

# 5805 Independence Street Arvada, CO 80002

- NNN Single Tenant Investment Offering
- Price: \$1,699,000
- Cape Rate: 6.25%
- Net Lease Investment with 6 years left on the lease.



DANIEL GLUHAICH  
+1 408 201 0120  
Dan.Gluhaich@colliers.com  
License # NV-S. S.0050164



# Confidentiality Agreement



This Confidential Offering Memorandum (the “Memorandum”) is being delivered exclusively by Colliers International (the “Agent”) to a party who may be interested in the acquisition of the Fee Simple interest in 5805 Independence Street, Arvada, Co. 80002 (the “Property”), described in this Memorandum. This is a private offering, made only by delivery of a copy of the Memorandum to the recipient (the “Recipient”). By accepting this Memorandum, the Recipient agrees to comply strictly with the terms and conditions of the Confidentiality Agreement previously executed and delivered to the Agent by the Recipient with respect to this Memorandum and all information contained herein, and to use this Memorandum only for the purpose of evaluating the offering made hereby.

The material contained in this Memorandum is provided solely to assist the Recipient in determining whether it is interested in making an investigation or evaluation concerning a potential purchase of the Property. Neither the Agent nor any affiliates or client of the Agent which term includes related entities, the owners of any equity interest in the Property, (“Owner”), the manager of the Property (“Manager”), and any officers, employees and agents of any such parties make any representations or warranties with regard to the accuracy or completeness of the information contained herein. This Memorandum may include statements and estimates provided by the Agent, the Owner, or the Manager with respect to the anticipated future performance of the Property. Nothing contained in this Memorandum should be construed as a representation as to the future performance of the Property, and the Recipient acknowledges and agrees that any statements or estimates relating to future performance reflect various assumptions concerning the Property’s anticipated results, which may or may not prove to be correct. No representations are made as to the accuracy of such statements and estimates, and none of the Agent, the Owner, the Manager, or any related entities shall have any liability with respect to or arising from any inaccuracy in such statements or estimates. Statements made in this Memorandum as to the content of any contract or other document referred to, are not complete or definitive descriptions, but summaries or portions thereof. Each such statement is qualified by its reference to the full text of the contract or document, copies of which will be made available by the Agent to Recipient upon request. In addition, not all contracts or other documents, which may be relevant, have been summarized or referenced in this Memorandum. This Memorandum is being delivered by the Agent to a prospective purchaser with the understanding that it will independently investigate those matters which it deems appropriate in evaluating the Property and will rely solely on its own investigation in determining whether to purchase the Property.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property in any jurisdiction in which, or to any person for which, such offer, sale, or solicitation would be unlawful. Except where otherwise indicated, the information contained in this Memorandum has been prepared as and no obligation is assumed to supplement or modify the information to reflect subsequent events or conditions. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property or purchase of the Property.

More detailed information regarding the expected terms, conditions, and timing of the offering of the Property will be provided in due course by separate communication with each Recipient. The Agent, the Owner and the Manager reserve the right to engage in discussions or negotiations with one or more recipients or other prospective investors at any time without notification to, or other obligation to, any other Recipient or prospective investor. The offering made hereby is subject to a change in terms or termination without notice. The Owner and the Manager will remain free to operate the Property in their sole and absolute discretion during the evaluation and offering process, including the taking of such actions, whether within or outside of the ordinary course of business, which the Owner or the Manager shall deem necessary, prudent or desirable.

The Agent reserves the right to require the return of this Memorandum and any other material provided to the Recipient at any time.

Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

© 2019 Colliers International



# Executive Summary

## THE OFFERING

Daniel Gluhaich of Colliers International is pleased to present, an automotive retail facility designed for high quality automotive services. The building is comprised of 1,808 square feet and is built on a 12,889 square foot lot. A freestanding single tenant retail building. Consisting of 3 automobile servicing bays, a customer service/office area and restrooms. The parking lot is fully paved with approximately 6 parking spaces.

Griffen Fast Lube, a Jiffy Lube Franchisee has 58 locations in Nevada Utah, and Colorado. Griffen Fast Lube locations feature Jiffy Lube Signature Service Oil Change, SMOG Inspections, Radiator Coolant Service, Automatic Transmission Service, Air Filter Replacement, Tire Rotations, and many more automotive services. Jiffy Lube Corporate is dedicated to helping keep vehicles running properly by providing preventative vehicle maintenance services at more than 2,000 locations nationwide.

There are 6 years left on the NNN year lease with 2% increases per year and percentage of rent as well.

## INVESTMENT HIGHLIGHTS

- 2% Rent Escalations every year throughout Lease term including percentage rent.
- Well maintained building, constructed in 1987 with highest quality materials.
- Strong Established JiffyLubeTenant



### Investment Summary

5805 Independence St., Arvada, CO, 80002

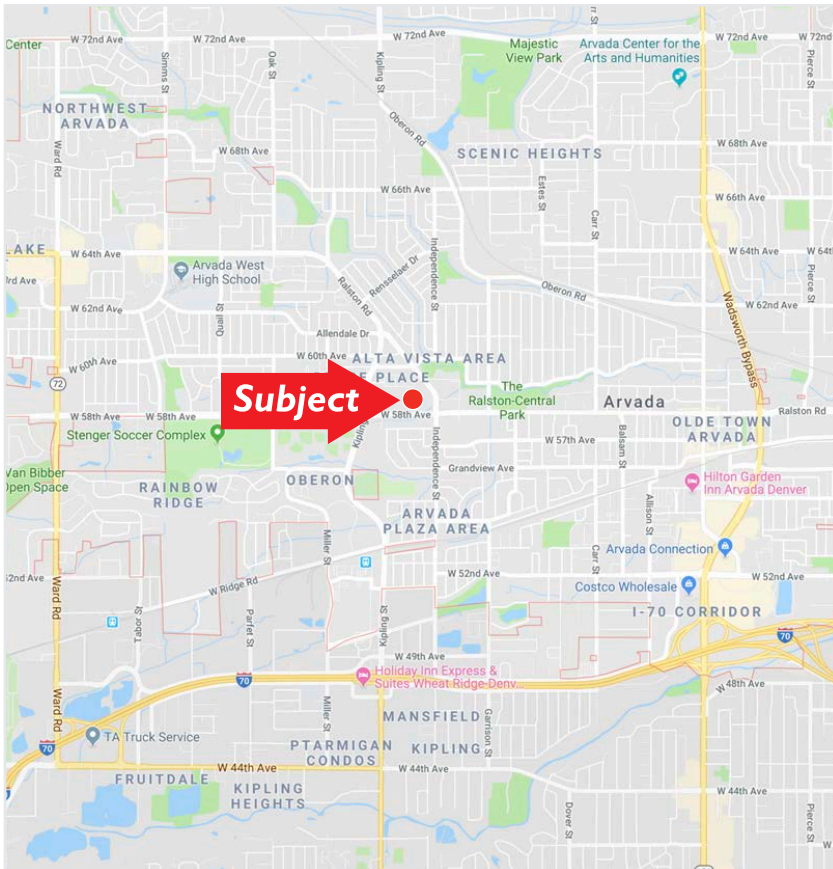
List Price	\$1,699,000
Lease Type	NNN
NOI (Feb 2015-Jan 2020)	\$107,372
Square Footage	1,808
Price Per Square Foot	\$59.39
Actual Cap Rate	6.25%
Occupancy	100%
Year Built	1987

# Property Description

## Property Detail

5805 Independence St., Arvada, CO, 80002

Building Square Footage	1,808
Number of Buildings	1
Number of Stories	1
Land Acres	12,889 SF
Zoning	Commercial Multi-Use
Building Class	A
Location Class	A
Number of Parking Spaces	6



## LOCATION DESCRIPTION

- This Jiffy Lube is located on 5805 Independence St. Arvada, Co. 80002.
- Located near national retail tenants, Auto Zone, Chase Bank, Starbucks and McDonalds, Olde Town and Walmart.
- Surrounded by High Density Residential, close to I-70 Corridor.





# Aerial



## MARKET HIGHLIGHTS

- Busy Location with High Visibility
- Near National Retail, High Density Residential, Commercial, G – Line Commuter Train Station and Olde Town Arvada
- Close Proximity to I - 70Close Proximity to the 215 Beltway

# Financial Overview

## Building Information

3980 W. Ann Road, Las Vegas, NV 89031

Price \$1,699,000 \$939.71 PSF

Rentable Square Footage 1,808

Base Rent \$107,372 \$59.39 PSF

Monthly Rent \$8,947 \$4.95 PSF

Lease Notes: 2% Bump Each Year for 6 Years

# Lease Overview

www

Tenant	Lease Term	Annual Rent	PSF	Monthly Rent	PSF
Griffen Lube Corporation	Current - 9/30/2020	\$107,372	\$59.39	\$8,947	\$4.95
	9/30/20 - 9/30/2021	\$109,519			
	9/30/21 - 9/30/2022	\$111,709			
	9/30/22 - 9/30/2023	\$113,943			
	9/30/23 - 9/30/2024	\$116,222			
	9/30/24 - 9/30/2025	\$118,546			

# Area Demographics



	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>POPULATION</b>			
2024 PROJECTION	19,269	113,126	307,138
2019 ESTIMATE	18,385	107,825	290,754
2010 CENSUS	17,280	101,253	266,814
2000 CENSUS	17,563	103,277	270,814
GROWTH 2019 - 2024	4.81%	4.92%	5.63%
GROWTH 2010 - 2019	6.39%	6.49%	8.97%
GROWTH 2000 - 2010	-1.61%	-1.96%	-1.48%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>2019 EST. POPULATION BY RACE/ETHNICITY</b>	<b>18,385</b>	<b>107,827</b>	<b>290,754</b>
WHITE ALONE	88.49%	87.38%	84.15%
BLACK OR AFRICAN AMERICAN ALONE	1.07%	1.21%	1.37%
AMER. INDIAN AND ALASKA NATIVE ALONE	1.30%	1.08%	1.23%
ASIAN ALONE	1.58%	1.91%	2.40%
NATIVE HAWAIIAN & OTHER PAC. ISL. ALONE	0.11%	0.08%	0.11%
SOME OTHER RACE ALONE	4.14%	4.96%	7.39%
TWO OR MORE RACES	3.31%	3.40%	3.36%
NOT HISPANIC OR LATINO	83.47%	81.50%	77.12%
HISPANIC OR LATINO	16.54%	18.50%	22.88%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>2019 EST. HISPANIC RACE BASE</b>	<b>3,041</b>	<b>19,943</b>	<b>66,527</b>
WHITE ALONE	63.06%	61.47%	57.34%
BLACK ALONE	1.25%	0.97%	0.78%
AMER. INDIAN/ALASKAN ALONE	3.92%	2.78%	2.84%
ASIAN ALONE	0.20%	0.47%	0.37%
HAWAIIAN/PACIFIC ISLANDER ALONE	0.03%	0.09%	0.10%
SOME OTHER ALONE	24.18%	26.14%	31.73%
TWO OR MORE RACES	7.40%	8.09%	6.84%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>HOUSEHOLDS</b>			
2024 PROJECTION	8,664	59,757	133,274
2019 ESTIMATE	8,192	46,374	125,104
2010 CENSUS	7,505	42,420	112,129
2000 CENSUS	7,308	41,186	109,140
GROWTH 2019 - 2024	5.76%	5.89%	6.53%
GROWTH 2010 - 2019	9.15%	9.32%	11.57%
GROWTH 2000 - 2010	2.70%	3.00%	2.74%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>2019 EST. HOUSEHOLDS BY INCOME</b>	<b>6,365</b>	<b>37,130</b>	<b>107,827</b>
INCOME < \$15,000	1.00%	1.00%	1.31%
INCOME \$15,000 - \$24,999	0.00%	0.00%	0.00%
INCOME \$25,000 - \$34,999	12.37%	24.82%	29.97%
INCOME \$35,000 - \$49,999	31.99%	30.81%	30.15%
INCOME \$50,000 - \$74,999	35.89%	28.26%	25.47%
INCOME \$75,000 - \$99,999	19.80%	16.13%	14.41%
INCOME \$100,000 - \$124,999	0.00%	0.00%	0.00%
INCOME \$125,000 - \$149,999	6.86%	6.33%	7.28%
INCOME \$150,000 - \$199,999	6.82%	6.50%	7.20%
INCOME \$200,000 - \$249,999	8.81%	7.89%	7.91%
INCOME \$250,000 - \$499,999	14.31%	14.25%	12.95%
INCOME \$500,000+	19.25%	19.29%	18.22%
PER CAPITA INCOME	\$28,486	\$31,376	\$35,214
2019 EST. AVG. HOUSEHOLD INCOME	\$82,282	\$91,116	\$94,955
2019 EST. MEDIAN HOUSEHOLD INCOME	\$66,514	\$68,861	\$69,573

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>2019 EST. POPULATION BY SEX</b>	<b>18,385</b>	<b>107,824</b>	<b>290,754</b>
MALE	48.92%	49.05%	49.19%
FEMALE	51.08%	50.95%	50.81%

# Area Demographics

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2019 EST. POPULATION BY HOUSEHOLD TYPE	8,192	46,373	125,103
FAMILY HOUSEHOLDS	58.59%	62.59%	60.30%
NON FAMILY HOUSEHOLDS	41.41%	37.40%	39.70%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2019 EST. MARITAL STATUS PERSONS 15+	14,984	89,832	240,809
SINGLE MALE, NEVER MARRIED	17.97%	16.20%	17.64%
SINGLE FEMALE, NEVER MARRIED	16.35%	14.29%	14.90%
MARRIED	45.03%	48.90%	47.76%
DIVORCED	15.76%	14.63%	14.02%
WIDOWED	4.89%	5.99%	5.67%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2019 EST. POP. 25+ BY EDUCATION	13,097	78,178	209,192
LESS THAN 9TH GRADE	2.44%	2.69%	3.62%
SOME HIGH SCHOOL, NO DIPLOMA	4.59%	4.95%	6.04%
HIGH SCHOOL GRADUATE (OR GED)	25.90%	25.64%	23.78%
SOME COLLEGE, NO DEGREE	26.27%	24.41%	22.56%
ASSOCIATE DEGREE	10.61%	8.72%	7.55%
BACHELOR'S DEGREE	19.88%	22.03%	23.44%
MASTER'S DEGREE	7.90%	9.08%	9.92%
PROFESSIONAL SCHOOL DEGREE	1.41%	1.47%	1.78%
DOCTORATE DEGREE	1.00%	1.00%	1.31%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2019 EST. POPULATION BY AGE	17,878	104,914	283,864
0 TO 4 YEARS	6.07%	5.45%	5.57%
5 TO 9 YEARS	6.21%	5.53%	5.73%
10 TO 14 YEARS	6.22%	5.71%	5.87%
15 TO 17 YEARS	3.36%	3.44%	3.40%
18 TO 20 YEARS	3.01%	3.12%	3.23%
21 TO 24 YEARS	3.89%	4.24%	4.25%
25 TO 34 YEARS	14.54%	13.78%	14.48%
35 TO 44 YEARS	16.11%	14.07%	14.43%
45 TO 54 YEARS	11.82%	12.20%	12.62%
55 TO 64 YEARS	12.76%	13.86%	13.39%
65 TO 74 YEARS	8.32%	10.29%	9.75%
75 TO 84 YEARS	4.93%	5.60%	4.91%
85 AND OVER	2.76%	2.70%	2.37%
2019 EST. MEDIAN AGE	39.1	41.1	40.1

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2019 EST. HOUSEHOLDS BY POVERTY STATUS	4,800	29,028	75,439
ABOVE POVERTY LEVEL	92.56%	94.91%	93.46%
BELOW POVERTY LEVEL	7.44%	5.09%	6.54%



# Area Demographics



	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2019 EST. POP. 16+ BY OCCUPATION	9,854	57,878	155,185
ARCHITECT/ENGINEER	3.28%	2.83%	2.92%
ARTS/ENTERTAINMENT/SPORTS	1.85%	2.09%	2.54%
BUILDING GROUNDS MAINTENANCE	3.23%	3.17%	3.29%
BUSINESS/FINANCIAL OPERATIONS	7.28%	5.97%	5.90%
COMMUNITY/SOCIAL SERVICES	1.84%	1.48%	1.58%
COMPUTER/MATHEMATICAL	2.77%	3.52%	3.75%
CONSTRUCTION/EXTRACTION	5.73%	5.15%	5.51%
EDUCATION/TRAINING/LIBRARY	4.98%	5.87%	5.83%
FARMING/FISHING/FORESTRY	0.17%	0.36%	0.28%
FOOD PREP/SERVING	8.93%	6.08%	6.26%
HEALTH PRACTITIONER/TECHNICIAN	4.99%	4.52%	4.68%
HEALTHCARE SUPPORT	2.01%	2.10%	2.10%
MAINTENANCE REPAIR	2.34%	2.64%	2.50%
LEGAL	0.78%	0.87%	1.13%
LIFE/PHYSICAL/SOCIAL SCIENCE	1.77%	1.29%	1.29%
MANAGEMENT	10.90%	11.54%	12.31%
OFFICE/ADMIN. SUPPORT	10.69%	13.64%	12.49%
PRODUCTION	3.39%	4.27%	4.09%
PROTECTIVE SERVICES	2.96%	2.22%	1.65%
SALES/RELATED	10.56%	11.17%	11.00%
PERSONAL CARE/SERVICE	4.36%	3.90%	3.59%
TRANSPORTATION/MOVING	5.18%	5.32%	5.32%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2019 EST. HH BY NUMBER OF VEHICLES	8,191	46,374	125,104
NO VEHICLES	6.52%	4.79%	5.94%
1 VEHICLE	35.45%	31.11%	31.43%
2 VEHICLES	35.71%	39.53%	39.59%
3 VEHICLES	16.82%	16.58%	15.29%
4 VEHICLES	4.08%	5.56%	5.17%
5 OR MORE VEHICLES	1.42%	2.44%	2.58%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2019 EST. WORKERS TRANS. TO WORK	9,737	56,952	152,076
DROVE ALONE	81.70%	80.44%	77.82%
CAR POOLED	7.10%	7.12%	7.93%
PUBLIC TRANSPORTATION	2.04%	2.99%	4.02%
WALKED	1.98%	1.65%	1.79%
BICYCLE	0.14%	0.45%	0.71%
OTHER MEANS	1.14%	0.89%	0.79%
WORKED AT HOME	5.91%	6.46%	6.93%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2019 EST. OWNER OCC PROPERTY VALUES	4,607	30,081	79,687
VALUE LESS THAN \$20,000	0.82%	1.08%	1.09%
VALUE \$20,000 - \$39,999	0.37%	0.94%	0.74%
VALUE \$40,000 - \$59,999	0.61%	0.37%	0.35%
VALUE \$60,000 - \$79,999	0.20%	0.21%	0.29%
VALUE \$80,000 - \$99,999	0.35%	0.29%	0.38%
VALUE \$100,000 - \$149,999	2.76%	1.75%	2.39%
VALUE \$150,000 - \$199,999	8.45%	5.17%	5.80%
VALUE \$200,000 - \$299,999	31.63%	25.46%	21.99%
VALUE \$300,000 - \$399,999	24.38%	26.59%	23.29%
VALUE \$400,000 - \$499,999	16.52%	19.11%	18.61%
VALUE \$500,000 - \$749,999	11.48%	13.57%	17.16%
VALUE \$750,000 - \$999,999	2.32%	4.18%	5.99%
VALUE \$1,000,000 OR MORE	0.11%	0.97%	1.41%
EST. MEDIAN OWNER-OCCUPIED VALUE	\$317,595	\$353,733	\$371,660

# 5805 Independence Street

Arvada, CO 80002



DANIEL GLUHAICH  
+1 408 201 0120  
Dan.Gluhaich@colliers.com  
License # NV-S. S.0050164

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.