



7-ELEVEN (NEW CONSTRUCTION - DECEMBER 2020 DELIVERY)
LAKEWOOD, CO (DENVER MSA)





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This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Blue West Capital. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Blue West Capital at your earliest convenience.

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7-ELEVEN | LAKEWOOD, CO



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INVESTMENT HIGHLIGHTS

- Located within the **Denver MSA**, six miles west of downtown Denver
- **Long-term** 15 year lease
- **Brand new construction build-to-suit** (Opening Fall 2020)
- Corporate lease to an **investment grade rated company (S&P: AA-)**
- **7.5% rental increases** every five years in the primary term and renewal options
- **Increased savings through accelerated depreciation** of 15 years compared to the typical 39-year depreciation of other commercial properties
- Positioned on the **prominent signalized intersection** of West Colfax Avenue & Kipling Street (68k VPD)
- Located on Colfax Avenue, Denver's primary east-west thoroughfare and the **longest continuous commercial street in the United States**
- Densely populated area with over **108,000 people living within a three-mile radius**
- **Retailers in the immediate area** include Lowe's, Home Depot, Walmart Supercenter, Walgreens, Safeway, King Soopers, Natural Grocers, McDonald's, Starbucks, Chase Bank, and numerous others
- **Infill location** with substantial barriers to entry



INVESTMENT OVERVIEW



ADDRESS

**9995 W Colfax Avenue
Lakewood, CO 80215**



PRICE

\$5,939,000



CAP RATE

4.35%



TENANT

7-Eleven, Inc



LEASE TERM

15 years



**9995 W Colfax Avenue,
Lakewood, CO 80215**



PURCHASE PRICE

\$5,939,000

CAP RATE

4.35%

NET OPERATING INCOME

\$258,368

RENT COMMENCEMENT DATE

December 1, 2020 (Estimated)

LEASE EXPIRATION

December 31, 2035 (Estimated)

RENTAL ESCALATIONS

7.5% Every Five Years

RENEWAL OPTIONS

Four 5-Year

NOI SCHEDULE

Years	NOI	Period	Increase
1-5	\$258,368	Primary Term	-
6-10	\$277,745	Primary Term	7.50%
11-15	\$298,576	Primary Term	7.50%
16-20	\$320,969	Option 1	7.50%
21-25	\$345,042	Option 2	7.50%
26-30	\$370,920	Option 3	7.50%
31-35	\$398,739	Option 4	7.50%

TENANT

7-Eleven, Inc

CREDIT RATING

Investment Grade (S&P: AA-)

LEASE TYPE

NNN*

BUILDING SIZE

3,500 SF

LAND SIZE

.77 Acres

YEAR BUILT

2020

**Landlord is only responsible for the structure & foundation.*

AERIAL





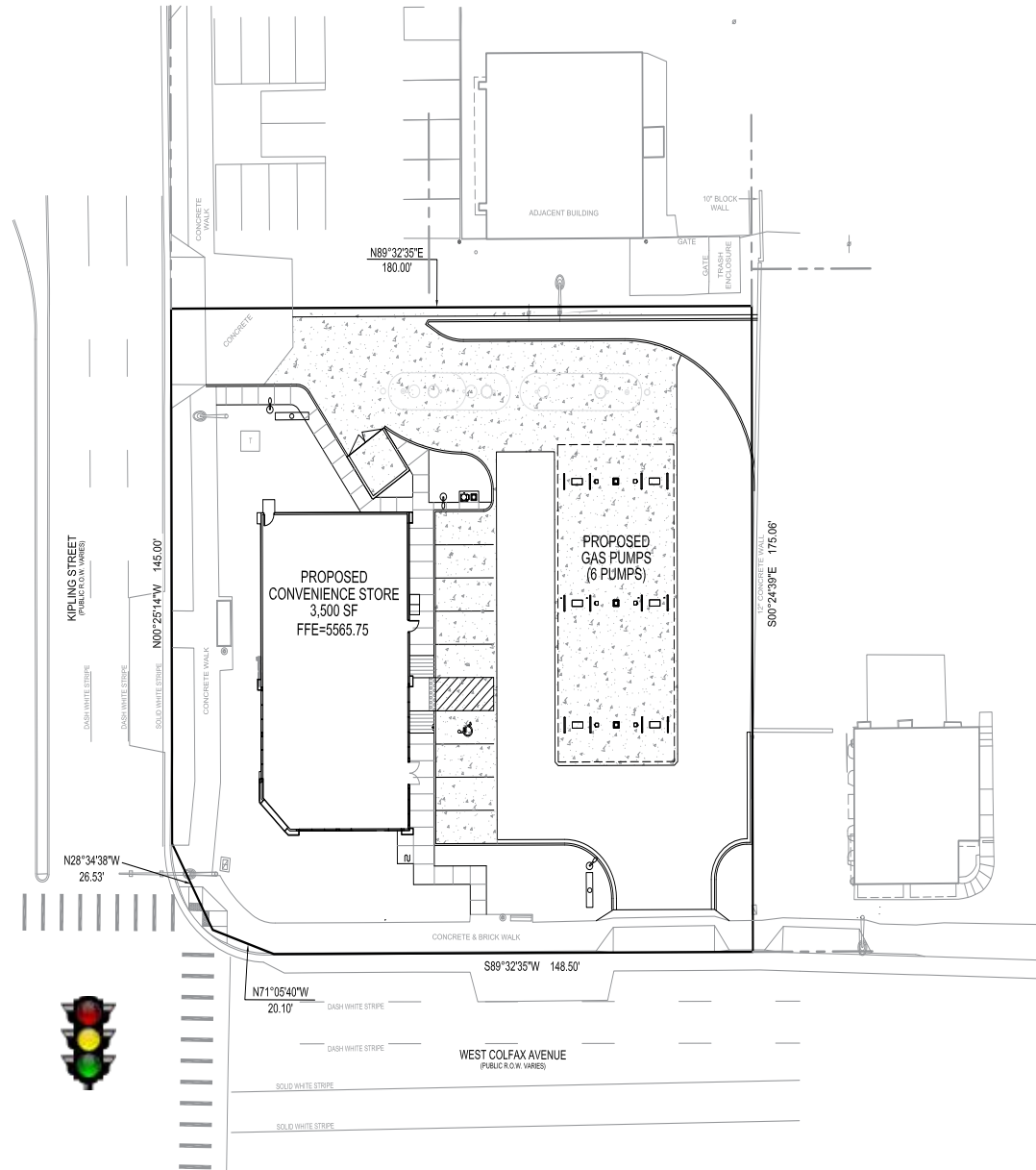
AERIAL



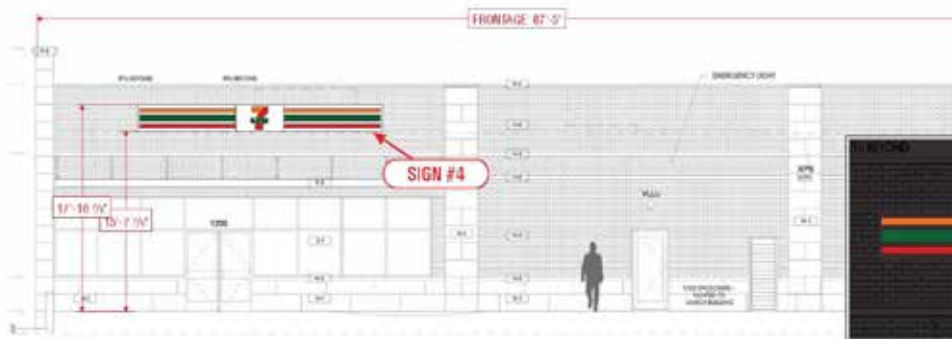
AERIAL



SITE PLAN



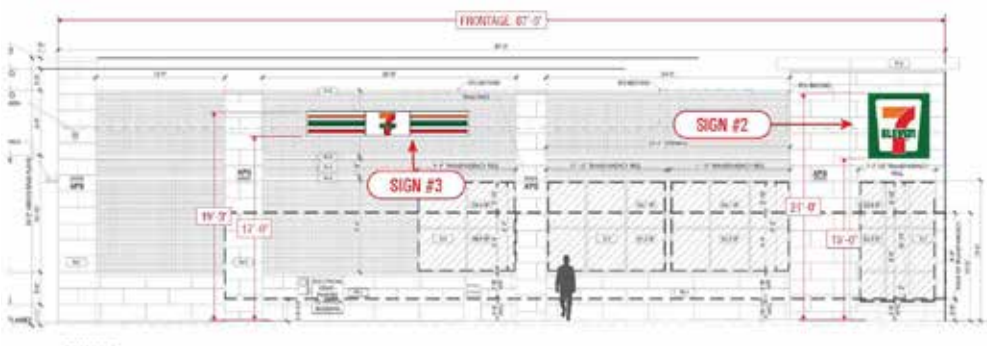
SITE ELEVATIONS



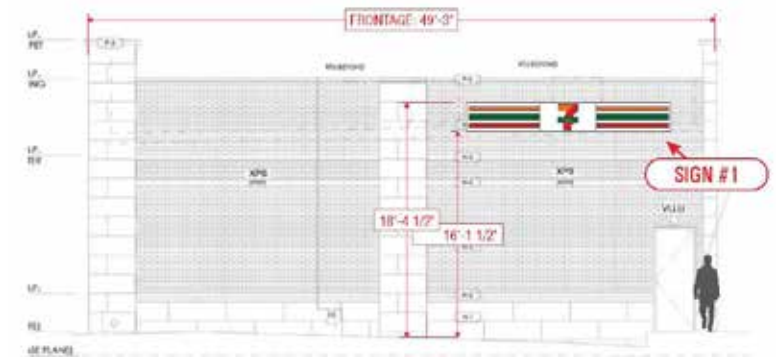
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

DEMOGRAPHICS & MAP

AREA DEMOGRAPHICS



TOTAL POPULATION

1 mile	12,723
3 mile	100,788
5 mile	320,827



TOTAL HOUSEHOLDS

1 mile	5,759
3 mile	48,003
5 mile	133,529



AVERAGE HH INCOME

1 mile	\$59,570
3 mile	\$62,730
5 mile	\$65,385





WHY DENVER COLORADO?

#2 BEST PLACE TO LIVE IN THE USA

- U.S. NEWS & WORLD REPORT 2019

#7 HEALTHIEST CITIES IN AMERICA

- WALLETHUB 2019

#4 BEST CITY TO START A BUSINESS

- INC. MAGAZINE 2019

#9 TOP TECH TOWNS

- COMPTIA 2019

**#2 BIGGEST MILLENNIAL
BOOMTOWNS IN AMERICA**

- BIZ JOURNALS 2018

#8 MOST EDUCATED CITIES IN AMERICA

- BLOOMBERG 2019

LOCATION OVERVIEW

DENVER is the capital and the most populous city of Colorado and is located just east of the front range of the Rocky Mountains. Denver is nicknamed the Mile High City because its elevation is exactly one mile above sea level, making it the highest city in the United States. Denver is ranked as a Beta-world city by the Globalization and World Cities Research Network. With an estimated population of 734,134 in 2018. Denver is the 19th-most populous U.S. city. The Denver MSA had an estimated 2018 population of 2,932,415 and is the most populous US MSA. In 2016, Denver was named the best place to live in the United States by U.S. News & World Report.

Denver is home to the Denver International Airport which is 16th busiest airport in the world. Denver serves as a major hub for United Airlines, is the headquarters for Frontier Airlines and is the fastest-growing focus city for Southwest Airlines. Denver is served by five interstates which include I-25, I-225, I-70, and I-76. Denver is home to four professional sports teams which include the Denver Broncos, Colorado Avalanche, Colorado Rockies and Denver Nuggets.

Denver is the largest city within 500 miles which has made it a natural location for storage and distribution of goods and services to the Mountain states. Southwestern states as well as Western states. Denver also has a thriving tourism industry due to its proximity to the Rocky Mountains and eleven world-class ski resorts.

#	Top Educational Institutions
1	University of Denver
2	University of Colorado Denver
3	Metropolitan State University of Denver
4	Regis University
5	Johnson & Wales University - Denver



University of Colorado
Denver



FORTUNE 500 DENVER COMPANIES



LOCATION OVERVIEW

LAKEWOOD is the most populous city in Jefferson County and is a suburb that lies on the west edge of Denver, spanning to the base of the Rocky Mountains. Lakewood is the 5th most populous municipality in Colorado. There are approximately 158,660 people living in Lakewood. Lakewood is one of the most assessable cities in metro Denver, conveniently located along both Colfax Avenue, the major east/west thoroughfare, as well as the RTD W bus Line, which runs all day several times an hour.

Lakewood's largest shopping centers include the Colorado Mills mall and Belmar. Belmar is a 1.14 million square foot, mixed-use urban development consisting of retail, dining, entertainment, hotel, contemporary apartments, and office space, creating a complete lifestyle experience. The development has a central plaza that hosts concerts during the summer months and transforms into an ice-skating rink during the winter. Belmar has emerged as a local hangout spot that attracts visitors from all over the Denver metro.

With more than 110 maintained parks and over 7,200 acres of open space, Lakewood is one of Denver's top places for outdoor activities. The world-famous Red Rocks Amphitheater is located just twenty minutes from Lakewood for those who want to enjoy great concerts or hike. Strategically positioned between Downtown Denver and the Foothills, Lakewood continues to grow in popularity due its great location and ideal amenities.



TENANT OVERVIEW

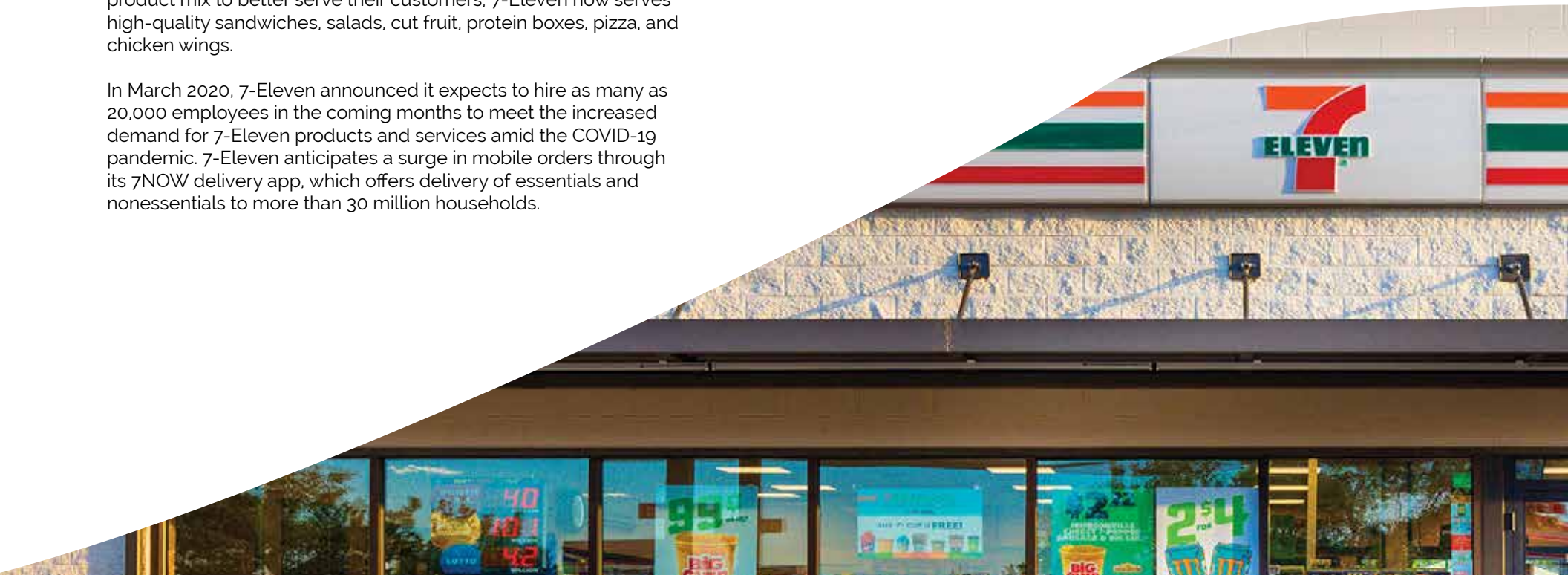
7-ELEVEN is an American-Japanese international chain of convenience stores. They are the world's largest operator, franchisor, and licensor of convenience stores with more than 70,000 locations across 17 countries. In 2007, 7-Eleven surpassed McDonald's as the world largest retailer. The company's largest markets include the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia, and Thailand. In 2019, 7-Eleven opened one store approximately every 3.5 hours.

Founded in Dallas, Texas in 1927, 7-Eleven was the pioneer of the convenience concept and was the first convenience store to sell gas and use ATM services. The company's most iconic products include the Slurpee, Big Gulp, and fresh-made coffee. Always evolving their product mix to better serve their customers, 7-Eleven now serves high-quality sandwiches, salads, cut fruit, protein boxes, pizza, and chicken wings.

In March 2020, 7-Eleven announced it expects to hire as many as 20,000 employees in the coming months to meet the increased demand for 7-Eleven products and services amid the COVID-19 pandemic. 7-Eleven anticipates a surge in mobile orders through its 7NOW delivery app, which offers delivery of essentials and nonessentials to more than 30 million households.



Website:	www.7-eleven.com
Credit Rating:	Investment Grade (S&P: AA-)
Number of Locations:	700,000+
Headquarters:	Dallas, TX
Year Founded:	1927





REPRESENTATIVE PHOTO

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