

UPLAND

REAL ESTATE GROUP, INC.



\$5.4M | CALIBER COLLISION | MONUMENT, CO



NNN | NEW CONSTRUCTION | 10% RENT INCREASES

TENANT:	Caliber Collision Works of Colorado, Inc.
GUARANTOR:	WAND NEWCO 3, Inc.
LOCATION:	Monument, CO
PRICE:	\$5,402,000
CAP RATE:	6.00%
NOI:	\$324,125
LEASE TERM:	15 years
LEASE TYPE:	NNN
BUILDING SIZE:	18,027 SQ FT
5-MILE POP:	54,343
5-MILE AVG. HH INC.:	\$146,249

CLICK TO REQUEST
MORE INFORMATION

Corporate Guaranty signed by WAND NEWCO 3, Inc. which operates over 1,000 stores in 37 states.

15 year NNN lease, with 10% rent increases every 5 years.

Excellent location just east of Highway 85/87 where traffic counts average 64,300 vehicles daily. Demographics include.

1-mile average household income over \$160,000 and 5-mile population over 54,000.

Caliber Collision will be constructed adjacent to King Scoopers, Starbucks, Papa Murphy's, First Bank and Shell. Across the street is Chase Bank, McDonald's, Walgreens, and AutoZone.

Other area properties include Walmart Supercenter, Kohl's, The Home Depot, Discount Tire and many more.

Look Upland

Where Properties & People Unite!

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