



## SINGLE TENANT ABSOLUTE NNN FEE SIMPLE

**New 2017 Construction - 19 Years Remaining**

2489 Hwy. 6 & 50, Grand Junction, CO 81505





## **Freddy's Frozen Custard** *Tops Forbes Franchise List*



### **PROPERTY OVERVIEW**

We are pleased to offer to qualified investors an absolute NNN investment that is 100% leased as a Freddy's Frozen Custard & Steakburgers on a new 20 year lease. This lease includes an effective inflation hedge with 1.5% annual rental increases including 3 - 5 year options. Located on Highway 6 & 50 the subject property receives excellent exposure from the nearly 37,000 VPD that travel by the site and takes advantage of major surrounding anchor tenants (Walmart Supercenter, Lowe's, Sprouts, Hobby Lobby, Ross Dress for Less, Michaels, Petco, Target, Cabela's, REI, and more) that create a regional draw to this location. This is an excellent opportunity to acquire a new 2017 construction, single tenant drive-thru QSR tenant, named to Inc. Magazine's "Fastest Growing Private Companies," with 19 years remaining on the initial term, and zero landlord responsibilities.



## PRICING DETAILS

List Price	\$2,720,000
NOI	\$156,409
CAP Rate	5.75%
Taxes	NNN
Insurance	NNN
CAM	NNN

## LEASE ABSTRACT

Tenant Trade Name	Freddy's Frozen Custard & Steakburger
Lease Start	May 2, 2017
Lease Expiration	May 31, 2037
Lease Term	20 Years
Term Remaining On Lease	19 Years
Base Rent	\$156,409
Rental Adjustments	1.5% Annual Increases 06/01/2019 \$158,755.13
Option Periods	3 - 5 Year Options 1.5% Annual Increases Each Option 06/01/2037
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible

## INVESTMENT HIGHLIGHTS

- **Absolute NNN Lease** - New 2017 Construction - Zero LL Responsibilities
- **19 Years Remaining** - Franchisee and Personal Guarantee
- **Strong Franchisee Operator** (CO Steakburger, LLC) - Proven Operator with Increasing Sales
- **Inflation Hedge** - 1.5% Annual Rental Increases
- **Highway Location** - Excellent Visibility and Easy Access
- **Strong Demographics** - Approx. 78,300 Residents Within a 5 Mile Radius  
AHHI of Over \$61,380 Within a 5 Mile Radius
- **Freddy's Named to Inc. Magazine's "Fastest Growing Private Companies"**
- **Highly Trafficked Location** - 37,500+ AADT
- **Nearby Anchor Tenants:** Walmart Supercenter, Lowe's, Sprouts, Hobby Lobby, Ross Dress for Less, Michaels, Petco, Target, Cabela's, REI, and more
- **Ideal 1031 Exchange Opportunity** - Ease of Management - Coupon Clipper
- Free and Clear of Existing Debt





## Company Profile

Freddy's Frozen Custard & Steakburgers is a privately-held fast-casual restaurant franchise concept, based in Wichita, Kansas. The company opened its doors in 2002, franchised in 2004, and now has more than 300 locations across 35 states. Entrees include steakburgers, Vienna Beef hot dogs, chicken sandwiches and other options. The company offers frozen custard with a variety of specialty sundaes and concretes (blended sundaes).



### RANKINGS & AWARDS



- Chain Store Guide's Fifth Fastest Growing Chain Restaurant in the United States and Canada
- Technomic's 5th Fastest Growing Burger Concept in the U.S.
- Business Insider's "8 Better Burger Chains Poised to Conquer America"
- Franchise Times® Magazine's "Next 300 Franchise Chains"
- Consumer Reports readers rank Freddy's in the top 5 for Fast Food Service and Cleanliness (Aug. 2014)

### Bloomberg Award



"Better 'Better Burger' Offerings"  
by Bloomberg Businessweek

### QSR® Magazine's



Four "Rising Stars" in the Best Franchise Deals Issue



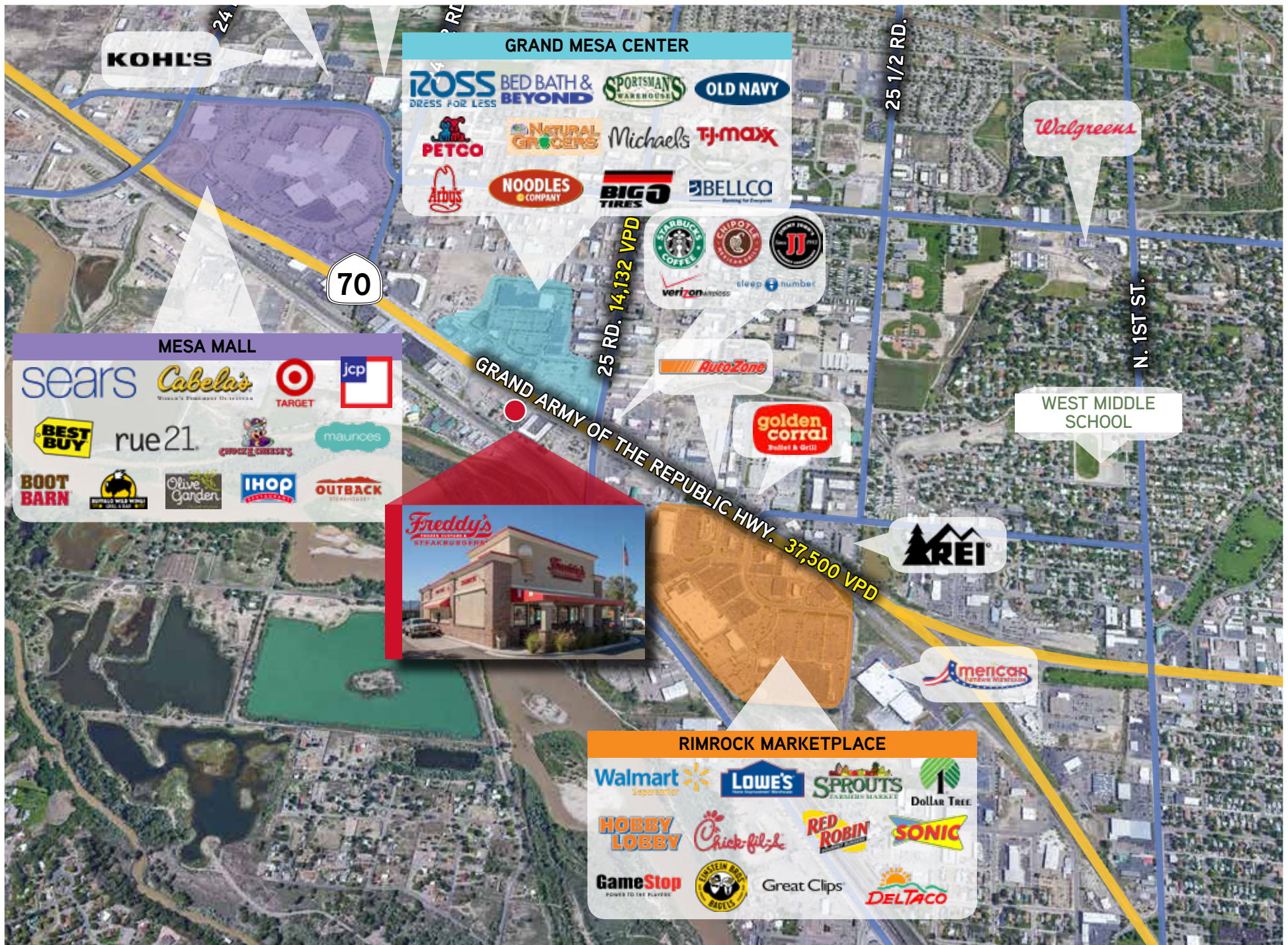


## PARCEL DETAILS

Year Built	Building Size	Land Size
2017	3,500 SF	.77 Acres









## Property Photos





## City of Grand Junction, CO

Grand Junction is situated 247 miles west-southwest of the Colorado State Capitol in Denver. Grand Junction, CO has a population of 60,630 people with a median age of 34.7 and a median household income of \$46,016. Between 2015 and 2016 the population of Grand Junction, CO grew from 59,945 to 60,630, a 1.14% increase and its median household income grew from \$45,358 to \$46,016, a 1.45% increase.

The largest universities in Grand Junction, CO are Colorado Mesa University, with 1,693 graduates, Intellitec College-Grand Junction, with 241 graduates, and The Salon Professional Academy-Grand Junction, with 62 graduates.

The median property value in Grand Junction, CO is \$204,700, and the homeownership rate is 56.7%. Most people in Grand Junction, CO commute by Drove Alone, and the average commute time is 15.1 minutes.

Interstate 70 connects the city eastward to Glenwood Springs and Denver and westward to Green River, Utah; Salt Lake City is reached to the west via Interstate 70 and U.S Route 6; and Las Vegas (via Interstate 70 and Interstate 15).

The Country Jam Ranch is located near Grand Junction just north of I-70 at the Mack exit. This is a permanent festival site built for music festivals, including Country Jam. This event has been held annually since 1992, drawing thousands of country music fans to the area.



POPULATION  
**60,630**  
1.14% GROWTH

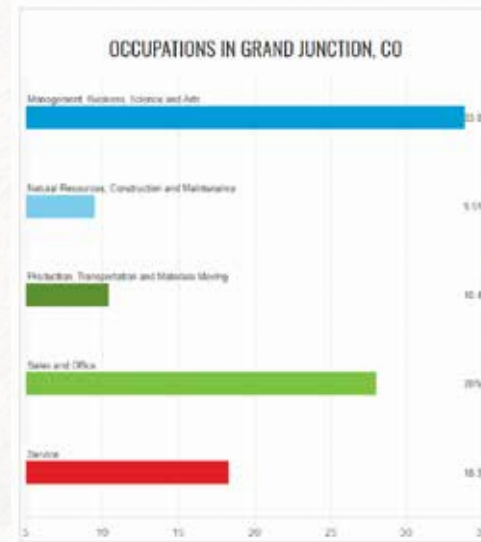
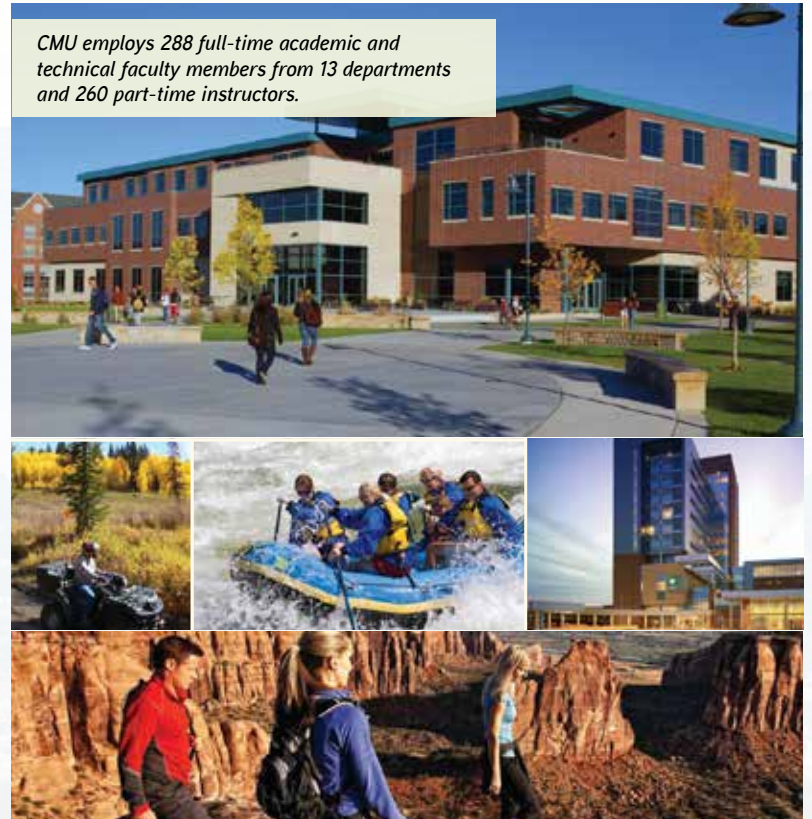


NUMBER OF EMPLOYEES  
**27,438**  
2.56% GROWTH



MEDIAN HOUSEHOLD INCOME  
**\$46,016**  
1.45% GROWTH

CMU employs 288 full-time academic and technical faculty members from 13 departments and 260 part-time instructors.



The economy of Grand Junction, CO is specialized in Mining, Quarrying, Oil, Gas Extraction; Management of Companies & Enterprises; and Real Estate, Rental & Leasing



## Housing & Living

The median property value in Grand Junction, CO is \$204,700, the homeownership rate of Grand Junction, CO is 56.7%. People in Grand Junction, CO have an average commute time of 15.1 minutes. Car ownership in Grand Junction, CO is approximately the same as the national average, with an average of 2 cars per household.



MEDIAN PROPERTY VALUE

**\$204,700**

GRAND JUNCTION, CO

## Adventures at Grand Junction

Outdoor activities in Colorado are always world-class. Road cyclists, try riding the Colorado National Monument from one entrance to another, where you'll pass by red stone monoliths unique to the desert southwest. Hikers and mountain bikers, the Lunch Loops/Tabeguache and Three Sisters Park trails are just minutes from downtown. Ride an OHV, ATV, or dirt bike on extensive Bureau of Land Management (BLM) public lands, like the high desert landscape at the bottom of the Book Cliffs Mountain Range.

Ski or ride at Powderhorn Mountain Resort and you'll experience powder and views unmatched by any other resort.

- Powderhorn is an easy drive from I-70 and just 45 minutes from Grand Junction and its airport.
- The resort receives over 250 inches of light powder snow each year and 70% of the runs are beginner or intermediate, ideal for any family of skiers or snowboarders

Water lovers, the Colorado River and 300+ lakes on the Grand Mesa give you a lifetime of rafting, stand up paddleboarding (SUP), the only jet boat in Colorado, and fishing opportunities. And golfers, 250+ days of sunshine a year mean you can golf on any of our five public courses almost year-round.

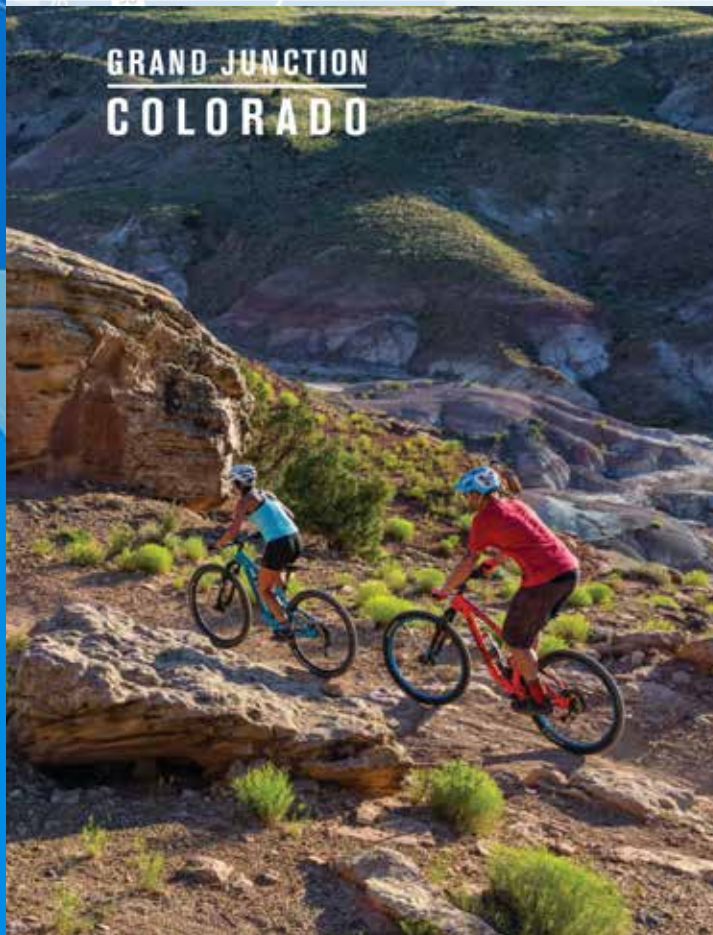
*Powderhorn is located on the Grand Mesa and is less than an hour away from Grand Junction.*







Population	1-MILE	3-MILE	5-MILE
Estimated Population (2018)	2,236	37,649	76,845
Projected Population (2023)	2,294	38,526	78,650
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2018)	957	16,150	31,620
Projected Households (2023)	983	16,556	32,396







Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2018)	\$53,155	\$60,188	\$61,462
Median Household Income (2018)	\$41,148	\$45,614	\$47,509
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2018)	957	4,558	6,100
Total # of Employees (2018)	10,897	46,287	62,394



## MESA COUNTY'S TOURISM

Generates More than 5,500 Jobs

Provides Nearly \$140 Million in Wages & Salaries

\$12.8 Million in Annual Sales Tax Revenue







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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Freddy's - Grand Junction, CO or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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