



**8,500 SF | 79.79 ACRES**  
INVESTMENT OFFERING

**SiteOne Landscape Supply, LLC**

23203 East 152nd Avenue & 15489 Gun Club Road | Brighton, Colorado

E. 152nd Ave. (E. Bromley Ln.) 11,945 VPD

Gun Club Rd.

# INVESTMENT OFFERING | SiteOne Landscape Supply, LLC

23203 East 152nd Avenue & 15489 Gun Club Road | Brighton, Colorado



**CUSHMAN & WAKEFIELD**, as exclusive agents, are pleased to present the opportunity to acquire a 79.79 acre building and land parcel that is the strategic wholesale location for SiteOne Landscape Supply and Red Truck Tree Farms, Inc. This asset enjoys stable income from the largest and only wholesale distributor of landscape supplies. Supplemented by another long term tenant Red Truck Tree Farms, Inc. Both of these tenants have 3% annual escalations and are committed to this rapidly growing area and highly value the rare water resources on the site.

## SiteOne Landscape Supply Company

<b>Property Type</b>	Industrial
<b>Ownership Type</b>	Public/NYSE: SITE
<b>Guarantor</b>	SiteOne Landscape Supply, LLC
<b>Guarantor Details</b>	550+ Sites ±2.36 Billion in Revenue

## Red Truck Tree Farms, Inc.

<b>Property Type</b>	Industrial
<b>Ownership Type</b>	Private
<b>Guarantor</b>	Red Truck Tree Farms, Inc.



## OFFERING SUMMARY

<b>Net Operating Income</b>	\$184,765
<b>Lease Type</b>	NNN
<b>Landlord Responsibilities</b>	Roof & Structure
<b>Escalations</b>	3% Annual
<b>Lease Term</b>	5 Years

## INVESTMENT HIGHLIGHTS



Company sales exceed \$2.36 billion in 2019



Over 500 stores located in 45 states in the U.S. & Canada



Strategic location maximizing wholesaling distribution along I-76



SiteOne has demonstrated long term commitment to site and they are currently in negotiations to exercise their option early to secure their site until October 2027



In high growth area, situated between Fort Collins and Denver

# INVESTMENT OFFERING | SiteOne Landscape Supply, LLC

23203 East 152nd Avenue & 15489 Gun Club Road | Brighton, Colorado



## PROPERTY DETAILS

### OWNERSHIP

Serfer Land Ventures, LLC

### ADDRESS

23203 East 152nd Avenue  
(Parcel 0156912400004)  
& 15489 Gun Club Road  
(Parcel 0156912400003)

### MARKET

Brighton, Colorado

**PROPERTY TYPE** Industrial

### BUILDING SIZE

8,500 SF

### LAND SIZE

± 79.79 Acres

### WATER

Burlington/Barr Ditch  
(FRICO) 6 CCWCD 1 well

Burlington/Barr Ditch  
(FRICO) 6 CCWCD 2 wells

Burlington/Barr Ditch  
(FRICO) 1 CCWCD 1 well





PRECEDENT LANDSCAPE IMAGERY

## TENANT OVERVIEW

Formerly known as John Deere Landscapes, **SITEONE LANDSCAPE SUPPLY** is the publicly traded, (NYSE: SITE) Moody's Rating Ba3 and is the largest and only national wholesale distributor of landscaping products in the United States and Canada. They have a long history of serving residential and commercial landscape professionals who specialize in the design, installation and maintenance of lawns, gardens, golf courses and other outdoor spaces.

Through their network of over 550 stores across 45 states and five provinces, they offer a comprehensive selection of more than 100,000 products including irrigation supplies, fertilizer and control products, nursery goods, hardscapes, landscape lighting, drainage and erosion control products, tools, and other landscaping accessories and supplies. With a world-class team of over 2,700 industry experts, they also provide industry-leading complimentary services and business assistance to support their product offering and to help their customers operate and grow their businesses; all tailored to meet each customer's specific needs.

### QUARTER THREE 2020 HIGHLIGHTS (Compared to Third Quarter 2019)

- Net sales increased by 15% to \$751.9 million
- Organic daily sales increased by 11%
- Gross profit increased 16% to \$250.1 million; gross margin increased 30 basis points to 33.3%
- SG&A as a percentage of net sales decreased by 90 basis points to 24.4%
- Net income increased 39% to \$48.2 million
- Adjusted EBITDA increased 25% to \$87.8 million; adjusted EBITDA margin increased 90 basis points to 11.7%
- Net debt to adjusted EBITDA improved to 0.8x, compared to 2.9x in the prior year quarter
- Completed a \$261.7 million common stock offering in August
- Closed two acquisitions: Alliance Stone and Modern Builders Supply

Source: BusinessWire.com, NYSE: SITE



PRECEDENT LANDSCAPE IMAGERY

# INVESTMENT OFFERING | SiteOne Landscape Supply, LLC

23203 East 152nd Avenue & 15489 Gun Club Road | Brighton, Colorado



## RENT ROLL DETAILS

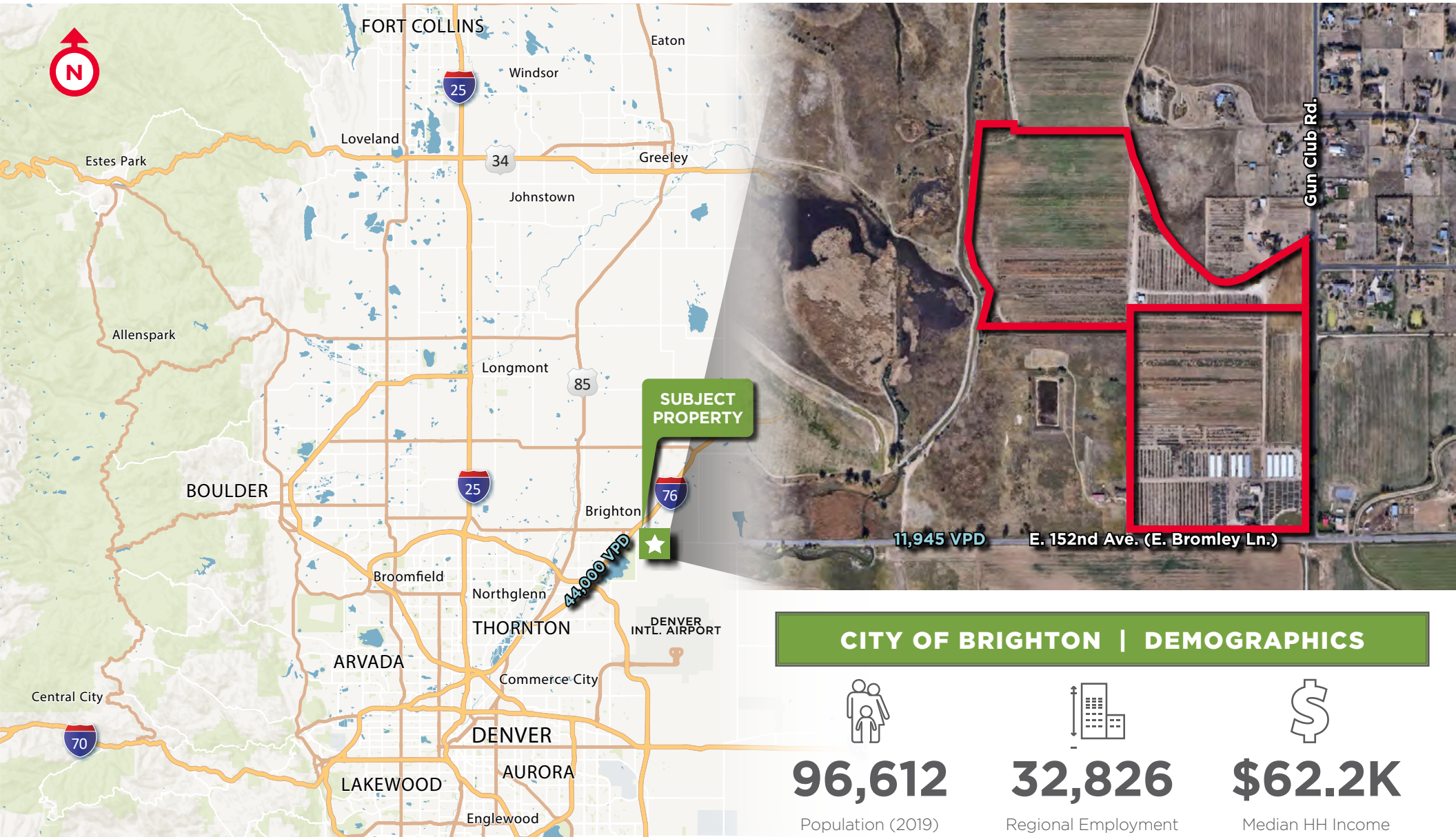
ADDRESS	LESSOR	TENANT	LEASE TYPE	LEASE DATE	LEASE TERM	EXPIRATION DATE	EXTENSIONS	MONTHLY RENT	ANNUAL RENT	ESCALATIONS	OFFICE/ WAREHOUSE SF	ACRES	WATER
<b>23203 E. 152nd Ave. Brighton</b>	Serfer Land Ventures, LLC	SiteOne Landscape Supply, LLC	NNN	October 17 2017	5 Years	October 31 2022 *	1st Renewal October 2022, 3 consecutive 5-year renewals remain *	\$11,897	\$142,765 *Annualized April 2021	3%	7,300 SF	38.593	13 shares 4 wells, shared between tenants
<b>15489 Gun Club Rd. Brighton</b>	Serfer Land Ventures, LLC	Red Truck Tree Farms, Inc.	NNN	April 1, 2021	5 Years	March 21, 2026		\$3,500	\$42,000	3%	1,200 SF	41.198	Burlington/Barr Ditch (FRICO) CCWCD

\* Currently in negotiations to exercise early



# INVESTMENT OFFERING | SiteOne Landscape Supply, LLC

23203 East 152nd Avenue & 15489 Gun Club Road | Brighton, Colorado



## CITY OF BRIGHTON | DEMOGRAPHICS



**96,612**

Population (2019)



**32,826**

Regional Employment



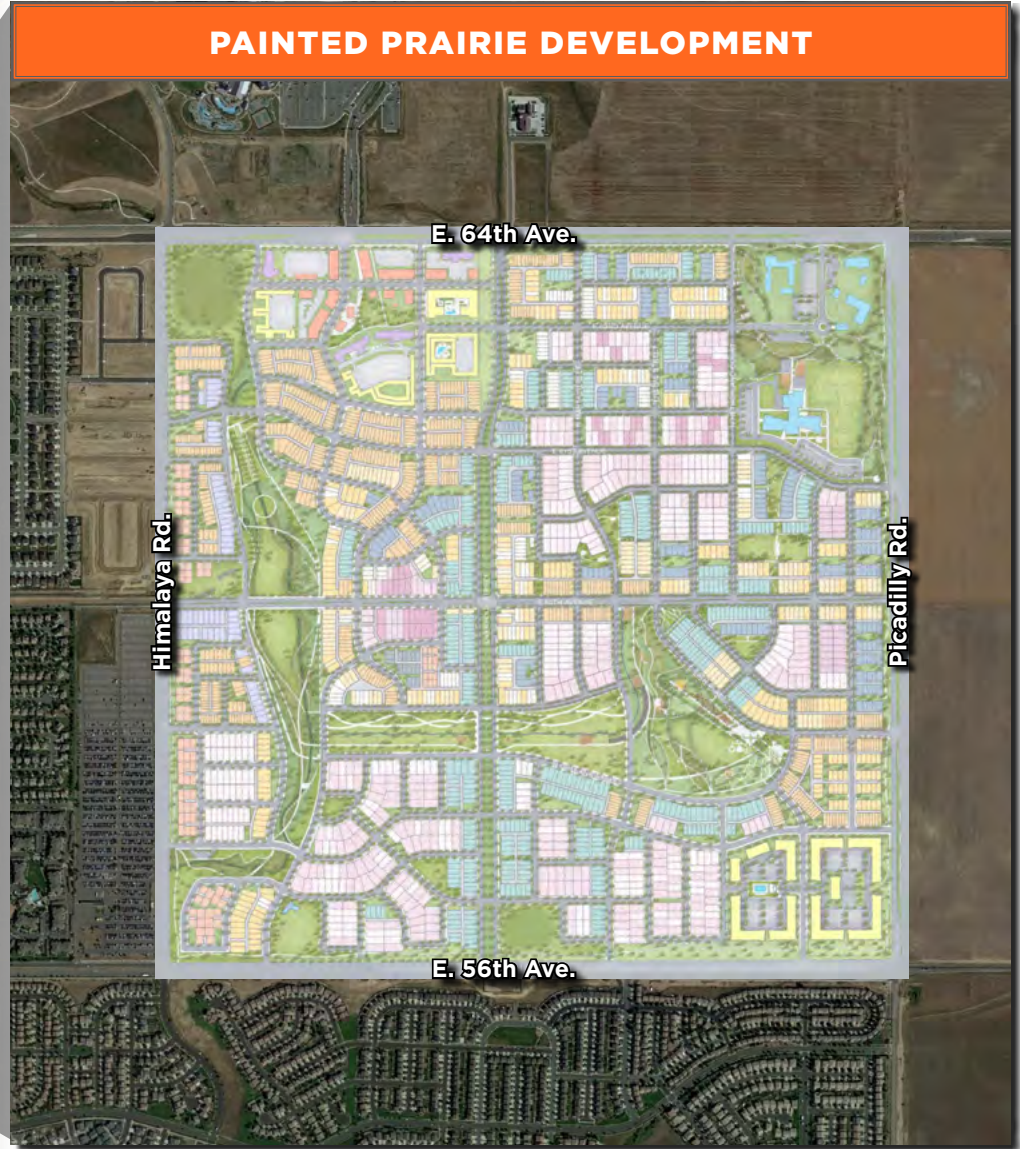
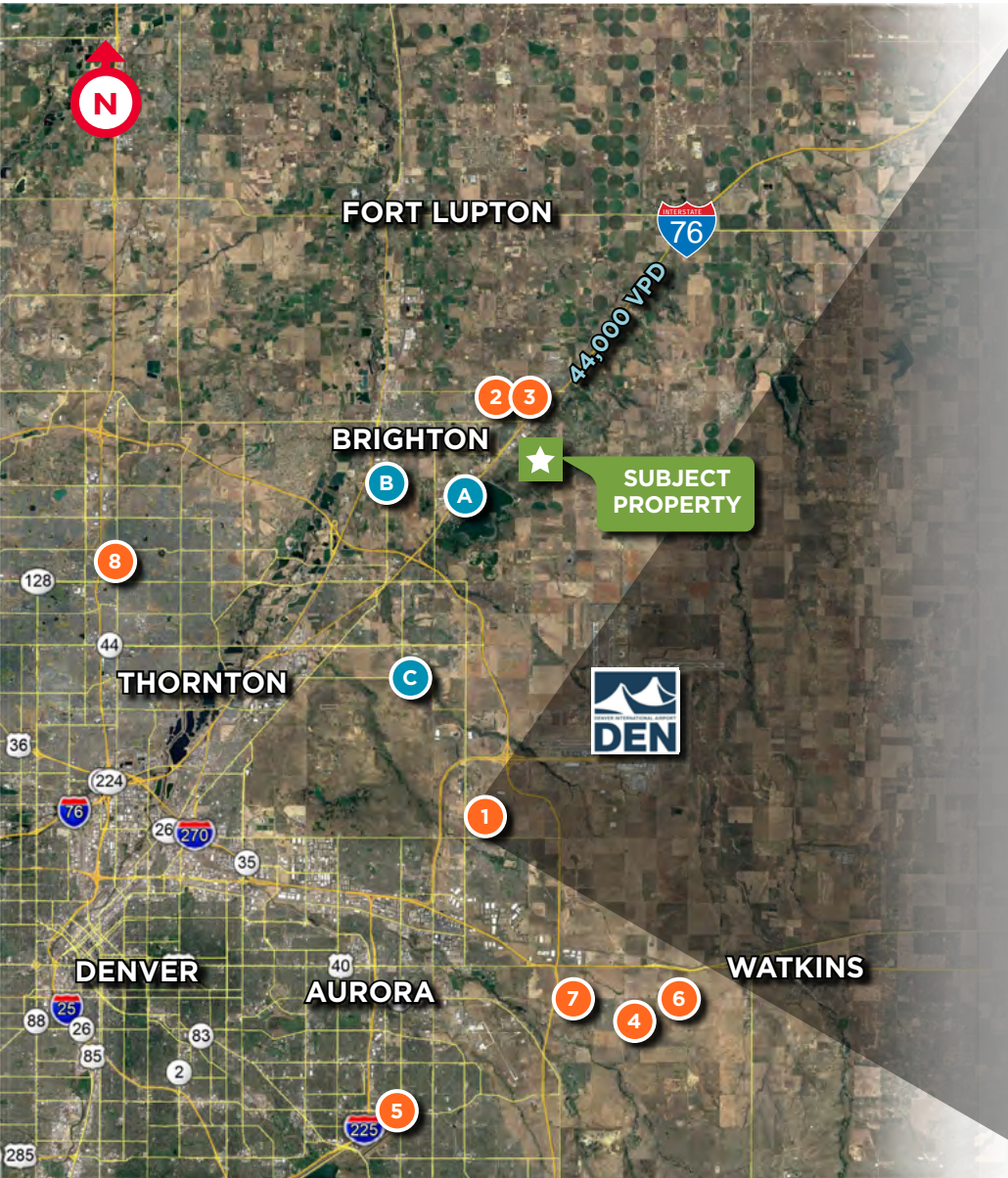
**\$62.2K**

Median HH Income



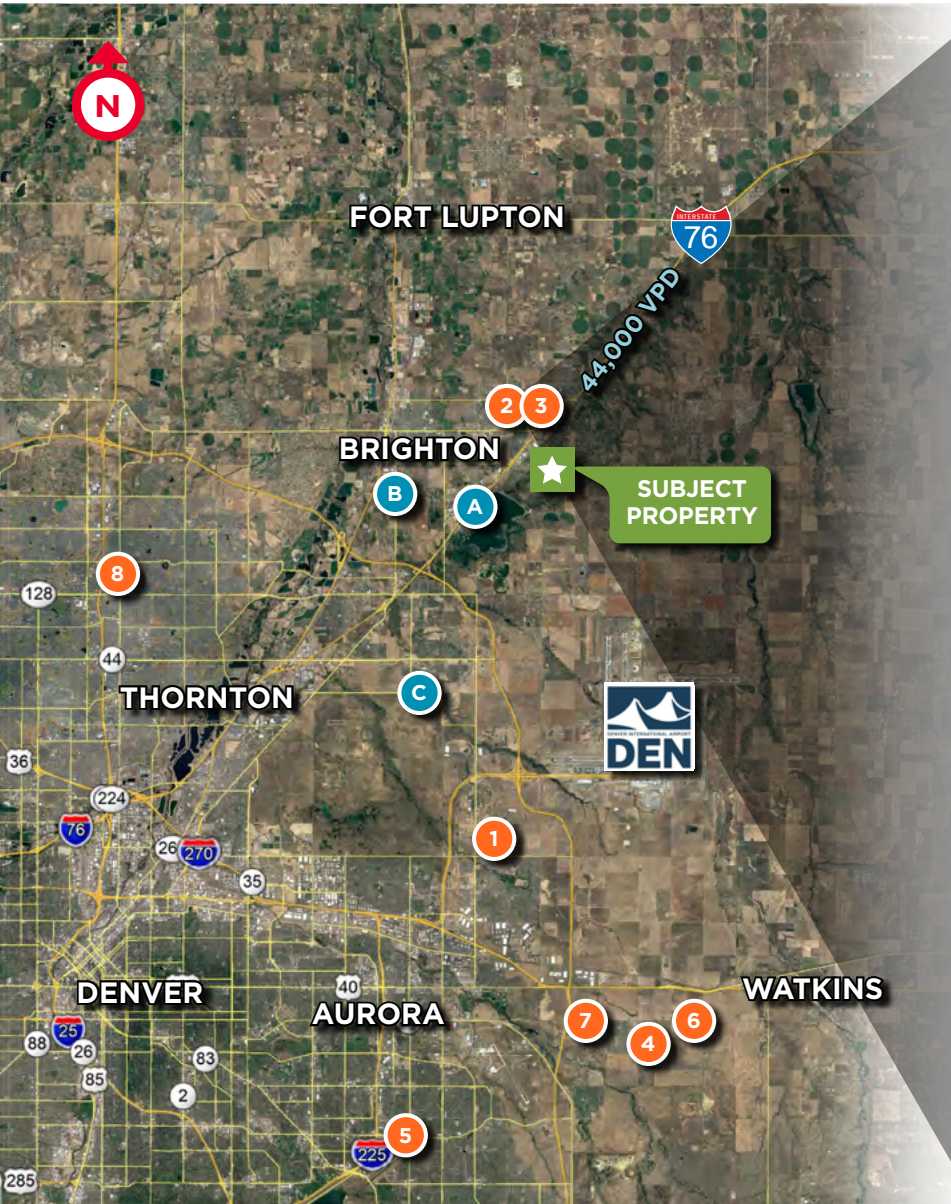
# INVESTMENT OFFERING | SiteOne Landscape Supply, LLC

23203 East 152nd Avenue & 15489 Gun Club Road | Brighton, Colorado



# INVESTMENT OFFERING | SiteOne Landscape Supply, LLC

23203 East 152nd Avenue & 15489 Gun Club Road | Brighton, Colorado



# INVESTMENT OFFERING | SiteOne Landscape Supply, LLC

23203 East 152nd Avenue & 15489 Gun Club Road | Brighton, Colorado



## For More Information:

**JARED GOODMAN**, CCIM  
Director  
+1 970 267 7723  
jared.goodman@cushwake.com

**AKI PALMER**  
Senior Director  
+1 970 267 7727  
aki.palmer@cushwake.com

**ANNE SPRY**  
Broker Associate  
+1 970 690 0167  
anny.spry@cushwake.com

**COLE VANMEVEREN**  
Broker Associate  
+1 970 219 3802  
cole.vanmeveren@cushwake.com



772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525

T +1 970 776 3900  
F +1 970 267 7419

[cushmanwakefield.com](http://cushmanwakefield.com)

© 2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.