

INVESTMENT OPPORTUNITY

KUM & GO STORE #2310

3432 CLEAR CREEK DRIVE • WHEAT RIDGE, 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: 2310
ADDRESS: 3432 Clear Creek
Wheat Ridge, CO 80401
BUILDING SIZE: 5,669 SF
LAND SIZE: 1.57 Acres • 68,662 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:	\$412,500
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 5,669 square foot freestanding retail property on 68,662 square feet of land which is net leased to Kum & Go for twenty years. The property is offered at a price of \$7,500,000 Based on this price the cap rate is 5.50%.

INVESTMENT SUMMARY

PRICE:	\$7,500,000
CAP RATE:	5.50%
BUILDING SIZE:	5,669 SF
LOT SIZE:	68,662 SF
LEASE EXPIRATION:	20 year lease
LEASE STRUCTURE:	Absolute Net
APP ANNUAL RENT:	\$412,500

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

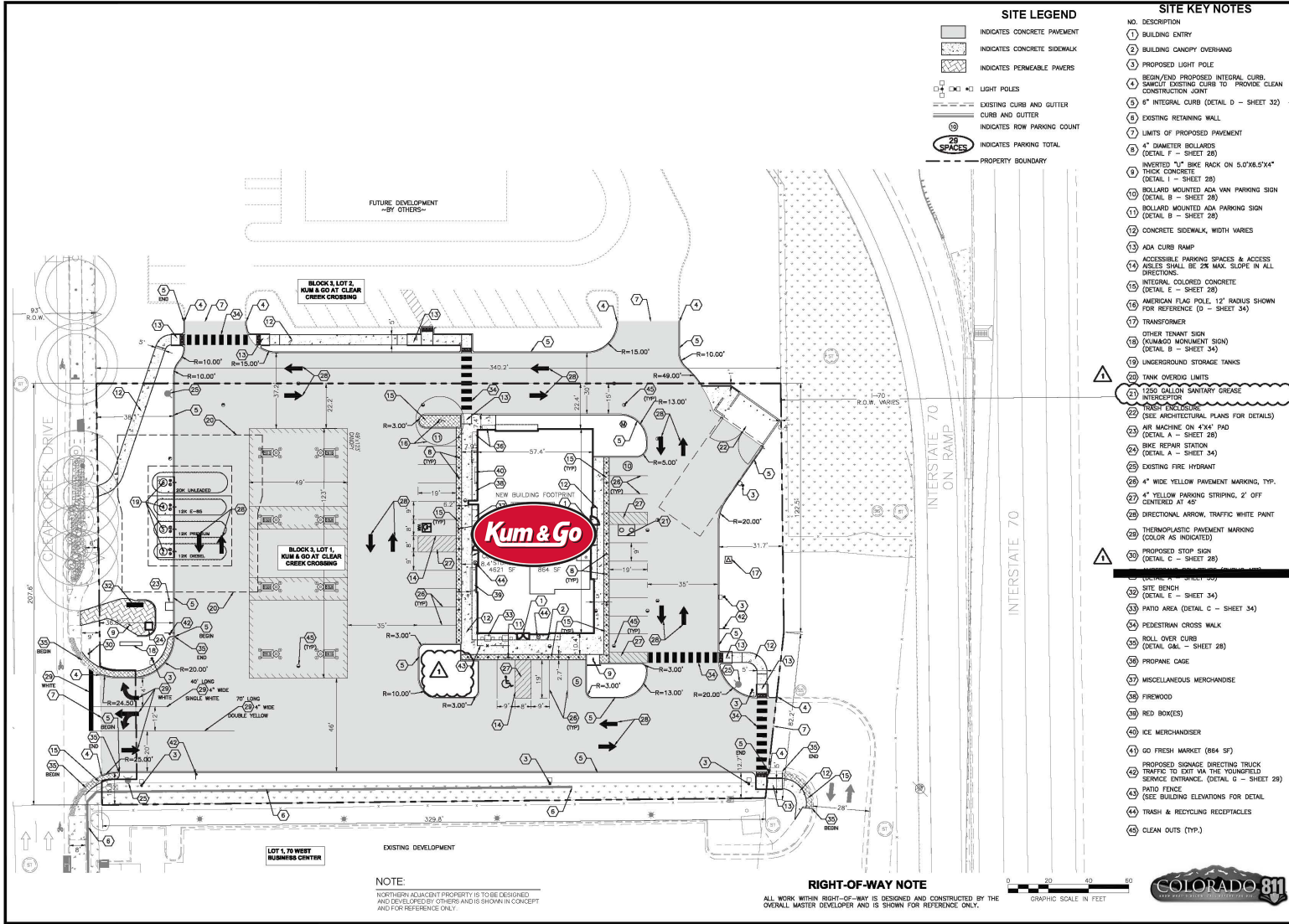
2019 marked Kum & Go's 60th year of business

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



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SITE PLAN



SITE LEGEND

- INDICATES CONCRETE PAVEMENT
- INDICATES CONCRETE SIDEWALK
- INDICATES PERMEABLE PAVERS
- LIGHT POLES
- EXISTING CURB AND GUTTER
- CURB AND GUTTER
- INDICATES ROW PARKING COUNT
- INDICATES PARKING TOTAL
- PROPERTY BOUNDARY

SITE KEY NOTES

- NO. DESCRIPTION
- (1) BUILDING ENTRY
- (2) BUILDING CANOPY OVERHANG
- (3) PROPOSED LIGHT POLE
- (4) BEGIN/END PROPOSED INTEGRAL CURB, SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT
- (5) 6" INTEGRAL CURB (DETAIL D - SHEET 32)
- (6) EXISTING RETAINING WALL
- (7) LIMITS OF PROPOSED PAVEMENT
- (8) 4" DIAMETER BOLLARDS (DETAIL F - SHEET 28)
- (9) INVERTED "J" BIKE RACK ON 5.0'X6.5'X4" THICK CONCRETE (DETAIL I - SHEET 28)
- (10) BOLLARD MOUNTED ADA VAN PARKING SIGN (DETAIL B - SHEET 28)
- (11) BOLLARD MOUNTED ADA PARKING SIGN (DETAIL B - SHEET 28)
- (12) CONCRETE SIDEWALK, WIDTH VARIES
- (13) ADA CURB RAMP
- (14) ACCESSIBLE PARKING SPACES & ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
- (15) INTERNAL COLORED CONCRETE (DETAIL E - SHEET 28)
- (16) AMERICAN FLAG POLE, 12' RADIUS SHOWN FOR REFERENCE (D - SHEET 34)
- (17) TRANSFORMER
- (18) OTHER TENANT SIGN (KUMAGO MONUMENT SIGN) (DETAIL B - SHEET 34)
- (19) UNDERGROUND STORAGE TANKS
- (20) TANK OVERDIG LIMITS
- (21) 250 GALLON SANITARY GREASE INTERCEPTOR
- (22) RASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- (23) AIR MACHINE ON 4'X4' PAD (DETAIL A - SHEET 28)
- (24) BIKE REPAIR STATION (DETAIL A - SHEET 34)
- (25) EXISTING FIRE HYDRANT
- (26) 4" WIDE YELLOW PAVEMENT MARKINGS, TYP.
- (27) 4" YELLOW PARKING STRIPING, 2' OFF CENTERED AT 45°
- (28) DIRECTIONAL ARROW, TRAFFIC WHITE PAINT
- (29) THERMOPLASTIC PAVEMENT MARKING (COLOR AS INDICATED)
- (30) PROPOSED STOP SIGN (DETAIL C - SHEET 28)
- (31) PROPOSED STOP SIGN (DETAIL C - SHEET 28)
- (32) OVERHANG (SHEET 30)
- (33) SITE BENCH (DETAIL E - SHEET 34)
- (34) PATIO AREA (DETAIL C - SHEET 34)
- (35) PEDESTRIAN CROSS WALK
- (36) ROLL OVER CURB (DETAIL GALL - SHEET 28)
- (37) PROPANE CAGE
- (38) MISCELLANEOUS MERCHANDISE
- (39) FIREWOOD
- (40) RED BOX(ES)
- (41) ICE MERCHANDISER
- (42) GO FRESH MARKET (864 SF)
- (43) PROPOSED SIGNAGE DIRECTING TRUCK TRAFFIC TO EXIT VIA THE YOUNGFIELD SERVICE ENTRANCE. (DETAIL G - SHEET 28)
- (44) PATIO FENCE (SEE BUILDING ELEVATIONS FOR DETAIL)
- (45) TRASH & RECYCLING RECEPTACLES
- (46) CLEAN OUTS (TYP.)

RIGHT-OF-WAY NOTE

ALL WORK WITHIN RIGHT-OF-WAY IS DESIGNED AND CONSTRUCTED BY THE OVERALL MASTER DEVELOPER AND IS SHOWN FOR REFERENCE ONLY.

NOTE:

NORTHERLY ADJACENT PROPERTY IS TO BE DESIGNED AND DEVELOPED BY OTHERS AND IS SHOWN IN CHAIN AND FOR REFERENCE ONLY.

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KUM & GO AT CLEAR CREEK CROSSING
W. 32ND AVENUE & I-70
K&G #2310
SITE PLAN

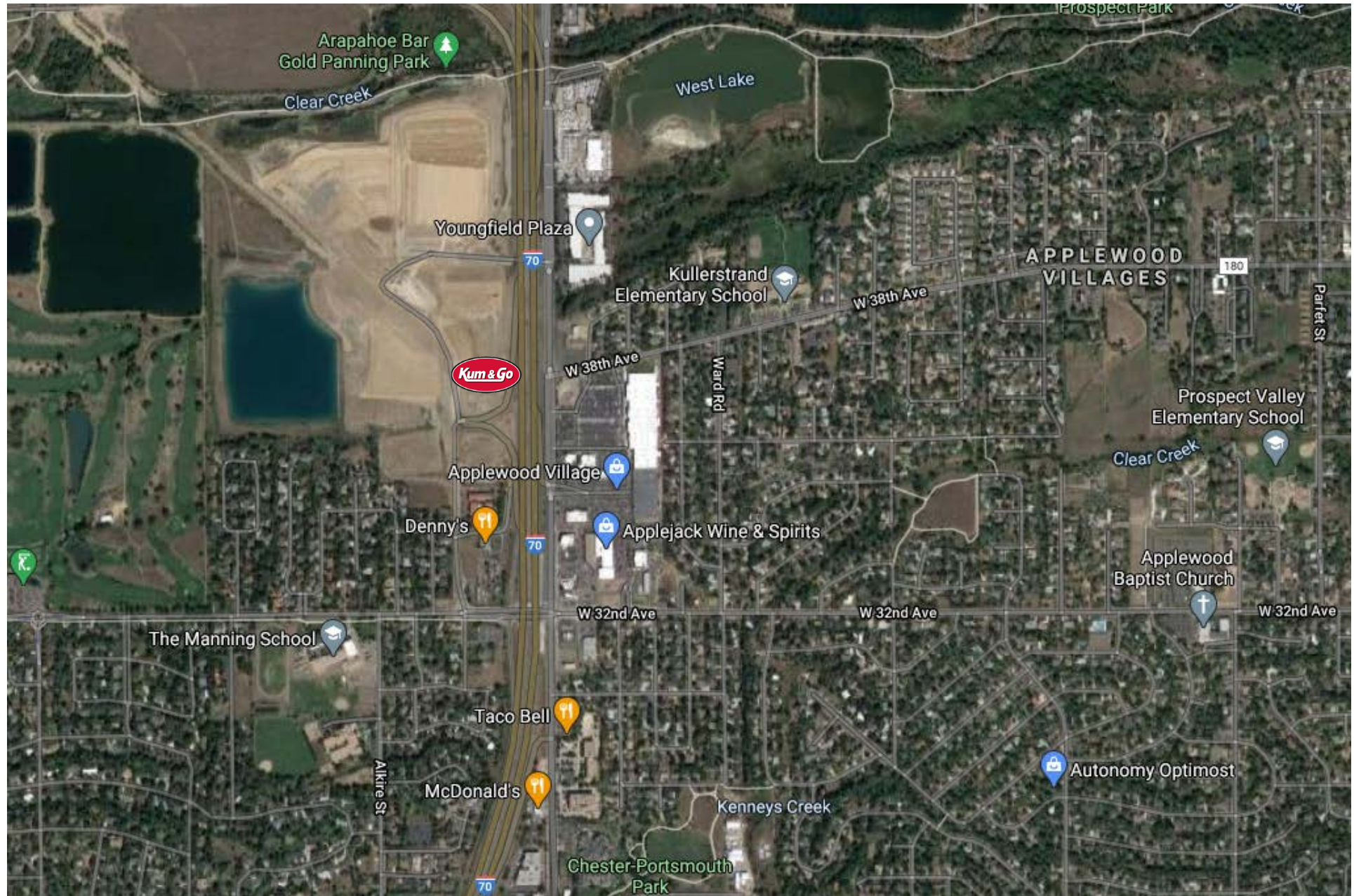
NO PROJECT TIME:
K&G #2310
K&G #2310
K&G #2310

DATE	REVISION DESCRIPTION
06/06/20	1. 10/24/2018 REMOVED AMTENDMENT

DATE: 06/06/20
SHEET NUMBER: C1.0
6 OF 36

KUM & GO #2310

AERIAL VIEW



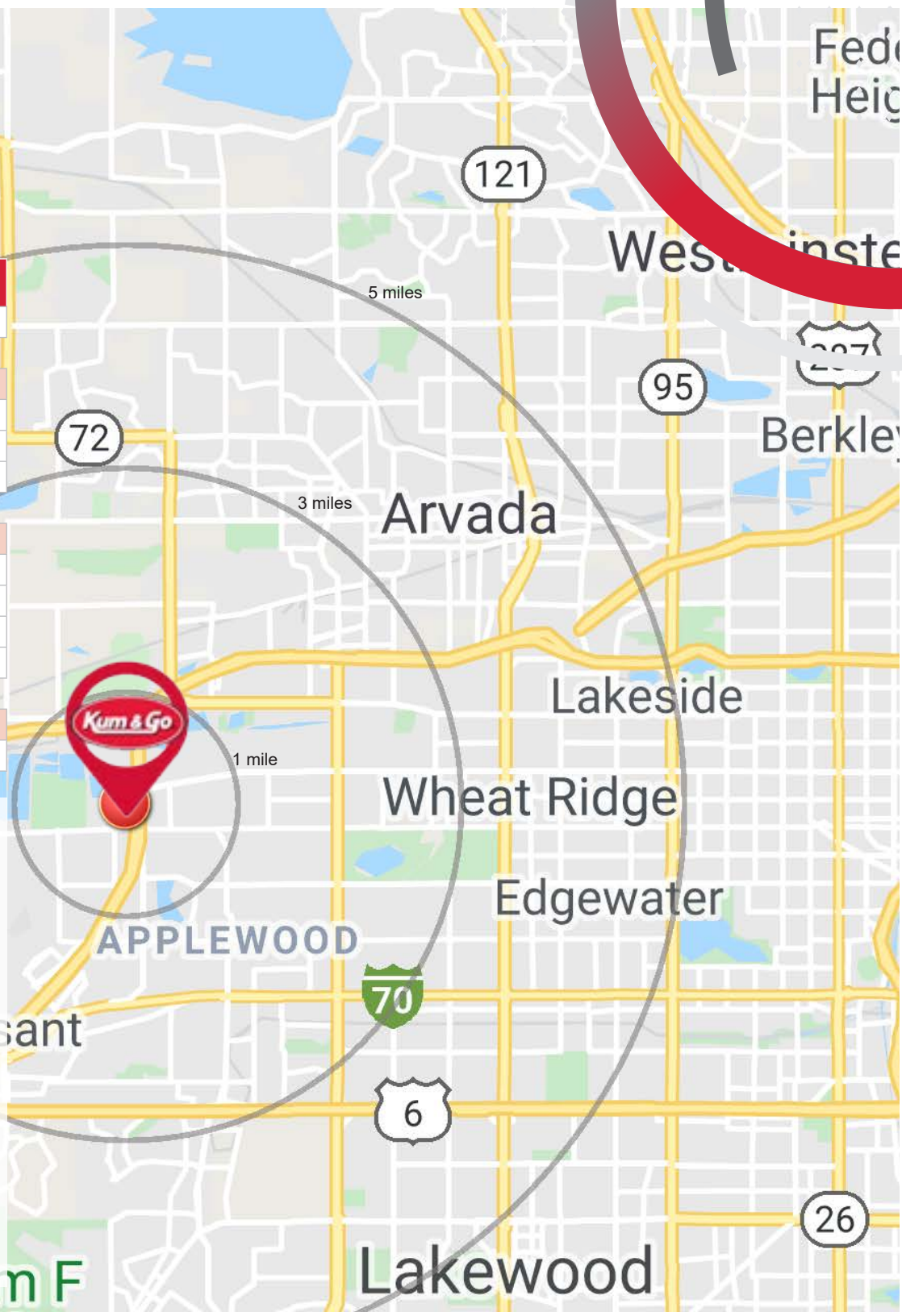
AREA HIGHLIGHTS

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION			
2020 Population	6,167	62,305	228,680
2025 Population	6,633	65,852	240,079
2020-2025 Annual Rate	1.47%	1.11%	0.98%
HOUSEHOLDS			
2020 Total Households	2,676	27,393	97,648
2025 Total Households	2,857	28,918	102,464
2020-2025 Annual Rate	1.32%	1.09%	0.97%
2020 Average Household Size	2.30	2.25	2.28
HOUSEHOLD INCOME			
2020 Average Household Income	\$131,808	\$97,620	\$97,154

WHEAT RIDGE, CO

Wheat Ridge is a suburb west of the Denver metro. The city is less than 15 minutes from downtown Denver and a short drive to the Rocky Mountains. Wheat Ridge boasts 24 parks, 274 acres of open space, four lakes and more than seven miles of nationally recognized trails along Clear Creek. With more than 300 days of blue sky per year, more than San Diego or Miami, it is a perfect place to call home or visit almost any time of year. Its central location provides short commutes to major interstate highways and the amenities of the Denver metro. You can ski, hike and enjoy other mountain-based activities in less than an hour!



CONTACT US

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