

Walgreens

1600 E Coalton Rd

M
AT
FLAT IRON

WALGREENS

1600 COALTON ROAD
BROOMFIELD, CO

CONTACTS



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**Marcus &
Millichap**

**THE
ISAAC
GROUP**



BOULDER
10 MILES



FLATIRON CROSSING MALL

NORDSTROM
POTTERY BARN
Payless
Crate&Barrel
VICTORIA'S SECRET
DICK'S SPORTING GOODS
Dillard's
H&M
OLD NAVY
DQ
Häagen-Dazs
Rubio's
macy's
WILLIAMS SONOMA
sunglass hut
Vera Bradley
GNC



RETREAT AT
THE FLATIRONS
374 UNITS

TERRACINA
APARTMENTS
386 UNITS

CATANIA
APARTMENTS
297 UNITS

WALGREENS

Firestone

BURGER KING



MCDONALD'S



SAFeway



FIVE GUYS



SUMMIT AT
ROCK CREEK
246 UNITS

BELL SUMMIT
AT FLATIRONS
500 UNITS

GREEN LEAF
ROCKVUE
220 UNITS



DENVER BOULDER TURNPIKE

DSW



OMNI HOTELS
& RESORTS
Interlocken | Denver

RENAISSANCE
BOULDER FLATIRON HOTEL

TOWNEPLACE
SUITES
Marriott

Residence INN
BY MARRIOTT

CAMDEN AT
INTERLOCKEN
340 UNITS

INTERLOCKEN

A 963-acre full service advanced technology business park located in the heart of the Denver-Boulder Corridor. This business park houses many high-tech companies including Danone, Oracle, Level 3 Communications (Century Link), Vail Resorts, and many more.

VAIL RESORTS
Corporate Headquarters

Ball Aerospace
211,371 SF

ORACLE
975,595 SF Campus

CenturyLink
Level 3
850,000 SF Campus

DANONE
ONE PLANET. ONE HEALTH
228,000 SF

OMNI HOTELS
& RESORTS



WAL*MART
SUPERCENTER



DENVER
18.5 MILES



INVESTMENT OVERVIEW

PRICING

Price	\$6,810,000
NOI	\$442,692
CAP Rate	6.50%

HIGHLIGHTS

- 3.25 YEARS REMAINING ON PRIMARY LEASE TERM
- CORPORATE GUARANTEE FROM WALGREENS (INVESTMENT GRADE)
- MINIMAL LANDLORD RESPONSIBILITIES (DOUBLE NET LEASE)
- SIGNALIZED HARD CORNER LOCATION IN DENSE RETAIL CORRIDOR
- LESS THAN ONE MILE AWAY FROM FLATIRONS CROSSING MALL
- WALGREENS HAS BEEN OPERATING AT THIS LOCATION SINCE 2002
- RAPIDLY GROWING SUBMARKET, SURROUNDED BY 2,693 UNITS OF MULTI-FAMILY DEVELOPMENT
- THE BROOMFIELD AREA IS LOCATED CONVENIENTLY BETWEEN DENVER (18.5 MILES) AND BOULDER (10 MILES)
- EXCELLENT DEMOGRAPHICS: \$139,045 AVERAGE HOUSEHOLD INCOME (1-MILE RADIUS)



LEASE ABSTRACT

PROPERTY NAME	WALGREENS
ADDRESS	1600 COALTON ROAD
CITY, STATE, ZIP	BROOMFIELD, CO 80027
INITIAL LEASE TERM	20 YEARS
RENT COMMENCEMENT DATE	09/01/2002
EXPIRATION DATE	08/31/2022
LEASE TERM REMAINING	3 +/- YEARS

YEAR BUILT	2002
LEASED SF	14,742
LAND AREA AC	2.05
LEASE TYPE	DOUBLE NET (NN)
ROFR	YES
OPTIONS	8 X 5-YEAR OPTIONS
GUARANTOR	CORPORATE

START DATE	END DATE	OPTION	MONTHLY AMOUNT	ANNUALIZED AMOUNT	CAP RATE
Current	8/31/2022	-	\$31,667	\$442,692	6.50%
9/1/2022	8/31/2027	#1	\$31,667	\$442,692	6.50%
9/1/2027	8/31/2032	#2	\$31,667	\$442,692	6.50%
9/1/2032	8/31/2037	#3	\$31,667	\$442,692	6.50%
9/1/2037	8/31/2042	#4	\$31,667	\$442,692	6.50%
9/1/2042	8/31/2047	#5	\$31,667	\$442,692	6.50%
9/1/2047	8/31/2052	#6	\$31,667	\$442,692	6.50%
9/1/2052	8/31/2057	#7	\$31,667	\$442,692	6.50%
9/1/2057	8/31/2062	#8	\$31,667	\$442,692	6.50%



DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2023 PROJECTION	13,588	30,093	102,741
2018 ESTIMATE	12,002	27,642	99,292
GROWTH 2018 - 2023	13.21%	8.87%	3.47%
2000 CENSUS	6,825	19,715	83,703
2010 CENSUS	10,744	24,407	88,641
GROWTH 2000 - 2010	57.42%	23.80%	5.90%

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023 PROJECTION	5,415	12,423	41,434
2018 ESTIMATE	4,860	11,389	39,598
GROWTH 2018 - 2023	11.41%	9.08%	4.64%
2000 CENSUS	2,738	7,563	31,023
2010 CENSUS	4,201	9,778	34,866
GROWTH 2000 - 2010	53.43%	29.28%	12.39%

POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
% WHITE POPULATION	74.27%	80.56%	85.11%
% BLACK POPULATION	1.36%	1.44%	1.31%
% ASIAN	18.02%	11.68%	6.60%
% AMERICAN INDIAN, ESKIMO, ALEUT	0.17%	0.34%	0.59%
% HAWAIIAN OR PACIFIC ISLANDER	0.11%	0.11%	0.11%
% MULTI-RACE	4.92%	4.07%	3.60%
% HISPANIC	6.85%	7.92%	10.84%
% OTHER POPULATION	1.15%	1.79%	2.68%
% MALE POPULATION	51.38%	51.11%	50.16%
% FEMALE POPULATION	48.62%	48.89%	49.84%

HOUSEHOLDS BY INCOME

	1 MILE	3 MILES	5 MILES
\$200,000 OR MORE	15.67%	12.96%	10.57%
\$150,000 - \$199,999	14.42%	12.46%	11.45%
\$100,000 - \$149,999	23.55%	23.89%	22.74%
\$75,000 - \$99,999	12.35%	13.46%	14.90%
\$50,000 - \$74,999	13.14%	14.14%	15.03%
\$35,000 - \$49,999	7.03%	8.60%	9.94%
\$25,000 - \$34,999	3.98%	5.18%	5.79%
\$15,000 - \$24,999	4.55%	4.48%	5.26%
\$10,000 - \$14,999	1.33%	1.54%	1.74%
UNDER \$9,999	3.98%	3.28%	2.58%



44,457

Daytime Population
(3-Mile Radius)



\$128,591

Average Household Income
(3-Mile Radius)



33.9

Median Age
(3-Mile Radius)

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