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Pathfinder sells Sixth Avenue buildings in \$7.5 million deal

by Jill Jamieson-Nichols

A high-visibility flex/industrial property on West Sixth Avenue in Lakewood changed ownership in a \$7.5 million transaction.

San Diego-based Pathfinder Partners sold Garrison Business Park, a 49,000-square-foot property at 9195-9197 W.

Sixth Ave., to CAM Lakewood LLC. The buyer is a California investment group coming out of a 1031 exchange.

The two-building property features functional office, laboratory and warehouse spaces with nine roll-up loading doors, 16-foot ceilings and extensive parking. The sale was Pathfinder Partners' ninth disposition in Colorado since 2009.

Pathfinder purchased Garrison Business Park from the real estate-owned department of a commercial mortgage backed securities special servicer in 2012.

It paid \$4.33 million for the property, which was fully leased at the time.

Pathfinder Partners' business plan included boosting rents and stabilizing the property's occupancy and operations, according to Lorne Polger, Pathfinder senior managing director. In late 2013, a tenant that occupied 18,100 sf, or 37 percent of the property, provided a notice of lease termination. Pathfinder signed two leases totaling 16,450 sf for that space. The buildings were 100 percent leased at the time of sale.

Tenants include Pinkard Construction and Golder Associates, an engineering firm.

"We were attracted to the project's location and diversified tenant base and remain bullish on the Denver metro area, which has demonstrated population and employment growth well above the national average for the past several years," Polger said. "When we originally purchased the property, we knew vacancy for Class B flex buildings in the Lakewood submarket was historically low and that Garrison was well positioned to benefit from improving market fundamentals. Now that we have added the value and

stabilized the property, it is time for a new owner with a very long time horizon.” CBRE Inc. Senior Vice President Tyler Carner said there were “multiple” parties interested in acquiring Garrison Business Park, which occupies a 3.76-acre site.

“The asset was very high quality and was nicely stabilized with an attractive rent roll that offered good long-term cash flow to buyers,” said Carner, who represented Pathfinder Partners with CBRE Vice President Jeremy Ballenger.

First Industrial Realty Trust developed Garrison Business Park, which includes a total of four buildings, in 2009. A New York investor owns the other two buildings.