

# 7-ELEVEN

8820 COLORADO BOULEVARD, THORNTON, COLORADO



OFFERING MEMORANDUM

Marcus & Millichap





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# Executive Summary

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$2,850,000</b>
Down Payment	100% \$2,850,000
Cap Rate	5.0%
Building SF	3,200 SF
Net Cash Flow	5.0% \$142,500
Year Built	2009
Land/Lot Size	.88 Acres

## LEASE SUMMARY

Lease Type <sup>(1)</sup>	Double-Net (NN) Lease
Tenant	7-Eleven, Inc.
Guarantor	Corporate
Roof & Structure	Tenant Responsible
Lease Commencement Date	June 1, 2014
Lease Expiration Date	May 31, 2029
Lease Term Remaining	9.9 Years
Rental Increases	10% in Year 11
Renewal Options <sup>(2)</sup>	3, 5 Year Options
Right of First Refusal <sup>(3)</sup>	YES

(1) MAINTENANCE: At all times during the Term, Landlord agrees to maintain the foundation/slab, roof structure (excluding gutter system and roof surface) and structural soundness of the Premises. Tenant agrees to maintain interior, exterior, electrical, plumbing, HVAC equipment, roof surface, gutter system, landscaped areas, surface parking, driveway areas, all glass, and the Motor Fuels Facility in good repair.

(2) Market Rent during option periods.

(3) Tenant has been provided a First Right of Offer notice at the above listed price, which Tenant has waived. The Lease has a provision that if the Landlord accepts an offer that is 95% of the First Right of Offer notice, then Tenant will have 7 days to accept or reject the price.

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
1 - 10	\$142,500	5.00%
11 - 15	\$156,750	5.50%

<b>Base Rent</b>	<b>\$142,500</b>
<b>Net Operating Income</b>	<b>\$142,500</b>
<b>Total Return</b>	<b>5.0% \$142,500</b>







## WELBY STATION

50 Acres of planned commercial, retail, single-family, and multi-family developments

 **MAPLETON PUBLIC SCHOOLS**

**BAYSHORE**  
HOME SALES  
208 UNITS

 **THE VILLAGE ON CYPRESS**  
220 UNITS

**WES BROWN**  
WATER TREATMENT PLANT

**21,900 CPD**  
COLORADO BLVD

STATE OWNED LAND

STATE OWNED LAND



FUTURE DEVELOPMENT



FUTURE DEVELOPMENT

**17,460 CPD**  
E 88<sup>TH</sup> AVE



DOWNTOWN  
DENVER



WES BROWN  
WATER TREATMENT PLANT

STATE OWNED LAND



STATE OWNED LAND

THE VILLAGE  
ON CYPRESS  
220 UNITS

17,460 CPD  
E 88<sup>TH</sup> AVE

FUTURE DEVELOPMENT



FUTURE DEVELOPMENT

21,900 CPD  
COLORADO BLVD



# Property Description



## INVESTMENT HIGHLIGHTS

- » **10 Years Remaining on Lease Term**
- » 10% Rental Increase Occurring in September 2025
- » **247,124 Residents in Growing Thornton Trade Area - Denver MSA**
- » Households Projected to Increase 9%+ in 1-Mile Radius by 2023
- » **Signalized Hard Corner Location** - 39,360+ Cars/Day at the Intersection of E 88th Avenue and Colorado Boulevard
- » **1 Mile Off Interstate 76, Direct Access to Downtown Denver**
- » Down the Road from Water World, the Nation's Largest Family Water Park
- » **Close Proximity to Major National Retailers** - American Furniture Warehouse, Walmart Neighborhood Market, Sportsman's Warehouse, and More
- » 20 Minutes to Downtown Denver via Interstate 76
- » **Average Household Income Exceeds \$71K within 5 Miles of Subject Property**



## DEMOGRAPHICS

### 1-mile

### 3-miles

### 5-miles

#### Population

2023 Projection	9,033	99,460	256,114
2018 Estimate	8,484	94,977	247,124
Growth 2018 - 2023	6.47%	4.72%	3.64%

#### Households

2023 Projection	3,239	34,778	93,074
2018 Estimate	2,958	32,134	87,293
Growth 2018 - 2023	9.51%	8.23%	6.62%

#### Income

2018 Est. Average Household Income	\$64,136	\$66,706	\$71,247
2018 Est. Median Household Income	\$52,229	\$55,492	\$59,062
2018 Est. Per Capita Income	\$22,385	\$22,693	\$25,256





# Tenant Overview



**Dallas, Texas**

Headquarters

**Seven & I Holdings Co., Ltd.**

Parent Company

**68,000+**

Locations

**[www.7-eleven.com](http://www.7-eleven.com)**

Website

7-Eleven Inc. is a Japanese-American international chain of convenience stores, headquartered in Dallas, Texas. The chain was founded in 1927, originally called Tote'm Stores until it was renamed in 1946. Its parent company since 2005, Seven-Eleven Japan Co., Ltd., operates, franchises, and licenses 68,236 stores in 17 countries as of June 2019. Seven-Eleven Japan is headquartered in Chiyoda, Tokyo and held by Seven & I Holdings Co., Ltd.

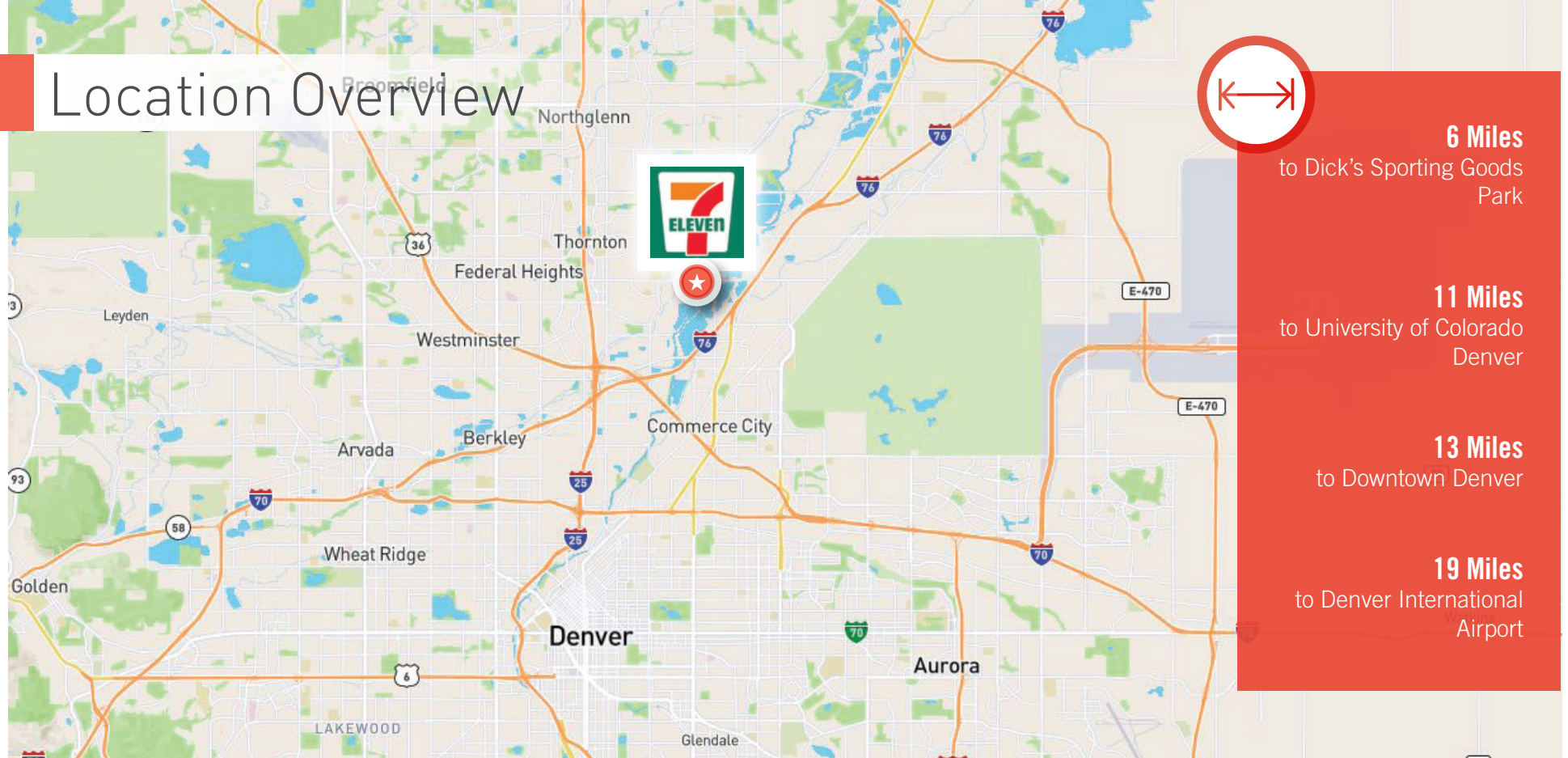
As the first to provide to-go coffee cups, offer a self-serve soda foundation, operate for 24 hours a day, and coin the phrase “BrainFreeze,” 7-Eleven has a

legacy of innovation. From its humble beginnings as the world’s first convenience store, 7-Eleven continues its pursuit of innovative ways to cater to a new, digital-savvy generation of shoppers. 7-Eleven is extremely customer-focused, offering convenient and user-friendly technology.

7-Eleven is consistently ranked as a top-five franchisor. A turnkey business model, world-class training, ongoing corporate support, advertising and marketing support, and special financing programs are available to increase the success rates of Franchisees.



# Location Overview



Thornton is a diverse community with a strong commitment to quality of life. The Denver metropolitan area in which Thornton is located consistently ranks as one of the most desirable areas to live in the United States. The community's location, 10 miles north of downtown Denver and adjacent to Interstate 25, provides high visibility for business while still allowing easy access to various transportation routes.

The city's location provides an excellent environment for cultural, recreational, and outdoor enthusiasts. Thornton offers easy access to the 28 major resort areas found in the nearby Rocky Mountains, which offers skiing, hiking, rafting, and camping. Cultural activities, including numerous museums, gardens, the opera and symphony, are readily available in Denver and other nearby communities

such as Boulder, Fort Collins, Loveland, Greeley, and Arvada.

There are nine major universities and colleges located within a 45-mile radius of Thornton, as well as numerous smaller institutions of higher learning. The larger institutions include the Universities of Colorado at Boulder and Denver, University of Denver, Metropolitan State College, University of Northern Colorado, Colorado State University, and more.

Denver's economy is expanding, with the annual change in the metro's gross metropolitan product (GMP) expected to reach 3.8 percent this year. Retail sales rose an estimated 4.4 percent last year, above the national average growth. The area benefits from its position as a regional business and government hub. The Denver metro is home to nine Fortune 500 firms.



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