

FAMILY DOLLAR

4775 N. Yampa Street, Denver, CO 80249

FOR SALE



PROPERTY DESCRIPTION

Family Dollar Build to Suit in 2012 with about 2.5 years of an initial 10 year lease term remaining. In prime trade area exploding with residential, retail, industrial, office and hospitality development in close proximity to Denver International Airport. Keep the property for a long term asset with a nice return or benefit from a possible Family Dollar termination at the end of their term and reap huge rental income upside with some improvements to the property. Major New Commercial Development coming 2019/2020 across the street to the North.

PROPERTY HIGHLIGHTS

- Current rental base rate of \$14.90 sf - trade area typically rents for \$25-30 sf, NNN;
- Five - 5 year options with 10% increase at the commencement of each option;
- Commencing February 1, 2022 - cap rate is 6.60% in 1st option;
- With over 8185 stores in 47 states, FD is 2nd largest dollar store in US;
- Corporate guaranty with investment grade rating of Baa3, Moody's;
- Landlord responsible for roof, structure and parking lot repairs, maintenance and replacement over \$2000 per annum; however there is a 20 year roof warranty in place;
- Tenant responsible for parking lot striping, snow removal and landscaping.

OFFERING SUMMARY

Sale Price:	\$2,065,000
Cap Rate:	6%
NOI:	\$124,000.00
Lot Size:	0.94 Acres
Building Size:	8,320 SF
Price/SF:	\$248.00
Year Built:	2012

Lease expires January 31, 2022

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ANTONOFF
& CO. BROKERAGE INC.

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LOCATION DESCRIPTION

This freestanding building is located on the corner of a newly lighted intersection in one of the fastest growing trade areas in Colorado, population growth within 1 mile expected to jump 11.34% from 2018-2023. Across the street from an extremely busy McDonald's in the heart of one of two major retail commercial hubs for Green Valley Ranch, a master planned residential community consisting of about 5000 acres and just a stones throw from Denver International Airport.

TRAFFIC COUNTS

E 48th Ave & Tower Rd	19,433 (MPSI 2016)
Tower Rd & Jeep Trl	13,783 (MPSI 2015)
E 48th Ave & N Andes Ct	17,352 (MPSI 2017)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 Total Population	9,671	69,010	129,988
2023 Population:	10,783	76,302	142,439
Pop Growth 2018-2023:	11.50%	10.75%	9.58%
2018 Total Households:	3,218	21,239	40,622
HH Growth 2018-2023:	11.34%	10.58%	9.51%
Median Household Inc:	\$66,949	\$66,496	\$55,967
Median Home Value:	260,275	239,468	224,526

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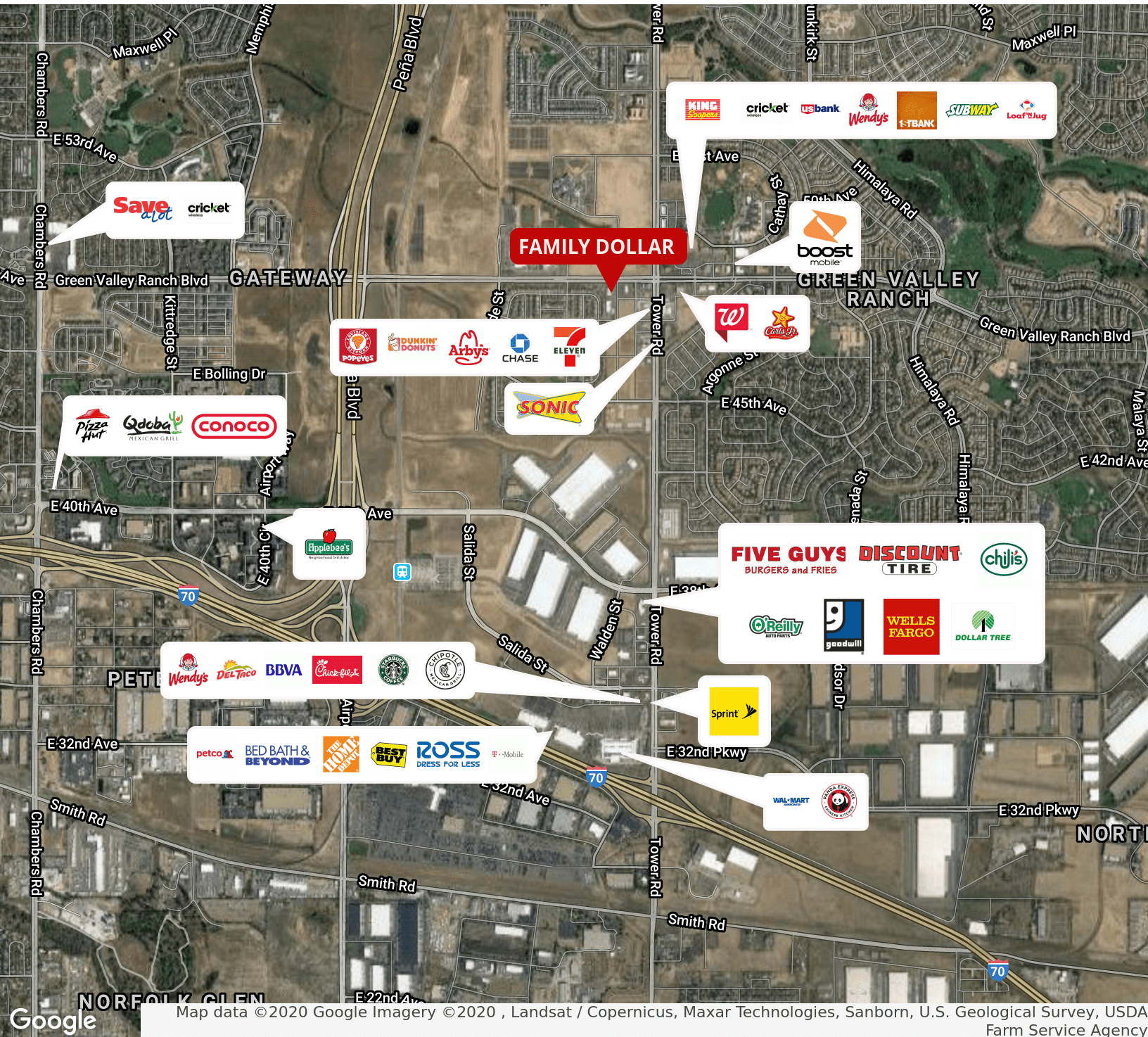
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