

INVESTMENT OPPORTUNITY

# KUM & GO STORE #2303

3253 S PARKER ROAD • DENVER, CO



## THE TENANT

**REVENUES:** \$2.7 BILLION IN 2018  
**RANK:** 28TH LARGEST CONVENIENCE STORE OPERATOR IN THE NATION  
**RANK:** 177TH LARGEST PRIVATE COMPANY AS RANKED BY FORBES

Over fifty-five years ago, W.A. Krause and T.S. Gentle pioneered a convenience store concept where people could purchase gas & groceries. But more than that, they pioneered a belief system. For four generations, our family is still dedicated to giving our customers more than they expect. It's why we give 10% of our profits to good causes in our communities. And, why every time you see an & in and around our stores, you'll know that we created something special just for you. It's another way we are delivering more every day.

**More Convenience:** From fuel options to fresh pizza slices, fountain drinks and everything in between – we strive to offer the right products at the right locations to quickly meet the needs of our customers and provide energy for their day.

**More Service:** Our friendly associates deliver excellent customer service through our GUEST process. We have fun delivering all the little extras to delight our customers. Whether its ensuring the restrooms are clean, or making sure the coffee is hot & ready, we pride ourselves on the service we provide to our customers.

**More surprises:** Kum & Go donates 10% of our profits to good causes in our communities. While that might be surprising to some, for us it's just part of who we are and what we believe in. It's the little things, like free air for tires and free samples, that exceed our customers' expectations each and every day.

Kum & Go's goal is to be the #1 convenience retailer in the U.S. They are excited about this goal and are motivated by those words from the president and CEO, Kyle Krause: "We want to be the best in the industry. We are doing a lot of things well, but we have to keep improving to get to where we want to be. We want to be a great company – doing the right things for our communities, our customers and our associates." **In 2018, Kum & Go was recognized as IGIA's Retailer of the Year and Kyle Krause received the 2018 CSP Retail Leader of the Year award.**

## THE PROPERTY

**STORE NUMBER:** 2303  
**ADDRESS:** 3253 S Parker Road  
Denver, CO  
**BUILDING SIZE:** 5,620 SF  
**LAND SIZE:** 1.72 Acres • 75,084 SF  
**YEAR BUILT:** 2020

## THE LEASE

**LESSEE:** Kum & Go, LC  
**LEASE TYPE:** Absolute Net  
**LANDLORD RESPONSIBILITIES:** None  
**LEASE COMMENCEMENT:** 20 years from lease commencement  
**ANNUAL RENT:** \$471,500  
**RENEWAL OPTIONS:** Four 5 year options  
**RENT INCREASES:** 7.5% rent increase effective every 5 years for initial term

## THE OFFERING

CBRE|Hubbell Commercial is pleased to offer for sale a 5,620 square foot freestanding retail property on 75,084 square feet of land which is net leased to Kum & Go for twenty years. The property is offered at a price of \$8,200,000 Based on this price the cap rate is 5.75%.

### INVESTMENT SUMMARY

<b>PRICE:</b>	\$8,200,000
<b>CAP RATE:</b>	5.75%
<b>BUILDING SIZE:</b>	5,620 SF
<b>LOT SIZE:</b>	75,084 SF
<b>LEASE EXPIRATION:</b>	20 year lease
<b>LEASE STRUCTURE:</b>	Absolute Net
<b>APP ANNUAL RENT:</b>	\$471,500

## INVESTMENT HIGHLIGHTS

### 100% Bonus Depreciation

Ideal property for 1031 exchange

Zero landlord responsibilities

Corporate Lease with Kum & Go, L.C.

20 Year Absolute Triple Net Lease from date of purchase

7.5% rent increase effective every 5 years during initial term

Four 5-year options to renew with a 5% rent increase per option

New construction using latest in “green” technology and convenience store design

Corporate Environmental Indemnification

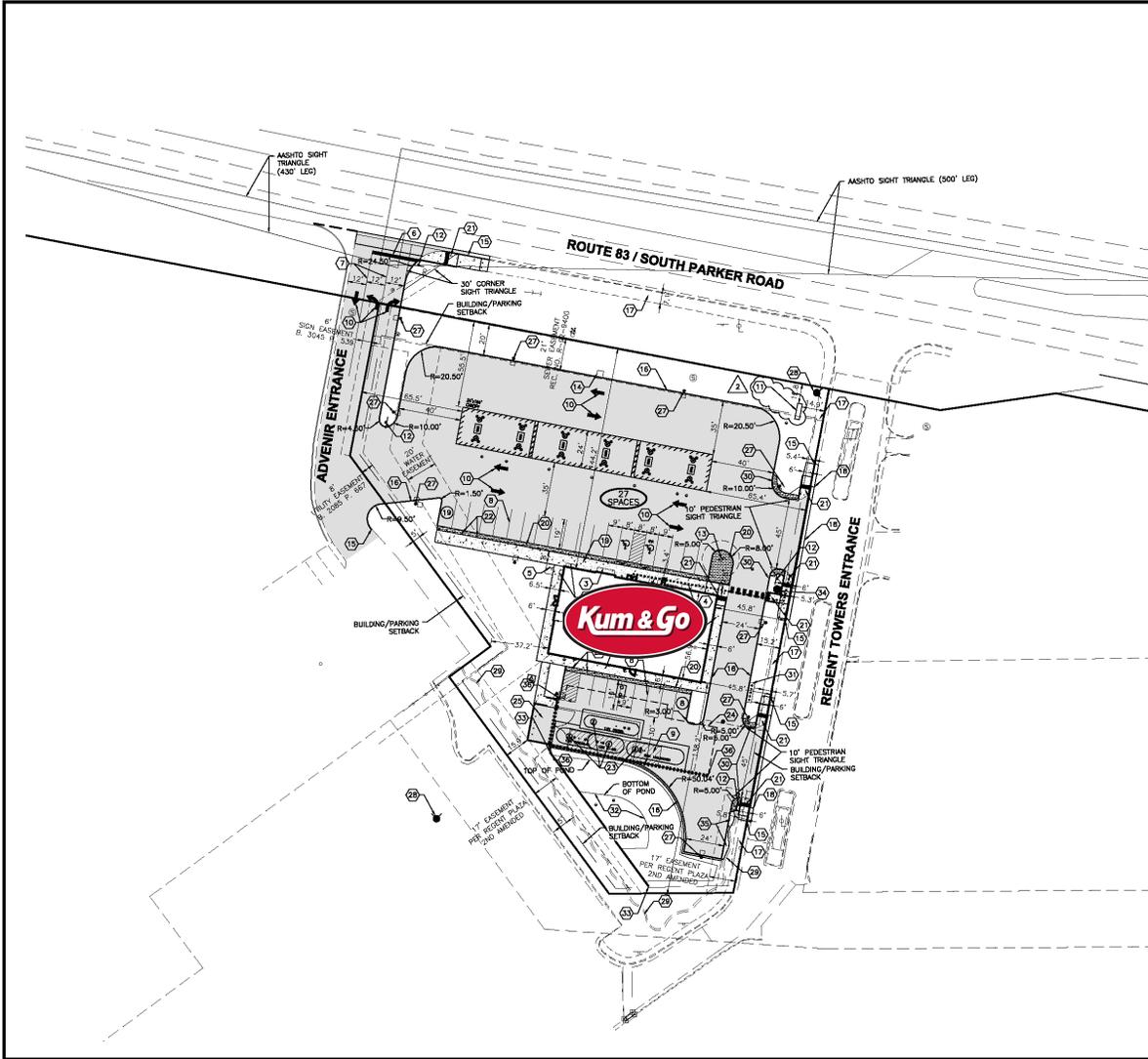
2019 marked Kum & Go’s 60th year of business

Excellent credit tenant ranked 28th largest convenience store operator in the nation

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# SITE PLAN



- ### SITE LEGEND
- INDICATES NEW CONCRETE PAVEMENT
  - INDICATES NEW CONCRETE SIDEWALK-SEE DETAILS FOR SIDEWALK COMPOSITION
  - PROPOSED LIGHT POLES
  - EXISTING CURB AND GUTTER
  - EXISTING CURB AND GUTTER
  - INDICATES ROW PARKING COUNT
  - INDICATES PARKING TOTAL FOR SURROUNDING AREA
  - ZONE LOT LINE (OUTER BOUNDARY)
  - ZONE PARCEL LINE
  - PROPOSED PROPERTY PARCEL LINE
  - ACCESSIBLE ACCESS ROUTE
  - SIGHT TRIANGLE NOTES

- ### SITE KEY NOTES
1. PEDESTRIAN - NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30 INCHES WITHIN THIS TRIANGLE.
  2. CORNER - MUST BE FREE OF ALL ITEMS OVER 30 INCHES IN HEIGHT EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT.
  3. ROADWAY - NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30 INCHES WITHIN THIS TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.

- ### SITE KEY NOTES
- | NO. | DESCRIPTION   |
|-----|---|
| 1   | MISCELLANEOUS MERCHANDISE   |
| 2   | FIREWOOD  |
| 3   | MOVIE RENTAL DISPENSER  |
| 4   | ICE MERCHANDISER  |
| 5   | BOLLARD BIKE RACK ON 5.0'x6.5'x4" THICK CONCRETE PAD  |
| 6   | 24" WIDE STOP BAR, WHITE TRAFFIC PAINT  |
| 7   | 4" WIDE YELLOW PAVEMENT MARKING (TYP)   |
| 8   | 4" WIDE WHITE PAVEMENT MARKING (TYP)  |
| 9   | 12'x80' LOADING ZONE, 4" YELLOW PAVEMENT CROSS HATCH, 2' OFF CENTERED STRIPING              |
| 10  | DIRECTIONAL ARROW, WHITE TRAFFIC PAINT  |
| 11  | KUM & GO MONUMENT SIGN (FOR REFERENCE ONLY)   |
| 12  | "STOP" SIGN, R1-1   |
| 13  | 35' FLAG POLE, 12' RADIUS   |
| 14  | AIR MACHINE ON 4'x4' PAD  |
| 15  | BEGIN/END PROPOSED CURB AND GUTTER, SMCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT |
| 16  | 8" INTEGRAL CURB  |
| 17  | EXISTING CONCRETE SIDEWALK, WIDTH VARIES  |
| 18  | PROPOSED PAV  |
| 19  | CONCRETE SIDEWALK, 1.5% MAX. CROSS SLOPE  |
| 20  | STAMPED CONCRETE PAVEMENT   |
| 21  | ACCESSIBLE CURB RAMP  |
| 22  | 4" DIAMETER BOLLARDS  |
| 23  | UNDERGROUND STORAGE TANKS   |
| 24  | TANK OVERLID LIMITS   |
| 25  | TRASH ENCLOSURE   |
| 26  | PROPANE CAGE  |
| 27  | PROPOSED LIGHT POLE   |
| 28  | EXISTING HYDRANT  |
| 29  | EXISTING CONCRETE WALL, APPROXIMATE HEIGHT = 8'   |
| 30  | STAMPED CONCRETE ROLLER CURB  |
| 31  | REMOTE FUELING STATION  |
| 32  | WATER QUALITY AND DETENTION POND  |
| 33  | PROPOSED RETAINING WALL - SEE WALL PLANS FOR DETAILS  |
| 34  | FIRE HYDRANT RELOCATION   |
| 35  | PROPOSED CONCRETE INFILL FROM CURB TO EXISTING WALL   |
| 36  | PROPOSED TANK PIT SHORING   |





1459 Grand Avenue  
 Des Moines, Iowa 50309  
 P: 515-281-9128

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**2303 - DENVER, COLORADO**  
**3253 S. PARKER ROAD**

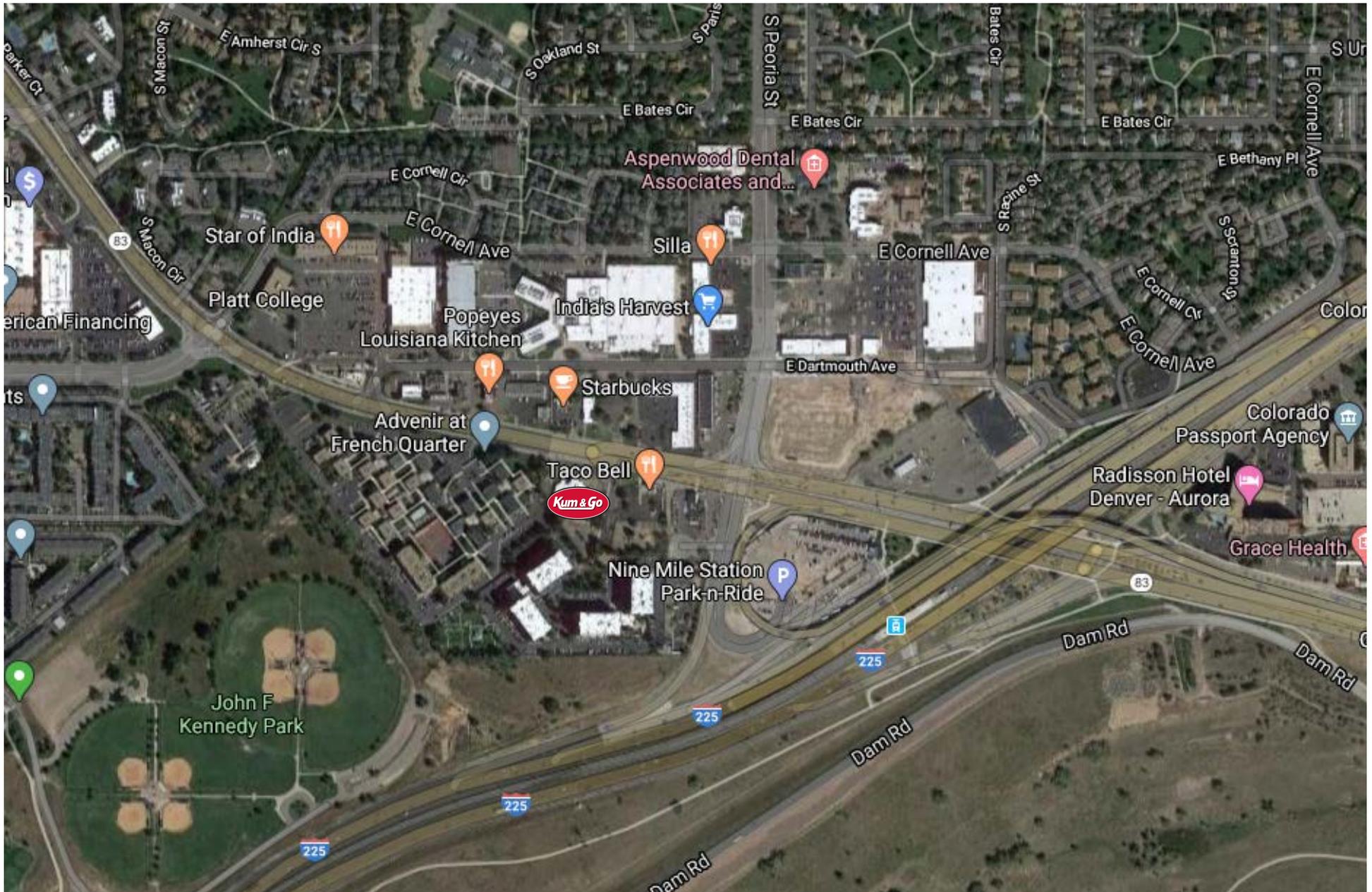
**SITE PLAN**

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NO PROJECT TEAM NEW JOB HOUR NEW JOB HOUR 5PM SHIRT STUFF	REVISIONS DATE    DESCRIPTION 1    06/17/20    MONUMENT SIGN RELOCATION 2    06/17/20    WALL / SIGN UPDATES
DATE: 04/10/20 SHEET NUMBER: C1.1 3 OF 13	REVISIONS

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# AERIAL VIEW



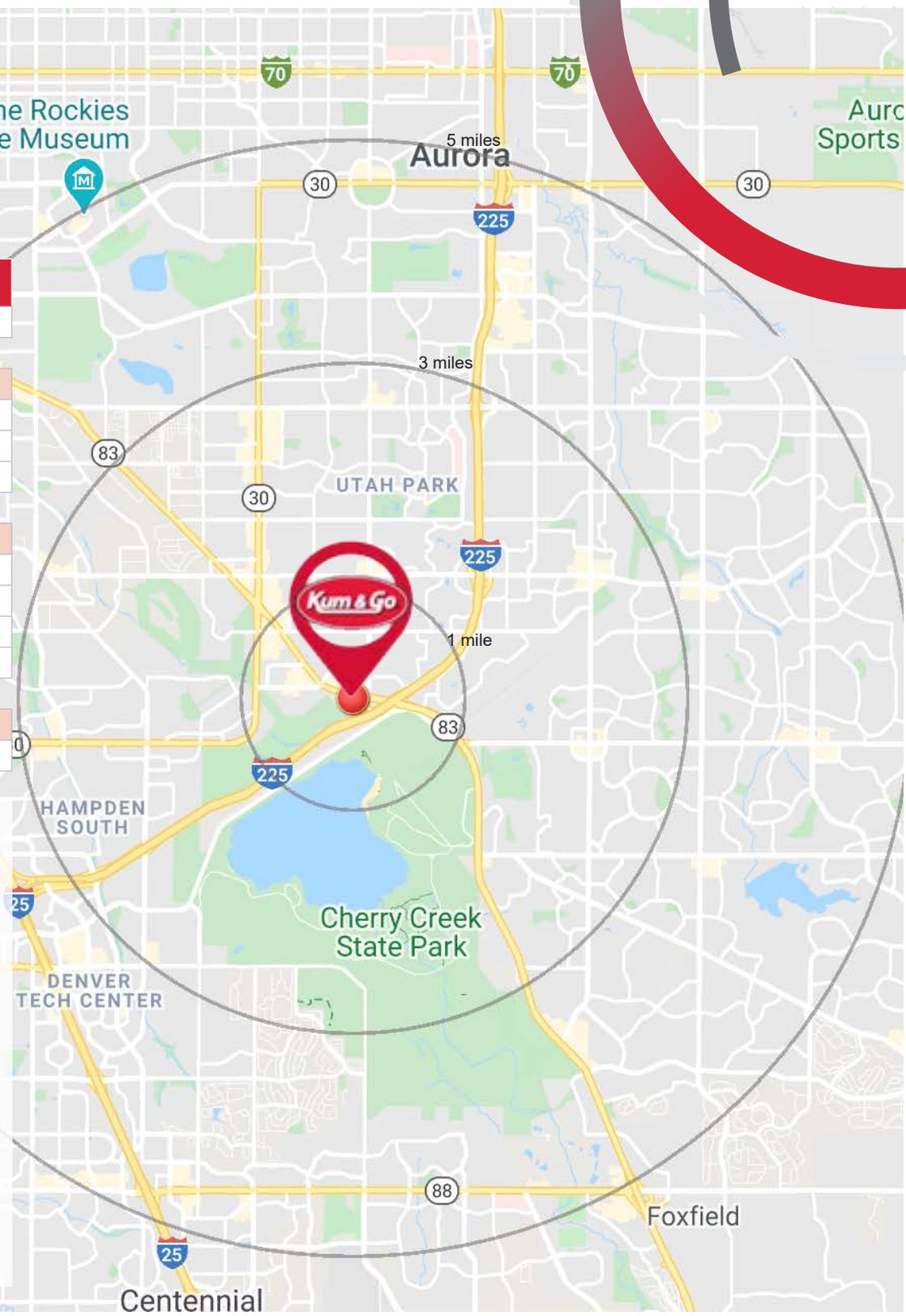
## AREA HIGHLIGHTS

### DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>			
2020 Population	12,634	147,900	405,922
2025 Population	13,222	156,362	429,476
2020-2025 Annual Rate	0.91%	1.12%	1.13%
<b>HOUSEHOLDS</b>			
2020 Total Households	5,881	64,771	172,194
2025 Total Households	6,124	68,218	181,896
2020-2025 Annual Rate	0.81%	1.04%	1.10%
2020 Average Household Size	2.15	2.27	2.34
<b>HOUSEHOLD INCOME</b>			
2020 Average Household Income	\$74,112	\$84,047	\$91,596

## DENVER, CO

Denver is often referred to as the Mile High City where urban sophistication meets outdoor adventure. Denver is an outdoor city known for its world-class cultural attractions, thriving craft breweries, chef-driven dining and red-hot music scene, all within easy reach of the Rocky Mountains. The city is the capital of Colorado dating back to the Old West era. Denver has a friendly climate with low humidity and mild temps year round, another reason it is such a popular destination for permanent residence as well as vacationers.



## CONTACT US

### **TYLER DINGEL, CCIM**

Senior Vice President

+1 515 221 6662

[tyler.dingel@cbre-hubbell.com](mailto:tyler.dingel@cbre-hubbell.com)

### **MATTHEW HENRICHS**

Local Broker

+1 720 528 6308

[matthew.henrichs@cbre.com](mailto:matthew.henrichs@cbre.com)

CBRE|Hubbell Commercial

6900 Westown Parkway

West Des Moines, IA 50266

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