



Offering Memorandum

BIG O TIRES SALE-LEASEBACK

10431 PARKGLENN WAY
PARKER, CO 80138

Marcus & Millichap





BEST BUY
DEL TACO
LES SCHWAB TIRES
NATURAL GROCERS
DOLLAR TREE
goodwill

Walmart
PET SMART
Supercenter KOHL'S
BED BATH & BEYOND
TEXAS
FAMOUS footwear
chili's
Office DEPOT
Michael's
THE HOME DEPOT

SAFEWAY
HOBBY LOBBY
LONG JOHN SILVER'S
KNEADERS
BAKERY & CAFE

TARGET
Freddy's
STEAKBURGERS
Panera
BREAD
FIREHOUSE SUBS

AMC THEATRES

O'Reilly
AUTO PARTS
PAPA JOHN'S

BURGERS TWISTERS
PIZZA HUT

Firestone

Domino's

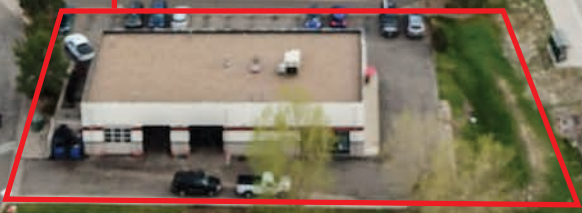
Waffle House

DQ

S PARKER RD
53,150 CPD

PARKGLENN WAY

BIG TIRES





**AUTO SERVICING/
REPAIR SHOPS**

**S PARKER RD
53,150 CPD**

PARKGLENN WAY

BIG TIRES

BIG O TIRES SALE-LEASEBACK

10431 Parkglenn Way
Parker, CO 80138

FINANCIAL SUMMARY

Price	\$3,000,000
Down Payment	100% \$3,000,000
Cap Rate	6.0%
Building SF	4,608 SF
Net Cash Flow	6.0% \$180,000
Year Built	1993
Lot Size	.52 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	\$180,000.00	6.00%
6 - 10	\$198,000.00	6.60%
11 - 15	\$217,800.00	7.26%
16 - 20	\$239,580.00	7.99%
OPTIONS	ANNUAL RENT	CAP RATE
Option 1	\$263,538.00	8.78%
Option 2	\$289,891.80	9.66%

BASE RENT	\$180,000
Net Operating Income	\$180,000
Total Return	6.0% \$180,000



An aerial photograph showing a Big O Tires store in the foreground, a large parking lot with several cars, and a commercial district with various buildings and parking areas in the background under a cloudy sky.

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)
- 115,770 Residents in Parker Trade Area – Households Projected to Increase 20%+ in 5-Mile Radius by 2023
- Excellent Visibility Directly Off South Parker Road – Over 53,150 CPD
- Surrounded by Major National Retailers – Walmart Supercenter, Target, Sprouts Farmers Market, The Home Depot, Lowes, Safeway, PetSmart, and More
- Average Household Income Exceeds \$137K within 5 Miles of Subject Property
- Less Than 2 Miles Off the E-470 – a Major Connector for the Denver MSA
- Down the Road from Parker Adventist Hospital
- Strong Daytime Population – 105,200+ Employees in Trade Area

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2023 Projection	6,805	77,641	135,559
2018 Estimate	6,178	68,255	115,770
Growth 2018 - 2023	10.15%	13.75%	17.09%
Households	1-Mile	3-Miles	5-Miles
2023 Projections	3,188	28,233	52,575
2018 Estimate	2,764	24,323	43,558
Growth 2018 - 2023	15.33%	16.08%	20.70%
Income	1-Mile	3-Miles	5-Miles
2018 Est. Average Household Income	\$75,357	\$133,486	\$137,511
2018 Est. Median Household Income	\$56,665	\$106,567	\$105,352
2018 Est. Per Capita Income	\$33,786	\$47,575	\$51,886

LOCATION OVERVIEW

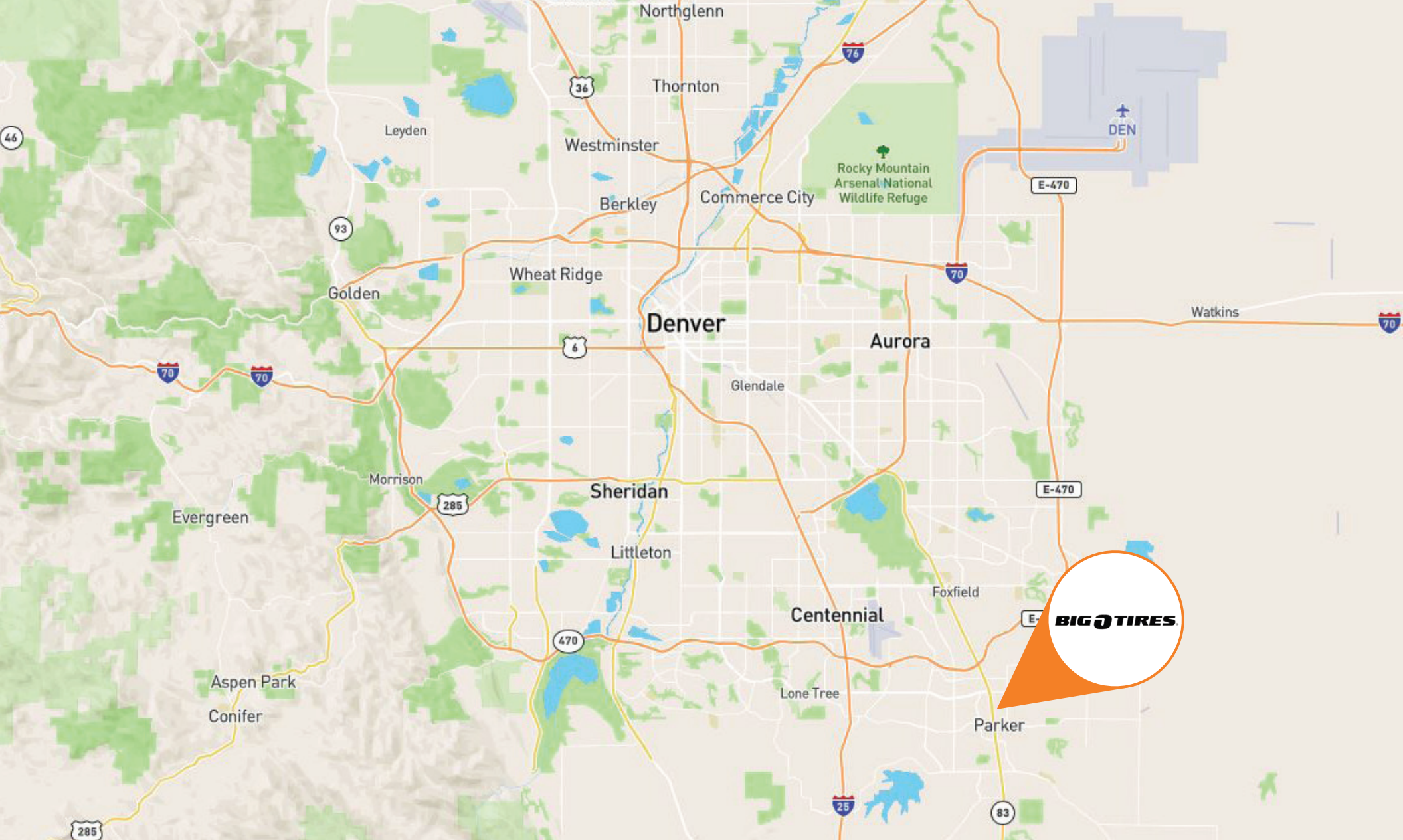
Parker, located in Colorado's Douglas County with easy access to the Denver metropolitan area, is well known for its unique Western-Victorian downtown and its hometown feel. Just 25 miles south of Denver's Central Business District, Parker has experienced significant growth during the past decade. This growth, combined with increased transportation options, has transformed the town into both a regional retail center and an up-and-coming area with healthcare, professional services, education, and technology sectors well represented in the employment matrix.

The town of Parker boasts a highly talented and educated workforce and a high quality of life that balances suburban living with the conveniences and amenities of a large city. Key industries that make up the economy in Parker include communications and broadcasting, creative industries, financial services, health sciences, health and wellness, and tourism/recreation. Some of the town's largest employers are Parker Adventist Hospital, King Soopers, Walmart Supercenter, Lifetime Fitness, Oralabs Inc., Rocky Vista University, and more.

Parker's Main Street houses local restaurants and a handful of lodging facilities. Top recreation spots in the area include the Cherry Creek Trail, which originates in Denver, runs through Parker and continues south to Castlewood Canyon State Park. At Cherry Creek State Park in neighboring Aurora, an 880-surface acre reservoir offers opportunities for boating, fishing, and other water sports. Other amenities include camping areas, group picnic sites, wildlife-watching platforms and facilities for special events. Horse trails and open space parks also dot the community.







2 MILES
Parker Adventist
Hospital

17 MILES
University of
Denver

25 MILES
Downtown
Denver

28 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.

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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.

exclusively listed

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