



7-ELEVEN

BROOMFIELD, CO



CAPITAL PACIFIC



**NEW SIGNALIZED INTERSECTION OF CO 128 / CO 287
AT 120TH AVE WITH PROJECTED COUNTS OF 54K VPD -
FOR MORE INFORMATION [CLICK HERE.](#)**



7-ELEVEN

7285 WEST 119TH PLACE, BROOMFIELD, CO 80020

\$3,342,000

PRICE

4.80%

CAP

LEASEABLE SF

3,062 SF

LAND AREA

1.2 AC

LEASE TYPE

NN

LEASE EXPIRATION

08/21/2034

YEAR BUILT

2019

PARKING

14 Spaces

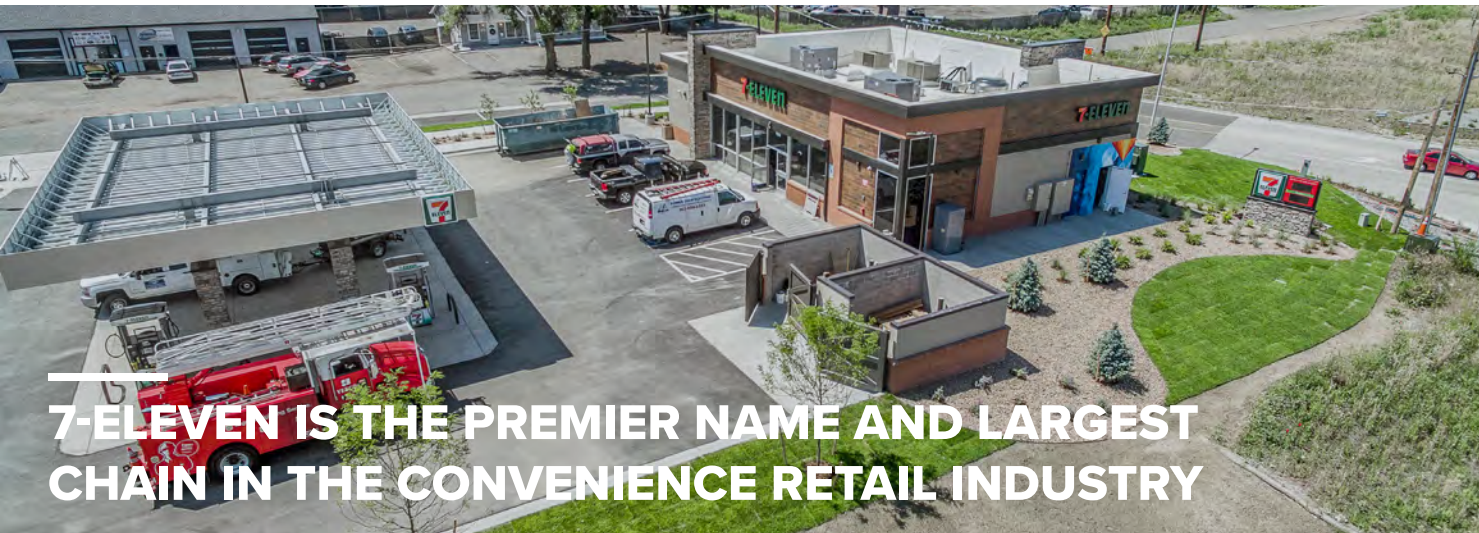
- **New 15-year NN lease with three 5-year options and 7.5% rental increases every 5 years -- Landlord is responsible for structure**
- **Backed by 7-Eleven investment grade credit (S&P: "AA-" rating)**
- **Located directly next to Final Phase of 120th Avenue Connection Project -- will allow for a more direct travel route and alleviate traffic congestion**
- **New signalized intersection of CO 128 / CO 287 at 120th Ave with projected counts of 54k VPD upon completion**
- **Conveniently located next to US 36 which leads to downtown Denver**
- **Over 225,000 residents within a 5-mile radius**

Investment Highlights

THE OFFERING provides the opportunity to acquire a newly constructed 7-Eleven in Broomfield, Colorado. The lease features a 15-year NN lease with three 5-year options to extend. The lease is backed by the “AA-” credit of 7-Eleven and features 7.5% rent escalations every 5 years.

HIGH GROWTH LOCATION - The subject property is located in Broomfield, 16 miles northwest of Denver and 13 miles southeast of Boulder. Broomfield is home to numerous corporate headquarters including Level 3 Communications, Ball, Vail Resorts, MWH Global, Webroot, Noodles & Company, and White Wave Foods, providing significant daytime population traffic, in addition to a growing residential population as well. Less than half of a mile from 7-Eleven is the Villager Square, a thriving shopping experience anchored by Pacific Ocean Marketplace, which includes a mix of local and national retailers such as KFC, Arc Thrift Store, Emperor Palace, Applebee’s Grill, Great Clips, AutoZone, and more.

The subject property benefits from strong demographics, with over 225,000 residents in a 5-mile radius and average household incomes exceeding \$111,000 within a 3-mile radius. The subject property is located along W 119th Place and just five blocks from Main Street. It is strategically located around the corner from the entrance and exit to multiple highways which enhances its appeal and access to commuters in this growing sector of Broomfield. The 120th Avenue Connection Project created a new, six-lane portion of Colorado Highway 128, a bridge over US 36 that connects with Wadsworth Boulevard, and connection of CO 128 and 120th Avenue. The final phase of the Project will accommodate existing and forecasted east-west commuting traffic, allowing for a more direct travel route and alleviating traffic congestion.



7-ELEVEN IS THE PREMIER NAME AND LARGEST CHAIN IN THE CONVENIENCE RETAIL INDUSTRY

Contact the team

ZANDY SMITH

zsmith@capitalpacific.com

PH: 415.274.2707

CA DRE# 01734525

IN CONJUNCTION WITH CO LICENSED BROKER:

David Leuthold

Leuthold Commercial Properties

303.871.9000

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Aerial



DICK'S
SPORTING GOODS

NORDSTROM
Dillard's
amc THEATRES
★ macy's
FOREVER 21

38,800
VPD

92,051
VPD

128

Walmart
Supercenter

UC
HEALTH

at home

W 119TH PLACE

KOHL'S

287 W 120TH AVENUE

34,800
VPD

287

50,740
VPD

128

152,117
VPD

25

ROCKY MOUNTAIN
METROPOLITAN
AIRPORT

CHILDREN'S
HOSPITAL

amc THEATRES
DOLLAR TREE
Target
MICHAEL'S
TJ-MAXX
HomeGoods
PETSMART

36

DENVER
16 MILES

LA BOY
EATERY

KING
Supplies
ACE

89,000
VPD

121

COSTCO
WHOLESALE

Marriott
DAILY
PONY SUPPLIES

36

BEST
BUY
Walmart
Supercenter
Office DEPOT
verizon

W 104TH AVENUE

KING
Supplies

SAFEWAY
ACE

COUGAR
Jeep

BROOK
BARN
BEST
BUY

Walmart
Supercenter
Gordmans

Gordmans
DSW
ROSS
BARNES & NOBLE
JO-ANN
ULTA
Party City
Golfsmith

LOWE'S
ROSS BED BATH & BEYOND
PETSMART
FAMOUS footwear
JO-ANN
rue 21
dressbarn
DOLLAR TREE

ADAMS
COUNTY

GOLF
COURSE

Wendy's

chili's

Wendy's

LOWE'S

Walmart
Supercenter

Wendy's

KING
Supplies

GOLF
COURSE

PETCO
MATTRESS FIRM
KING
Supplies

O'Reilly
Pizza Hut
AutoZone
Hugoboss

Chevrolet

DUNKIN'
DONUTS
BETHANY

Walmart
Supercenter
SHERMAN WILLIAMS

KING
Supplies

Wendy's

McDonald's

Wendy's

25

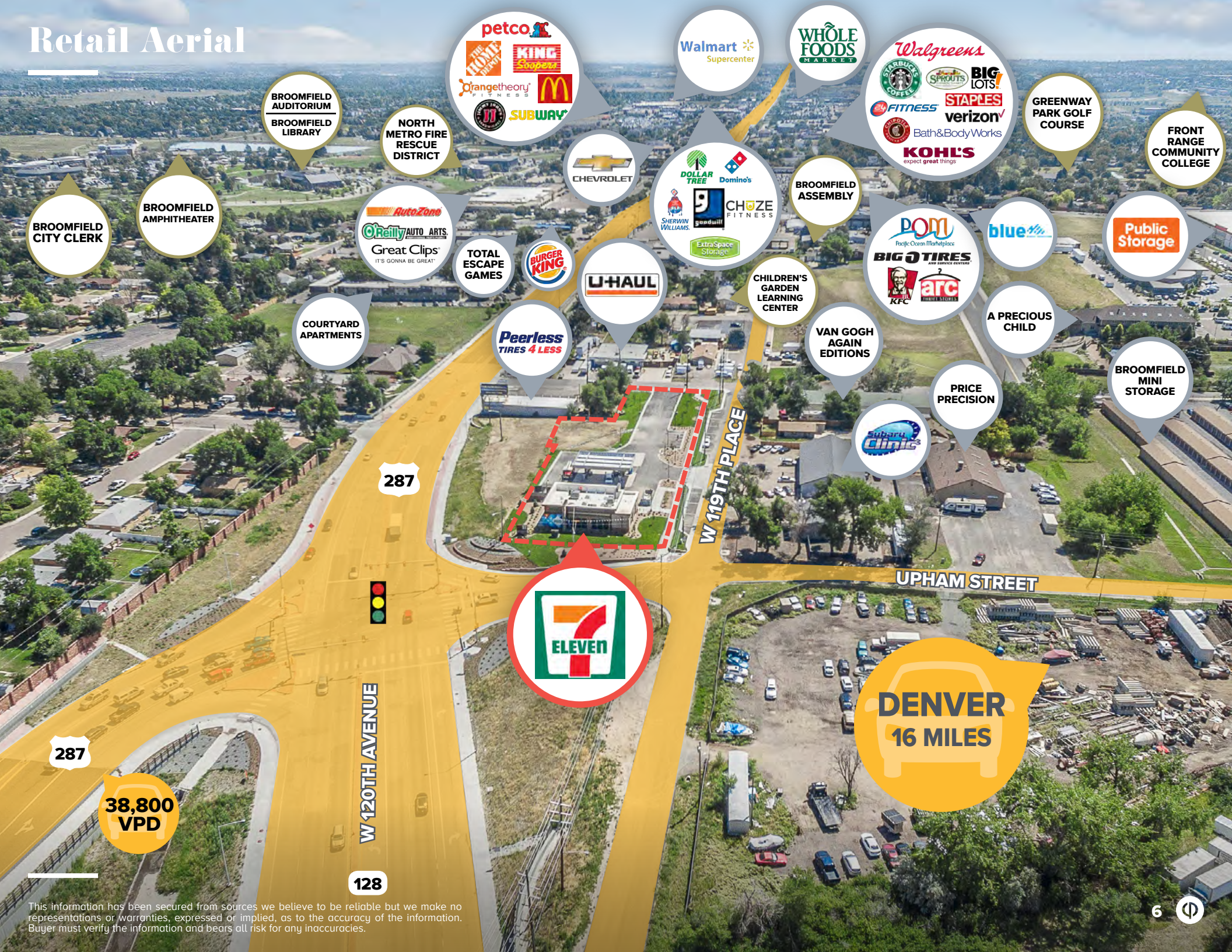
25

5



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Retail Aerial



BROOMFIELD CITY CLERK

BROOMFIELD AMPHITHEATER

BROOMFIELD AUDITORIUM
BROOMFIELD LIBRARY

NORTH METRO FIRE RESCUE DISTRICT

petco
THE HOME DEPOT
KING OF SUPPLIES
OrangeTheory FITNESS
SUBWAY
McDonald's

Walmart Supercenter

WHOLE FOODS MARKET

Walgreens
Starbucks Coffee
BIG LOTS!
STAPLES
verizon
Bath & Body Works
Kohl's expect great things

GREENWAY PARK GOLF COURSE

FRONT RANGE COMMUNITY COLLEGE

Public Storage

blue

POM Pacific Ocean Marketplace
BIG O TIRES AND SERVICE CENTERS
KFC
arc

A PRECIOUS CHILD

BROOMFIELD MINI STORAGE

PRICE PRECISION

Subaru Clinic

VAN GOGH AGAIN EDITIONS

CHILDREN'S GARDEN LEARNING CENTER

U-HAUL

BURGER KING

TOTAL ESCAPE GAMES

AutoZone
O'Reilly AUTO ARTS
Great Clips IT'S GONNA BE GREAT

COURTYARD APARTMENTS

Peerless TIRES 4 LESS

287

W 119TH PLACE

UPHAM STREET

7 ELEVEN

DENVER
16 MILES

287

38,800 VPD

W 120TH AVENUE

128

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Submarket Overview

RETAILERS IN CLOSE PROXIMITY INCLUDE:

- Burger King

O'Reilly Auto Parts

Arc Thrift Store

KFC

Pacific Ocean Marketplace

Big O Tires

AutoZone Auto Parts
- Dairy Queen

At Home

Little Caesars Pizza

Applebee's Grill + Bar

Village Inn

Taco Bell

The Home Depot
- King Soopers

Petco

McDonald's

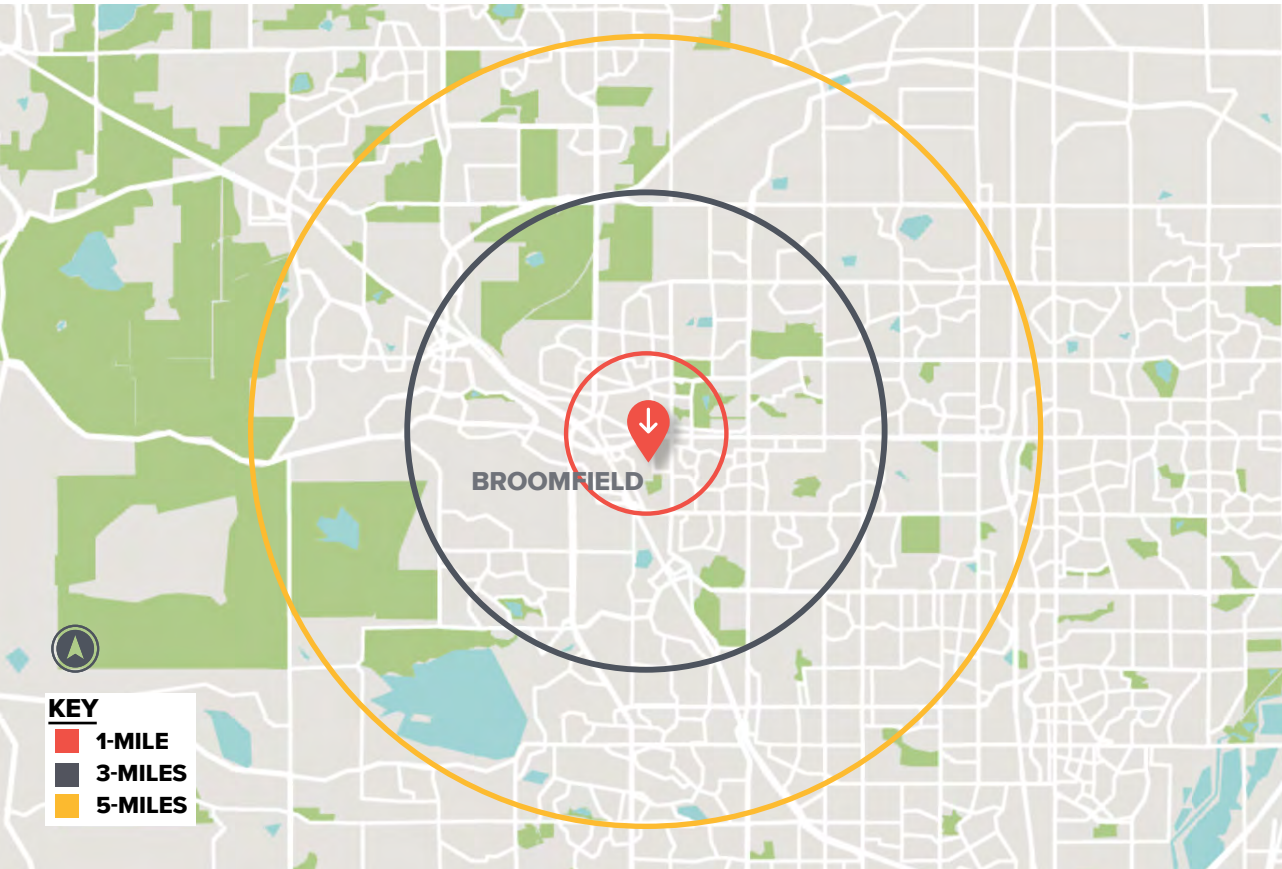
Walmart Supercenter

JAX Broomfield Outdoor

Sprouts Farmers Market

Big Lots

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



KEY
■ 1-MILE
■ 3-MILES
■ 5-MILES

BUSINESS SUMMARY

TOTAL	1-MILE	3-MILES	5-MILES
Businesses	756	2,928	7,202
Employees	8,259	40,688	95,127
Residential Population	11,884	75,646	225,523



Subject Property



Income & Expense

PRICE		\$3,342,000
Price Per Square Foot:		\$1,091.44
Capitalization Rate:		4.80%
Total Rentable Area (SF):		3,062
Lot Size (AC):		1.20
STABILIZED INCOME		PER SQUARE FOOT
Scheduled Rent		\$52.39 \$160,416
Effective Gross Income		\$52.39 \$160,416
LESS		PER SQUARE FOOT
Taxes		NNN \$0.00
Insurance		NNN \$0.00
Total Operating Expenses		NNN \$0.00
EQUALS NET OPERATING INCOME		\$160,416

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
7-Eleven	3,062	08/22/19	08/21/24	\$160,416	\$13,368	\$160,416	\$4.37	\$52.39
		08/22/24	08/21/29		\$14,370.60	\$172,447.20	\$4.69	\$56.32
		08/22/29	08/21/34		\$15,448.40	\$185,380.74	\$5.05	\$60.54
		Option 1	08/22/34	08/21/39	\$16,607.02	\$199,284.30	\$5.42	\$65.08
		Option 2	08/22/39	08/21/44	\$17,852.55	\$214,230.62	\$5.83	\$69.96
		Option 3	08/22/44	08/21/49	\$19,191.49	\$230,297.91	\$6.27	\$75.21
TOTALS:	3,062			\$160,416	\$13,368	\$160,416	\$4.37	\$52.39



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Site Plan

sf
3,062
RENTABLE SF

ac
1.2
ACRES

14
SPACES



This site plan is a rendering that has been created based on sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Tenant Overview

ABOUT 7-ELEVEN

7-Eleven is the world's #1 convenience store with 2018 total store sales of \$99.7 Billion. 7-Eleven operates, franchises or licenses more than 67,000 stores in 18 countries, including 11,800 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 payment services, self-service lockers and other convenient services.


\$99.7B | 2018 REVENUES

S&P CREDIT RATING: AA-


This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Demographics

POPULATION

	1-MILE	3-MILES	5-MILES
2010	9,266	68,188	199,695
2018	11,884	75,646	225,523
2023	13,615	82,663	243,080

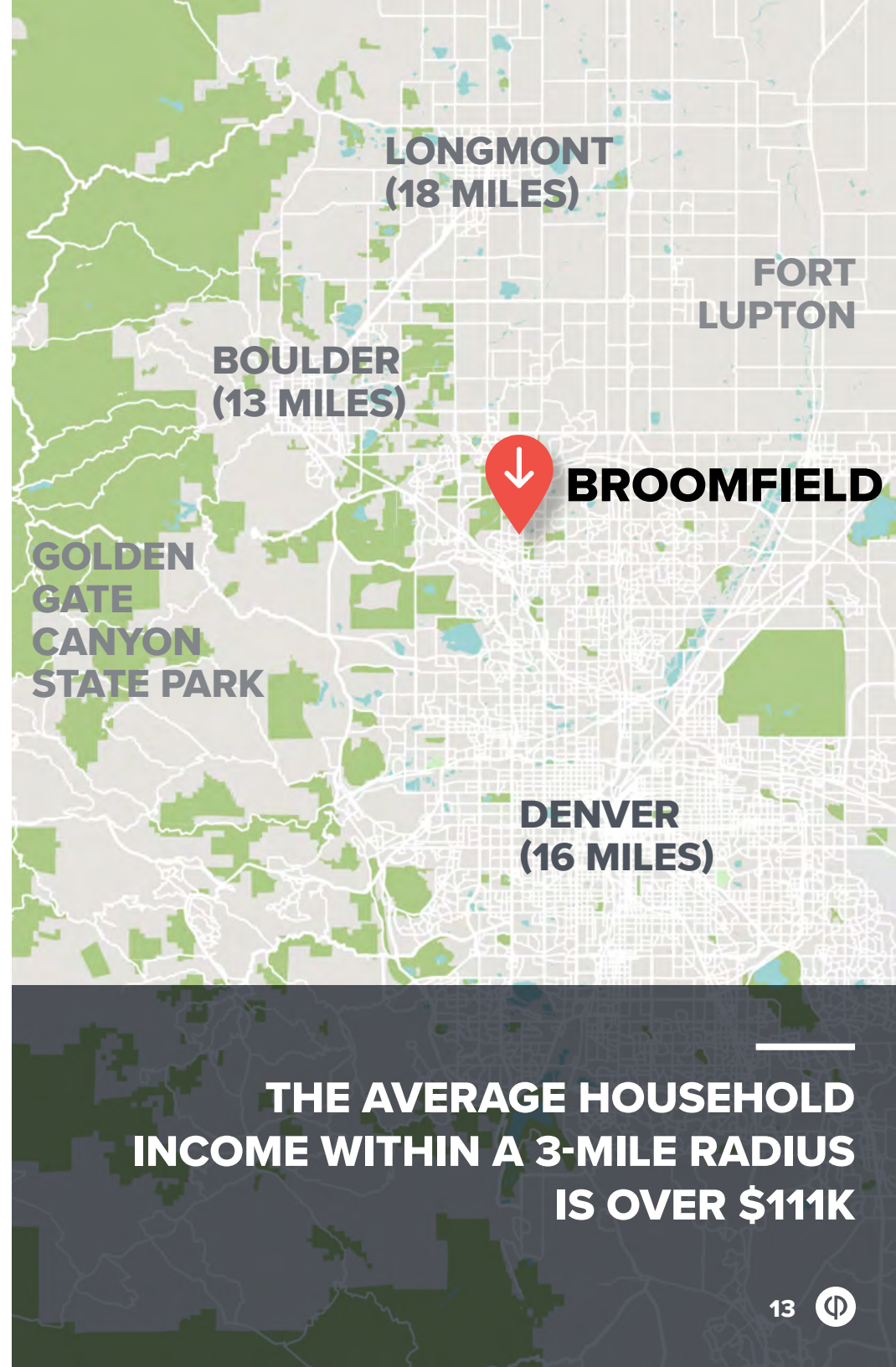
2018 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$87,943	\$111,759	\$100,324
Median	\$68,759	\$89,218	\$77,117

FORTUNE 500 COMPANIES IN COLORADO

EMPLOYER	INDUSTRY
Ball Corporation	Advanced Manufacturing
Dish Network	Telecommunications
Level 3	Telecommunications
Liberty Interactive	Telecommunications
Newmont Mining	Energy

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



**THE AVERAGE HOUSEHOLD
INCOME WITHIN A 3-MILE RADIUS
IS OVER \$111K**

BROOMFIELD, COLORADO

BROOMFIELD is part of the Denver-Aurora-Broomfield MSA, one of the nation's strongest metropolitan economies and home to global powerhouse corporations. Broomfield is located equal distances between Denver and Boulder. Within a 15-mile drive to four major education hubs and home to corporate headquarters, tech companies and thriving small businesses, Broomfield is central to the business networks of the future.

Broomfield ranked as No. 5 on the 2019 Healthiest Communities by U.S. News & World Report. Broomfield boasts 8,361 acres of open lands and parks, providing residents with an array of recreational activities including fishing, hiking, biking, and more.

POPULATION GROWTH

has grown 16.5% since 2010 and continues to be a popular location for well-educated, young families. With a high employment rate of 86%, it is an attractive destination for people to relocate to. From July 2014 to 2015, Broomfield's 5.2% population gain ranked it as the 9th fastest growing city in the country.

2.89 MILLION



**DENVER MSA
POPULATION
(ESTIMATED)**

THE POPULATION OF BROOMFIELD has grown 16.5% since 2010 and continues to be a popular location for well-educated, young families. With a

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



GENERAL STATS

1ST LARGEST CITY IN COLORADO

5TH LARGEST MSA IN THE U.S.

#4 BEST PLACES FOR BUSINESS AND CAREERS BY FORBES

#1 MOST HIGHLY EDUCATED CITY WITH THE HIGHEST PERCENTAGE OF GRADUATES

#3 BEST PLACE TO LIVE IN 2018 BY U.S. NEWS & WORLD REPORT

1.74 MILLION JOBS IN THE METRO

3% UNEMPLOYMENT RATE IN METRO

DENVER MSA

DENVER MSA - Denver, known as the Mile High City, rests on the eastern edge of the Rocky Mountains at 5,280 feet in elevation. The Denver-Aurora-Broomfield MSA is home to 10 Fortune 500 company headquarters, including DaVita, DISH Network, Western Union, Ball Corporation, Arrow Electronics, Molson Coors Brewery, Qurate Retail, DCP Midstream, Liberty Media, and Newmont Mining.

The city is home to many nationally recognized museums, the second largest performing arts center in the nation, and three downtown stadiums hosting the city's football, baseball, basketball, and hockey teams. Denver has gained a reputation as being a very active, outdoor oriented city because of its proximity to the mountains and generally sunny weather. Denver was ranked the #3 Best Place to Live in 2018 by U.S. News & World Report, and #4 on Forbes 2018 List of Best Places for Business and Careers.

DENVER, CO



We'd love to hear from you.

ZANDY SMITH

zsmith@capitalpacific.com

PH: 415.274.2707

CA DRE# 01734525

IN CONJUNCTION WITH CO LICENSED BROKER:

David Leuthold

Leuthold Commercial Properties

303.871.9000

CAPITAL PACIFIC COLLABORATES.
CLICK [HERE](#) TO MEET OUR
SAN FRANCISCO TEAM:

ZEB RIPPLE

JOHN ANDREINI

ZANDY SMITH

JUSTIN SHARP

CHRIS KOSTANECKI

JOE CACCAMO

RICK SANNER

JUSTIN STARK

CHRIS PETERS

DAVE LUCAS

JACK NAVARRA

SAMANTHA TULLIO

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



CAPITAL PACIFIC
TOGETHER | OUTPERFORMING



SFO.

PDX.

SEA.

CAPITALPACIFIC.COM

Copyright © 2019 Capital Pacific Partners



CAPITAL PACIFIC