

KINGS VALLEY MARKETPLACE

CONIFER (JEFFERSON COUNTY), CO



OFFERING PRICE

UNPRICED

NET OPERATING INCOME

\$778,180

CAPITALIZATION RATE

TBD

SQUAREFEET

56,491

PRICE PER SQUARE FOOT

TBD

YEAR BUILT

2008

- ▶ Kum and Go, Convenience Store and Gas, National Credit, Fronts on Highway 285 with Direct Access
- ▶ Kum & Go Has 86 Years Left on a 100-Year Lease
- ▶ Forest Service (GSA Lease) - Ten Year FIRM Lease with Six Years Remaining. Annual Rent Increases Based on Prior Year's Operating Expenses
- ▶ Conexsmart, LLC - Privately Held Defense Contractor, Ten Year Lease with Nine Years Remaining. Three Five-Year Extension Options. Annual Escalations
- ▶ Property is 100 Percent Leased
- ▶ Well Maintained with Little if Any Deferred Maintenance
- ▶ Household Income of \$136,096 in a 5 Mile Radius
- ▶ 26,120 VPD on Highway 285 with Ingress and Egress Turn Lanes
- ▶ Strong Market Demand with Limited Competition

FOR MORE INFORMATION, PLEASE CONTACT

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