



WELLS
FARGO

**BIG
LOTS!**

DOLLAR TREE

**BURGER
KING**

E Hampden Ave

S Chambers Rd

7-11 NNN

15296 E Hampden Circle
Aurora CO 80014

OFFERING MEMORANDUM



7-11 NNN

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT SOUTH COAST COMMERCIAL INC. FOR MORE DETAILS.

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NNN 11-1

01 Executive Summary
Investment Summary
Location Summary

OFFERING SUMMARY

ADDRESS	15296 E Hampden Circle Aurora CO 80014
COUNTY	Denver
MARKET	Aurora
BUILDING SF	2,680 SF
LAND SF22215	26,136 SF
YEAR BUILT	1986
APN	207306125003
MAJOR TENANT/S	7-11
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING P995000RICE	\$1,590,000
PRICE PSF	\$593.28
OCCUPANCY	100 %
NOI (CURRENT)	\$66,000
CAP RATE (CURRENT)	4.15 %

PROPOSED FINANCING

LOAN TYPE	Fully Amortized
DOWN PAYMENT	\$591,162
LOAN AMOUNT	\$998,838
INTEREST RATE	5.25 %
ANNUAL DEBT SERVICE	\$66,186
LOAN TO VALUE	63 %
AMORTIZATION PERIOD	30 Years

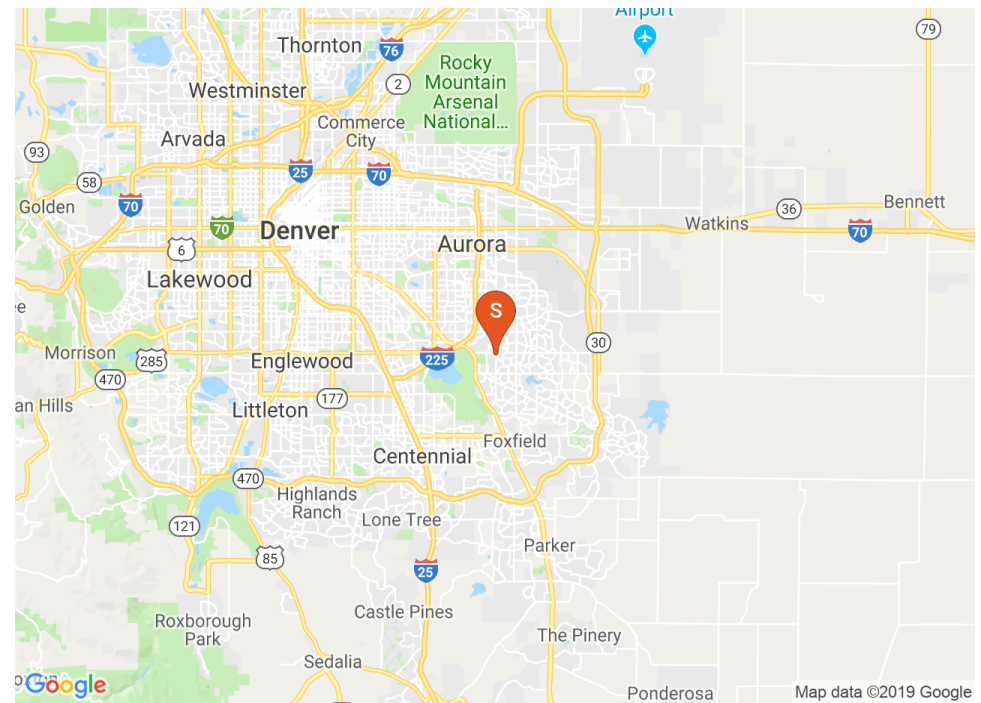
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2018 Population	17,364	147,154	371,609
2018 Median HH Income	\$64,974	\$63,194	\$63,289
2018 Average HH Income	\$84,457	\$81,788	\$86,429

Located at 15296 E Hampden Circle, Aurora CO the subject property consists of a single tenant NNN leased 7-11 with 3 years remaining on the lease with four (4) five (5) year options. The property is roughly 2,680 square feet situated on .60 acres of land. Current annual rent for the property is \$66,000.

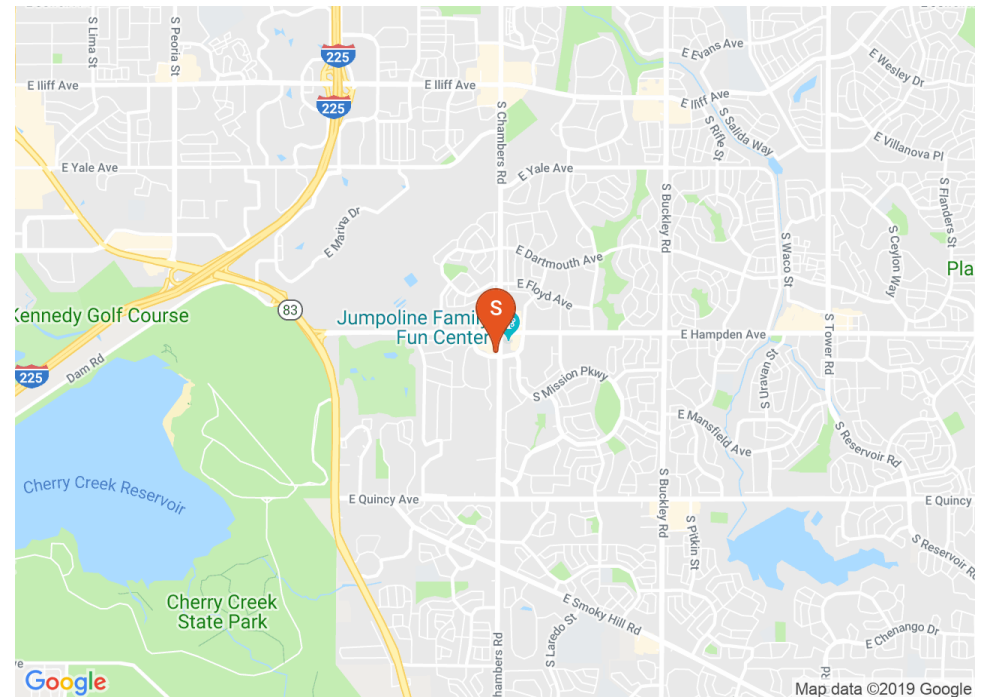
Aurora is a Home Rule Municipality in the U.S. state of Colorado, spanning Arapahoe and Adams counties, with the extreme southeastern portion of the city extending into Douglas County. Aurora is one of the principal cities of the Denver-Aurora-Lakewood, CO Metropolitan Statistical Area (Metro Denver). The city's population was 325,078 in the 2010 census,[10] which made it the third most populous city in the state of Colorado and the 54th most populous city in the United States.

The subject property is centrally located on E Hampden circle and is adjacent to several retailers and restaurants such as Well Fargo, Wallgreens, Burger King, Big Lots, Dollar General, Skate City Aurora and the Public Library.

Regional Map



Locator Map





02

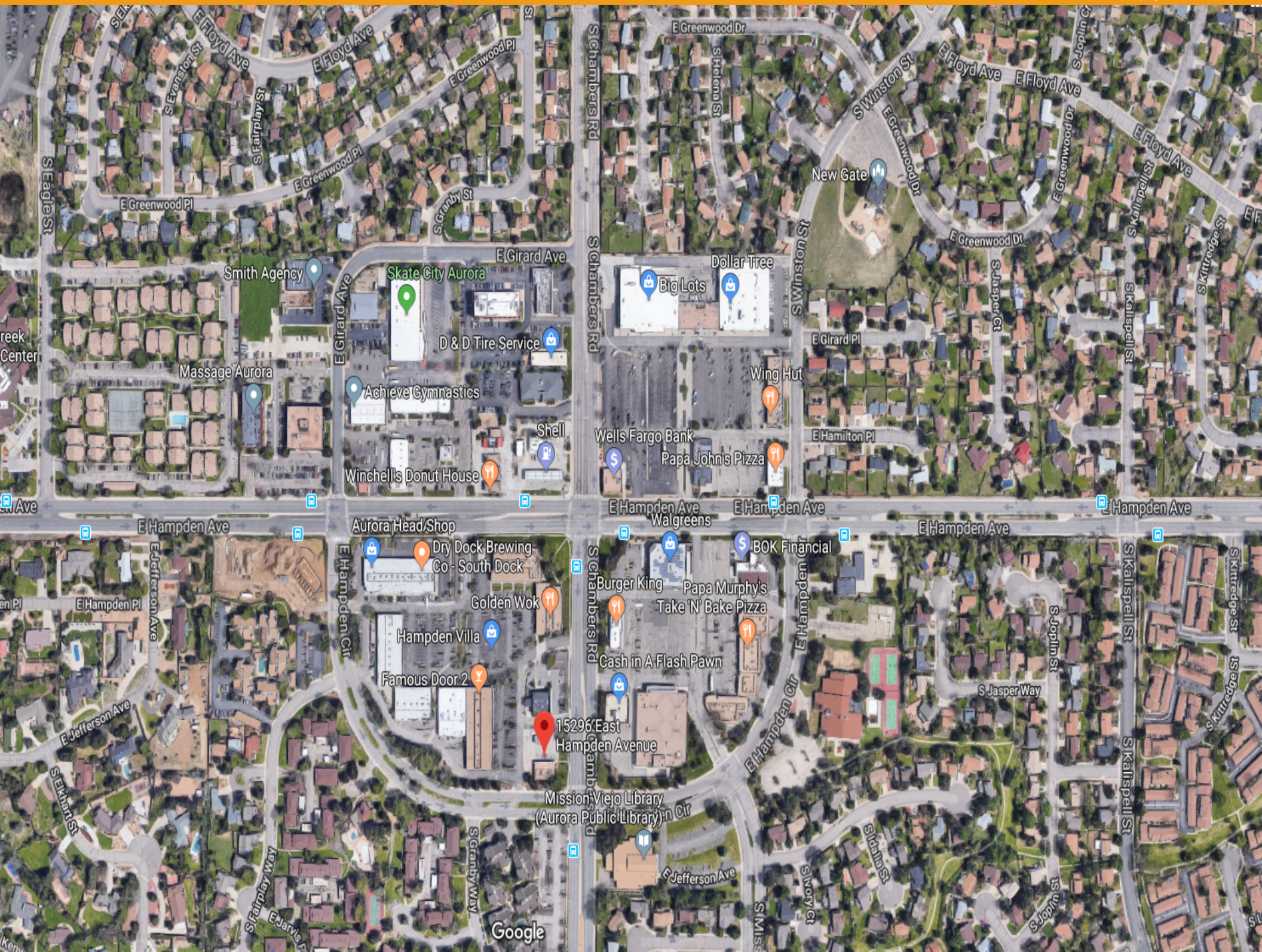
Property Description

Aerial Map

Parcel Map

Property Images

NNN 7-11



NNN 7-11-2

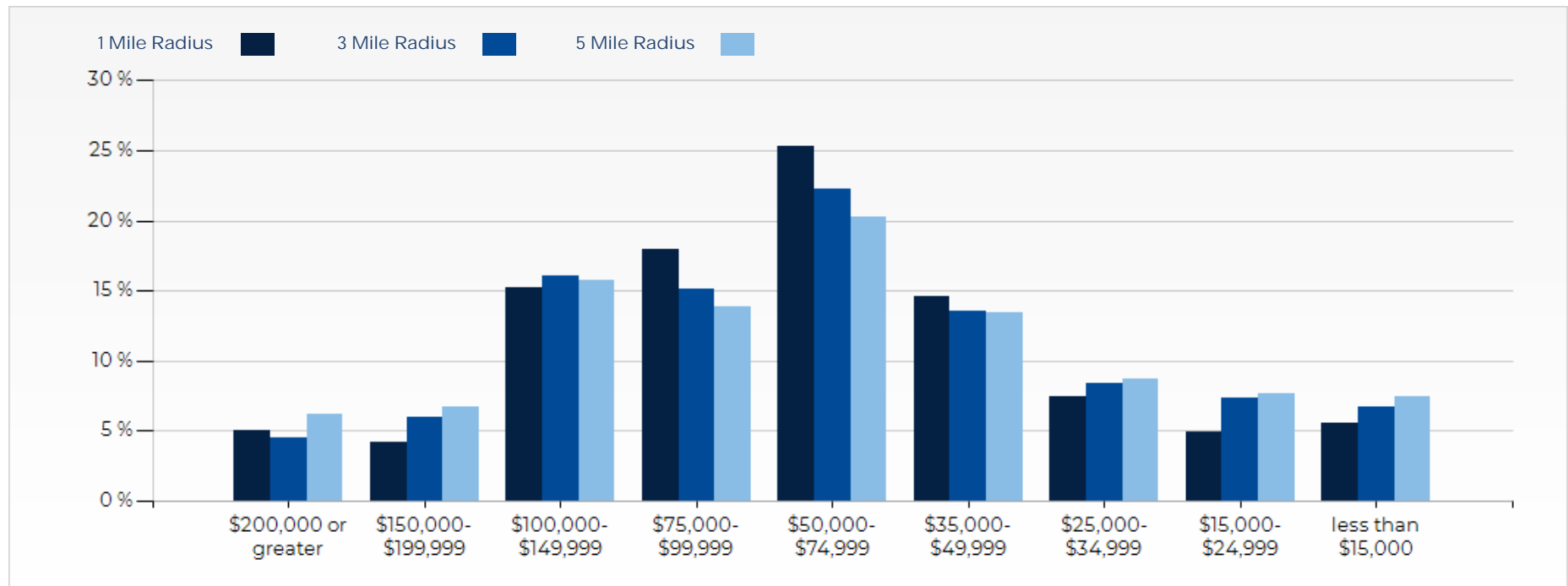
03 Demographics
Demographic Details
Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,420	133,956	287,031
2010 Population	16,665	138,751	338,247
2018 Population	17,364	147,154	371,609
2023 Population	18,015	154,548	393,903
2018 African American	2,087	20,964	55,508
2018 American Indian	119	1,132	2,664
2018 Asian	846	9,403	27,439
2018 Hispanic	2,676	26,514	71,322
2018 White	12,380	97,592	238,004
2018 Other Race	925	9,216	26,626
2018 Multiracial	948	8,411	20,344
2018-2023: Population: Growth Rate	3.70 %	4.95 %	5.85 %

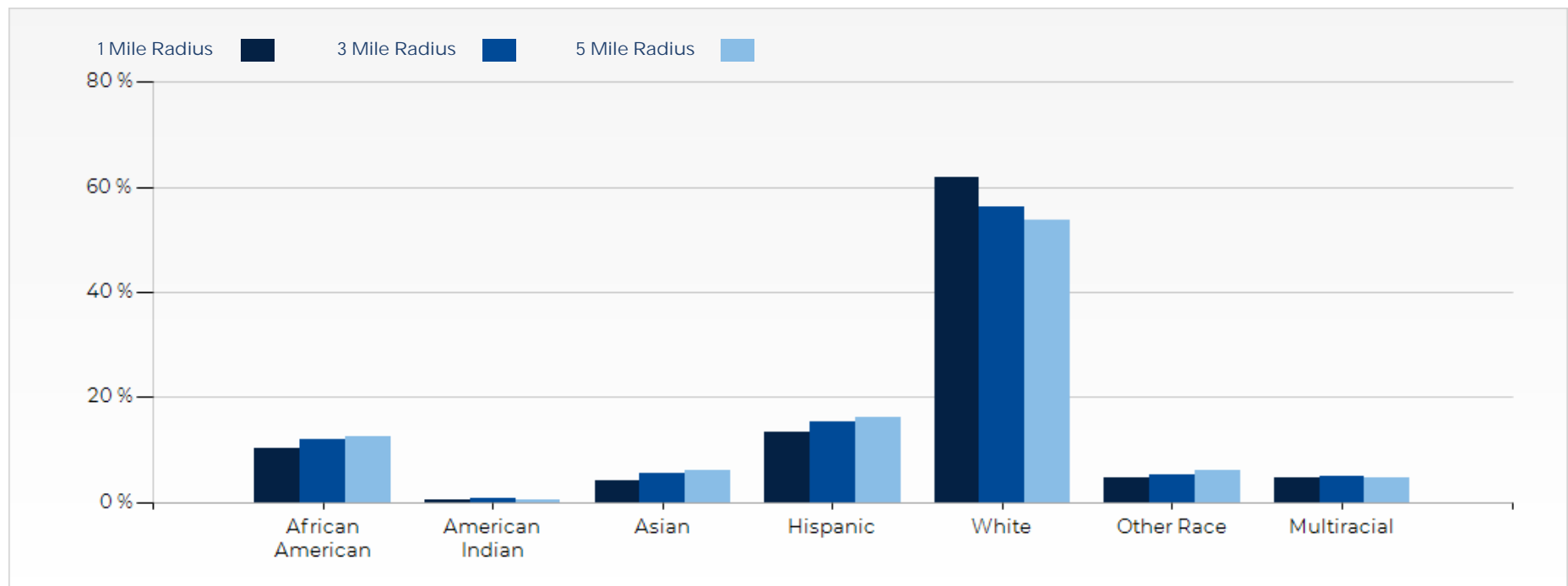
2018 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	374	3,870	10,887
\$15,000-\$24,999	334	4,185	11,094
\$25,000-\$34,999	502	4,829	12,679
\$35,000-\$49,999	988	7,763	19,603
\$50,000-\$74,999	1,716	12,745	29,455
\$75,000-\$99,999	1,222	8,687	20,095
\$100,000-\$149,999	1,033	9,226	22,960
\$150,000-\$199,999	284	3,428	9,775
\$200,000 or greater	339	2,591	8,978
Median HH Income	\$64,974	\$63,194	\$63,289
Average HH Income	\$84,457	\$81,788	\$86,429

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,511	53,183	119,223
2010 Total Households	6,535	54,431	134,038
2018 Total Households	6,792	57,324	145,525
2023 Total Households	7,026	60,023	153,557
2018 Average Household Size	2.51	2.56	2.54
2000 Owner Occupied Housing	5,199	39,185	76,585
2000 Renter Occupied Housing	1,163	12,735	38,936
2018 Owner Occupied Housing	4,755	38,035	85,457
2018 Renter Occupied Housing	2,037	19,289	60,068
2018 Vacant Housing	296	2,401	5,310
2018 Total Housing	7,088	59,725	150,835
2023 Owner Occupied Housing	5,133	41,116	93,463
2023 Renter Occupied Housing	1,894	18,908	60,095
2023 Vacant Housing	305	2,213	4,636
2023 Total Housing	7,331	62,236	158,193
2018-2023: Households: Growth Rate	3.40 %	4.60 %	5.40 %

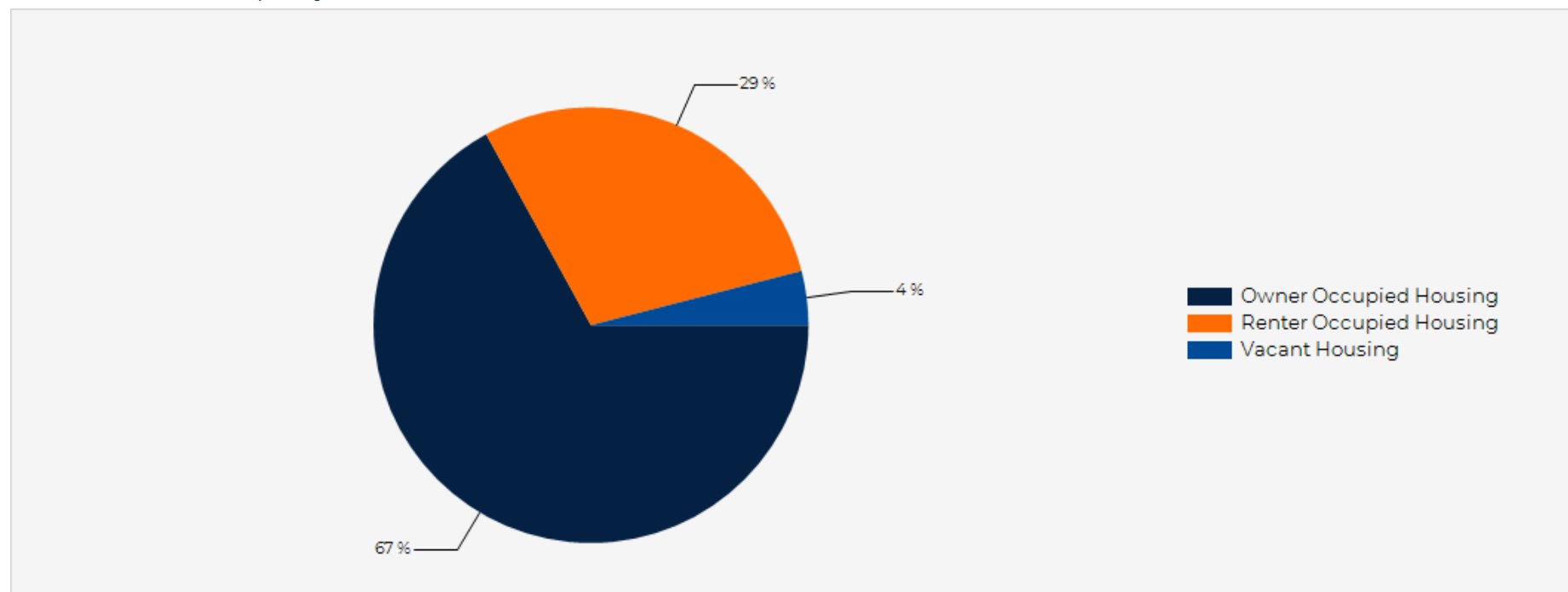
2018 Household Income



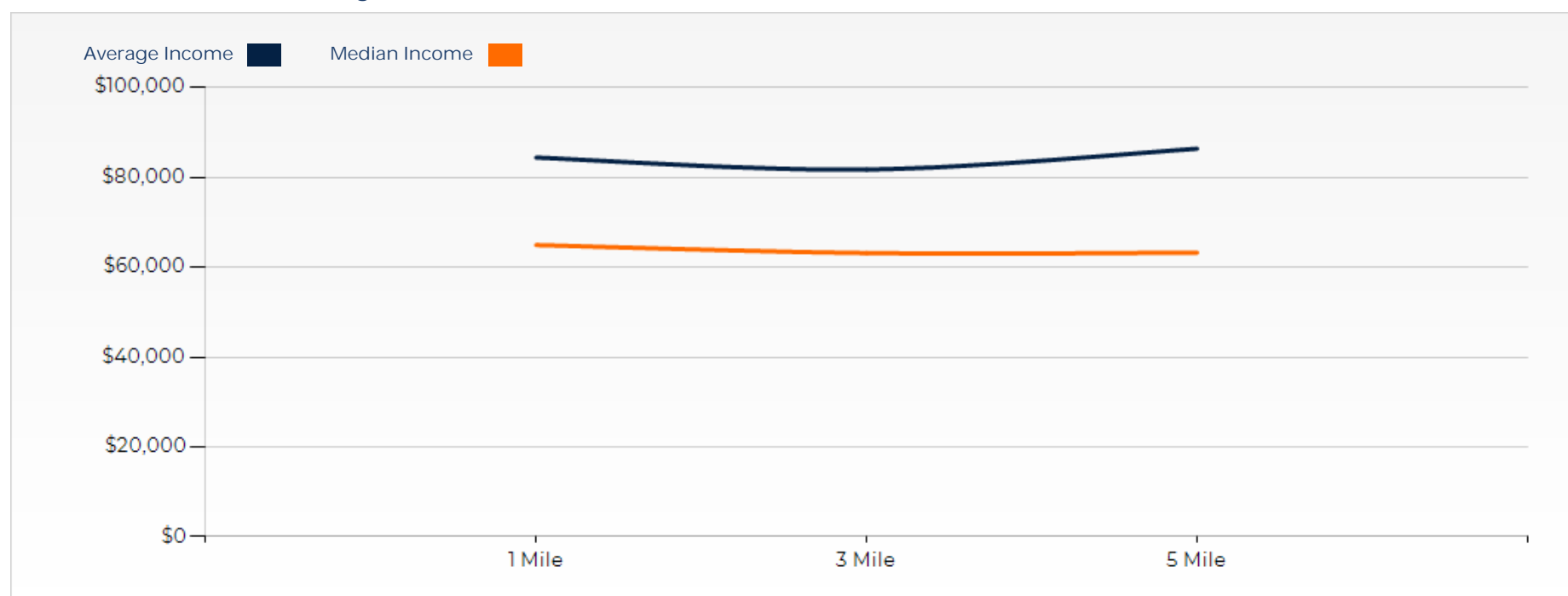
2018 Population by Race



2018 Household Occupancy - 1 Mile Radius



2018 Household Income Average and Median



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