

SINGLE TENANT NNN

Investment Opportunity

Schlotzsky's
W/ Drive-Thru



4560 CENTENNIAL BOULEVARD
COLORADO SPRINGS COLORADO

ACTUAL SITE

 **SRS**
NATIONAL NET LEASE GROUP



EXCLUSIVELY MARKETING BY

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PROPERTY PHOTO





INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN leased, freestanding, drive-thru Schlotzsky's investment property located in Colorado Springs, CO. The tenant currently has 3 years remaining in their initial lease term with 2 (5-year) options to extend, with \$0.50/SF rental increases at the beginning of each option period. The lease is NNN with limited landlord responsibilities making it an ideal, low-management investment opportunity for an out of state investor.

Schlotzsky's is located near the signalized, hard corner intersection of Centennial Boulevard and Garden of the Gods Road, averaging 66,600 combined vehicles passing by daily. The site is 1.5 miles west of the on/off ramps to Interstate 25, a primary north/south commuter thoroughfare traveling throughout the mountain states, averaging an additional 83,300 VPD. The asset is strategically positioned within a dense retail corridor serving the city of Colorado Springs, with other nearby national/credit tenants including Costco, Lowe's, Safeway, Kohl's, and more, increasing consumer draw to the trade area. Moreover, Schlotzsky's is less than 3 miles west of University of Colorado - Colorado Springs, a public higher education institution with more than 12,500 students currently enrolled. The city of Colorado Springs was named the #1 city for employment growth in a 2019 WalletHub report and has a higher millennial population growth rate than any other city in the country according to a 2018 report by the Brookings Institution's Metropolitan Policy Program. The city is widely regarded as a great place to live and has experienced extensive growth in recent years. Today, the subject 5-mile trade area is supported by more than 155,000 residents and more than 108,000 employees. Residents within 1 mile boast a healthy average household income of nearly \$92,000.

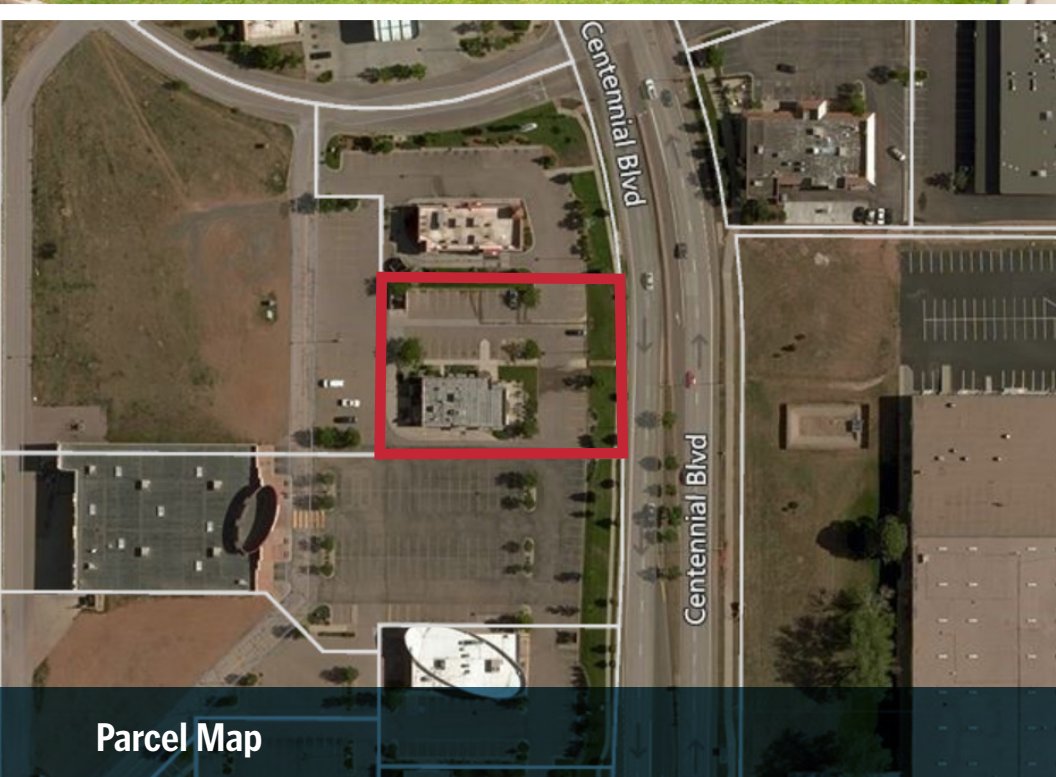


PROPERTY PHOTOS





OFFERING SUMMARY



Parcel Map

Offering

PRICING	\$1,188,000
NET OPERATING INCOME	\$71,300
CAP RATE	6.00%
TENANT	Schlotzsky's (Franchisee)
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	Limited

Property Specifications

RENTABLE AREA	3,100 SF
LAND AREA	0.79 Acres
PROPERTY ADDRESS	4560 Centennial Boulevard Colorado Springs, Co 80919
YEAR BUILT	2001
PARCEL NUMBER	73234-01-063
OWNERSHIP	Fee Simple (Land & Building)



Nearby Signalized, Hard Corner Intersection | Interstate 25 (83,300 VPD) | Drive-Thru Equipped

- Located near the signalized, hard corner intersection of Centennial Boulevard and Garden of the Gods Road, averaging 66,600 combined vehicles passing by daily
- 1.5 miles west of the on/off ramps to Interstate 25 (83,300 VPD), a primary north/south commuter thoroughfare traveling throughout the Mountain States
- Equipped with a drive-thru, providing ease and convenience for customers

Robust Growth | Strong Demographics in 5-Mile Trade Area

- Colorado Springs was voted the #1 most desirable place to live by the US News & World Report
- #1 city for employment growth in 2019 - WalletHub
- Highest millennial population growth rate of any city in the country in 2018 - Brookings Institution's Metropolitan Policy Program
- Population growth of 11.78% is expected between 2019 - 2024 (source: Costar)
- Specifically, the 5-mile trade area is supported by more than 155,000 residents and more than 108,000 employees
- Residents within 1 mile boast a healthy average household income of \$92,000

Dense Retail Corridor | Nearby National/Credit Tenants | University of Colorado - Colorado Springs (12,500 Students)

- Notable nearby tenants include Costco, Lowe's, Safeway, Kohl's, and more
- Strong tenant synergy increases crossover shopping to the site
- Less than 3 miles west of University of Colorado - Colorado Springs, with more than 12,500 students currently enrolled

Large Defense Industry

- Colorado Springs is home to the U.S. Air Force Academy, Peterson Air Force Base, Fort Carson, Schriever Air Force Base, and NORAD
- Significant defense corporations include Boeing, General Dynamics, Harris Corporation, Lockheed Martin and Northrop Grumman

NNN Leased Asset | Fee Simple Ownership | Minimal Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises

Options to Extend | Scheduled Rental Increases

- Tenant has 3 years remaining in their initial lease term
- 2 (5-year) options to extend
- \$0.50/SF rental increases at the beginning of each option

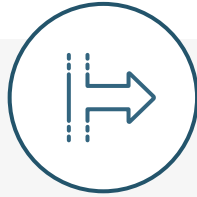


PROPERTY OVERVIEW



Location

Located in
Colorado Springs
El Paso County



Access

Centennial Boulevard
1 Access Point

Garden of the Gods Road
1 Access Point



Traffic Counts

Centennial Boulevard
19,000 Cars Per Day

Garden of the Gods Road
47,600 Cars Per Day

Interstate 25
83,300 Cars Per Day



Improvements

There is approximately 3,100 SF
of existing building area



Parking

There are approximately
38 parking spaces on the
owned parcel.

The parking ratio is
approximately 12.26 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number: 73234-01-063
Acres: 0.79
Square Feet: 34,262 SF



Year Built

2001



Zoning

PBC - Planned Business Center



UNIVERSITY OF
COLORADO
SPRINGS
(12,500 STUDENTS)

COLORADO
TECHNICAL
UNIVERSITY

FASTENAL

JACKSON ELEMENTARY
SCHOOL

PENROSE
HOSPITAL
(522 BEDS)

**DISCOUNT
(TIRE)**

ANB Bank

TIFAN
PRODUCTION ADDITIVE
MANUFACTURING SOLUTIONS
WIDE AREA

motion

HARVEST
FOOD DISTRIBUTORS

BW Best Western

Walgreens

ACE Hardware

ELITE HEARING
of Colorado Springs

SONIC
America's Drive-In

BENNETT
MEDICAL SERVICES

CUTTING EDGE
CETS
TOOL SUPPLY INC.

HIGH POINT NETWORKS

INTEK
STEEL MANUFACTURING

SONOCO

COGITIC

usbank

Starbucks

SAFEWAY

GNC

TIRE WORLD
AUTO REPAIR
TIRE PROS

MGA
HOMECARE

1:TBANK

jiffy lube

GARDEN OF THE GODS RD.

Parker Velcon

47,600
CARS PER DAY

19,000
CARS PER DAY

CENTENNIAL BLVD.

Schlottsky's

ADAMS
BANK & TRUST

Black Bear Diner

CHIPOTLE
MEXICAN GRILL

STAPLES

PANDA EXPRESS
CHINA WOK

KFC

FUTURE
HOTEL/FITNESS
SITE





Schlotzsky's

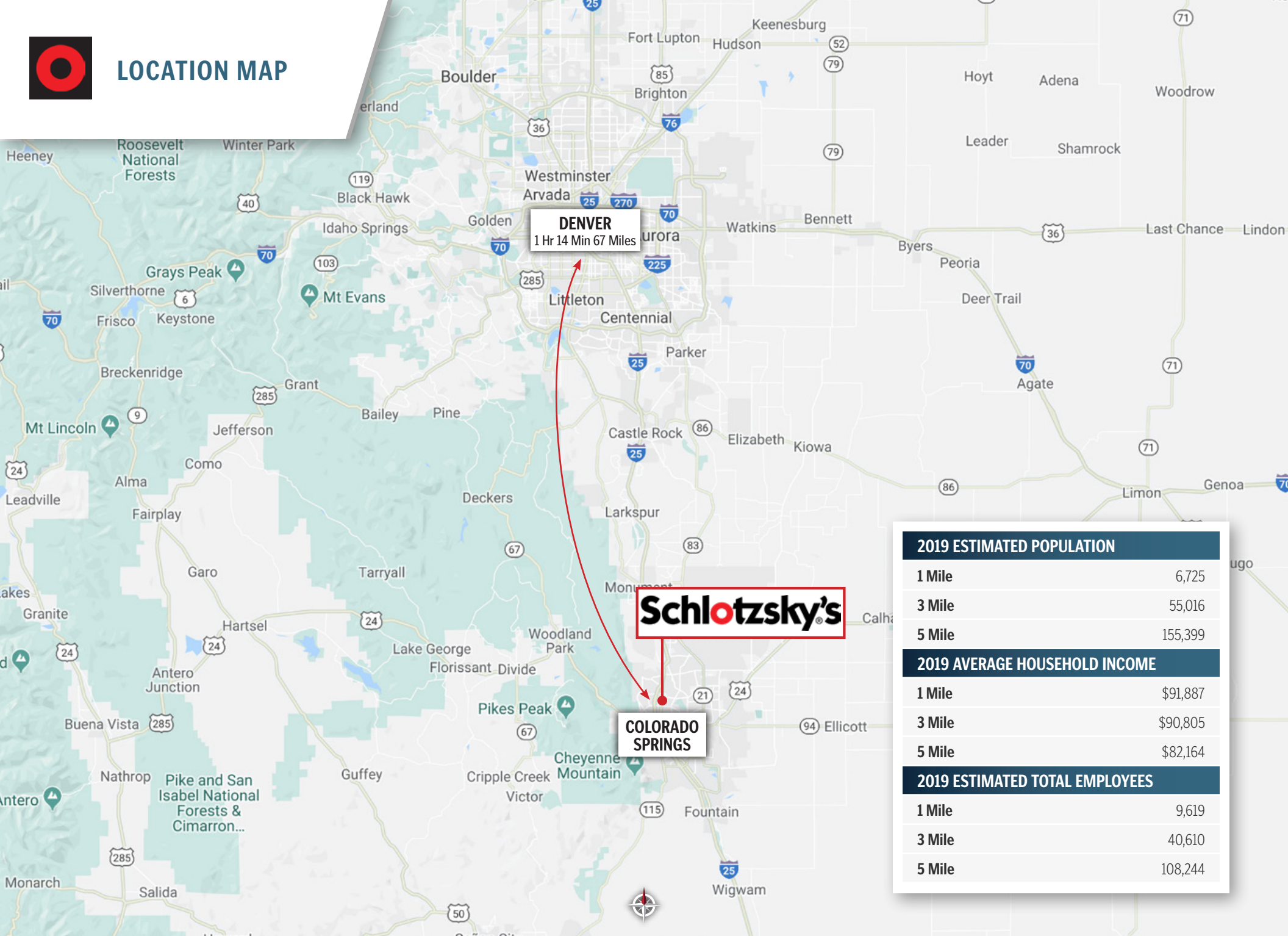
GENTENNIAL BLVD.

19,000
CARS PER DAY





LOCATION MAP



DENVER

1 Hr 14 Min 67 Miles

Schlotzsky's

**COLORADO
SPRINGS**

2019 ESTIMATED POPULATION

1 Mile	6,725
3 Mile	55,016
5 Mile	155,399

2019 AVERAGE HOUSEHOLD INCOME

1 Mile	\$91,887
3 Mile	\$90,805
5 Mile	\$82,164

2019 ESTIMATED TOTAL EMPLOYEES

1 Mile	9,619
3 Mile	40,610
5 Mile	108,244



AREA OVERVIEW

Key Industries

Aerospace &
Defense

Healthcare &
Medical Technologies

Information Technology
& Cybersecurity

Manufacturing

Sports



Major Employers



Colorado Springs, Colorado

Colorado Springs, also known as Olympic City USA, is the county seat and the most populous municipality of El Paso County, Colorado. Colorado Springs is located 60 miles south of the Colorado State Capitol in Denver. The City of Colorado Springs is the 2nd largest city in Colorado with a population of 479,619 as of July 1, 2019.

The city is home to beautiful landscapes, miles of hiking trails, rich history, the United States Olympic Committee Headquarters, 21 National Olympic Governing Bodies, over 50 National Sport Organizations, the U.S. Olympic Training Center, The US Air Force Academy and a thriving economy. US News and World report ranked The Springs 6th “Best Weekend Getaway” and the most desirable place to live in the United States.

One of the most popular areas in Colorado Springs is the park on its western edge, Garden of the Gods, considered by many to be the most beautiful park in the world. It is a National Natural Landmark with 300 foot sandstone rock formations often viewed against a backdrop of the snow-capped mountains of Pikes Peak. The park offers a variety of annual events, one of the most popular of which is the Starlight Spectacular; a recreational bike ride held every summer to benefit the Trails and Open Space Coalition of Colorado Springs.

Colorado Springs has several major parks, such as Palmer Park, America the Beautiful Park (Confluence Park), Memorial Park, and Monument Valley Park. The Austin Bluffs Park also affords a place of recreation in eastern Colorado Springs.

Tourism is the third largest employer in the Pikes Peak region, accounting for more than 16,000 jobs. Colorado Springs has more than 55 attractions and activities in the area, including Garden of the Gods, United States Air Force Academy, the ANA Money Museum, Cheyenne Mountain Zoo, Colorado Springs Fine Arts Center, Old Colorado City and the U.S. Olympic Training Center.



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	6,725	55,016	155,399
2024 Projected Population	6,861	57,432	161,710
2010 Census Population	6,484	50,695	143,954
Projected Annual Growth 2019 to 2024	0.40%	0.86%	0.80%
Historical Annual Growth 2010 to 2019	0.40%	0.89%	0.83%
2019 Estimated Households	3,019	24,291	69,433
2024 Projected Households	3,087	25,444	72,574
2010 Census Households	2,894	22,223	63,747
Projected Annual Growth 2019 to 2024	0.45%	0.93%	0.89%
Historical Annual Growth 2010 to 2019	0.46%	0.97%	0.93%
2019 Estimated White	86.81%	89.73%	89.36%
2019 Estimated Black or African American	3.46%	2.75%	3.32%
2019 Estimated Asian or Pacific Islander	4.83%	2.70%	2.19%
2019 Estimated American Indian or Native Alaskan	0.74%	0.91%	0.98%
2019 Estimated Other Races	3.24%	3.16%	3.77%
2019 Estimated Hispanic	12.51%	12.71%	13.55%
2019 Estimated Average Household Income	\$91,887	\$90,805	\$82,164
2019 Estimated Median Household Income	\$69,843	\$65,288	\$59,139
2019 Estimated Per Capita Income	\$41,506	\$40,108	\$36,836
2019 Estimated Total Businesses	759	3,092	9,465
2019 Estimated Total Employees	9,619	40,610	108,244





RENT ROLL

Lease Term						Rental Rates					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Schlotzsky's (Franchisee)	3,100	Nov. 2012	Oct. 2022	Current	-	\$5,942	\$1.92	\$71,300	\$23.00	NNN	2 (5-Year)
											Opt. 1: \$23.50/SF/Yr
											Opt. 2: \$24.00/SF/Yr

FINANCIAL INFORMATION

Price	\$1,188,000
Net Operating Income	\$71,300
Cap Rate	6.00%
Lease Type	NNN

PROPERTY SPECIFICATIONS

Year Built	2001
Rentable Area	3,100 SF
Land Area	0.79 Acres
Address	4560 Centennial Boulevard Colorado Springs, Co 80919



For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.



BRAND PROFILE

Schlotzsky's schlotzskys.com

Schlotzsky's is a fast-casual restaurant franchise that started in 1971 and is home to The Original oven-baked sandwich. The brand started in Austin, Texas and the made-to-order menu options still include bold flavors and fresh ingredients all inspired by the food scene in Austin. All 370+ restaurants serve delicious hot sandwiches on sourdough buns baked fresh each day, Macs, Artisan flatbreads, specialty pizzas and fresh salads. Plus, many of their locations offer warm, handmade Cinnabon treats.



COMPANY TYPE

Subsidiary

LOCATIONS

370+

PARENT

Focus Brands



NATIONAL NET LEASE GROUP

SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.

275+

**RETAIL
PROFESSIONALS**

25+

OFFICES

#1

**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated to retail

1500+

RETAIL LISTINGS
in 2018

\$2.6B

**TRANSACTION
VALUE**
in 2018

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

*Statistics are for 2018

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