



GRANT STREET MEDICAL PAVILION

9025 GRANT STREET • THORNTON, CO 80229

\$4,590,000
SALE PRICE

6.50%
CAP RATE

\$298,440
NET OPERATING
INCOME

\$274/SF
PRICE PER SF

100%
LEASED

PROPERTY SNAPSHOT

16,756 SF
BUILDING SIZE

2 Stories
MEDICAL OFFICE

2 Tenants
FULLY LEASED

1.93 Acres
LOT SIZE

1987 / 2020-26
BUILT / RENOVATED

92 Spaces 5.88 /
1,000 SF PARKING

City Center
ZONING (CC)

Monument
SIGNAGE

INVESTMENT HIGHLIGHTS

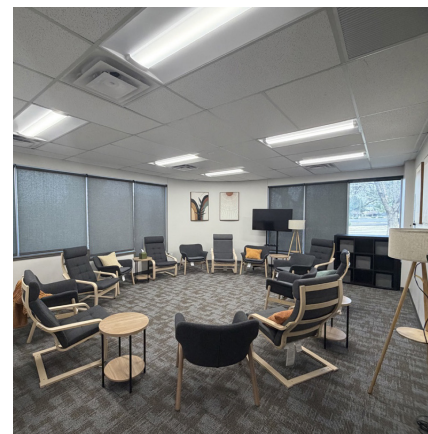
1 LONG-TERM SALE-LEASEBACK
Current ownership will execute a 10-year leaseback of the entire second floor — predictable long-term income with strong owner-tenant alignment.

2 STABLE MEDICAL TENANCY
Fully leased to occupational medicine and behavioral health providers — two sectors with sustained growth and strong demand.

3 BELOW REPLACEMENT COST
Offered at approximately \$274/SF, well below the estimated cost of new medical office construction in the Denver market.

4 NORTH DENVER GROWTH CORRIDOR
10 miles north of downtown Denver with efficient access to I-25, Highway 36, and E-470 in fast-growing Adams County.

CONTACT BROKER FOR OM



FINANCIAL SUMMARY

PURCHASE PRICE	\$4,590,000
NET OPERATING INCOME	
CAP RATE	6.50%
PRICE / SF	\$274
OCCUPANCY	100%

SUITE	TENANT	SF	RATE/SF	LEASE START	EXPIRATION
100	Redpoint Center	7,775	\$18.00	Feb 2026	Jan 2031
200	Colorado Occupational Medical Partners	8,805	\$18.00	May 2019	Jan 2033

Both leases include 3% annual base rent increases. Seller-leaseback terms on Suite 200 are negotiable — seller willing to extend up to 10 years.

TENANT OVERVIEW

COLORADO OCCUPATIONAL MEDICAL PARTNERS

SUITE 200 • 8,805 SF • IN OCCUPANCY SINCE 2019

Provides occupational medicine services supporting employers and employees throughout the region. Operating under a sale-leaseback structure that creates long-term alignment between ownership and occupancy.

REDPOINT CENTER

SUITE 100 • 7,775 SF • NEW LONG-TERM LEASE

Behavioral health provider offering treatment programs for mental health and addiction recovery — a sector experiencing significant growth across the Denver metropolitan area.

LOCATION & MARKET

NORTH DENVER HEALTHCARE CORRIDOR

Thornton's population has grown 4.2% since 2020 to approximately 147,766 residents, and Adams County has reached 554,668 residents (+6.8%). Aging demographics and the shift toward outpatient care continue to drive demand for well-located suburban medical office — supported by immediate access to I-25, Highway 36, and E-470.

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