

 **Firestone**
COMPLETE AUTO CARE

BRIDGESTONE

FIRESTONE

DENVER, COLORADO

OFFERING MEMORANDUM



TABLE OF CONTENTS

AERIALS	3
FINANCIAL OVERVIEW	7
INVESTMENT HIGHLIGHTS	8
TENANT OVERVIEW	9
SITE PLAN	10
DEMOGRAPHICS & MAP	11

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**GAYLORD ROCKIES
RESORT & CONVENTION
CENTER**
485,050 SF
1,500 ROOMS
2,800 EMPLOYEES

**DENVER INTERNATIONAL
AIRPORT**

future
PAINTED PRAIRIE
3,067 HOMES

future
**HIGHPOINT LOGISTICS
PARK**
6,000,000 SF INDUSTRIAL

**ROCKY MOUNTAIN
ARSENAL NATIONAL
WILDLIFE REFUGE**

FIRST CREEK VILLAGE
251 HOMES

 **KIPP NORTHEAST
LEADERSHIP ACADEMY**
391 STUDENTS

 **EVIE GARRETT DENNIS
E-12 CAMPUS**
2,089 STUDENTS

under construction
GATEWAY CROSSING
   
   



**GREEN VALLEY RANCH
RECREATIONAL CENTER**











WALGREENS





 **KIPP NORTHEAST ELEMENTARY**
450 STUDENTS

future
MEDICAL OFFICE

coming soon


**SUBJECT
PROPERTY**

under construction
270 APARTMENTS

GREEN VALLEY RANCH
11,000 HOMES
32,000 RESIDENTS

TOWER ROAD 22,142 CARS/DAY

DOWNTOWN DENVER

under construction

AVION @ DENVER CONNECTION

700 HOMES

MONTEBELLO
9,000 HOMES
30,000 RESIDENTS

EconoLodge
Residence Inn Marriott
Hilton Garden Inn
Marriott
aloft
JIMMY JOHN'S
Applebees

HOMewood SUITES BY HILTON
Hampton Inn
COURTYARD Marriott
OUTBACK STEAKHOUSE
TOWNEPLACE SUITES MARRIOTT

GATEWAY PARK
2.8M SF OFFICE/INDUSTRIAL
586.00 SF RETAIL
918 RESIDENCES



KIPP NORTHEAST ELEMENTARY
450 STUDENTS



EVIE GARRETT DENNIS
E-12 CAMPUS
2,089 STUDENTS

under construction

270 APARTMENTS

SUBJECT PROPERTY

future
MEDICAL OFFICE

coming soon

jiffylube

verizon

SHERWIN WILLIAMS

SONIC

Arby's

TOWER ROAD 22,142 CARS/DAY

GREEN VALLEY RANCH
11,000 HOMES
32,000 RESIDENTS



117,000 CARS/DAY

MAJESTIC COMMERCENTER

1,500 ACRE BUSINESS PARK
15M SF INDUSTRIAL

Goodwill WELLS FARGO
Chick-fil-A DQ chili's
DISCOUNT TIRE DOLLAR TREE

Walmart Supercenter
Starbucks CHIPOTLE DEL TACO
Wendy's PANDA EXPRESS verizon T-Mobile

ROSS BED BATH & BEYOND
DRESS FOR LESS
BEST BUY petco



TOWER ROAD 22,142 CARS/DAY

GREEN VALLEY RANCH

11,000 HOMES
32,000 RESIDENTS

7 ELEVEN
SLIM JIM CHICKENS

GATEWAY PARK
2.8M SF OFFICE/INDUSTRIAL
586,00 SF RETAIL
918 RESIDENCES

under construction

270 APARTMENTS



SUBJECT PROPERTY

coming soon
jiffy lube


verizon



future
MEDICAL OFFICE

planned
1,400 HOMES

planned
22,000 HOMES

 DR. MARTIN LUTHER
KING JR. EARLY COLLEGE
1,143 STUDENTS

GREEN VALLEY RANCH
11,000 HOMES
32,000 RESIDENTS

Kum & Go

Arby's

SONIC

SHERWIN
WILLIAMS

verizon

coming soon
jiffy lube

TOWER ROAD 22,142 CARS/DAY


**SUBJECT
PROPERTY**

under construction
270 APARTMENTS

future
MEDICAL OFFICE



Firestone

ADDRESS

Tower Road & 45th Avenue
Denver, CO 80249

PRICE

\$4,013,000

CAP RATE

4.75%

NOI

\$190,637

FINANCIAL OVERVIEW

PRICE	\$4,013,000
CAP RATE	4.75%
GROSS LEASABLE AREA	6,116 SF
YEAR BUILT	2020
LOT SIZE	0.843 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. 6/26/2020
INCREASES	5% Every Five Years, Including Options
OPTIONS	Five, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

Rent Roll

TERM	ANNUAL RENT	MONTHLY RENT
Year 1- Year 5	\$190,637	\$15,886
Year 6 - Year 10	\$200,169	\$16,681
Year 11 - Year 15	\$210,177	\$17,515
Option 1	\$220,686	\$18,391
Option 2	\$231,720	\$19,310
Option 3	\$243,306	\$20,276
Option 4	\$255,472	\$21,289
Option 5	\$268,245	\$22,354

INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease with 5% Increases Every 5 Years
- Corporate Guaranty from Bridgestone Retail Operations, LLC
- Firestone is a Fortune 500 Company, Rated 'A' by S&P
- Brand New High Quality Steel-Framed Construction
- Serves Over 146,700 Residents in Rapidly Growing Trade Area, 20 Minutes to Downtown Denver
- Average Household Income Exceeds \$95,000 within 1-Mile Radius
- Highly Visible to 22,142 Cars/Day Along Major Commercial Thoroughfare
- Easy Access to I-70 with 117,000 Cars/Day, a Major Highway in the U.S. that Runs from Utah to Maryland
- Situated in the Heart of Green Valley Ranch with 11,000 Homes and 32,000 Residents
- 2.5 Miles to Painted Prairie, a New 600-Acre Master-Planned Community with 3,067 Homes
- Strong Daytime Population, Over 59,000 Employees within 5 Miles
- Blocks to Highpoint Logistics Park, a New 6 Million SF Class-A Business Industrial Park
- Adjacent to Gateway Park Development with 2.8 M SF of Class-A Office/Industrial, 586,000 SF of Retail, and 918 Condos/Townhomes
- 10 Minutes to Denver International Airport with 35,000 Employees
- Just North of Buckley Air Force Base with a Population of 11,522
- Close Proximity to Rocky Mountain Arsenal National Wildlife Refuge, 15,000 Acres and 300,000 Annual Visitors





CLICK FOR
WEBSITE

TENANT OVERVIEW

OWNERSHIP: PUBLIC
TENANT: CORPORATE
GUARANTOR: BRIDGESTONE RETAIL OPERATIONS, LLC

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.



HEADQUARTERED IN
NASHVILLE
TENNESSEE



2,200
LOCATIONS



55,000
EMPLOYEES



FOUNDED IN
1990

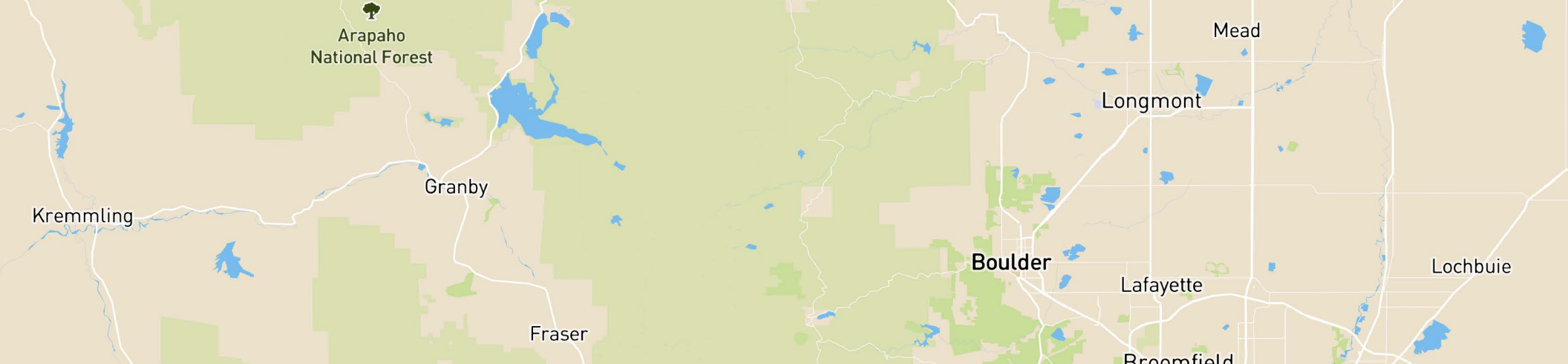
PRIVATE DRIVE

PRIVATE DRIVE

USED
TIRE
STORAGE
TRASH

Firestone
since 1926 COMPLETE AUTO CARE™

TOWER ROAD



DEMOGRAPHICS

TOWER ROAD & 45TH AVENUE
DENVER, CO 80249

POPULATION

	1-MILE	3-MILES	5-MILES
2010 Population	10,205	56,566	121,109
2019 Population	13,020	71,874	146,717
2024 Population	15,001	82,608	162,784

HOUSEHOLDS

	1-MILE	3-MILES	5-MILES
2010 Households	1,735	17,416	37,741
2019 Households	4,413	22,483	45,963
2024 Households	4,373	26,014	50,968

INCOME

	1-MILE	3-MILES	5-MILES
2019 Average Household Income	\$95,216	\$88,036	\$76,992

EMPLOYEES

	1-MILE	3-MILES	5-MILES
2019 Number of Employees In Area	2,759	22,196	59,053



7

MILES

BUCKLEY AIR
FORCE BASE



10.5

MILES

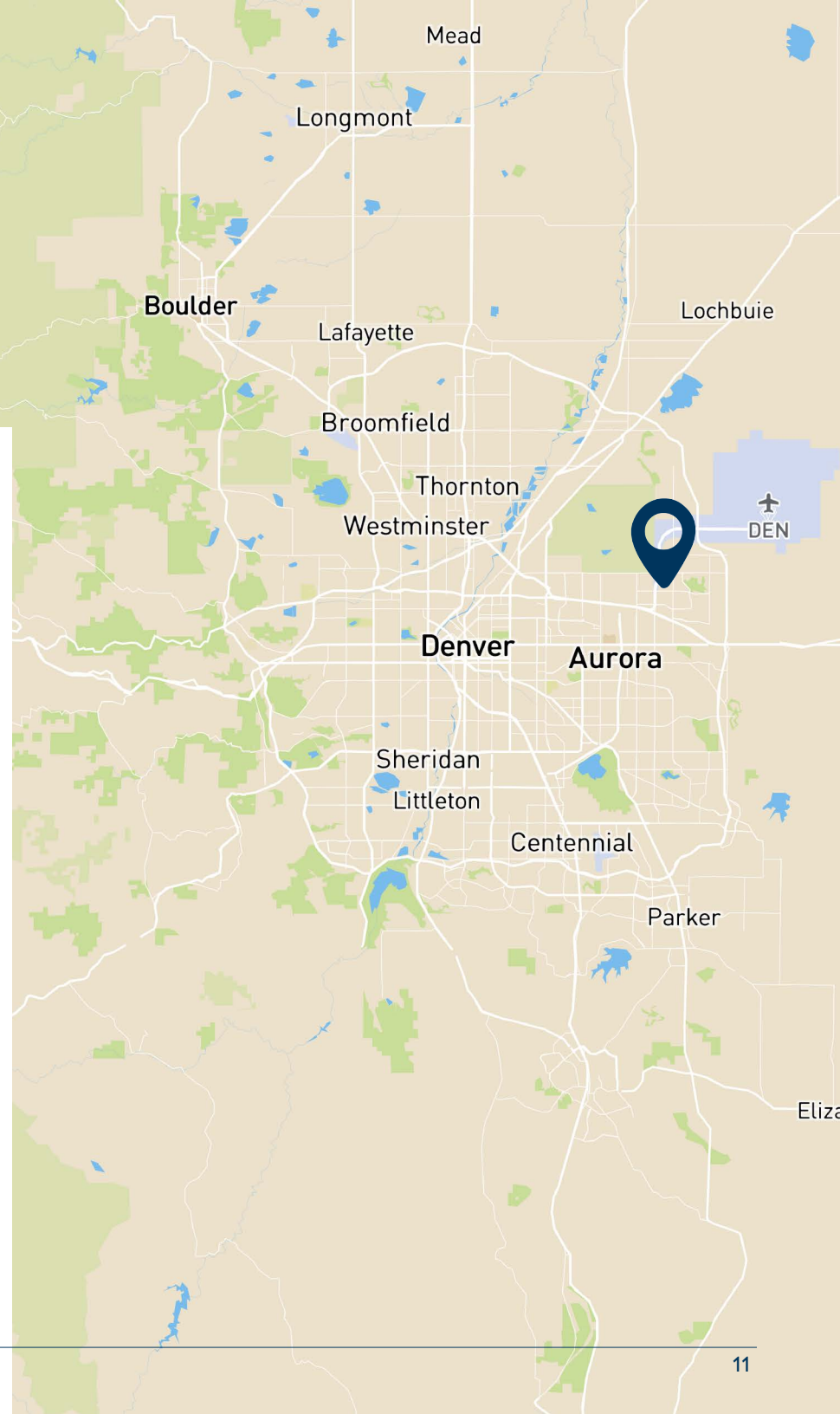
DENVER
INTERNATIONAL
AIRPORT



16

MILES

DOWNTOWN
DENVER



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O F F E R I N G M E M O R A N D U M

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