



7-ELEVEN

GASOLINE CONVENIENCE STORE WITH DIESEL TRUCK ISLANDS

FREDERICK, CO



CAPITAL PACIFIC

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.





7-ELEVEN

3500 HIGHWAY 52, FREDERICK, CO 80516

\$4,322,500

PRICE

4.80%

CAP

NOI: **\$207,480**

LEASE EXPIRATION: **11/11/2034**

PARKING: **21 Spaces**

LEASE TYPE: **NN**

LEASE TERM: **15 YEARS**

LEASABLE AREA: **3,499 SF**

LAND AREA: **2.10 Acres**

YEAR BUILT: **2019**

**GASOLINE CONVENIENCE STORE WITH
DIESEL TRUCK ISLANDS**

Investment Highlights



SURROUNDING RETAIL

THE OFFERING

- **New 15-year Corporate NN lease with three 5-year options and 7% rental increases every 5 years -- Landlord is responsible for structure**
- **5 acre, 3 parcel development that is anchored by the 2.32 acre 7-Eleven Truck Stop with a 3,499 SF C-Store and two separate fueling stations -- one for automobiles with 6 gasoline dispensers and one for semi-trucks with 3 diesel islands**

7-ELEVEN OPERATES, FRANCHISES, OR LICENSES MORE THAN 67,000 STORES IN 18 COUNTRIES

THE SUBJECT PROPERTY

- **7-Eleven captures morning and evening commuters along Highway 52 which connects directly to the on/off ramp of Interstate 25, only 1/2 mile from the subject property**
- **High Traffic Counts: Highway 52 has 23,920 VPD, along with Interstate 25 with 123,000 VPD**
- **In 2019, USA Today named Frederick, CO as the best city to live in for Colorado (see page 11)**
- **Frederick, CO has experienced a 32.2% population growth in the last 5 years with average HH incomes of approximately \$100,000**
- **Future Traffic Signal planned for the intersection of Hwy 52 & Glacier Way**

Income & Expense

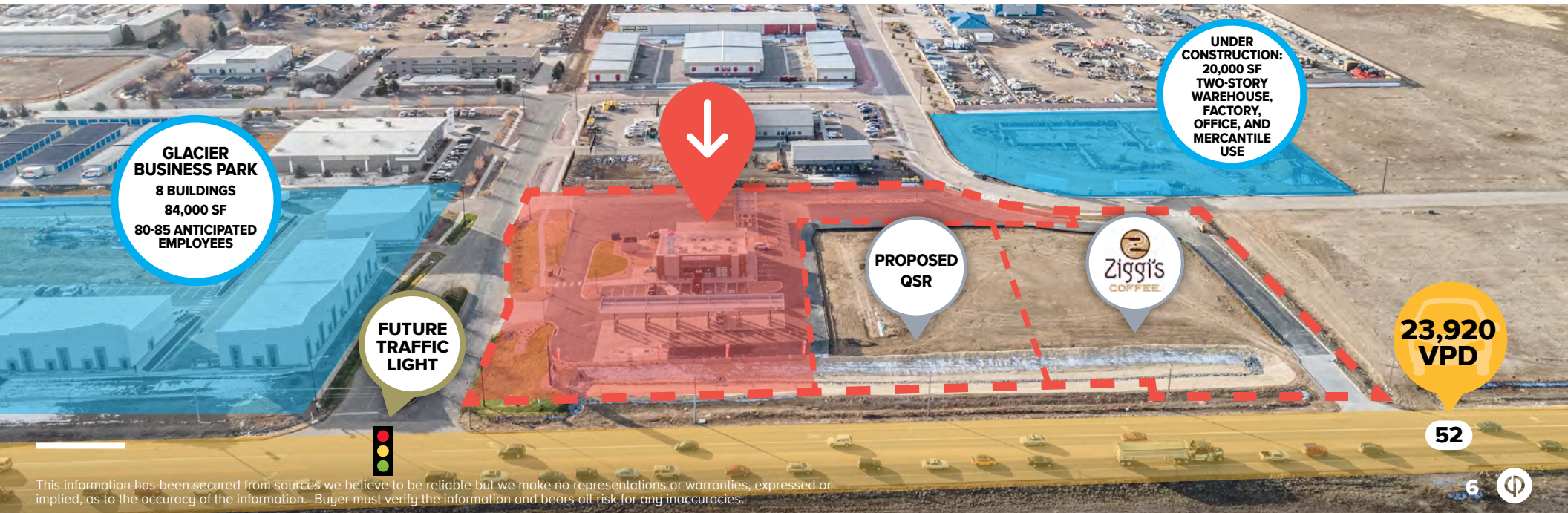
PRICE		\$4,322,500
Price Per Square Foot:		\$1,222.62
Capitalization Rate:		4.80%
Total Rentable Area (SF):		3,499
Lot Size (AC):		2.10
STABILIZED INCOME		PER SQUARE FOOT
Scheduled Rent	\$59.30	\$207,480
Effective Gross Income	\$59.30	\$207,480
LESS		PER SQUARE FOOT
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
EQUALS NET OPERATING INCOME		\$207,480

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	3,499	11/12/19	11/11/24	\$207,480.00	\$17,290.00	\$207,480.00	\$4.94	\$59.30
		11/12/24	11/11/29		\$18,500.30	\$222,003.60	\$5.29	\$63.45
		11/12/29	11/11/34		\$19,795.32	\$237,543.85	\$5.66	\$67.89
		Option 1	11/12/34	11/11/39	\$21,180.99	\$254,171.92	\$6.05	\$72.64
		Option 2	11/12/39	11/11/44	\$22,663.66	\$271,963.96	\$6.48	\$77.73
		Option 3	11/12/44	11/11/49	\$24,250.12	\$291,001.43	\$6.93	\$83.17
TOTALS:	3,499			\$207,480.00	\$17,290	\$207,480.00	\$4.94	\$59.30

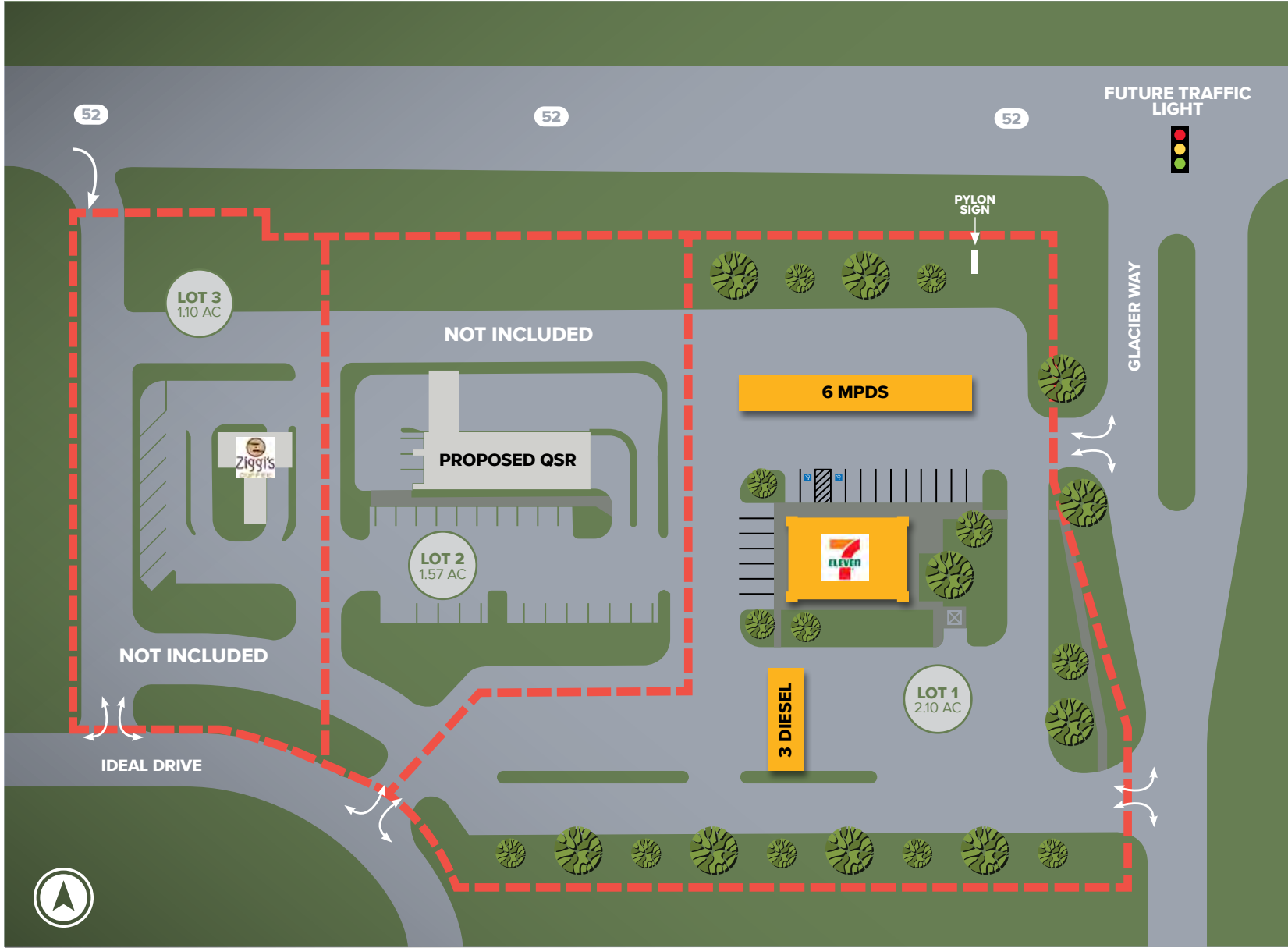


Site Plan

sf
3,499
RENTABLE SF

ac
2.10
ACRES

**21
SPACES**



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.

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-**

Retail Aerial

FREDERICK
HIGH
SCHOOL

101,000
VPD

25

MAINTENANCE
FACILITY

WYNDHAM HILL
BY RICHMOND
AMERICAN HOMES
200+ HOMES
3 - 5 BEDROOMS
1,605 - 2,834 SF

23,920
VPD

52

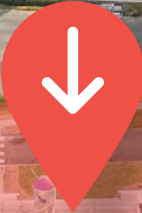
FUTURE
TRAFFIC
LIGHT



FREDERICK
TRAVEL
CENTER



GLACIER BUSINESS
PARK
8 BUILDINGS
84,000 SF
80-85 ANTICIPATED
EMPLOYEES



123,000
VPD

25



GLACIER
PARK
STORAGE

LONGMONT
MACHINING
INC

TANK
EQUIPMENT

DENVER
(30 MILES)

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.



WANT GREAT QUALITY OF LIFE? THESE ARE THE BEST CITIES TO LIVE IN EVERY STATE ACROSS U.S.

February 25, 2019 (USA TODAY) There are nearly 20,000 villages, towns and cities across the 50 states, and not all of them are equally conducive to the well-being of those who live there.

While quality of life is subject to a range of factors -- close relationships and personal health being among the most important -- the local community and environment can also have a meaningful impact. When it comes to choosing a place to call home, everyone has their own priorities and subjective tastes. Still, there are specific attributes some communities share that are almost universally desirable: safe streets, a strong economy, affordability and a range of entertainment options, to name a few.

24/7 Wall St. created a weighted index of over two dozen measures to identify the best city to live in each state. We considered all boroughs, census designated places, cities, towns and villages with at least 8,000 residents.

6. Frederick, Colorado

Frederick, a small town about a half hour north of Denver, ranks as Colorado's best city to live in. The town boasts a number of amenities that make it an attractive place to live, including a museum, a golf course, over 20 community parks, 25 skiing areas in driving distance, and over 300 sunny days a year. Like many communities on this list, Frederick is relatively affluent and fast growing. The typical area household earns \$90,321 a year, about \$27,800 more than the median income across Colorado as a whole. Additionally, **in the last five years, the number of people living in Frederick climbed 32.2 percent.** For reference, the U.S. population grew by just 3.9 percent over the same period.

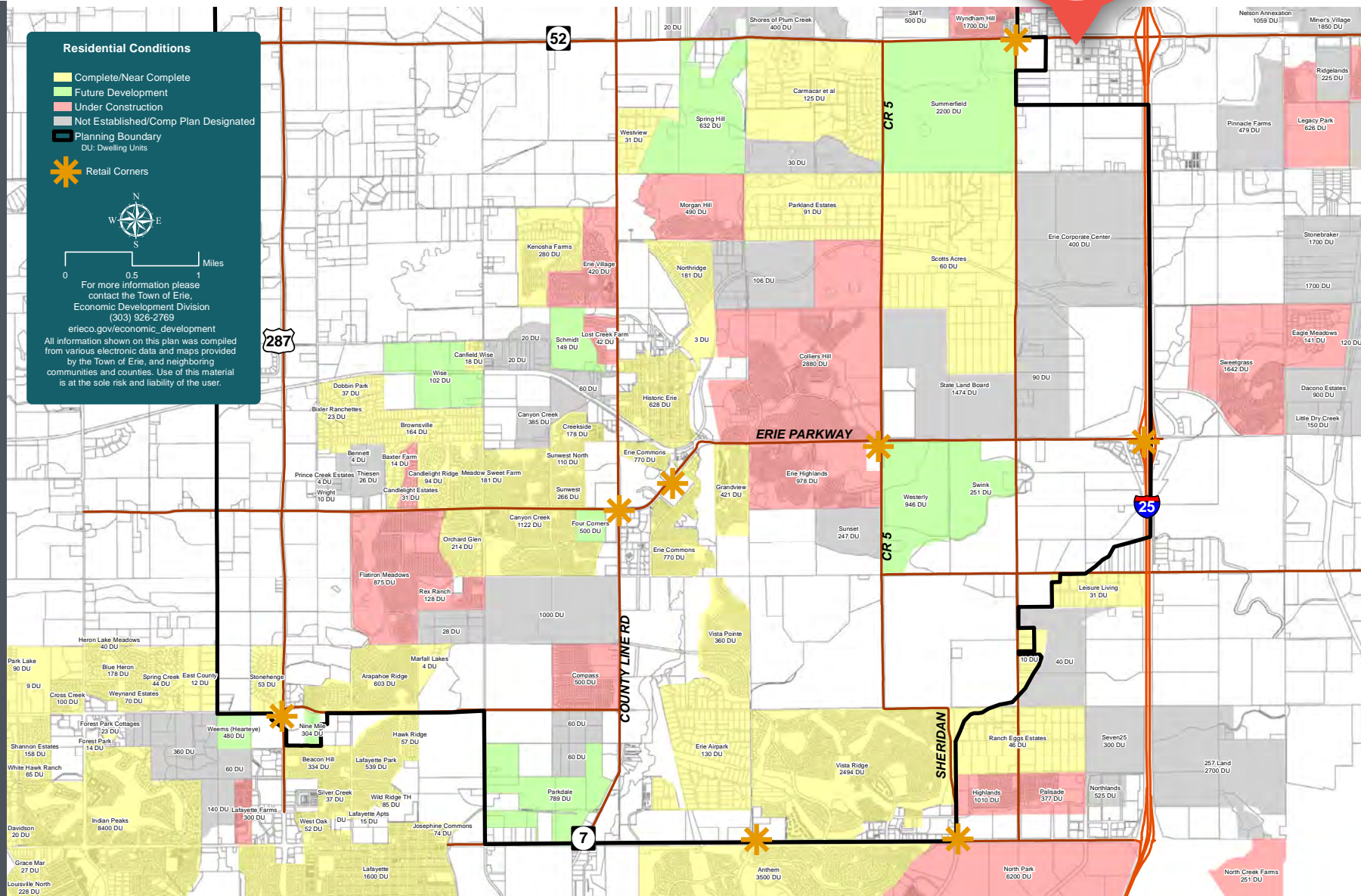
[READ THE FULL ARTICLE](#)



New Housing Developments in Frederick & Erie, CO



RESIDENTIAL DEVELOPMENT CONDITIONS 2019



Housing Developments -- Wyndham Hill & Summerfield

WYNDHAM HILL (IN DEVELOPMENT)

Wyndham Hill features ranch and two-story floor plans with incredible included features like granite countertops, hardwood floors, front yard landscaping and airy 9' basement ceilings. There are also plenty of options for personalization—from gourmet kitchens with double ovens to finished basements with expansive rec rooms. Residents will enjoy easy access to I-25 and close proximity to downtown Denver, Boulder and Fort Collins, as well as an array of impressive amenities, such as a lap pool and clubhouse. Across the nation and in CO, we're one of America's leading home builders.

Number of Residential Units: 1,800 units

Size: 760 acres

Projected Total Population: 5,000 residents/employees

Residential Types: Apartments, single family homes, townhomes

LEARN MORE

SUMMERFIELD (PROPOSED)

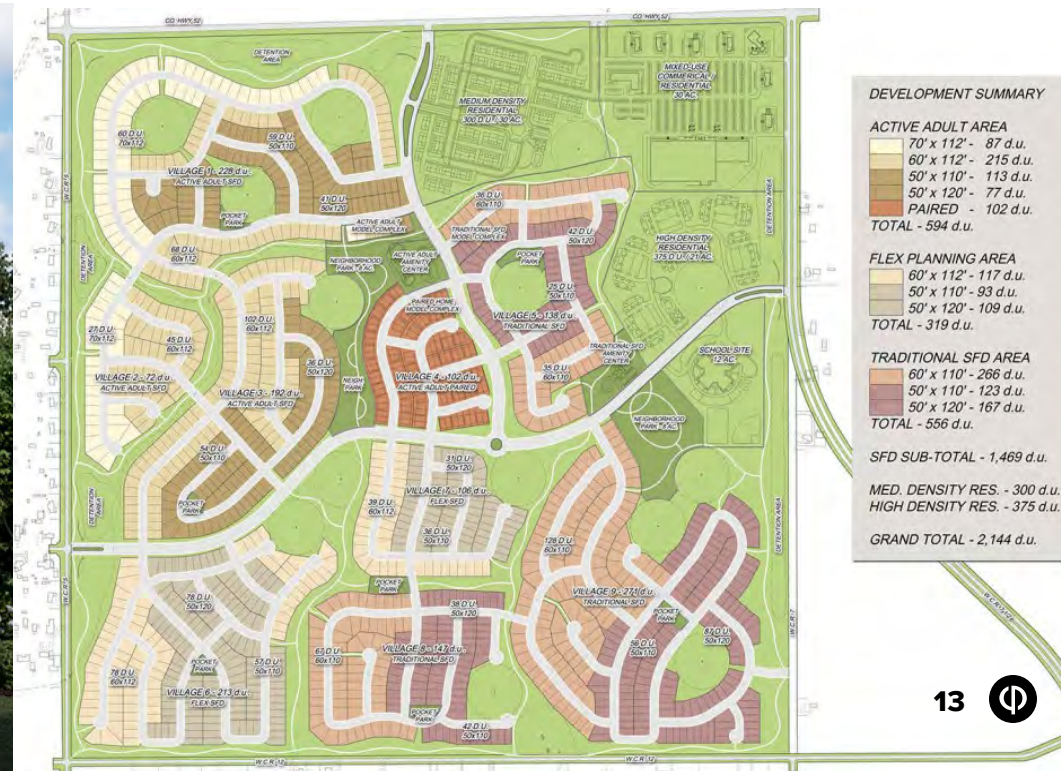
The concept for this project is the development of a unique master planned community, a portion of which is expected to house and service an active adult age-targeted population. **A total of 2,200 units are proposed to include 1,469 single-family units and up to 731 multi-family units.** A comprehensive network of open space uses will include neighborhood parks, trails, and amenity centers. A mixed-use commercial development of approximately 34 acres is planned at the corner of State Highway 52 and Weld County Road 7. This parcel provides the best opportunity within Erie for commercial development along the Highway 52 corridor.

Size: 620 acres

Projected Total Population: 5,500 residents/employees


Residential Types: Apartments, single family homes, townhomes

LEARN MORE




Demographics

POPULATION

	1-MILE	3-MILES	5-MILES
2010	360	5,997	26,882
2019	1,623	9,231	39,862
2024	1,944	11,471	49,169

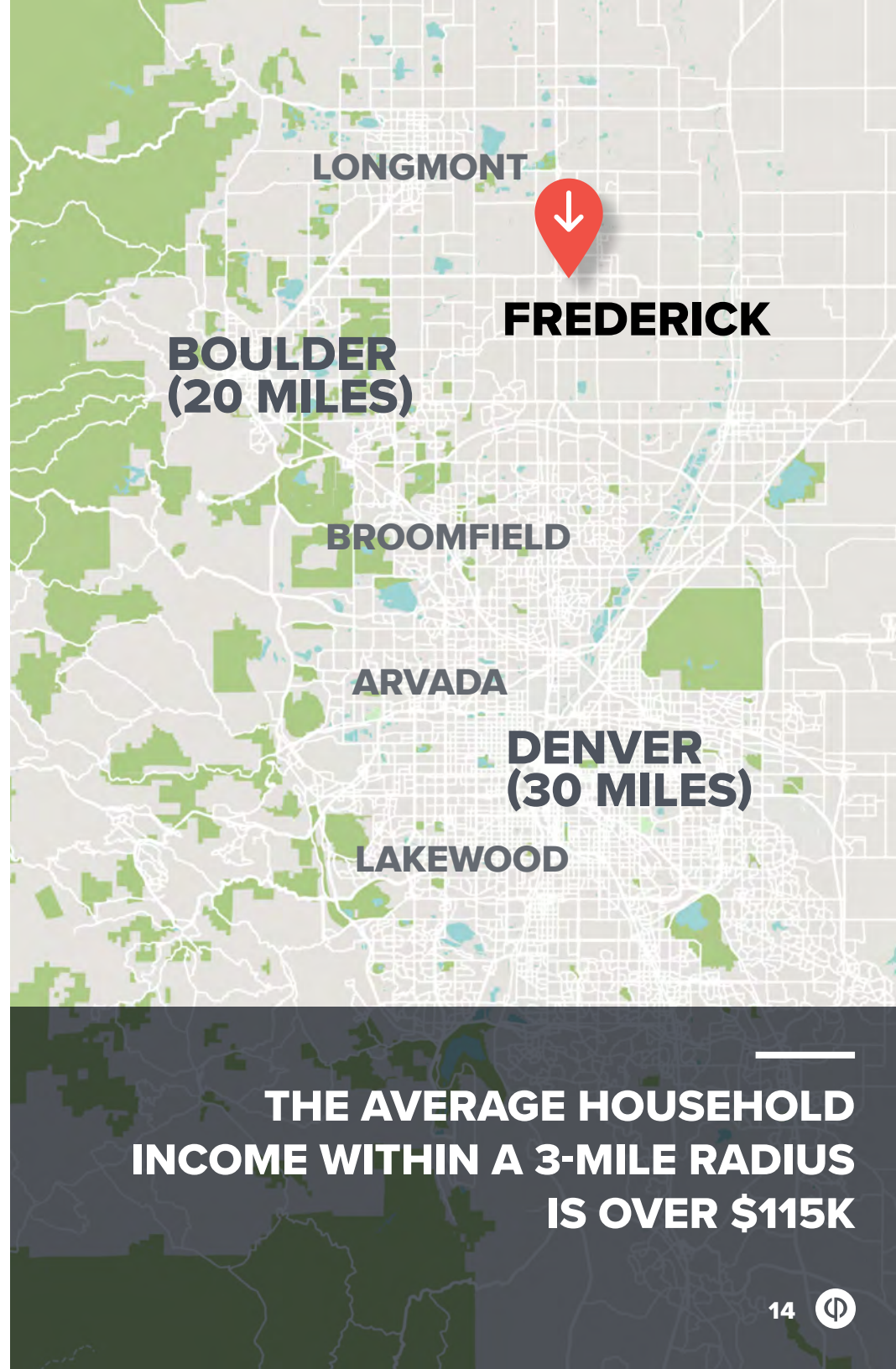
2019 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$160,428	\$115,751	\$106,327
Median	\$116,241	\$92,600	\$88,689

TOP EMPLOYERS IN WELD COUNTY

EMPLOYER	# OF EMPLOYEES
University of Colorado Health	5,740
Hewlett Packard	1,490
Banner Health: McKee Med Center	1,340
Avago Technologies	1,300
Woodward	1,230

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 \$115K**

FREDERICK, COLORADO



FREDERICK is located 20 miles northeast of Boulder and 30 miles north of Denver in Weld County. The city has an estimated population of 13,769 residents, and was incorporated in 1907. Frederick is a vibrant and growing community along the Front Range of the Colorado Rocky Mountains that offers residents a small town feel.

In its early days, Frederick was a mining town that was home to mostly Italian immigrants who came to the area to make their living in the coal mines. The town now hosts an annual Miners Day Celebration to celebrate its early history, drawing thousands of people to downtown.

WELD COUNTY is home to 32 incorporated municipalities, including growing cities, charming towns, thriving businesses, and thousands of acres of prime agricultural land. As Colorado's third-largest county, Weld County is an agricultural empire of 2.5 million acres of which 75% is devoted to farming and raising livestock. It is the state's leading producer of beef, grain, sugar beets, and is the leading dairy producer. The county is the richest agricultural county east of the Rocky Mountains, leads the state in the value of agricultural products sold, and is typically in the top ten richest overall nationally. In total, Weld's agricultural products annually create over \$1 billion of market value.

325,000



WELD COUNTY
(ESTIMATED)

Contact us.

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

CAPITALPACIFIC.COM

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



CAPITAL PACIFIC

Copyright © 2019 Capital Pacific Partners

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.