



8836 EAST 96TH AVENUE
Denver (Commerce City), CO 80020



OFFERING MEMORANDUM

Marcus & Millichap

www.deltondoadvisorygroup.com

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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.

NET LEASED 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.

INVESTMENT HIGHLIGHTS



Corporate Absolute Net Lease with 12 Years Remaining on Initial Term

- * Rare 7-Eleven Prototype with Separate Truck Diesel Fueling Station
- * 2016 Construction on a Large 2.68 Acre Lot with Monument Signage
- * 7.5% Fixed Rental Increases Every 5 Years

Easily Accessible from Interstate-76 (76,000 Vehicles Per Day), A Primary Connector through Denver and its Surrounding Communities

- * Commerce City is One of the Fastest Growing City's in Colorado
- * 20 Minutes from Downtown Denver
- * Infill Denver MSA - 300,000 Residents in the Surrounding Area with Significant Projected Growth
- * Excellent Hard Corner with More than 2,000 Employees within a 1-Mile Radius





7-Eleven, Inc. is the premier name and largest chain in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 65,000 stores in 18 countries, including 11,600 in North America. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings, cheeseburgers and hot chicken sandwiches. 7-Eleven offers customers industry-leading private-brand products under the 7-Select brand including healthy options, decadent treats and everyday favorites, at an outstanding value. Customers also count on 7-Eleven for bill payments, self-service lockers and other convenient services.

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- 7-Eleven is the world's largest convenience store chain operating,
 - * franchising and licensing stores in 18 countries. Some 10,500 of the 56,600 7-Eleven stores worldwide are in North America
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- 7-Eleven adds another store to its worldwide operations every
 - * three and a half hours, The company has more outlets than any other retailer or food service provider
-

- In 1927, convenience retailing began simply enough when an employee of Southland Ice Company in Dallas started selling milk,
 - * eggs and bread from the ice dock. Soon, the convenience store was born and became known as 7-Eleven to reflect the 7 a.m. to 11 p.m. hours of operation.
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FINANCIAL SUMMARY

Price:	\$3,700,000
CAP Rate:	4.93%
Gross Leasable Area (GLA)	3,500 SF
Lot Size:	2.68 Acres
Year Built / Remodeled:	2016
Ownership:	Corporate Guarantee

LEASE SUMMARY

Lease Term:	15 Years
Lease Type:	Absolute-Net
Lease Commencement:	October, 2016
Increases:	7.5% Increases Every 5 years
Term Remaining:	12 Years
Options to Extend:	2, 5 Year Options

* Seller will credit buyer rent difference at the close of escrow

* Right of First Offer: Tenant has a 15 Day Right of First Offer. If the Tenant waives this Right and the Landlord Elects to Accept an Offer that is 95% or less than the amount stated in the notice to Tenant regarding their Right of First Offer, than the Tenant has 7 Days to Respond with Acceptance or Waiver.

* First Right of Refusal: Tenant has a 15 Day First Right of Refusal Once Landlord Receives an Unsolicited Offer.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	CAP Rate
Oct 2016 - Oct 2021	\$169,778.00	
Oct 2021 - Oct 2026	\$182,511.35	4.75%
Oct 2026 - Oct 2031	\$196,199.70	5.10%

Options	Annual Rent	CAP Rate
Option 1 - Oct 2031 - Oct 2036	\$210,914.67	5.50%
Option 2 - Oct 2041 - Oct 2046	\$226,733.27	5.90%



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OFFERING PRICE

\$3,700,000



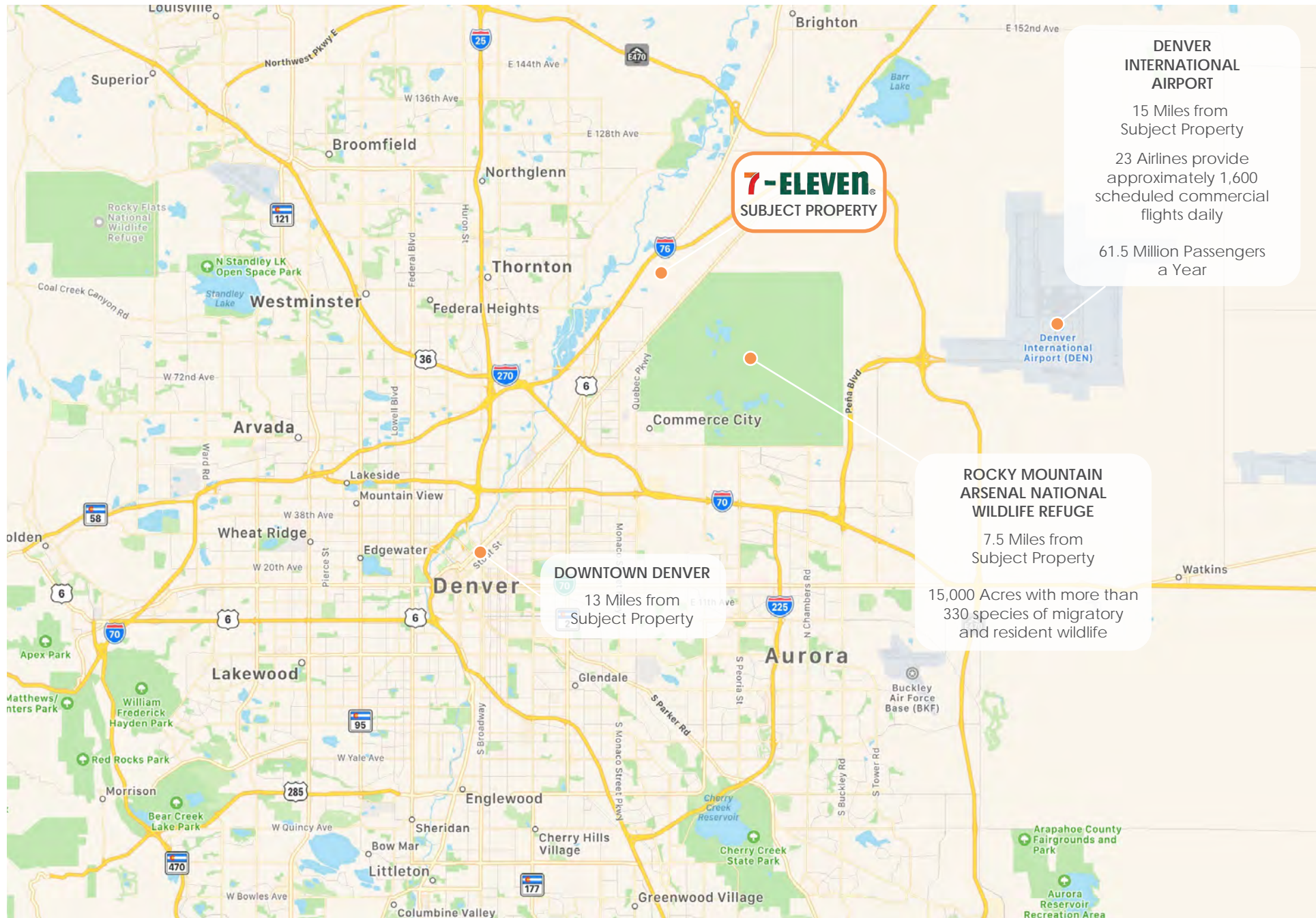
CAP RATE

4.93%



NET OPERATING INCOME

\$182,511.35







Commerce City (Denver), Colorado

As one of the state's fastest growing communities, Commerce City is redefining itself for the next generation, building on historic values of community, industry, agriculture and family.

Centrally located along Colorado's bustling Front Range, Commerce City is a quality community for a lifetime.

It's a safe, diverse and welcoming community with 25 miles of trails, a championship golf course, 840 acres of open space and parks, 1,300 thriving businesses, one of the country's largest soccer complexes and the nation's largest urban wildlife refuge.

Source: www.c3gov.com



DEMOGRAPHICS SUMMARY

POPULATION



In 2018, the population in your selected geography is 39. The population has changed by 225.00% since 2000. It is estimated that the population in your area will be 46.00 five years from now, which represents a change of 17.95% from the current year. The current population is 49.70% male and 50.30% female. The median age of the population in your area is 30.38, compare this to the US average which is 37.95. The population density in your area is 12.40 people per square mile.

HOUSEHOLDS



There are currently 29 households in your selected geography. The number of households has changed by 222.22% since 2000. It is estimated that the number of households in your area will be 35 five years from now, which represents a change of 20.69% from the current year. The average household size in your area is 3.00 persons.

INCOME



In 2018, the median household income for your selected geography is \$80,652, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 68.27% since 2000. It is estimated that the median household income in your area will be \$96,272 five years from now, which represents a change of 19.37% from the current year.

The current year per capita income in your area is \$72,609, compare this to the US average, which is \$32,356. The current year average household income in your area is \$98,595, compare this to the US average which is \$84,609.

RACE AND ETHNICITY



The current year racial makeup of your selected area is as follows: 70.51% White, 1.97% Black, 0.02% Native American and 2.06% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 44.15% of the current year population in your selected area. Compare this to the US average of 18.01%.

HOUSING



The median housing value in your area was \$290,777 in 2018, compare this to the US average of \$201,842. In 2000, there were 8 owner occupied housing units in your area and there were 1 renter occupied housing units in your area. The median rent at the time was \$427.

EMPLOYMENT



In 2018, there are 1,542 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 50.00% of employees are employed in white-collar occupations in this geography, and 33.33% are employed in blue-collar occupations. In 2018, unemployment in this area is 3.49%. In 2000, the average time traveled to work was 33.00 minutes.



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