

OFFERING MEMORANDUM

FIRESTONE

FIRESTONE, COLORADO

(DENVER SUBURB)



SRG

SAMBAZIS
RETAIL GROUP

REPRESENTATIVE PHOTO

High Aerial



Financial Overview

Price	\$4,067,000
Cap Rate	5.00%
Gross Leasable Area	6,116 SF
Year Built	2020
Lot Size	1.10 +/- Acres

Lease Summary

Lease Type	Absolute NNN
Roof & Structure	Tenant Responsible
Lease Term	15 Years
Rent Commencement	Est. February 2020
Increases	5% Every 5 Years
Options	Five, 5-Year
Option to Terminate	None
Option to Purchase	None
Right of First Refusal	None

Rent Schedule

TERM	ANNUAL RENT	MONTHLY RENT
Year 1-5	\$203,364	\$16,947
Year 6-10	\$213,528	\$17,794
Year 11-15	\$224,208	\$18,684
Option 1	\$235,416	\$19,618
Option 2	\$247,188	\$20,599
Option 3	\$259,548	\$21,629
Option 4	\$272,532	\$22,711
Option 5	\$286,152	\$23,846



ADDRESS

Jake Jabs Blvd & City Centre Rd.
Firestone, CO 80504



PRICE

\$4,067,000



CAP RATE

5.00%



NOI

\$203,364

Investment Highlights

- 15-Year Absolute NNN Lease with 5% Increases Every 5 Years
- Corporate Guaranty by Bridgestone Retail Operations, LLC
- Firestone is a Fortune 500 Company, Rated "A" by S&P with \$32.9 Billion in Revenue
- Brand New 2020 High-Quality Masonry Construction
- 20 Miles East of Boulder and 30 Miles North of Denver
- Serves a Super Regional Trade Area with 166,782 Residents
- Rapidly Growing Suburb, 5 Large-Scale Residential Projects Recently Completed/Under Construction
- Walking Distance to Barefoot Lakes Master-Planned Community with 2,500 Homes Under Construction
- Across from Newly Developed Gateway North Apartments with 405 Units and 250 More to be Completed by 2020
- Affluent Trade Area, Average Household Income Exceeds \$105,000 within 3 and 5 Mile Radius
- Hard Corner Location at Signalized Intersection with Over 36,000 Cars/Day
- Major Expansion of Highway 119 In Front of Property Completed in 2018
- Easy Access to I-25 with Over 100,000 Cars/Day, the Main North/South Artery in the State
- Outparcel to Firestone City Centre, Anchored by High-Performing Home Depot
- 2.5 Miles to 693-Acre St. Vrain State Park with Over 231,000 Visitors Annually, \$10.4 Million Economic Impact on Local Businesses
- Just East of Rocky Mountain National Park with Approximately 4.6 Million Visitors Annually

Demographics

POPULATION	3-MILE	5-MILES	10-MILES
2010 Population	15,348	26,575	138,197
2018 Population	23,278	38,247	166,782
2023 Population	24,358	40,019	175,095
HOUSEHOLDS			
2010 Households	4,996	9,234	51,457
2018 Households	7,725	13,348	62,118
2023 Households	8,136	14,266	66,252
INCOME			
2018 Average Household Income	\$105,906	\$107,799	\$99,292
EMPLOYEES			
2018 Number of Employees In Area	5,159	10,538	57,809



38,247

Population within
a 5-Mile Radius



\$107,799

Average Household Income
within a 5-Mile Radius



10,538

Number of Employees
within a 5-Mile Radius

Firestone

OWNERSHIP:

Private

TENANT/GUARANTOR:

Bridgestone Retail Operations, LLC

WEBSITE:

www.firestone.com

www.bridgestoneamericas.com



Tenant Overview

Firestone Tire and Rubber Company is an American tire company founded by Harvey Firestone in 1900 initially to supply solid rubber side-wire tires for fire apparatus, and later, pneumatic tires for wagons, buggies, and other forms of wheeled transportation common in the era. Firestone soon saw the huge potential for marketing tires for automobiles, and the company was a pioneer in the mass production of tires. Harvey Firestone had a personal friendship with Henry Ford, and used this to become the original equipment supplier of Ford Motor Company automobiles, and was also active in the replacement market.

The Bridgestone Americas family of enterprises includes more than 50 production facilities and 55,000 employees throughout the Americas. The Bridgestone Americas international footprint includes manufacturing and sales subsidiaries located in Canada, Argentina, Brazil, Chile, Colombia, Costa Rica, and Mexico, with additional offices throughout Latin America and the Caribbean. Offering a wide range of Bridgestone, Firestone and associate brand tires, BATO maintains wholesale and original equipment sales operations across a broad line of products, including passenger, light truck, commercial truck and bus, agricultural, motorcycle, kart and off-the-road tires.



2,200
LOCATIONS



HEADQUARTERED IN
Nashville, TN



EMPLOYEE
COUNT
55,000



FOUNDED
1990

DENVER
30 MILES



UCHEALTH LONGS PEAK
HOSPITAL
NEW 212,000 SF BUILDING
500 EMPLOYEES

ST. VRAIN STATE PARK
OVER 231,000 VISITORS
ANNUALLY, \$10.4 MILLION
ECONOMIC IMPACT

Walmart
Supercenter
Chick-fil-A
MCDONALDS

SKYLINE HIGH
1,339 STUDENTS

TRAIL RIDGE MIDDLE
708 STUDENTS

Waffle House
Phillips 66

Americas
Furniture Warehouse

Costco
7-Eleven
Taco Bell
MCDONALDS
Arby's
Sonic Drive-Ins

Chevrolet
Mazda
Buick
GMC

101,000 CPD

25

FUTURE DEVELOPMENT

PARK & RIDE

KFC

verizon

GOODTIMES
Burgers & American Comfort Food

Best Western
Starbucks
7-Eleven
DEL TACO
POPEYES
Wendy's
Shell
Qdoba

HOME
DEPOT

Pizza Hut

ANYTIME
FITNESS

BURGER
KING

JAKE JABS BLVD

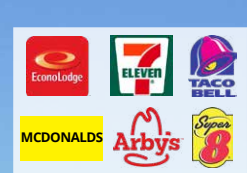
SUBJECT
PROPERTY

brakes
plus

MURPHY
USA

119

36,061 CPD



ST. VRAIN STATE PARK

OVER 231,000 VISITORS
ANNUALLY, \$10.4 MILLION
ECONOMIC IMPACT

**GATEWAY NORTH
APARTMENTS**
405 UNITS AND 250 MORE
TO BE COMPLETED BY 2020

MEAD HIGH
1,058 STUDENTS

101,000 CPD



**BURGER
KING**

119 36,061 CPD

JAKE JABS BLVD



**SUBJECT
PROPERTY**

CITY CENTRE ROAD



**brakes
plus**



**FIRESTONE CENTRAL PARK
AND SPORTS COMPLEX**

272-ACRE DEVELOPMENT WITH
SWIMMING POOLS, SOCCER,
BASEBALL, AND FOOTBALL FIELDS,
TENNIS COURTS, SCHOOLS,
AND A LIBRARY

COTTONWOOD HOLLOW

180-ACRE PLANNED RESIDENTIAL
SUBDIVISION WITH 1,075
HOMES/UNITS

FREDERICK HIGH
996 STUDENTS

LEGACY ELEMENTARY
637 STUDENTS



**brakes
plus**

**SUBJECT
PROPERTY**

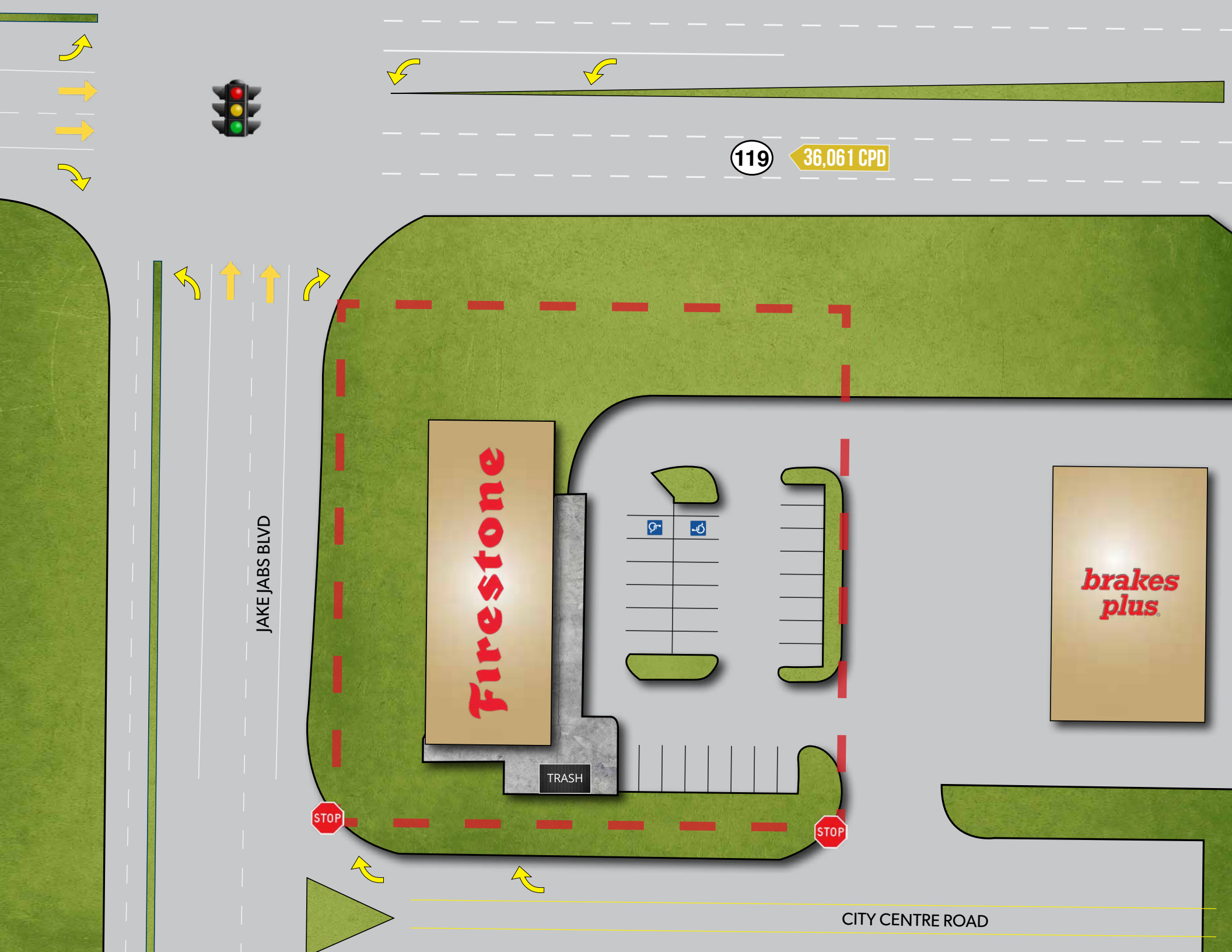
CITY CENTRE ROAD

JAKE JABS BLVD



Site Plan - Firestone City Centre





119

36,061 CPD

JAKE JABS BLVD

Firestone

TRASH

brakes plus

STOP

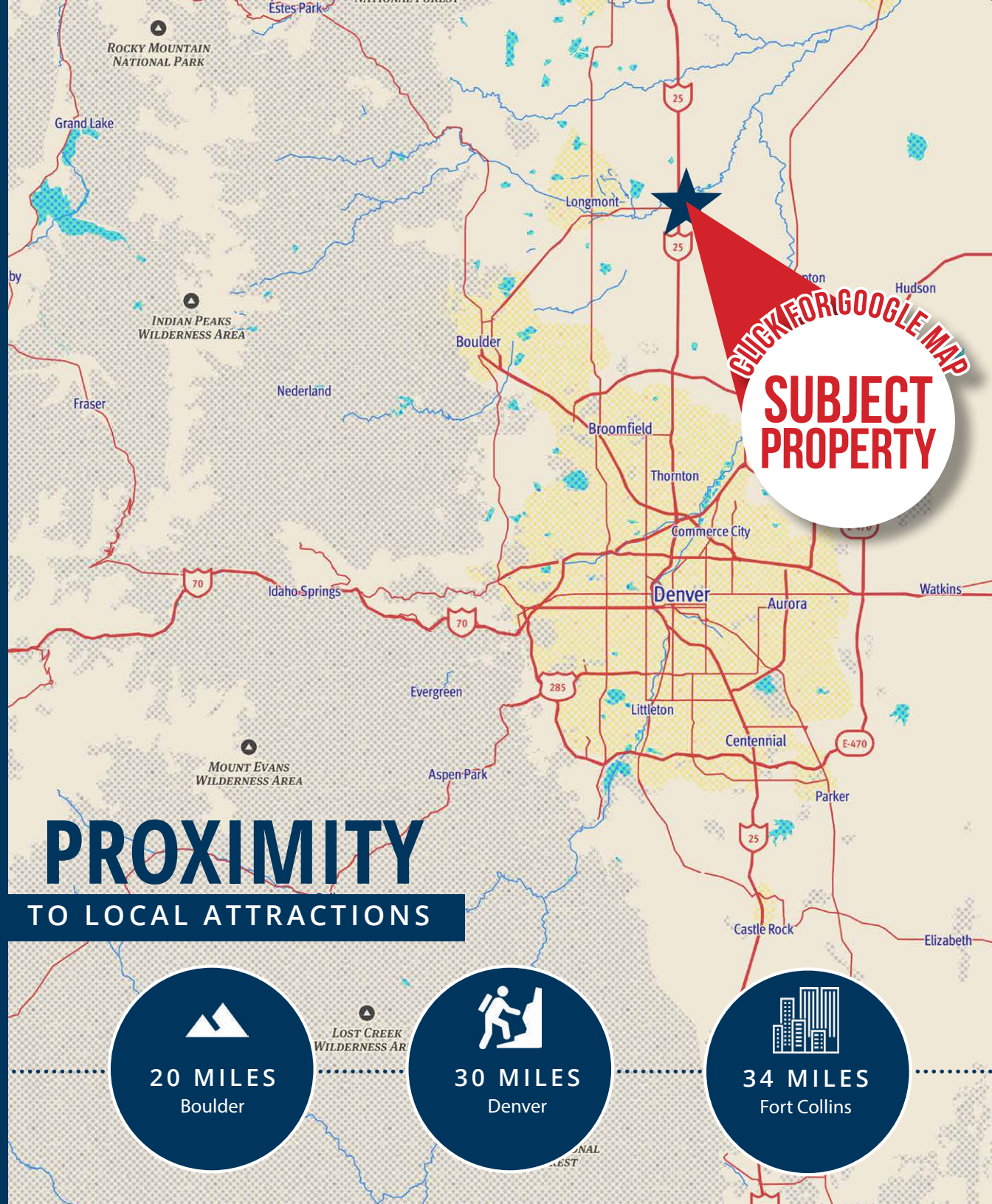
STOP

CITY CENTRE ROAD

Firestone, CO

Money Magazine recently listed Firestone as one of America's "Best Places to Live," and the community has also gained recognition for its fabulous network of park and recreation areas. Firestone's more than 10,000 residents have access to 18 parks and 5 miles of trails, which connect to the St. Vrain Legacy Trail as well as the Front Range Trail System. The city is also home to in St. Vrain State Park, where there's excellent fishing, camping and hiking.

A few miles to the south, I-25 connects with the E-470 Beltway, providing direct access to the Denver International Airport. Firestone is constintantly growing in commerce and transportation.



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FIRESTONE

FIRESTONE (DENVER SUBURB), COLORADO



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