

Contact 1031tax.com to review additional NNN Properties.

Information below is computer generated. Please pardon the typos.

## 1 Wheat Ridge, CO 80033



Price	\$2,612,418
Building Size	14,630 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Single tenant, NNN, US BANK located in the Denver MSA. US Bank has been a tenant at this location for 15 + yrs and recently exercised an early extension 16 months in advance. A Walmart anchored shopping center is located across the street bringing strong consumer flow to the site.

## 2 Colorado Springs, CO 80915



Price	\$1,200,000
Building Size	3,621 SF
Cap Rate	4.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Single-tenant net leased investment offering in Colorado Springs, CO. The property is occupied by KROGER owned Loaf N Jug, and is located at 6857 Space Village Ave. The subject property consists of approximately 3,621 SF on a 21,344 SF lot and is located adjacent to Space Village retail center. Located at the entrance to Peterson Air Force Base where HWY 24 and Peterson Blvd intersect, with an average daily traffic count of 56,600 cars.

## 3 Commerce City (Denver), CO 80022



Price	\$4,702,711
Building Size	22,414 SF
Cap Rate	6.75%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

### Property Description

The subject property is a recently renovated 22,414-square foot Caliber Collision in Commerce City (Denver), CO. Caliber Collision has signed a new 15-year absolute net lease. The lease calls for ten percent rent increases every 5 years throughout the initial term and option periods. Caliber Collision is one of the nation's largest collision repair companies with more than 305 Gold Class Professional certified collision repair centers across fourteen states. The property is located between the I-76 & I-270. Nearby national retailers include Wal-Mart Garden Center, Carl's Jr, McDonald's, Taco Bell, Long John Silver's, Cricket Wireless, Walgreen's, Jack in the Box, Subway, Wells Fargo, Wendy's, and others. The population has grown by nearly 14% since 2000. The site features high population density with more than 222,058 people residing within a five mile radius.

## 4 Fountain, CO 80817



Price	\$2,203,000
Building Size	1,920 SF
Cap Rate	5%
Property Sub-type	Retail Pad
Status	Active

Property Notes

### Property Description

Fee simple interest (land & building) in a corporate guaranteed, freestanding, single tenant, NNN leased, Starbucks with Drive Thru, located in Fountain, CO, which is an out parcel in a Safeway anchored center. The tenant, Starbucks, has approximately 8.5-years remaining in the current term. The lease features 10% increases every 5 years throughout the initial term and at the beginning of each (5-Year) option periods, which generates steady NOI growth and hedges against inflation. The property is a prominent out parcel to a Safeway anchored shopping center.

## 5 Denver, CO 80211



Price	\$4,415,000
Building Size	3,067 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

We are pleased to present the sale of the brand new, free-standing, single tenant Bank of the West property. Bank of the West relocated to the subject property from a highly successful branch with deposits in excess of \$63 million. The property was built in 2015 consisting of a 3,067 square foot building with double drive-thru tellers. Bank of the West signed a new 12.5-year net lease with rental increases every five years throughout the lease providing excellent rental growth and stability. Bank of the West is an investment grade tenant rated "A" by Standard and Poors.

## 6 Centennial, CO 80122



Price	\$2,193,000
Building Size	6,124 SF
Cap Rate	6.10%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

6,124 square-foot free standing Advance Auto Parts property situated on 0.76 acres and located just 35 miles south of Denver International Airport in Centennial, Colorado. The store opened in 2010 with a brand new 15 year lease and three, five-year renewal options. There are 10years of primary term remaining with rent increases of 5.00% during each option period. The lease structure is rare in that the landlord is only responsible for structure, slab, and foundation. The auto parts sector performed extremely well in 2014, outperforming the S&P 500. Advance has been growing at a rapid pace and remains the top performer in the industry. In January 2014, Advance Auto Parts acquired CARQUEST (General Parts International) through a \$2 billion acquisition. The company has seen net sales increase by 51.5% since the end of FY2013. The CARQUEST acquisition offers Advance an increased line of commercial products to better serve its customers and helps further expand the company's dominating footprint into the Northeast portion of the United States.

7 Centennial, CO 80122



Price	\$2,193,000	Property Notes
Building Size	6,124 SF	
Cap Rate	6.10%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

6,124 square-foot freestanding Advance Auto Parts property situated on 0.76 acres and located just 35 miles south of Denver International Airport in Centennial, Colorado. The store opened in 2010 with a brand new 15 year lease and three, five-year renewal options. There are 10 years of primary term remaining with rent increases of 5.00% during each option period. The lease structure is rare in that the landlord is only responsible for structure, slab, and foundation. The auto parts sector performed extremely well in 2014, outperforming the S&P 500. Advance Auto has been growing at a rapid pace and remains the top performer in the industry. In January 2014, Advance Auto Parts acquired CARQUEST (General Parts International) through a \$2 billion acquisition. The company has seen net sales increase by 51.5% since the end of FY2013. The CARQUEST acquisition offers Advance Auto an increased line of commercial products to better serve its customers and helps further expand the company' s dominating footprint into the Northeast portion of the United States.

8 Thornton, CO 80241



Price	\$4,525,000	Property Notes
Building Size	6,115 SF	
Cap Rate	5%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

Bloomin' Brands, Inc. (NASDAQ: BLMN) is one of the world' s largest casual dining restaurant companies with approximately 1,500 restaurants throughout 48 states, Puerto Rico, Guam, and 22 countries. The company operates restaurants through a portfolio of leading, differentiated restaurant brands including Outback Steakhouse, Carrabba' s Italian Grill, Bonafish Grill, and Fleming' s Prime Steakhouse & Wine Bar. As of June 28, 2015, Bloomin' Brands reported TTM revenues of \$4.48 Band EBITDA of \$389.8M. At closing, Outback Steakhouse will execute a new 15-year NNN lease with four 5-year options to renew. The lease will include 1% annual rent increases throughout the term.

9 Lakewood, CO 80214



Price	\$1,010,000	Property Notes
Building Size	2,941 SF	
Cap Rate	5%	
Property Sub-type	Restaurant	
Status	Active	

**Property Description**

Two Arby' s properties in Lakewood, Colorado and Chubbuck, Idaho that must be purchased together. The Lakewood property is prominently located on the corner of W Colfax Ave and Kendall St, with a daily traffic count of over 32,000 vehicles. The property is an absolute triple-net ground lease with very low rent of only \$17 a square foot. The building is approximately 2,941 square feet with a land area of 0.59 acres. The subject has 7.8 years remaining on the lease with US Beef Corp, which operates over 320 Arby' s restaurants and will be adding 35 more locations in the Denver market alone over the next five years.

## 10 Fruita, CO 81521



Price	\$1,290,000
Building Size	4,052 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Absolute NNN Lease, No Landlord Responsibilities, Complete 2015 Interior and Exterior Renovation shows McDonald's long term commitment to the Real Estate. CBRE has exclusively listed for sale this single tenant McDonald's in Fruita, Colorado, which is 12 miles West of Grand Junction, Colorado. This corporate McDonald's offering consists of an absolute triple net (NNN) single tenant ground lease. McDonald's has been located at this site in Fruita, since 1994. McDonald's just renewed their lease for another 5 years, and finished updating and remodeling the McDonald's building to current standards. The building is estimated to be 4,052 rentable square feet on approximately 49,658 square feet of land. There is one (1), five (5) year option remaining, and the rent in the option is equivalent to ten percent (10%) of the Fair Market Value of the Demised Premises exclusive of any and all improvements. This investment offers a corporate guarantee by McDonald's USA, LLC, a Delaware limited liability company. McDonald's is publicly traded on the New York Stock Exchange with stock symbol MCD, and has an investment grade credit rating of "A."

## 11 Colorado Springs, CO 80907



Price	\$2,200,000
Building Size	2,304 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

7-Eleven local franchisee and personal guaranteed double-net lease in Colorado Springs, Colorado. The original lease was for five years; commencing November 1, 2010. The tenant just recently optioned to extend the lease for an additional five years while also increasing the rent 10 percent.

## 12 Loveland, CO 80538



Price	\$3,011,000
Building Size	3,300 SF
Cap Rate	4.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

**NEW CONSTRUCTION!** We are pleased to present an opportunity to purchase a fee simple, absolute NNN master lease to 7 Eleven, Inc - the largest convenience store chain in the world that is currently rated AA-, Outlook: Stable by Standard and Poor (Investment Grade). There are just over 13 years remaining on an 15 year lease with 10% increases every 5 years including all option periods. There are 4 - 5 year options. The next rental increase is scheduled for November 1st, 2018, providing a Buyer with near-term estimated rent bump of 10% in annual income.

13 Colorado Springs, CO 80923



Price	\$2,434,956
Building Size	4,128 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The subject investment opportunity is a Jiffy Lube located at 5838 Tutt Boulevard, Colorado Springs, Colorado. The property consists of a total of 4,128 square feet of building space. The ground floor consists of 2,630 square feet and the basement totals 1,498 square feet. Additionally, the building sits on approximately 0.75 acres of land. This Jiffy Lube location has roughly 10 years remaining on the original 20-year lease, which commenced in 2005. This is a true triple net (NNN) lease with zero landlord responsibilities. The current rent is equal to \$152,185 and is subject to rental increases of 10 percent every five years that continue through the four, five-year tenant renewal options.

14 Fort Collins, CO 80525



Price	\$3,677,739
Building Size	7,946 SF
Cap Rate	5.85%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Red Lobster located at 3301 South College Ave in Fort Collins, Colorado. The property is roughly 7,946 square feet and is situated on approximately 0.92 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.5 years remaining on the lease. Current annual rent is \$215,148. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.

15 Pueblo, CO 81008



Price	\$3,362,100
Building Size	5,074 SF
Cap Rate	5.80%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

This is an excellent opportunity to purchase an investment property for \$ 3,362,100 at a 5.80% cap rate with new 15 year lease. The lease, which is scheduled to commence in November of 2015 includes 7.50% rent increases every five years and three 5-year options, with 7.50% increases as well. The property is ideally located just off of the major intersection of Interstate 25 and Highway 50, with more than 43,000 vehicles per day.

16 Denver, CO 80220



Price	\$1,520,000
Building Size	3,018 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Single Tenant Net Lease Portfolio in Denver, CO. Located on Colfax Ave., one of Denver' s busiest thoroughfares with over 27,000 cars per day; these highly visible properties are in excellent urban infill locations. Subway is one of the fastest growing franchises in the world, with 44,488 restaurants in 111 countries and territories. The USA alone has 27,058 outlets making it the largest single-brand restaurant chain and the largest restaurant operator in the world.

17 Colorado Springs, CO 80923



Price	\$1,709,218
Building Size	2,959 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Brand new freestanding Taco Bueno with a rare 20-year lease. The subject property is part of a new development that includes a brand new Starbucks, which is adjacent to the Taco Bueno, and a brand new 7-Eleven, plus remaining pads to be developed in the near future. Taco Bueno enjoys excellent visibility, as it sits directly on the corner at the signalized intersection of Dublin Blvd (6 lanes) and Tutt Boulevard (4 lanes). The site also benefits as drive-thru location with egress and ingress from both roadways.

18 Lakewood, CO 80226



Price	\$4,453,270
Building Size	6,800 SF
Cap Rate	5.95%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Red Lobster located at 810 South Wadsworth Boulevard in Lakewood, Colorado. The property is 6,800 square feet and is situated on approximately 2.07 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.50 years remaining on the lease. Current annual rent is \$264,970. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand (average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest casual dining concept in North America.

19 Clifton, CO 81520



Price	\$1,920,000
Building Size	1,704 SF
Cap Rate	6.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

The subject property is an approximate 1,704 square foot Fee Simple Sonic Drive-In location built in 2007 on approximately 1.0 acre in Clifton, Colorado. The property is located at the signalized, hard corner of Interstate 70 and State Highway 141. The property has excellent visibility with over 55,900 cars per day combined on Highway 141 and Highway 6. The property is located next to a free-standing AutoZone and a 100% occupied multi-tenant center with Jimmy Johns, Rent-A-Center, Papa Johns and Sleep Solutions. Other national retailers in the area include Walgreen's, US Bank, Ace Hardware, Starbucks, McDonald's, Taco Bell, Best Western and City Market. The tenant signed a 20-year NNN lease which began in July 2007. Following the initial 20-year term there are four 5-year options with 10% Increases. Under the lease, the Tenants Base Rent for the term shall be due and payable in monthly installments equal to 9.1% of the previous month's Gross Revenue less sales taxes, but shall never be less than \$10,000.00 per month or \$120,000.00 per year. Historical Sales provided upon request.



Price	\$2,400,000
Building Size	6,816 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

The subject property is an approximate 6,816 square foot, Fee Simple AutoZone location built in 2007 on approximately 1.183 acres in Clifton, Colorado. The property is located at the signalized, hard corner of Interstate 70 and State Highway 141. The property has excellent visibility with over 55,900 cars per day combined on Highway 141 and Highway 6. The property is located next to a free-standing Sonic and a 100% occupied multi-tenant center with Jimmy Johns, Rent-A-Center, Papa Johns and Sleep Solutions. Other national retailers in the area include Walgreen's, US Bank, Ace Hardware, Starbucks, McDonald's, Taco Bell, Best Western and CityMarket. The tenant signed a 20-year NNN lease which began in November 2007 with a 10% rental increase in November 2017. Following the initial 20-year term there are four 5-year options with 10% increases.



Price	\$2,800,000
Building Size	4,050 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

## Property Notes

**Property Description**

Strong Sales, Low Rent to Sale Ratio, Corporate Guarantee, Absolute NNN, No Landlord Responsibilities, 10% Increases Every 5 Years.

CBRE is pleased to offer for sale this single-tenant Kneaders Bakery & Café (the Property) located in Colorado Springs, Colorado, directly off Interstate 25 at the entrance to Polaris Pointe, a ±2,000,000 square foot mixed-use development anchored by a ±120,000 square foot Bass Pro Shop. The offering consists of a newly constructed, ±4,050 square foot Kneaders Bakery & Café, opening in February 2016 with a 15-year absolute NNN lease. The lease has 10% rental increases every 5 years in the initial term and throughout the 4, 5-year options. This Kneaders offers a corporate guarantee by FFG Stores, LLC (Four Foods Group), the master Kneaders franchisee and one of the fastest growing restaurant companies in the country. Four Foods Group currently operates 32 Kneaders Bakery & Cafés and has more than 13 restaurants in development. The Company plans on operating more than 55 restaurants by the end of 2016. Each year since 2012, Four Foods Group has been listed on either Inc. 500 or Inc. 5,000.



Price	\$1,648,500
Building Size	7,437 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

Back on the Market! UC Health (Adeptus Health) is on a 20 year ground lease that features 10% increases every 5 years followed by 6 five year options at 10% increases with the 7th option at Fair Market Value.

23 Denver, CO 80249



Price	\$2,665,910
Building Size	2,733 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Back on the Market!! Carl' s Jr is a freestanding, drive-thru building on Tower Rd., in Denver, CO. Carl' s Jr. is on a NNN lease with 12 years remaining on the primary term and a 10% rent increase in 2017 and 2022. Carl' s has 4 five year options with the first option at a 10% increase and then the lease goes to Fair Market Value for the remaining terms.

24 Denver, CO 80249



Price	\$6,857,142
Building Size	13,650 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Absolute NNN Walgreen's net leased drug store in the heart of Green Valley Ranch (Denver) across from a King Sooper's center, the area' s dominant grocer. Green Valley Ranch is the fastest growing community in Colorado and the gateway to Denver International Airport. The subject property is a 13,650 square foot Walgreen's with drive thru located in Denver, CO. Walgreen's has signed a 75 year absolute net lease which commenced in February of 2006. The first option to terminate is 2031.

25 Aurora, CO 80016



Price	\$3,636,521
Building Size	6,827 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Red Lobster located at 6139 S Southland Parkway in Aurora, Colorado. The property is roughly 6,827 square feet and is situated on approximately 1.77 acres of land. This Red Lobster is subject to a 20-year triple-net (NNN) lease, with roughly 19 years remaining on the lease. Current annual rent is\$209,100. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options

26 Colorado Springs, CO 80918



Price	\$3,813,913
Building Size	7,326 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Red Lobster located at 4925 N Academy Boulevard in Colorado Springs, Colorado. The property is roughly 7,326 square feet and is situated on approximately 2.00 acres of land. This Red Lobster is subject to a 20-year triple-net (NNN) lease, with roughly 19 years remaining on the lease. Current annual rent is \$219,300. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.



27 Pueblo, CO 81008



Price	\$4,628,931
Building Size	8,356 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Red Lobster located at 3306 North Elizabeth Street in Pueblo, Colorado. The property is roughly 8,356 square feet and is situated on approximately 1.80 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.75 years remaining on the lease. Current annual rent is \$277,736. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.

28 Northglenn, CO 80234



Price	\$6,663,247
Building Size	8,041 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Red Lobster located at 1350 West 104th Avenue in Northglenn, Colorado. The property is roughly 8,041 square feet and is situated on approximately 1.80 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.75 years remaining on the lease. Current annual rent is \$383,137. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.

29 Englewood, CO 80113



Price	\$2,828,000
Building Size	15,729 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Two building single tenant offering. A&A Trading Post, the first Ace Hardware franchisee in Colorado, has been at this location for 60+ years. The current franchisee purchased the business in 2006 and continue to own/operate three successful Ace Hardware location in Metro Denver. The building has received over \$250,000 in improvements since October 2014. Since 2014, the tenant has extended their lease 10 years, the parking lot has been replaced and striped, both roofs have been replaced with 60mil TPO, and all façade shingles have been replaced.

30 Greenwood Village, CO 80112



Price	\$5,000,000
Building Size	10,794 SF
Cap Rate	6.04%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Beautiful, prominent free-standing building consists of approx. 10,794 SF standing proudly at a highly visible corner location.

**31 Aurora, CO 80013**

Price	\$6,695,000
Building Size	15,000 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Single tenant, net leased, fee simple investment opportunity in Aurora, part of the Greater Metro Denver Area. The offering is inclusive of a 15 year, 4 month lease backed by Natural Grocers by Vitamin Cottage (NGVC), one of the nation's premier specialty retailers of natural and organic groceries and dietary supplements. Natural Grocers by Vitamin Cottage held an initial public offering on July 25, 2012 priced at \$15.00 per share. As of July 21, 2015 the stock was trading at \$23.21 per share. The continued growth and success of the company can be attributed to annual compound sales growth of 24.4% since 2010. The company currently operates 100 locations in 16 states and is expected to grow by an additional eight units in the remaining fiscal 2015 with an expected national footprint of 1,000+ stores at maturity.

**32 Thornton, CO 80229**

Price	\$2,625,000
Building Size	4,500 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

We are pleased to offer investors a new, single tenant investment that is 100% to NextCare Urgent Care - a fast growing, well capitalized and successful urgent care company based in Colorado (107 locations). The primary lease term is 10 years with fixed 3% annual increases, including all option periods. There are 3% annual increases during the option periods as well. The landlord is responsible for only roof and structure. The new bldg is comprised of 4,500 square feet that is situated on 15,790 SF of land. The site is strategically located at the corner of 98th Avenue and Grant Street in Thornton, CO - just off the I-25 and surrounded by a strong mix of residential and retail properties, including Walmart Supercenter, Sam's Club, Wells Fargo Bank, Home Depot and Gander Mountain. It offers services in the areas of general illness treatment, urgent medical care for minor injuries, urgent care physicals, pediatric urgent care, medical discount program, immunizations and vaccinations, back pain diagnosis and causes, in clinic lab services and STD testing, and occupational medicine and health services.

**33 Commerce City, CO 80022**

Price	\$1,100,000
Building Size	6,789 SF
Cap Rate	5.50%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

Absolutely vital Main Post Office located on the highly travelled Magnolia Road. The USPS is running 24 delivery routes from the location.

34 Pueblo, CO 81001



Price	\$1,650,000	Property Notes
Building Size	6,786 SF	
Cap Rate	6.20%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

Newer 2013 build with a 15 year NNN lease. Advance Auto Parts, INC, operates as a retailer of automotive parts, accessories, and maintenance items to do it yourself. They recently acquired CarQuest (General Parts International) for \$2 billion, making it the largest auto part dealer in the country with a combined 5,276 company operated stores, 105 Worldpac branches, and 1400 independently owned CarQuest branded stores across 49 states, Puerto Rico, The Virgin Islands, and Canada. Advance Auto Parts is currently headquartered in Roanoke, VA and was founded in 1932. As of December 28, 2014, the company employed approximately 74,000 people. It premiered on the Fortune 500 list of companies in 2003, and has remained on the list ever since. As of January 3, 2015, Advance Auto Parts, INC had total revenues of \$9.84 billion, a net income of \$493.83 million, a net worth in excess of \$2.00 billion, and an S&P credit rating of BBB-.

35 Loveland, CO 80538



Price	\$1,850,000	Property Notes
Building Size	3,360 SF	
Cap Rate	6%	
Property Sub-type	Service/Gas Station	
Status	Active	

**Property Description**

Fee-simple interest in a free-standing, retail Shell branded store. Located in Loveland, Colorado, the property boasts strong store performance, attractive lease terms, prime real estate, and a hard corner location in a strong Colorado marketplace. The property has a guaranty from the tenant/franchisee, Firsthand Management LLC/Eastside Retail Group, LLC, a proven and successful operator in the Denver region for over ten years. The property consists of a 960 square foot service station/retail store and a 2400 square foot separate free-standing brick building. The 2015 annual net operating income totals \$112,943.04 and features an optimal lease structure with strong escalations during the primary renewal periods. This offering provides an exceptional opportunity to acquire a successful and profitable store with no landlord obligations. New developments in the area continue to enhance the strengths of this marketplace.

36 Loveland, CO 80537



Price	\$1,800,000	Property Notes
Building Size	17,962 SF	
Cap Rate	6.93%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

Unique hands-off triple-net investment opportunity! New 10-year lease with franchisee for Ace Hardware - buyer will get full benefit of lease term when tenant finish is completed in Fall 2015. Stand alone single tenant building.

37 Littleton, CO 80127



Price	\$1,358,016
Building Size	1,875 SF
Cap Rate	6.25%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

The offering is a single tenant ground lease investment occupied by Valero/Diamond Shamrock, who recently extended their lease for an additional 10 years. The property is ideally located at the busy intersection of Ken Caryl and Simms Street. Meadows Plaza Shopping Center is anchored by Walgreen's, Taco Bell, Einstein's and Wendy's.

38 Lafayette, CO 80026



Price	\$2,788,000
Building Size	5,145 SF
Cap Rate	6.25%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

Long-Term Absolute Triple-Net Lease Zero Landlord Responsibility 15-Year Primary Term with Options up to 50 Years One and One-Half Percent Annual Rent Escalations Strong Corporate Guarantee 5 Mile Population Exceeds 118,000 People - 38% Increase Since 2000 Average Household Income is 1.50x More Than The National Average Traffic Counts Exceed 30,000 Vehicles Per Day.

39 Colorado Springs, CO 80909



Price	\$2,699,000
Gross Leasable Area	6,480 SF
Cap Rate	6.88%
Property Sub-type	Neighborhood Center
Status	Active

Property Notes

**Property Description**

NOTE: New 5 Year Lease Extension - Cap Rate based on average rent over next 6.5 years\*\*353 Academy Boulevard North, Colorado Springs, Colorado, is an eye care and eye ware retail facility. The building has a total of 6480 square foot situated on 1.54 acres. The building consists of a large retail area, eye examination units, office and restrooms. The parking lot is paved and there are a minimum of 27 parking spaces. The property is fully landscaped.

40 Arvada, CO 80002



Price	\$4,995,000
Building Size	20,572 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The Office Depot was newly constructed in 2008 and contains 20,572 sf of building situated on 1.65 acres. It adjoins and shares a parking lot with Citywide Banks (NAP).

41 Arvada, CO 80003



Price	\$4,600,000
Building Size	36,000 SF
Cap Rate	6.50%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

**Property Description**

Beautiful 13 year old quality retail building in the heart of Arvada. Well constructed, easy access fronting on Wadsworth with over 55,000 daily car count. Seller will sell to another owner/user or sell as an investment on leaseback.

42 Littleton, CO 80127



Price	\$2,880,000
Building Size	4,920 SF
Cap Rate	6.25%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

**Property Description**

Long-Term Absolute Triple-Net Lease Zero Landlord Responsibility 15-Year Primary Term with Options up to 65 Years One and One-Half Percent Annual Rent Escalations Strong Corporate Guarantee.

43 Westminster, CO 80021



Price	Price Not Disclosed
Building Size	6,912 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Credit Tenant Advance Auto Parts w/ New 15 Primary Term Lease - 3 - 5 YR Options - 10% Increases Each Option - Brand New Construction - Modern Prototype - Moody's Rated Baa3, S&P Rated BBB - Largest Retailer of Automotive Parts in US - 5,200 Stores - 74,000 Employees - Revenues Over \$9.843B - Gross Profit Over \$4.45B - Net Income Over \$493 Million.

44 Denver, CO 80223



Price	\$1,029,000
Building Size	692 SF
Cap Rate	4.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Corporate Guaranteed by Starbucks Corp. (NASDAQ: SBUX) Investment Grade Credit (S&P 500: A- Rating, Moody's A3) Located within the Denver Metropolitan Area (Prime/Mature Retail Trade Area) in the Heart of the Santa Fe Art District Newly Renovated in 2014 Paying Low Rent Double Drive-thru Location New 5 Year Lease Extension with 12% Rental Increases Commencing on June 1, 2017 NNN Lease Landlord Responsible for Maintaining Roof & Structure Excellent Frontage on High Traffic Street with 115,000+ VPD.



Price	\$1,709,218
Building Size	2,959 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

## Property Notes

**Property Description**

Highlights NNN Lease - no landlord responsibilities Rare 20-year primary lease term 10% rental increases every five years in the primary term and the three 5-year options Store will open for business and rent will commence approximately February 1st, 2016 There are 197,000 residents within a 5-mile radius and average household incomes of \$85,000 within 1, 3, and 5-mile radii Brand new freestanding Taco Bueno with a rare 20-year lease. The subject property is part of a new development that includes a brand new Starbucks, which is adjacent to the Taco Bueno, and a brand new 7-Eleven, plus remaining pads to be developed in the near future. Taco Bueno enjoys excellent visibility, as it sits directly on the corner at the signalized intersection of Dublin Blvd (6 lanes) and Tutt Boulevard (4 lanes). The site also benefits as drive-thru location with egress and ingress from both roadways. The subject property is located in Colorado Springs, CO, just 60 mile from downtown Denver, and has a population of nearly 440,000 residents. The site is located on the corner of Tutt and Dublin Boulevard and has direct access to the brand new Tutt Blvd extension, which connects to the 6 lane.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.