000
Year Built	1981
Building SF	4,275 SF
Land AC	0.11
Price Per SF	\$200

14190 E Evans Ave
Aurora, CO 80014

#1

Sale Date	12/15/2025
Sale Price	\$1,100,000
Year Built	1981
Building SF	5,697
Land AC	0.14
Price Per SF	\$193

14180 E Evans Ave
Aurora, CO 80014

#2

Sale Date	11/26/2025
Sale Price	\$838,000
Year Built	1981
Building SF	4,275
Land AC	0.11
Price Per SF	\$196

14160 E Evans Ave
Aurora, CO 80014

#3

Sale Date	9/2/2025
Sale Price	\$1,110,000
Year Built	1981
Building SF	5,616
Land AC	0.14
Price Per SF	\$198

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 14456 E Evans Ave., Aurora, CO 80014 (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.



14456 E EVANS AVE. | AURORA, CO

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