15611 E Colfax Avenue

AURORA, CO 80011

CONFIDENTIAL OFFERING MEMORANDUM



SINGLE TENANT
NET LEASED INVESTMENT

CALIBER

CUSHMAN & WAKEFIELD

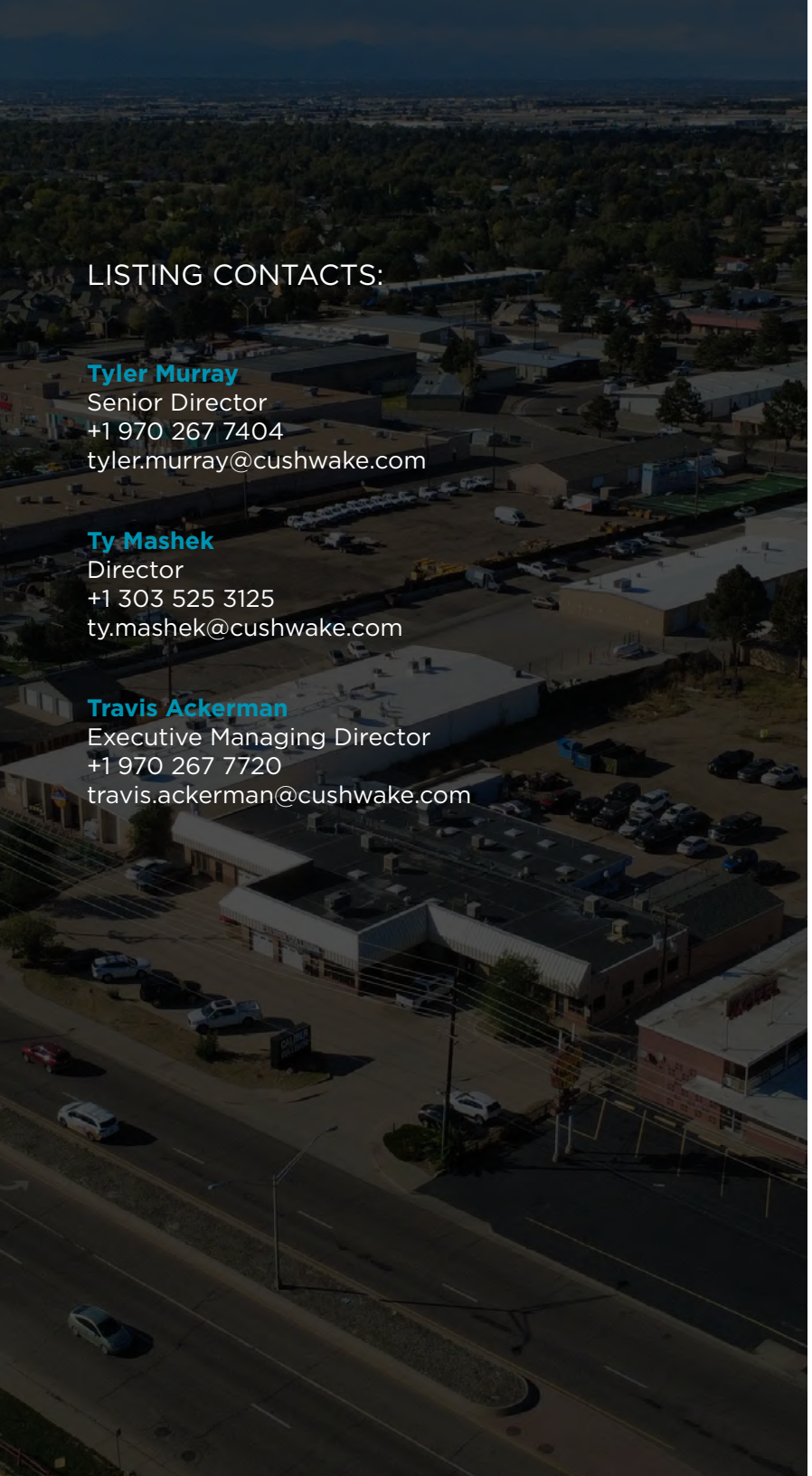
TABLE OF CONTENTS:

4 **Executive Summary & Investment Highlights**

6 **Property & Tenancy Overview**

12 **Location & Market**





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Disclaimer

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of 15611 E Colfax Avenue, Aurora, CO 80011 ("the Property").

This Offering Memorandum was prepared by Cushman & Wakefield of U.S., Inc. ("Cushman & Wakefield") and has been reviewed by representatives of the owners of The Property ("the Ownership"). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that such information is based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, is subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor Cushman & Wakefield nor any of their respective officers have made any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, any of its contents, or any other materials provided as a courtesy to facilitate prospective purchaser's own investigations of the Property, and no legal commitments or obligations shall arise by reason of this Offering Memorandum, its contents or any further information provided by Cushman & Wakefield regarding the Property.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Cushman & Wakefield does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Ownership and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered and approved by Ownership and any conditions to Ownership's obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective purchaser must rely entirely on its own investigations and those of its agents and consultants.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Ownership or Cushman & Wakefield.

The terms and conditions stated in this section will relate to all of the sections of the Offering Memorandum as if stated independently therein. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property at this time, kindly return this Offering Memorandum to Cushman & Wakefield at your earliest possible convenience. Photocopying or other duplication is not authorized.

CUSHMAN & WAKEFIELD



01

Executive Summary & Investment Highlights

Executive Summary & Investment Highlights



CALIBER

Caliber is a trusted automotive service leader, providing expert collision, glass, and fleet solutions through a growing national network of centers.

- Corporate lease guaranty with remaining term of 9 years
- (1) 5-year Lease Option
- Privately held with 1,800 locations across 41 states and employing approximately 30,000 team members
- Estimated annual revenue of approximately $4.7 billion, demonstrating significant scale and market penetration
- Industry-leading footprint with continued expansion through both acquisitions and new store development
- Backed by prominent institutional investors including Hellman & Friedman, Leonard Green & Partners, and OMERS Private Equity, providing substantial financial resources and strategic support
- Strong position within a highly fragmented industry, creating ongoing opportunities for consolidation and market share gains
- Continued investment in technology, EV repair capabilities, workforce development, and nationwide service expansion

$3,000,000 ($225/SF)
SALE PRICE

CORPORATE LEASE GUARANTY
CH Hold Corp

LANDLORD RESPONSIBILITIES
MAINTENANCE - STRUCTURE
REPLACEMENT - ROOF, PARKING LOT, MECHANICAL

6.18%
CAP RATE

9 YEAR LEASE
3% SCHEDULED RENT INCREASES

SIGNIFICANTLY BELOW REPLACEMENT COST
INVESTMENT HIGHLIGHT



03

Property & Tenancy Overview

Property Overview

Address	15611 E Colfax Avenue, Aurora, CO 80011
Building Size	13,307 SF
Site Size	1.8 Acres
Year Built	1954
Zoning	MU-C (Mixed-Use Corridor District)
Yard Size	±1 Acre



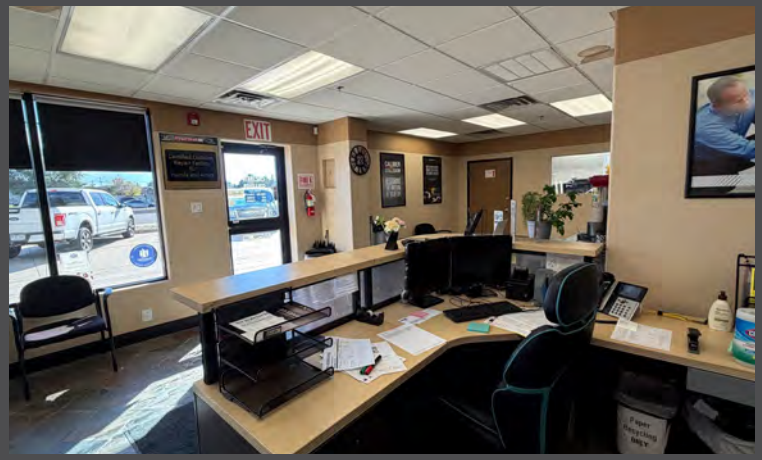
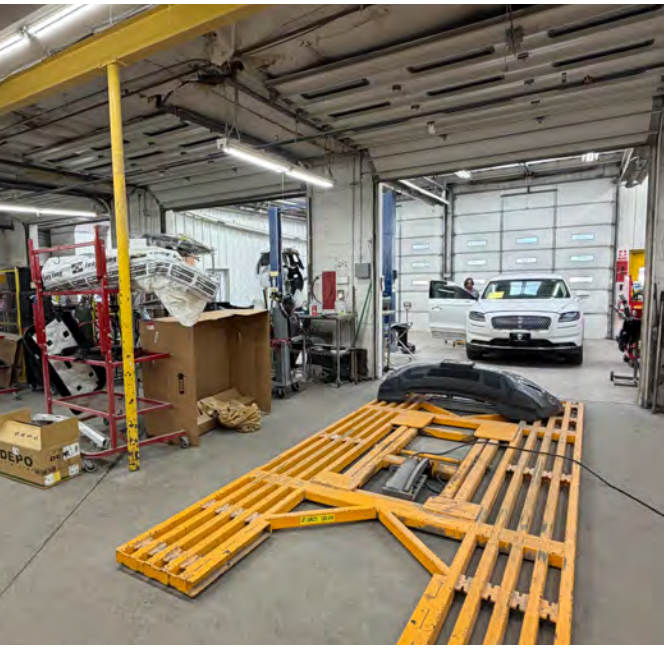
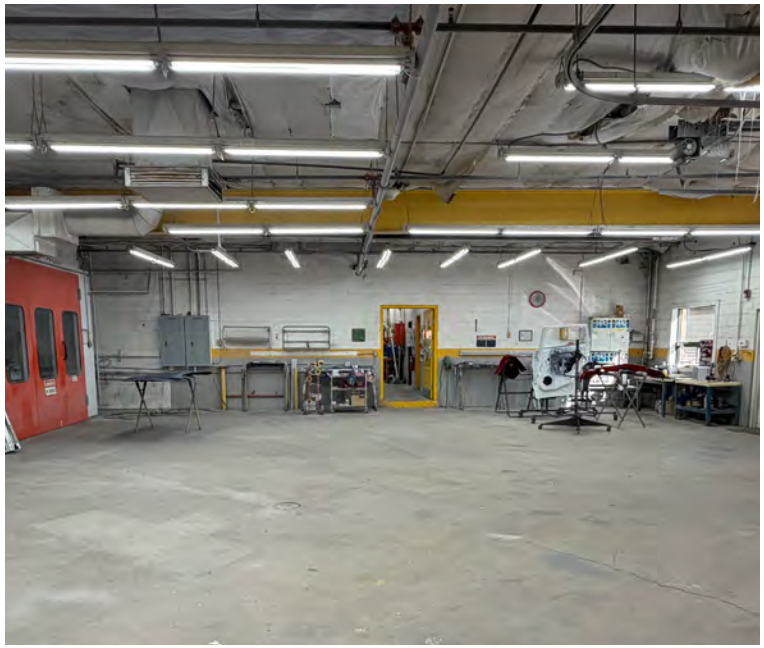


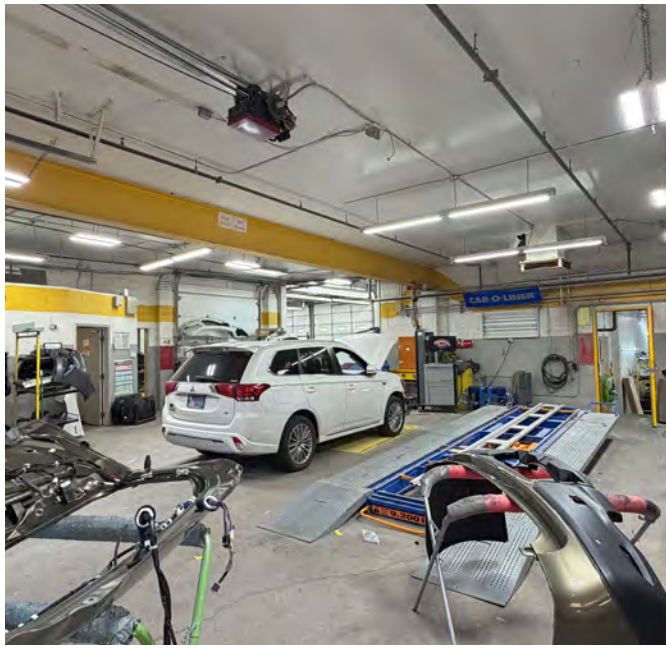


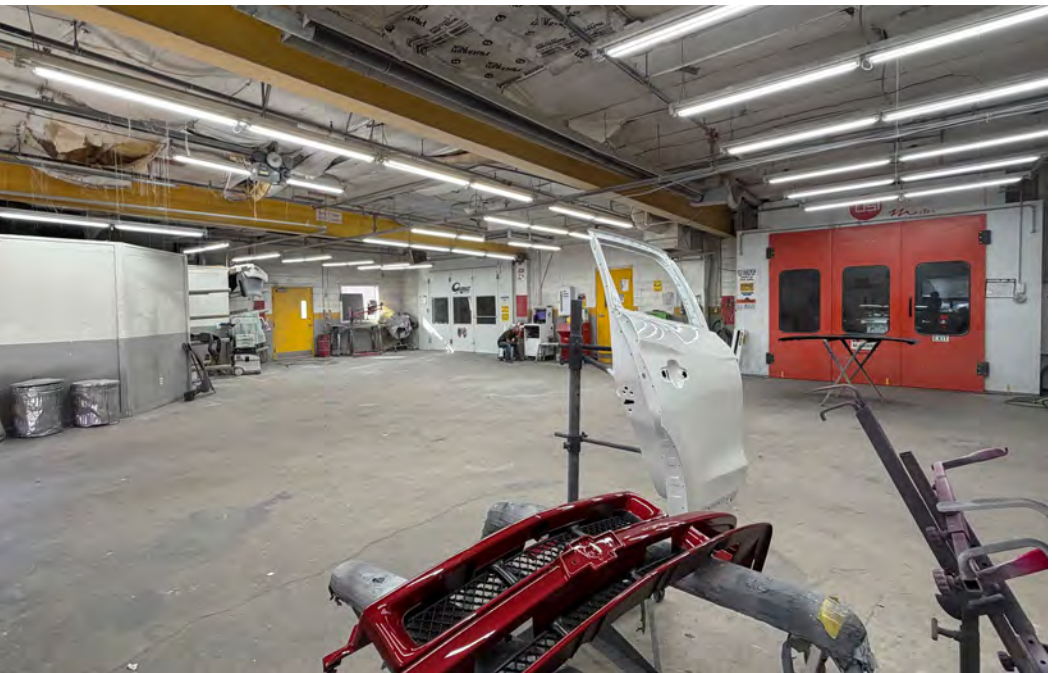


Photo Gallery



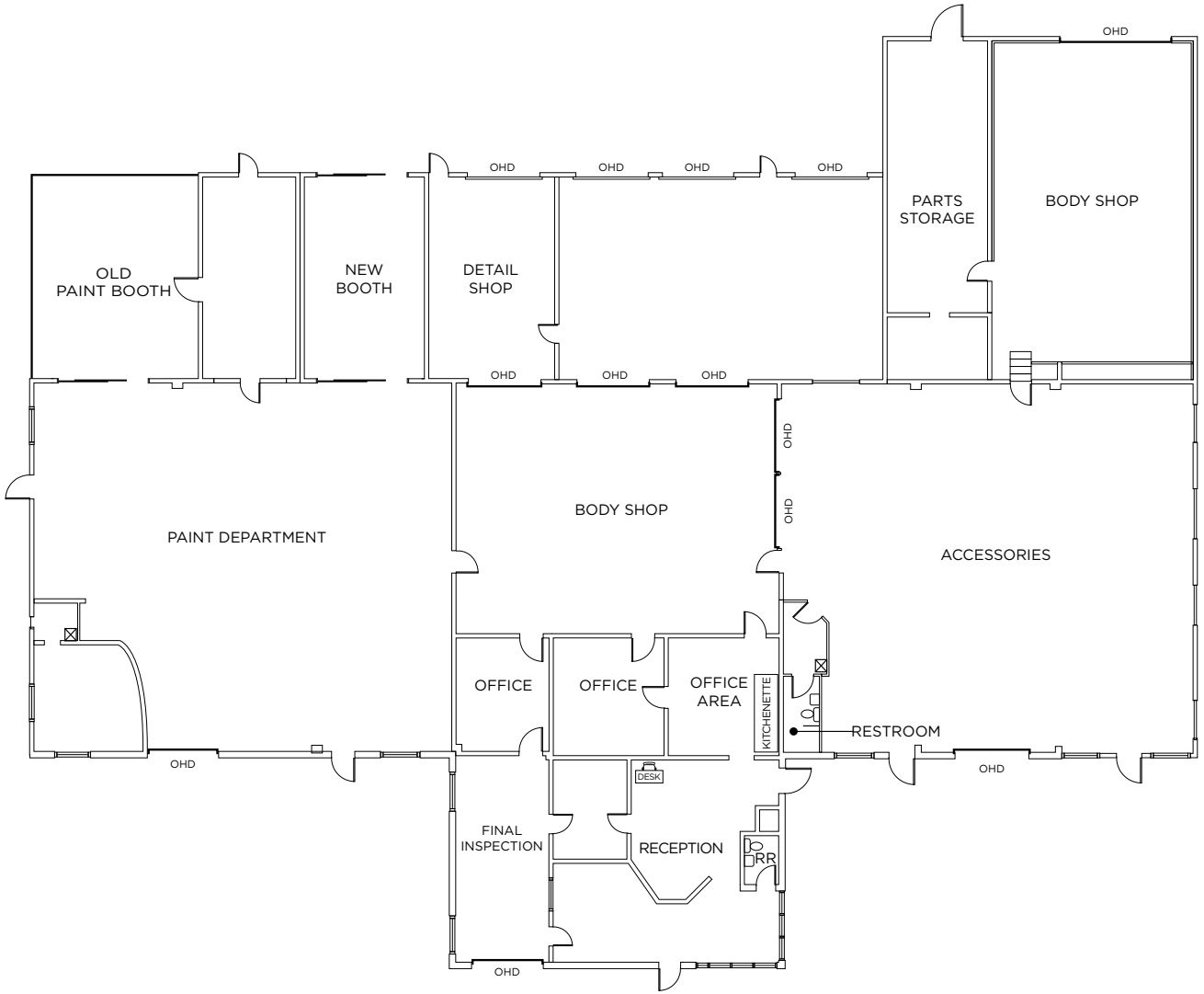








Floor Plan


OHD
PARTS STORAGE
BODY SHOP
OHD
OHD
OHD
OHD
OLD PAINT BOOTH
NEW BOOTH
DETAIL SHOP
OHD
OHD
OHD
OHD
OHD
PAINT DEPARTMENT
BODY SHOP
ACCESSORIES
OFFICE
OFFICE
OFFICE AREA
KITCHENETTE
RESTROOM
OHD
DESK
OHD
FINAL INSPECTION
RECEPTION
RR
OHD

Site Plan



Tenancy Overview

CALIBER

- National Tenant with Strong Brand Recognition
- Strategic Denver Metro Location
- Essential-Service Tenant
- Industry-Leading Repair Facility
- Proven Operating History
- Institutional Sponsorship

TENANT SUMMARY	
TENANT	CALIBER BODYWORKS OF COLORADO LLC
GUARANTOR	CH HOLD CORP (CALIBER COLLISION)
LEASE COMMENCEMENT	OCTOBER 9, 2015
LEASE EXPIRATION	OCTOBER 31, 2035
OPTION	(1) 5-YEAR OPTION
LEASE TYPE	NNN
BASE RENT (11/1/2026 - 10/31/2027)	$185,460.48 ANNUALLY
ESCALATIONS	3% ANNUALLY

VIEW LEASE ABSTRACT



Tenant's Locations in Colorado

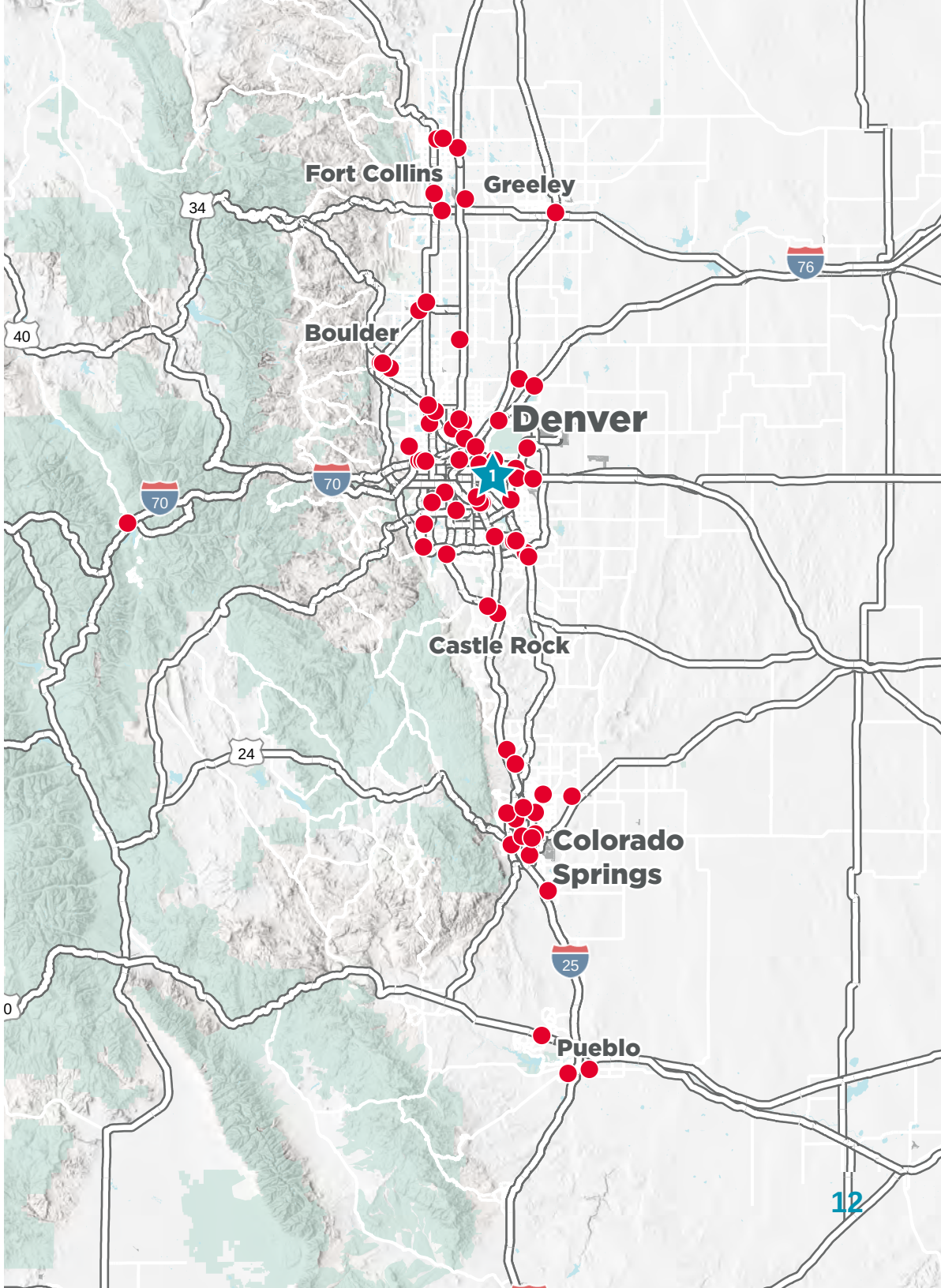
1 15611 E Colfax Ave, Aurora, CO

Caliber Collision has established a significant footprint throughout Colorado's Front Range, with multiple locations serving the region from Fort Collins in the north through the Denver Metro Area, Boulder, Longmont, Castle Rock, and south to Colorado Springs. The company operates dozens of collision repair, auto glass, and fleet service facilities across Colorado, providing broad geographic coverage in many of the state's fastest-growing communities.

Along the Front Range, Caliber maintains a particularly strong presence in the Denver metropolitan area, including locations in Denver, Aurora, Englewood, Greenwood Village, Northglenn, Westminster, Wheat Ridge, Arvada, Parker, and Commerce City. Additional facilities serve key northern Colorado markets such as Fort Collins, Loveland, Longmont, and Boulder, further strengthening the company's regional reach.

This extensive network positions Caliber as one of the largest collision repair providers in the Front Range, offering customers convenient access to repair services while supporting insurance partners, commercial fleets, and individual vehicle owners throughout Colorado's primary population corridor.

VIEW FULL LIST





04

Location & Market Overview

Aurora, Colorado Overview

Aurora, Colorado is one of the Denver metropolitan area's most dynamic and rapidly growing communities, offering a unique blend of economic vitality, diverse population, and strategic regional connectivity. As Colorado's third-largest city, Aurora spans more than 160 square miles across Adams, Arapahoe, and Douglas counties, providing businesses and residents with access to a broad workforce, extensive transportation infrastructure, and a high quality of life.

Positioned along the Interstate 70 and E-470 corridors, Aurora benefits from exceptional regional accessibility. The city is directly connected to Denver International Airport, one of the nation's busiest airports, making Aurora an attractive destination for corporate users, logistics operations, advanced manufacturing companies, healthcare providers, and national retailers. This strategic location has fueled significant commercial and residential growth over the past decade.

Aurora is home to several major employment centers, including the Anschutz Medical Campus, a nationally recognized hub for healthcare, medical research, and bioscience innovation. The campus anchors a robust employment base that attracts highly skilled professionals and supports continued economic expansion throughout the region. Additional growth drivers include Buckley Space Force Base, a major military installation that contributes thousands of jobs and generates substantial economic activity.

The city boasts a diverse and affluent consumer base supported by strong population growth and ongoing development. Numerous master-planned communities, mixed-use projects, and retail destinations continue to enhance Aurora's appeal as both a residential and business location. Residents enjoy access to more than 100 parks, extensive trail systems, championship golf courses, reservoirs, and open-space amenities, creating an attractive balance between urban convenience and outdoor recreation.

With its expanding economy, strong demographic trends, exceptional transportation network, and proximity to Denver's primary employment centers, Aurora continues to establish itself as one of Colorado's premier destinations for commercial investment, business growth, and long-term economic opportunity.







DEMOGRAPHICS

418,060
POPULATION

$121,832
AVERAGE HH INCOME

153,656
HOUSEHOLDS (HH)

36.5
MEDIAN AGE

Location Overview



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