

# CALIBER COLLISION<sup>®</sup>

EXCLUSIVE NET-LEASE OFFERING



## OFFERING MEMORANDUM

**CALIBER COLLISION<sup>®</sup>**

Subject Property

790 Copper Center Pkwy, Colorado Springs, CO 80921

# Confidentiality and Disclaimer

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some

properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

## CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the

income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services, Inc. ("M&M") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

**CALIBER**  
  
**COLLISION**

790 Copper Center Pkwy, Colorado Springs, CO 80921



## Table of Contents

Investment Highlights	4
Financial Analysis	5
Concept Overview	6
Surrounding Area	7
Location Overview	8
Property Photo(s)	9-10
Surrounding Area Photo(s)	11
Local Map	12
Regional Map	13
Demographics / Market Overview	14-15

**CALIBER**  
**COLLISION**





# Investment Highlights

PRICE: \$3,620,308 | CAP: 6.50% | RENT: \$235,320

**CALIBER COLLISION**

## Optimal Lease Structure

- ✓ Long Term Lease With Over 10 Years Remaining
- ✓ Tenant Renewal Options: Two (2) Periods of Five (5) Years, Bringing the Potential Lease Term to Over 20 Years

## Compelling Location Fundamentals

- ✓ Dense Retail Corridor | Sprouts, Bass Pro Shops, Boot Barn, Ace Hardware, Chick-fil-A, Wendy's, Jimmy John's, Domino's, Carl's Jr., Mod Pizza, and Many More
- ✓ Ease of Access | Located Along Copper Center Pkwy with Great Visibility
- ✓ Strong Traffic Counts | Voyager Pkwy & Interstate 25 | Average 12,700 and 63,500 Vehicles Per Day Respectively
- ✓ Affluent Population Boasting an Average Household Income of Approximately \$150,000 in a Three-Mile Radius
- ✓ Strong Academic Presence | United State Air Force Academy | Approximately 5,000 Students/Cadets Enrolled

## About The Tenant

- ✓ Caliber Collision Centers is the Largest Collision Repair Company in America with More Than 600 I-CAR Gold Class Professional Certified Repair Centers Across 18 States
- ✓ Caliber Collision has Undergone Rapid Recent Growth by Aggressively Acquiring Various Local Autobody Repair Shops
- ✓ Caliber is one of the Largest Independent Providers of Auto Collision Repair Services in the United States with a Network of 157 Collision Centers Located in Arizona, California, Colorado, Nevada, Oklahoma and Texas
- ✓ OMERS has been the Parent Company for Caliber Collision since 2013
- ✓ OMERS Administrative Corp – Standard & Poor's AA+ Rated and Moody's B2 Rated



Representative Photo



Representative Photo





# Financial Analysis

PRICE: \$3,620,308 | CAP: 6.50% | RENT: \$235,320

**CALIBER COLLISION**

## Property Description

Property	Caliber Collision
Property Address	790 Copper Center Parkway
City, State, ZIP	Colorado Springs, CO
Building Size (Square Feet)	15,350
Lot Size	+/- 1.62
Type of Ownership	NN (Double-Net)

## The Offering

Purchase Price	\$3,620,308
CAP Rate	6.50%
Annual Rent	\$235,320

## Lease Summary

Property Type	Net Leased Auto Repair
Tenant	Caliber Bodyworks of Colorado, Inc
Guarantor	Corporate
Original Lease Term	15.0 Years
Lease Commencement	September 5, 2014
Lease Expiration	September 4, 2029
Lease Term Remaining	10.9 Years
Lease Type	NN (Double-Net)
Roof, Ventilation, Parking & Structure	Landlord
Rental Increases	Annual Change in CPI, Capped at 6% Every 5 Years
Options to Renew	Two, Five Year Options

## Rent Schedule

Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation (%)
Year 4	\$235,320	\$19,610	-
Year 5	\$235,320	\$19,610	-
Year 6	\$249,439	\$20,787	6.00%
Year 7	\$249,439	\$20,787	-
Year 8	\$249,439	\$20,787	-
Year 9	\$249,439	\$20,787	-
Year 10	\$249,439	\$20,787	-
Year 11	\$264,405	\$22,034	6.00%
Year 12	\$264,405	\$22,034	-
Year 13	\$264,405	\$22,034	-
Year 14	\$264,405	\$22,034	-
Year 15	\$264,405	\$22,034	-

## INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for a Caliber Collision located at 790 Copper Center Parkway in Colorado Springs, Colorado. The site consists of roughly 15,350 rentable square feet of building space and has 10.9 years left on a double-net (NN) lease. The initial annual rent will be \$235,320, which is scheduled to increase throughout the base term and continuing through the two (2), five (5)-year tenant renewal options.



# Concept Overview

### About Caliber Collision

Caliber Collision Centers is the largest collision repair company in America with more than 600 I-CAR Gold Class Professional certified repair centers across 18 states. Caliber is consistently ranked among the highest in customer satisfaction in the industry and backs all repair work with a written, lifetime warranty available at any of its 600+ repair centers. The company repairs more than 450,000 vehicles annually. Caliber Collision has undergone rapid recent growth by aggressively acquiring various local autobody repair shops. Caliber Collision has developed strategic partnerships with 57 car dealerships throughout the U.S. in addition to 34 insurance carriers, which include AAA, GEICO, Farmers, Liberty Mutual, Allstate, and USAA.

OMERS has been the parent company for Caliber Collision since 2013. OMERS Private Equity has been making investments since 1987 on behalf of OMERS, one of Canada's largest pension plans with excess of \$60.8 billion of assets and over \$6.5 billion of investments globally. OMERS bought Caliber Collision repair services in November of 2013. Caliber is one of the largest independent providers of auto collision repair services in the United States with a network of 157 collision centers located in Arizona, California, Colorado, Nevada, Oklahoma and Texas. The company has approximately 3,700 employees.

OMERS Administrative Corp – Standard & Poor's AA+ Rated  
OMERS Administrative Corp – Moody's B2 Rated

### General Information

Founded	1997
Website	<a href="https://www.calibercollision.com/">https://www.calibercollision.com/</a>
CEO	Steve Grimshaw
Headquarters	Lewisville, TX

### Caliber Collision's Culture:

"Caliber is only as good as our culture and the people who cultivate it, and our teammates believe in what we're doing because we believe in them. That's why we only hire those with strong principles, proudly supporting each other and instilling inspirational leadership from the top down. Because the passion to do the right thing – and have fun doing it – is something that simply can't be faked. And if you invest in your people, they will invest in you".

### Caliber Collision's Quality:

"Bottom line: if you put quality in you get quality out. And our commitment to only the highest quality service carries across everything we do. This means you can expect consistently high quality, accurate estimates and on-time delivery at every location. Plus our teammates are trained in the latest, most advanced collision repair technology in the industry, so you can rest easy knowing you're getting the fastest, safest repair possible".

**600+**

STATE-OF-THE-ART  
REPAIR CENTERS



**850,000+**

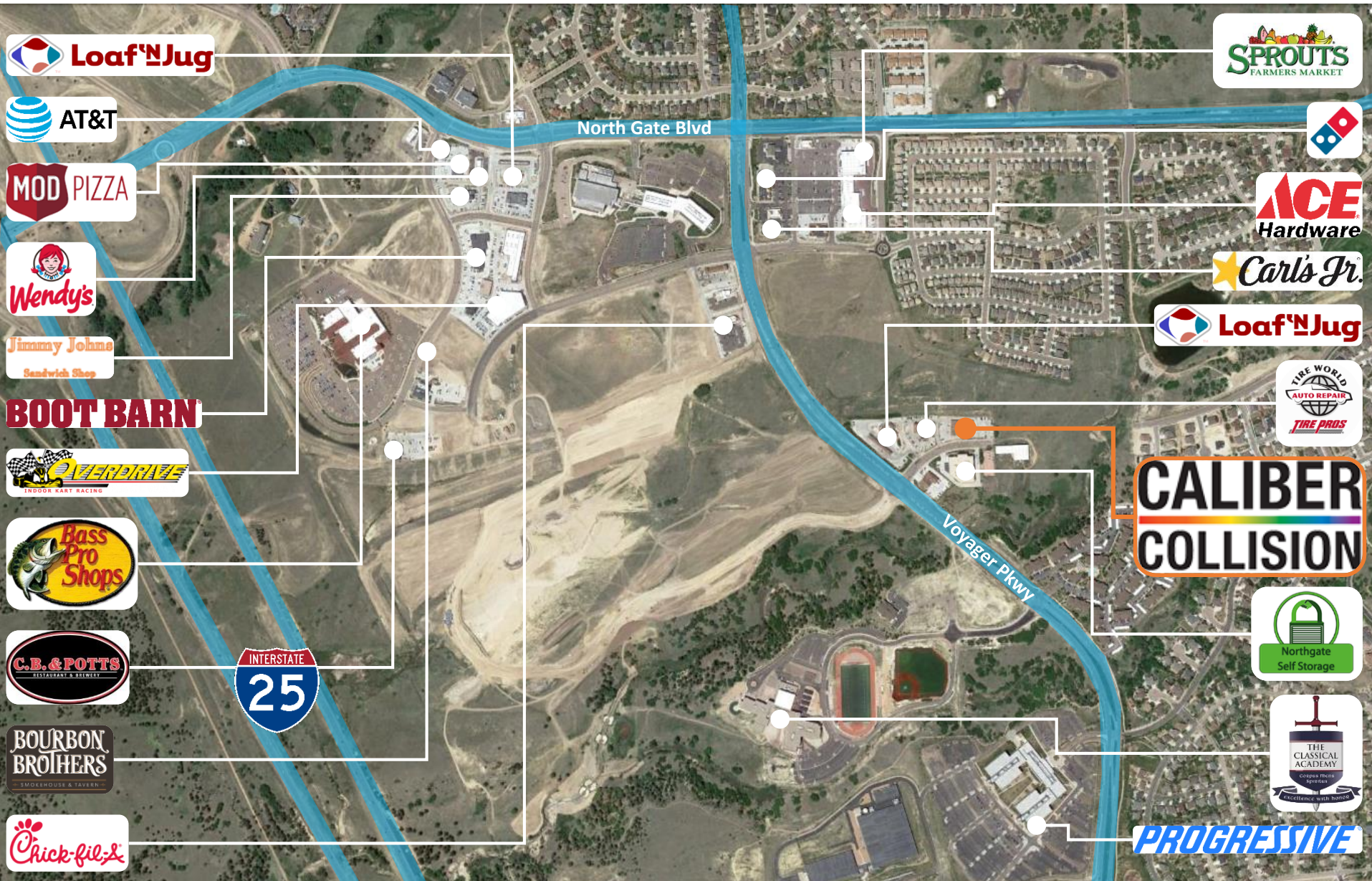
LIVES RESTORED EVERY YEAR



# Surrounding Area

Property Address: 790 Copper Center Pkwy, Colorado Springs, CO 80921

## CALIBER COLLISION



Caliber Collision – Colorado Springs, CO

Marcus & Millichap





# Location Overview

Property Address: 790 Copper Center Pkwy, Colorado Springs, CO 80921

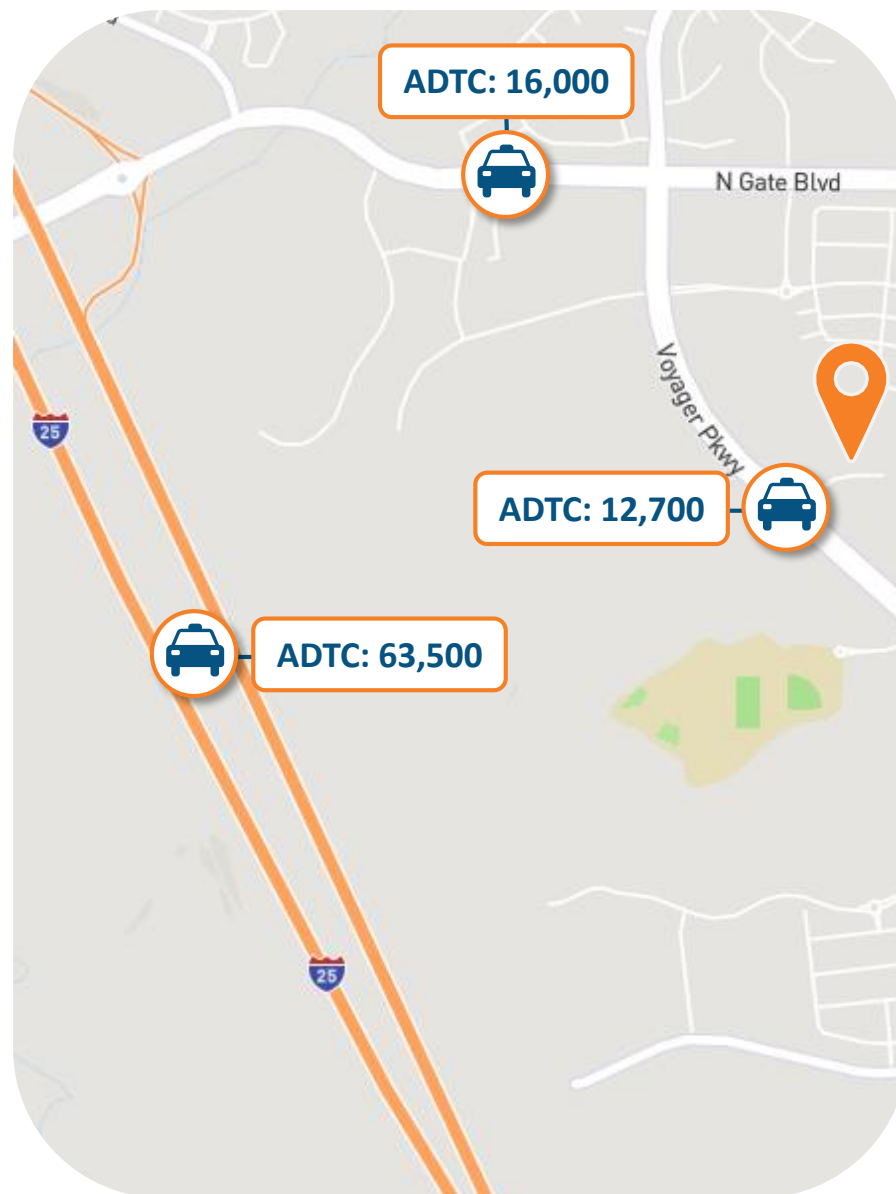
**CALIBER COLLISION**

The subject Caliber Collision is located on Copper Center Parkway in Colorado Springs, Colorado. The subject property is located in an area that is undergoing major growth and development.

The property is well positioned in a dense retail corridor with many national and local tenants, shopping centers and schools. Major national tenants include: Sprouts, Bass Pro Shops, Boot Barn, Ace Hardware, Chick-fil-A, Wendy's, Jimmy John's, Domino's, Carl's Jr., Mod Pizza, as well as many more. The subject property benefits from being located just three miles from the United States Air Force Academy, a military academy for the United States Air Forces, boasting an enrollment of approximately 5,000 cadets. The subject property is also in direct proximity to The Classical Academy High School, which has an enrollment of approximately 650 students.

The subject property is situated on Copper Center Parkway, which intersects with Voyager Parkway and has an average daily traffic count of nearly 13,000 vehicles. Voyager Parkway intersects with North Gate Boulevard and runs parallel to Interstate 25, which have 16,000 and 63,500 vehicles per day, respectively. There are more than 22,600 individuals residing within a three-mile radius of the subject property and more than 53,700 individuals within a five-mile radius of the property.

Colorado Springs is a home rule municipality that is the largest city by area in Colorado as well as the county seat and the most populous municipality of El Paso County, Colorado. Colorado Springs is located in the east central portion of the state along Fountain Creek and is located 60 miles south of the Colorado State Capital of Denver. The economy is driven primarily by the military, the high-tech industry, and tourism. The defense industry is a significant part of the Colorado Springs economy, with some of the city's largest employers coming from the sector. A large segment of this industry is dedicated to the development and operation of various projects for missile defense. With its close ties to defense, the aerospace industry has also influenced the Colorado Springs economy. Significant defense corporations in the city include Boeing, General Dynamics, Harris Corporation, SAIC, ITT, L-3 Communications, Lockheed Martin, and Northrop Grumman. The Space Foundation is based in Colorado Springs as well. Other major corporations with connections to the city include Verizon Business, Hewlett-Packard, SAN, Broadcom and Microchip Technology.







# Property Photo

**CALIBER COLLISION**



Subject Property



# Property Photo

**CALIBER COLLISION**



Subject Property





# Surrounding Area Photos

**CALIBER COLLISION**

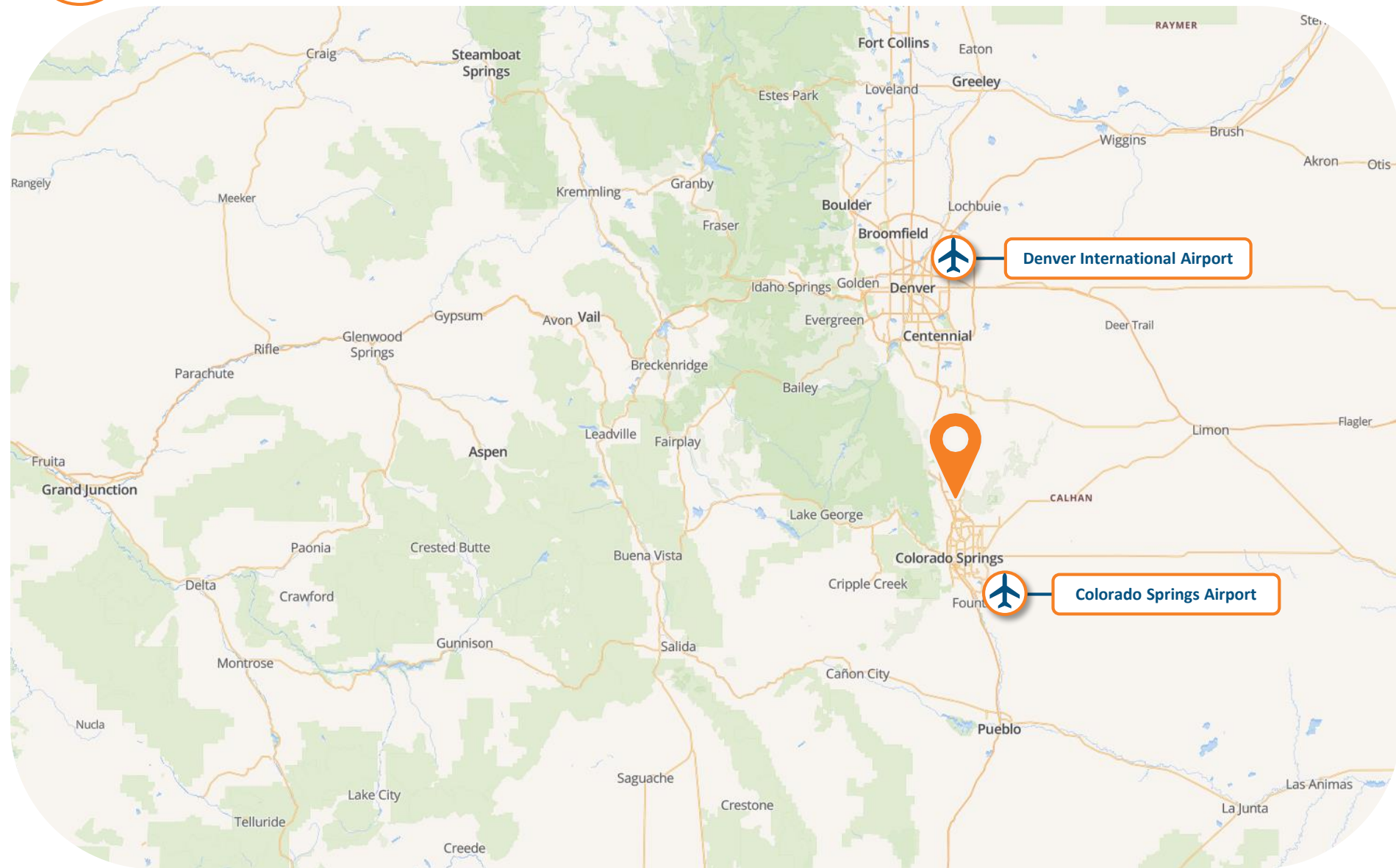




# Local Map

Property Address: 790 Copper Center Pkwy, Colorado Springs, CO 80921

## CALIBER COLLISION



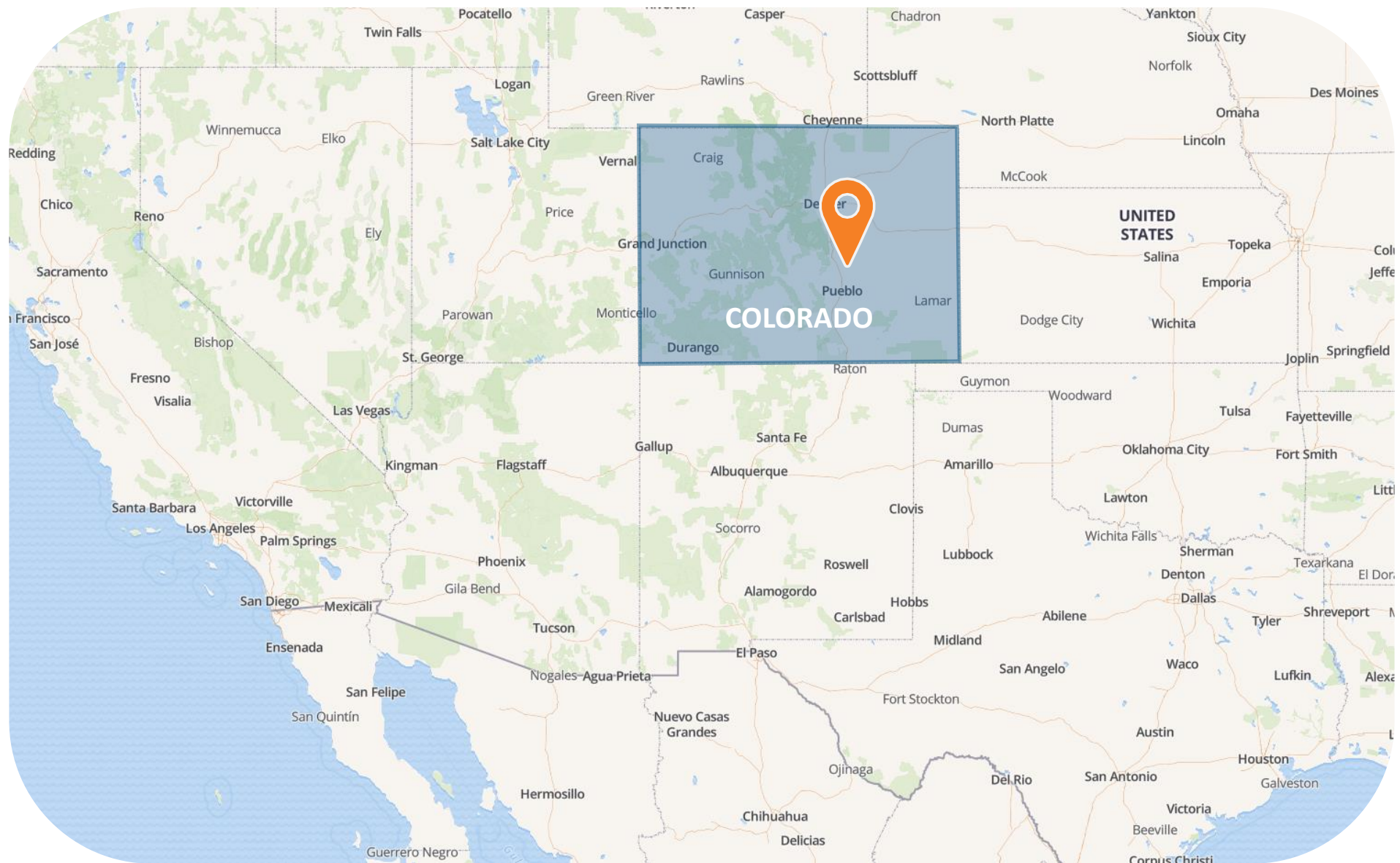




# Regional Map

Property Address: 790 Copper Center Pkwy, Colorado Springs, CO 80921

## CALIBER COLLISION

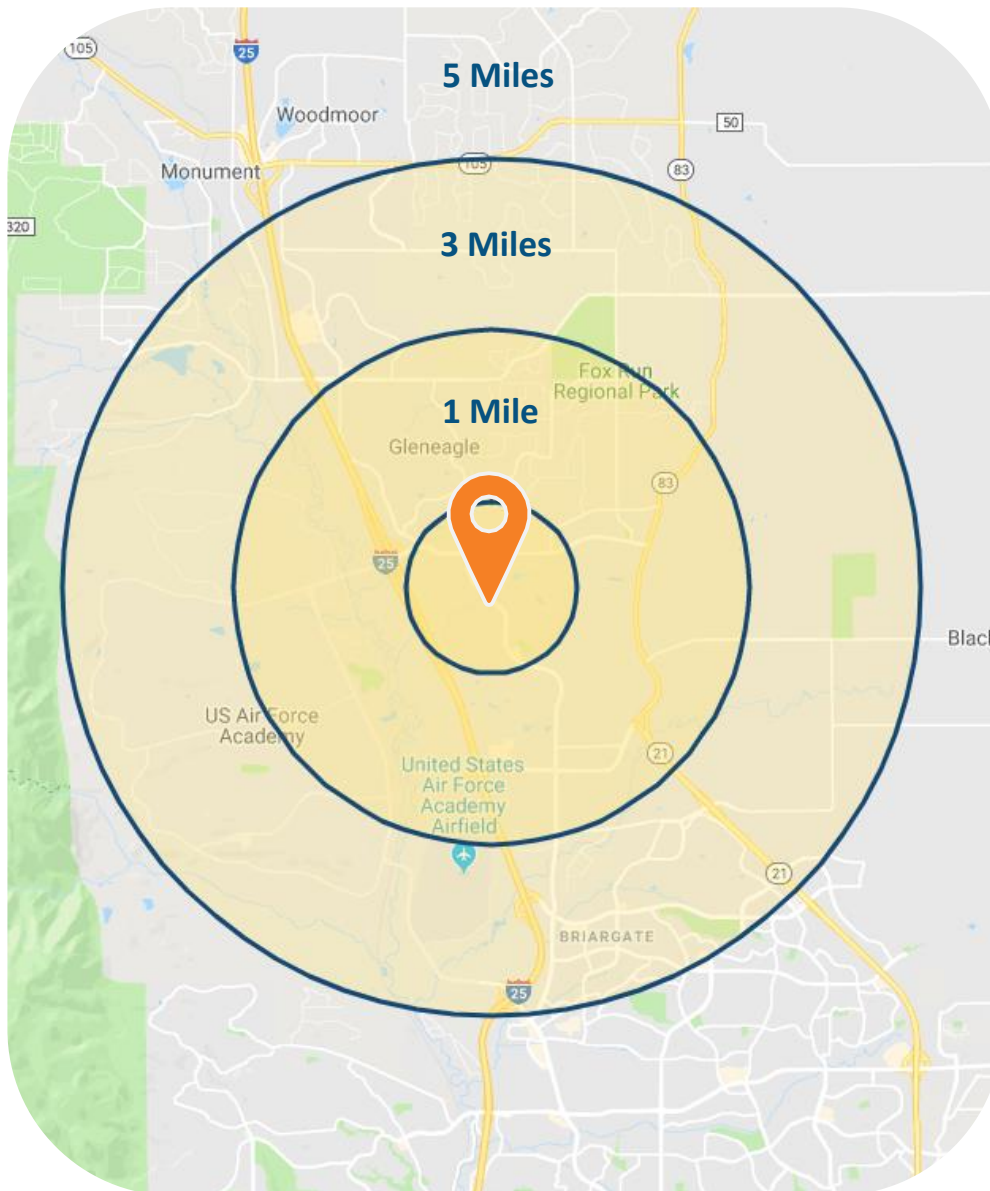




# Demographics

Property Address: 790 Copper Center Pkwy, Colorado Springs, CO 80921

## CALIBER COLLISION



### POPULATION

	1 Mile	3 Miles	5 Miles
2022 Projection	5,659	27,319	62,758
2017 Estimate	4,646	22,620	53,711
2010 Census	3,664	18,265	46,119
2000 Census	1,525	11,284	26,933

### INCOME

	1 Mile	3 Miles	5 Miles
Average	\$143,284	\$149,718	\$144,896
Median	\$108,259	\$112,910	\$110,365
Per Capita	\$48,057	\$51,754	\$46,662

### HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2022 Projection	1,991	9,653	20,316
2017 Estimate	1,558	7,816	16,810
2010 Census	1,220	6,296	14,015
2000 Census	479	3,097	7,419

### HOUSING

	1 Mile	3 Miles	5 Miles
2017	\$420,796	\$401,277	\$405,555

### EMPLOYMENT

	1 Mile	3 Miles	5 Miles
2017 Daytime Population	7,868	24,589	69,827
2017 Unemployment	1.72%	2.05%	2.07%
2017 Median Time Traveled	26 Mins	27 Mins	27 Mins

### RACE & ETHNICITY

	1 Mile	3 Miles	5 Miles
White	83.40%	87.30%	86.13%
Native American	0.19%	0.14%	0.15%
African American	2.84%	2.24%	2.79%
Asian/Pacific Islander	7.23%	4.82%	4.52%





# Market Overview

City: Colorado Springs | County: El Paso | State: Colorado

*Denver, Colorado*

**Denver** is the capital and most populous municipality of the U.S. state of Colorado. Denver is located in the South Platte River Valley on the western edge of the High Plains just east of the Front Range of the Rocky Mountains. The city is nicknamed the *Mile High City* because its official elevation is exactly one mile (5,280 feet) above sea level. It has been one of the fastest-growing major cities in the United States and in 2016, Denver was named the best place to live in the United States by *U.S. News & World Report*. It has four distinct seasons and receives a modest amount of precipitation spread throughout the year. Denver's economy is based partially on its geographic position and its connection to some of the country's major transportation systems. Because Denver is the largest city within 500 miles, it has become a natural location for storage and distribution of goods and services to the Mountain States, Southwest states, as well as all western states. Another benefit for distribution is that Denver is nearly equidistant from large cities of the Midwest, such as Chicago and St. Louis and some large cities of the West Coast, such as Los Angeles and San Francisco. Denver is home to a variety of sports teams and is one of 13 U.S. cities with teams from four major sports. Including MLS soccer, it is one of 10 cities to have five major sports teams. The Denver Broncos have sold out every home game since 1970. The Broncos have advanced to eight Super Bowls and won back-to-back titles in 1997 and 1998, and won again in 2015. Other major sports teams include the Denver Nuggets, Colorado Rockies, Colorado Avalanche and the Colorado Rapids.

## Major Employers

Employer	Estimated # of Employees
Lockheed Martin Corporation	8,571
Lockheed Martin	1,961
Spectranetics Corporation	1,274
Usaf Academy OSI	1,032
COMPASSION INTERNATIONAL	1,001
Distribution Center Synthes USA	706
Oracle	668
Akima Facilities Management LLC	650
Al Serra	622

Marcus & Millichap



## OFFERING MEMORANDUM

**CALIBER COLLISION<sup>®</sup>**

**Bob Kaplan**  
Marcus & Millichap  
1225 17th Street, Suite 1800  
Denver, CO 80202  
Tel: (303) 328-2000  
Fax: (303) 328-2010  
License: ER100052334



790 Copper Center Pkwy, Colorado Springs, CO 80921