



Offering Memorandum

BIG O TIRES SALE-LEASEBACK

6430 W 120TH AVENUE
BROOMFIELD, CO 80020

Marcus & Millichap







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Broomfield, CO 80020

FINANCIAL SUMMARY

Price	\$3,200,000
Down Payment	100% \$3,200,000
Cap Rate	6.0%
Building SF	4,608 SF
Net Cash Flow	6.0% \$192,000
Year Built	1997
Lot Size	.74 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Canady's Tire Corp
Roof & Structure	Tenant Responsible
Lease Commencement Date	Upon Close of Escrow
Lease Expiration Date	20 Years After Close of Escrow
Lease Term	20 Years
Rental Increases	10% Every 5 Years
Renewal Options	2, 5 Year Options

ANNUALIZED OPERATING DATA

LEASE YEARS	ANNUAL RENT	CAP RATE
1 - 5	\$192,000.00	6.00%
6 - 10	\$211,200.00	6.60%
11 - 15	\$232,320.00	7.26%
16 - 20	\$255,552.00	7.99%
OPTIONS	ANNUAL RENT	CAP RATE
Option 1	\$281,107.20	8.78%
Option 2	\$309,217.92	9.66%

BASE RENT	\$192,000
Net Operating Income	\$192,000
Total Return	6.0% \$192,000



BIG O TIRES®

Big O Tires is one of North America's largest retail tire franchisors with more than 450 independently owned and operated locations in 25 states. The company is headquartered in Palm Beach Gardens, Florida and is a wholly owned subsidiary of TBC Corporation. In addition to selling and servicing tires, wheels, and alignments, Big O Tires provides routine maintenance and replacement services, including oil and filter changes, batteries, suspension, and steering services.

The Big O Tires story began in 1962 when the market for replacement tires was exploding and independent tire dealers found themselves struggling to compete with major tire manufacturers' company stores. In the years that followed, Big O Tires evolved into a full-fledged franchise as it continued to find ways to benefit independent dealerships and their customers. Big O Tires joined forces with TBC Corporation, one of North America's largest marketers of automotive replacement tires, in 1996. Big O Tires backs every tire and service with one of the most comprehensive and affordable warranty protections available and 24/7 Roadside Assistance.

Company	Big O Tires
Parent Company	TBC Corporation
Headquarters	Palm Beach Gardens, Florida
Locations	450+
Website	www.bigotires.com



INVESTMENT HIGHLIGHTS

- Brand New Absolute Triple-Net (NNN) Lease with Big O Tires – 20 Year Lease Term
- 10% Rental Increases Every 5 Years
- Excellent Rent to Sales Ratio (Inquire with Broker for Details)
- 230,150 Residents in Growing Broomfield Trade Area – Households Projected to Increase 8%+ in 3-Mile Radius by 2023
- Excellent Visibility Off West 120th Avenue – Over 33,800 CPD
- Surrounded by Major National Retailers – Walmart Supercenter, Sprouts Farmers Market, The Home Depot, Goodwill, Dollar Tree, Petco, and More
- Minutes from Front Range Community College – 14,800+ Students
- 2 Miles from 1stBank Center – a Major Events Venue that Seats up to 7,500 Patrons
- Average Household Income Exceeds \$123K within 3 Miles of Subject Property
- Strong Daytime Population – 207,600+ Employees in Surrounding Area

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2023 Projection	12,476	90,760	241,060
2018 Estimate	12,388	85,218	230,150
Growth 2018 - 2023	0.71%	6.50%	4.74%
Households	1-Mile	3-Miles	5-Miles
2023 Projections	4,781	35,398	95,462
2018 Estimate	4,617	32,674	89,660
Growth 2018 - 2023	3.56%	8.34%	6.47%
Income	1-Mile	3-Miles	5-Miles
2018 Est. Average Household Income	\$98,714	\$123,254	\$101,641
2018 Est. Median Household Income	\$87,628	\$96,956	\$77,558
2018 Est. Per Capita Income	\$36,807	\$47,314	\$39,639

LOCATION OVERVIEW

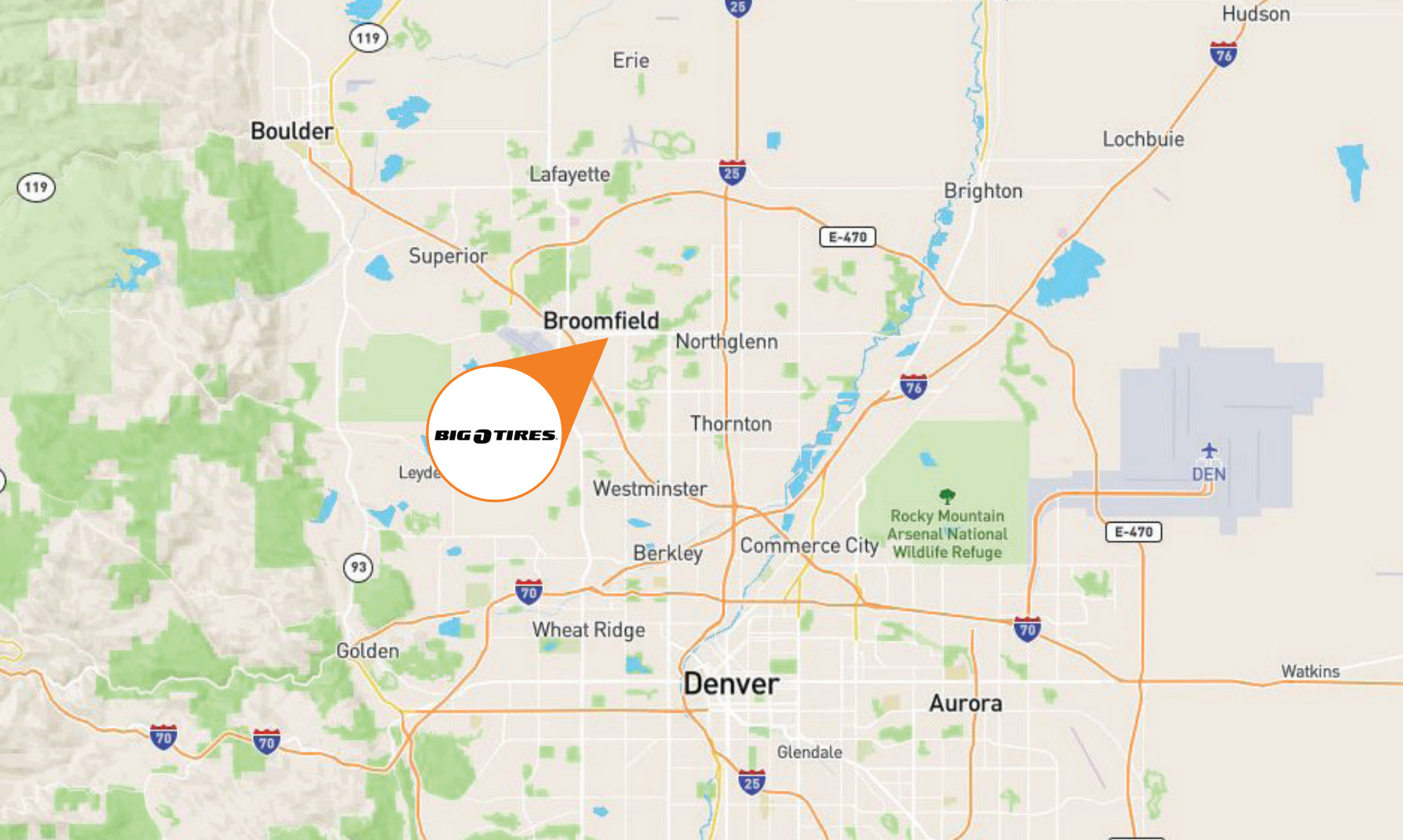
Nestled in one of the nation's strongest metropolitan economies, Broomfield is home to global powerhouses, start-ups, and homegrown companies leading the way in all sectors of innovation. Broomfield is located equidistant between Denver and Boulder and is within a 15 mile drive to four major education hubs. Home to corporate headquarters, tech companies, and thriving small businesses, Broomfield is central to the business networks of the future.

As one of Colorado's employment powerhouses, people from all over the Denver Metro region come to Broomfield to work for one of the many employers that make up the diverse local economy. The city's diverse business mix features some of Colorado's largest employers, representing industries such as telecommunications, IT/software, financial services, advanced manufacturing, bioscience, aerospace, and energy. In the last several years, Broomfield has experienced a significant increase in high-tech and R&D firms and is home to more than 20 corporate, national, and regional headquarters. Some of Broomfield's largest employers include CenturyLink, Oracle America, SCL Healthcare, Vail Resorts, Danone North America, Broadcom, and Ball Corporation.

Three golf courses and expansive community open spaces and trails make for ample room to enjoy Broomfield's blue skies and celebrated sunrises and sunsets. Flatiron Crossing features an array of department, specialty and big-box stores, along with several restaurants and a theater. Meanwhile, Broomfield's 1stBank Center hosts big concerts, circuses, rodeos, truck races, Ice Capades, conventions, trade shows, and community events.







2 MILES
1stBank Center
(Event Venue)

13 MILES
University of
Colorado Boulder

16 MILES
Downtown
Denver

32 MILES
Denver International
Airport

Net Leased Disclaimer

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

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

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 as well as the Property Owner and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase

Confidentiality Agreement

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical 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, PCBs or asbestos, the compliance with local, 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 offering memorandum 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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

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