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3099 W Mineral Ave - Retail Pad Site 

NWC W Mineral Ave & S Platte River
Littleton, CO 80120 - Southwest Denver Submarket
 Sale on 06/15/2010 for \$632,765 (\$631,502.00/AC) -
 Research Complete
 Land Commercial Land of 1.00 AC (43,647 SF)

**sale transaction**

map/aerial

property



demographics

contacts

analytic

images

tenant

sale contactsRecorded Buyer: **Santa Fe Crossing LLC**Recorded Seller: **Kenton C Ensor Jr**True Buyer: **Prudent Development**
Gary Fullington10755 Sandhill Rd
Dallas, TX 75238
(214) 343-9400True Seller: **Quality Corporation**
Kenton Ensor2401 S Delaware St
Denver, CO 80223
(303) 777-6608Buyer Type: **Developer/Owner-RGNL**Buyer Broker: **CB Richard Ellis**Listing Broker: **Cassidy Turley Fuller Real Estate****R.C. Myles** 
(303) 312-4226**Tyler Smith** 
(303) 312-4296**Esther Kettering** 
(303) 312-4278**transaction details**Supporting Docs: **Deed**  (272K); **Marketing Brochure/Flyer**  (319K)Sale Date: **06/15/2010** (398 days on market)

Escrow Length: -

Sale Type: **Investment**Sale Price: **\$632,765 - Confirmed**Land Area: **1.00 AC (43,647 SF)**Asking Price: **\$654,585**Price/AC Land Gross: **\$631,502.00 (\$14.50/SF)**Proposed Use: **Retail, Office, MultiFamily, Bank, Hotel, Restaurant**Zoning: **PUD**Percent Improved: **0.0%**

Density: -

Lot Dimensions: -

Total Value Assessed: **\$36,450 in 2009**Improved Value **\$0**

Assessed:
 Sale Conditions: -
 Land Value Assessed: **\$36,450**
 Transfer Tax: **\$63.28**
 Land Assessed/AC: **\$36,377**

Street Frontage: **307 feet on W Mineral Ave**
205 feet on S Platte River Pky

Topography: **Level**

Legal Desc: **05-68-32 THAT PART OF THE NW 1/4 SEC 32-5-68 DESC AS
 BEG 590 FT M/L W OF NE COR OF SD NW 1/4 TH SW 176.22 FT
 TH ALG CURVE RT 46.85 FT TH NW 280.96 FT TH NE TO N LINE
 OF SD NW 1/4 TH E 271.56 FT TO BEG SEC 32-5-38**

Parcel No: **2077-32-2-00-027**
 Document No: **0058097**

transaction notes

Kenton C Ensor Jr sold 3099 W Mineral Ave in Littleton to Santa Fe Crossing LLC on 6/15/2010.

The listing broker confirmed the sale date, buyer and seller, sale price, land size and brokers involved.

Deed is attached.

Mill Levy: 75.761


My Notes:

add a note

My Docs: **NONE**

attach a file

research & sources

CoStar Research: **Candice Bieganski**
 **(866) 398-1015** *phone*
(866) 548-1874 *fax*

Last Updated: **07/02/2010**

update data

Publication Date: **06/16/2010**

Verification Sources: **Listing Broker**

Comp ID: 1933073

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10271-10275 Park Meadows Dr

Future Kaiser Site
 Littleton, CO 80124

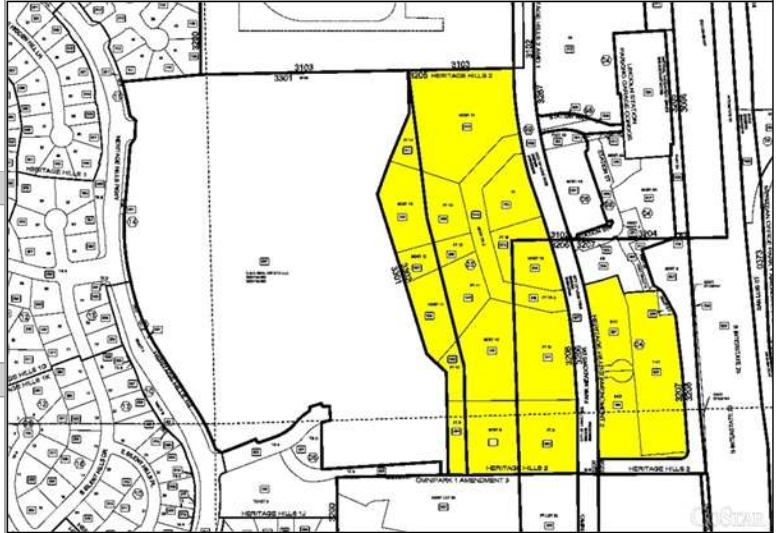
Commercial Land of 25.33 AC Sold on 05/18/2010 for \$20,135,795 - Research Complete

buyer

**Kaiser Permanente
 c/o Roland Lyon
 1 Kaiser Plz
 Oakland, CA 94612
 (510) 271-5800**

seller

**Bradbury Properties Company Inc
 c/o Hugh Smith
 4725 S Monaco St
 Denver, CO 80237
 (303) 708-1105**



vital data

Sale Date: 05/18/2010	Sale Price: \$20,135,795
Escrow/Contract: 0 day	Status: Confirmed
Days on Market: -	Down Pmnt: \$20,135,795.00
Exchange: No	Pct Down: 100.0%
Conditions: -	Doc No: 0030306
Density: -	Trans Tax: \$2,013.58
Max No of Units: -	Corner: No
Price/Unit: -	Topography: -
Lot Dimensions: -	Improvements: -
Frontage: -	Off-Site Improv: -
Comp ID: 1923860	Zoning: PDU, County
	Submarket: Meridian
	Map Page: -
	Parcel No: 2231-101-05-001 [Partial List]
	Property Type: Land
	Proposed Use: Office

income expense data

	Gross	Net
Acres: 25.33 AC	-	-
Price/Acre: \$795,064.16	-	-
SF: 1,103,201 SF	-	-
Price/SF: \$18.25	-	-

listing broker

No Listing Broker on Deal

buyer broker

**Jones Lang LaSalle Americas, Inc.
 1225 17th St
 Denver, CO 80202
 (303) 260-6500
 Michael Gregory, Paul Keilt**

financing

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7400 S Broadway Ave **Marathon Oil Petroleum****Littleton, CO 80122 - Arapahoe Rd Ind Submarket**

Sale on 12/21/2004 for \$14,500,000 (\$70.63/SF) - Research

Complete

205,301 SF, Industrial Manufacturing Building Built in 1969



sale transaction

property

contacts

images

map/aerial

demographics

analytic

tenant

sale contacts

Recorded Buyer: **Littleton Village LLC**Recorded Seller: **Marathon Oil**True Buyer: **David B. & Christina Richardson**5 Mockingbird Ln
Cherry Hills Village, CO 80110
(303) 761-7775True Seller: **Marathon Oil**539 S Main St
Findlay, OH 45840
(419) 422-2121Buyer Type: **Individual**Seller Type: **Corporate**

Buyer Broker:

Listing Broker:

transaction details

Sale Date: **12/21/2004**

Escrow Length: -

Sale Type: **Investment**Sale Price: **\$14,500,000 - Full Value**Bldg Type: **Industrial - Manufacturing**

Asking Price: -

Year Built/Age: **Built 1969 Age: 35**Price/SF: **\$70.63**RBA: **205,301 SF**Price/AC Land Gross: **\$189,048.24 (\$4.34/SF)**Land Area: **76.70 AC (3,341,052 SF)**

Percent Leased: -

Percent Improved: -

Pro Forma Cap Rate: -

Total Value Assessed: -

Improved Value -

Assessed:

Land Value Assessed: -

Land Assessed/AC: -

Sale Conditions: -

Crane: -

Column Spacing: -

Levelators: -

Drive Ins: **5 (total)**Stories: **1**Ceiling Height: **21'0"**

Cross Docks: -

Loading Docks: **2 ext (bldg. total)**

Rail Spots: **None**
Zoning: **STP**

Const Type: **Masonry**
Sprinklers: **None**
Rail Line: **None**

Parcel No: **2077-27-4-00-003**
Document No: **4220141**

transaction notes

Public record shows this sale took place on 12/21/2004 for \$14.5 million. This sale report was created for informational purposes.


My Notes:

add a note

My Docs: **NONE**

attach a file

research & sources

CoStar Research: **Felicia Rutledge** 
(202) 346-6257 *phone*
(866) 682-9177 *fax*

Last Updated: **04/12/2010**

update data

Publication Date: **04/12/2010**

Verification Sources: **Doc Inspection**

Comp ID: 1901125

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W County Line Rd @ Southpark Ter

Mission Hills Church
Littleton, CO 80120

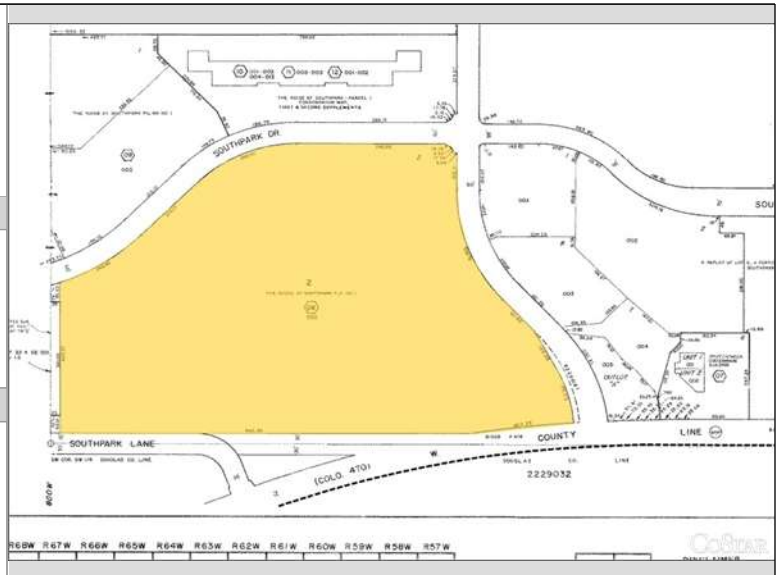
Commercial Land of 19.83 AC Sold on 10/24/2007 for
\$5,857,100 - Research Complete

buyer

Mission Hills Baptist Church
c/o Keith Carson
5859 S University Blvd
Greenwood Village, CO 80121
(303) 794-3564

seller

SAXA, Inc.
c/o Charles Lindgren
14287 N 87th St
Scottsdale, AZ 85260
(480) 624-5060



vital data

Sale Date:	10/24/2007	Sale Price:	\$5,857,100
Escrow/Contract:	150 days	Status:	Confirmed
Days on Market:	1,706 days	Down Pmnt:	\$5,857,100.00
Exchange:	No	Pct Down:	100.0%
Conditions:	-	Doc No:	7138051
Density:	-	Trans Tax:	\$585.71
Max No of Units:	-	Corner:	No
Price/Unit:	-	Topography:	Level
Lot Dimensions:	Irregular	Improvements:	Raw Land
Frontage:	850 feet on W County Line Rd 850 feet on Southpark Ter	Off-Site Improv:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water
Comp ID:	1423027	Zoning:	PDI, Littleton
		Submarket:	Southwest Denver
		Map Page:	-
		Parcel No:	2077-34-3-08-002
		Property Type:	Land
		Proposed Use:	Religious Facility

income expense data

	Gross	Net
Acres:	19.83 AC	19.83 AC
Price/Acre:	\$295,365.61	\$295,365.61
SF:	863,794 SF	863,794 SF
Price/SF:	\$6.78	\$6.78

listing broker

Cassidy Turley Fuller Real Estate
1515 Arapahoe St
Denver, CO 80202
(303) 292-3700
R.C. Myles, Esther Kettering, Dan Miller

buyer broker

Development Advisors, LLC
2000 S Colorado Blvd
Denver, CO 80222
(303) 534-3344
Scott McLean

financing

Annah Schnaitter - Cassidy Turley Fuller Real Estate

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5101 S Rio Grande St - Belleview & Santa Fe Land

Littleton, CO 80120 - Southwest Denver Submarket
 Sale on 07/02/2008 for \$8,282,000 (\$622,706.77/AC) - Research Complete
 Land Residential Land of 13.30 AC (579,348 SF)



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sale transaction
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- suggestions
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sale contacts

Recorded Buyer: **Littleton Apartments LLC**
 True Buyer: **Trammel Crow Residential**
Scott McFadden
 861 Englewood Pky
 Englewood, CO 80110
 (303) 293-2344

Recorded Seller: **Grande Investment LLC**
Grande Investment II LLC
 True Seller: **Newmark Knight Frank Frederick Ross**
Timothy McManus
 1800 Larimer St
 Denver, CO 80202
 (303) 892-1111
Cyrus & Associates
Abbas Rajabi
 5801 E Piedmont Dr
 Englewood, CO 80111
 (303) 770-2592
 Listing Broker: **Apartment Realty Advisors**
Steve O'Dell
 (303) 260-4404
Chris Cowan
 (303) 260-4400

Buyer Broker: **No Buyer Broker on Deal**

transaction details

Supporting Docs: **Special Warranty Deed** (69K)

Name: Belleview & Santa Fe Land	Sale Type: Investment
Sale Date: 07/02/2008 (660 days on market)	Land Area: 13.30 AC (579,348 SF)
Escrow Length: 540 days	Land Area - Net: 12.90 AC (561,924 SF)
Sale Price: \$8,282,000 - Confirmed	Proposed Use: Apartment Units
Asking Price: \$8,282,000	Total Value Assessed: \$441,070 in 2008
Price/AC Land Gross: \$622,706.77 (\$14.30/SF)	Land Value Assessed: \$441,070
Zoning: PDR - Littleton	Land Assessed/AC: \$33,163
Lot Dimensions: -	
Density: -	
Sale Conditions: 1031 Exchange	
Transfer Tax: \$828.20	
Financing: Down payment of \$8,282,000 (100.0%)	
Topography: Level	
On-Site Improv: Raw land	
Off-Site Improv: Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water	
Legal Desc: Lot1 Blk1 Rio Grande Fig#1	
Parcel No: 2075-16-2-25-001	
Document No: 8076660	

transaction notes

Mill Levy: 76.106

Broker reported that net acreage is indeterminable. Broker reported that this property was under escrow for 18 months because due to buyer entitlements and changing the zoning from I-2/PUD to multifamily and get an approved plan. Originally approved for 346 units, it has all utilities to site. On market for 4 months.

Seller reported that property included \$400,000 worth of water taps. The seller's intention when they initially bought the property was to add value and then sell it off. It had a 422,000 sf industrial building that was torn down and the site was cleaned prior to the this sales. Engineering and a the plan were approved by the county prior the sale. Seller reported acreage to be 12.9 acres and that it was an all cash deal. Buyer is in the development business and purchased it for development purposes. Reported there was a 1031 exchange on the purchasers side.

Buyer and listing broker reported acreage to be around 13.3 acres, which is the same acreage reported by the county. Buyer confirmed all details that all the other parties reported. Buyer reported there was a 1031 on the sellers side.

My Notes:

add a note

My Docs: **NONE**

attach a file

research & sources
CoStar Research: **Ethan Reed** 
(866) 398-9214 *phone*
(301) 718-2444 *fax*

Verification Sources: **Doc Inspection**
Listing Broker
Buyer Broker
Buyer (or rep)
Seller (or rep)

Last Updated: **02/20/2009**

Publication Date: **07/31/2008**

Comp ID: 1560521

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7317 S Platte River Pky

16.99 Acres
Littleton, CO 80120

Commercial Land of 16.99 AC Sold on 09/15/2010 for \$7,800,000

buyer

Wood Partners
c/o Wood Partners, LLC
1110 Northchase Pky SE
Marietta, GA 30067
(770) 951-8989

seller

Quadrant Properties
c/o Rick Patton
8371 South Park Ln
Littleton, CO 80120
(303) 800-1152



vital data

Sale Date:	09/15/2010	Sale Price:	\$7,800,000
Escrow/Contract:	-	Status:	Full Value
Days on Market:	-	Down Pmnt:	-
Exchange:	No	Pct Down:	-
Conditions:	-	Doc No:	0091234
Density:	-	Trans Tax:	\$780
Max No of Units:	-	Corner:	No
Price/Unit:	-	Topography:	Level
Lot Dimensions:	-	Improvements:	-
Frontage	1,223 feet on S Platte River Pkwy	Off-Site Improv:	Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water
Comp ID:	1976713	Zoning:	PDI, Littleton
		Submarket:	Southwest Denver
		Map Page:	-
		Parcel No:	2077-29-3-03-001
		Property Type:	Land
		Proposed Use:	MultiFamily

income expense data

	Gross	Net
Acres:	16.99 AC	16.99 AC
Price/Acre:	\$459,093.58	\$459,093.58
SF:	740,084 SF	740,084 SF
Price/SF:	\$10.54	\$10.54

listing broker

buyer broker

financing

1st Prudential Huntoon Paige (5.27%)
Bal/Pmt: \$35,526,300

prior sale

Date/Doc No:	11/19/2007 (7147197)
Sale Price:	\$4,800,000
CompID:	1441336

7317 S Platte River Pky

16.99 Acres
Littleton, CO 80120

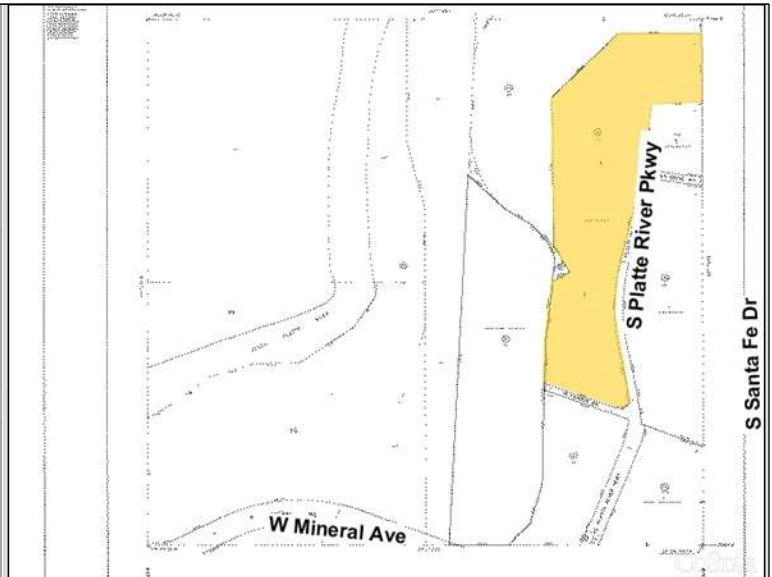
Commercial Land of 16.99 AC Sold on 11/19/2007 for \$4,800,000 - Research Complete

buyer

Quadrant Properties
16253 Swingley Ridge Rd
Chesterfield, MO 63017
(636) 530-6050

seller

Developers Diversified Realty
3300 Enterprise Pky
Beachwood, OH 44122
(216) 755-5500



vital data

Sale Date: 11/19/2007
Escrow/Contract: 730 days
Days on Market: 1 day
Exchange: No
Conditions: -
Density: -
Max No of Units: -
Price/Unit: -
Lot Dimensions: -
Frontage 1,223 feet on S Platte River Pkwy
Comp ID: 1441336

Sale Price: \$4,800,000
Status: Confirmed
Down Pmnt: \$4,800,000.00
Pct Down: 100.0%
Doc No: 7147197
Trans Tax: \$480
Corner: No
Topography: Level
Improvements: -
Off-Site Improv: Curb/Gutter/Sidewalk, Electricity, Gas, Sewer, Streets, Water
Zoning: PDI, Littleton
Submarket: Southwest Denver
Map Page: -
Parcel No: 2077-29-3-03-001
Property Type: Land
Proposed Use: MultiFamily

income expense data

	Gross	Net
Acres:	16.99 AC	16.99 AC
Price/Acre:	\$282,519.13	\$282,519.13
SF:	740,084 SF	740,084 SF
Price/SF:	\$6.49	\$6.49

listing broker

No Listing Broker on Deal

buyer broker

No Buyer Broker on Deal

financing

1st First Bk
Bal/Pmt: \$4,907,520

3400 S Platte River Dr Englewood, CO 80110 Residential Land of 10.98 AC Sold on 12/03/2007 for \$4,965,800 - Research Complete		Photo N/Ap, Land Sale																																	
buyer																																			
Embrey Partners Ltd. c/o Douglas Koch 1020 NE Loop 410 San Antonio, TX 78209 (210) 824-6044																																			
seller																																			
Senter & Company c/o Val Senter 1333 S Eudora St Denver, CO 80222 (303) 756-3195																																			
vital data																																			
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Sale Date: 12/03/2007</td> <td style="width: 33%;">Sale Price: \$4,965,800</td> <td style="width: 33%;">Status: Confirmed</td> </tr> <tr> <td>Escrow/Contract: -</td> <td>Down Pmnt: \$4,965,800.00</td> <td>Pct Down: 100.0%</td> </tr> <tr> <td>Days on Market: -</td> <td>Doc No: 7152020</td> <td>Trans Tax: \$496.58</td> </tr> <tr> <td>Exchange: No</td> <td>Corner: No</td> <td>Topography: Level</td> </tr> <tr> <td>Conditions: Redevelopment Project</td> <td>Improvements: -</td> <td>Off-Site Improv: -</td> </tr> <tr> <td>Density: -</td> <td>Zoning: -</td> <td>Submarket: Southwest Denver</td> </tr> <tr> <td>Max No of Units: -</td> <td>Map Page: -</td> <td>Parcel No: 1971-33-4-00-045</td> </tr> <tr> <td>Price/Unit: -</td> <td>Property Type: Land</td> <td>Proposed Use: MultiFamily</td> </tr> <tr> <td>Lot Dimensions: Irregular</td> <td></td> <td></td> </tr> <tr> <td>Frontage: 551 feet on S Platte River Dr</td> <td></td> <td></td> </tr> <tr> <td>Comp ID: 1445657</td> <td></td> <td></td> </tr> </table>			Sale Date: 12/03/2007	Sale Price: \$4,965,800	Status: Confirmed	Escrow/Contract: -	Down Pmnt: \$4,965,800.00	Pct Down: 100.0%	Days on Market: -	Doc No: 7152020	Trans Tax: \$496.58	Exchange: No	Corner: No	Topography: Level	Conditions: Redevelopment Project	Improvements: -	Off-Site Improv: -	Density: -	Zoning: -	Submarket: Southwest Denver	Max No of Units: -	Map Page: -	Parcel No: 1971-33-4-00-045	Price/Unit: -	Property Type: Land	Proposed Use: MultiFamily	Lot Dimensions: Irregular			Frontage: 551 feet on S Platte River Dr			Comp ID: 1445657		
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		buyer broker																																	
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financing																																			
1st Guaranty Bank Bal/Pmt: \$59,400,000																																			