

7-ELEVEN - INVESTMENT GRADE

FOR SALE



PROPERTY DESCRIPTION

- This prime near new convenience store offering gas, is within one block from the Interstate 25 north/south entry along the major Denver arterial route - Alameda Ave. About as dense an urban location as one can have with approximately 550,000 people within a five mile radius and located amongst many traffic generators including 18,000 commercial businesses within a 3 mile radius, interstate access, hundreds of retailers, industrial & office buildings, light rail station, and thousands of residential homes and apartment buildings both old and new. 7-Eleven has 67,167 stores globally with \$25 billion in annual sales with more outlets than any other retailer or food service provider in the world.

OFFERING SUMMARY

Sale Price:	\$3,148,795
Cap Rate:	4.65%
NOI:	\$146,419.00
Lot Size:	0.43 Acres
Building Size:	2,800+/- SF
Year Built:	2018

TRAFFIC COUNT

I-25 S of W. Alameda Ave.	239,555/vpd
W. Alameda Ave. W of S. Platte Dr	49,862/vpd
W. Alameda Ave. E of I-25	47,000/vpd

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	17,974	224,489	548,908
2024 Population Projection	19,681	243,215	592,898
Population Growth 2019-2024	9.50%	8.34%	8.01%

JEFFREY HIRSCHFELD, ED.D.

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The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

ANTONOFF
& CO. BROKERAGE INC.

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PROPERTY HIGHLIGHTS

- * New 2018 construction;
- * Approximately 14 years remaining on primary term. Primary term ends 4/30/33;
- * Double Net Lease with Landlord only financially responsible for structure and foundation;
- * 7.5% rent increases every five years throughout the lease term - see attached rent schedule - on page 6;
- * Rated AA- by Standard and Poors; Corporate guaranty;
- * High growth core infill Denver location with 9.5% household growth projected over next five years within one mile;
- * (4) Five year options with increases at the commencement of each option - see attached rent schedule - on page 6;
- * No competition from other convenience stores as you travel east toward Interstate 25 - 1 block from highway access;
- * 4 gas pumps and 8 dispensers;
- * UTILITIES - Tenant pays for all charges for gas, electricity, telephone, sewer, water and all other utilities;
- * TAXES - Tenant pays all taxes directly levied for personal property and Tenant reimburses LL for all property taxes after Landlord pays;
- * INSURANCE - Tenant pays for all property and liability insurance;
- * LL MAINTENANCE - LL maintains the foundation (including the slab) and structural soundness of the Building;
- * TENANT MAINTENANCE - Tenant shall maintain the interior and exterior non-structural portions of the Building, roof, all glass, landscaped areas, the parking and driveway areas and the Motor Fuels Facility;
- * TENANT RESTORATION OBLIGATIONS - Tenant shall operate, maintain and remove the Motor Fuels Facility in compliance with applicable laws;
- * ACCELERATED DEPRECIATION - Contact your financial consultant(s) to discuss the prospective financial benefit from owning a convenience store offering petroleum products for sale.

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Population Growth 2019-2024	9.50%	8.34%	8.01%
2019 Total Households	7,119	104,732	251,096
HH Growth 2019 - 2024	9.61%	8.41%	8.07%
2019 Average household income	\$68,579	\$86,891	\$88,526
2019 Average household size	2.40	2.10	2.10
Businesses	1,264	18,141	37,788
Employees	14,021	236,247	404,878

* Demographics provided by CoStar

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PRIMARY TERM	MONTHLY RENT	ANNUAL RENT
Years 1-5	\$12,201.58	\$146,419.00
Years 6 -10	\$13,116.67	\$157,400.00
Years 11 - 15	\$14,100.42	\$169,205.00
EXTENDED TERMS	MONTHLY RENT	ANNUAL RENT
Years 16 - 20 (1st ext. term)	\$15,158.00	\$1818,896.00
Years 21 - 25 (2nd ext. term)	\$16,294.83	\$195,538.00
Years 26 - 30 (3rd ext. term)	\$17,516.92	\$210,203.00
Years 31 - 35 (4th ext. term)	\$18,830.67	\$225,968.00

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