

INVESTMENT OPPORTUNITY

# KUM & GO STORE #2312

2700 S HAVANA STREET • AURORA, 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:** 2312  
**ADDRESS:** 2700 S Havana Street  
Aurora, CO  
**BUILDING SIZE:** 5,669 SF  
**LAND SIZE:** 1.39 Acres • 60,363 SF  
**YEAR BUILT:** 2020

## THE LEASE

<b>LESSEE:</b>	Kum & Go, LC
<b>LEASE TYPE:</b>	Absolute Net
<b>LANDLORD RESPONSIBILITIES:</b>	None
<b>LEASE COMMENCEMENT:</b>	20 years from lease commencement
<b>ANNUAL RENT:</b>	\$445,500
<b>RENEWAL OPTIONS:</b>	Four 5 year options
<b>RENT INCREASES:</b>	7.5% rent increase effective every 5 years for initial term

## THE OFFERING

CBRE|Hubbell Commercial is pleased to offer for sale a 5,600 square foot freestanding retail property on 60,363 square feet of land which is net leased to Kum & Go for twenty years. The property is offered at a price of \$8,100,000 Based on this price the cap rate is 5.50%.

### INVESTMENT SUMMARY

PRICE:	\$8,100,000
CAP RATE:	5.50%
BUILDING SIZE:	5,669 SF
LOT SIZE:	60,363 SF
LEASE EXPIRATION:	20 year lease
LEASE STRUCTURE:	Absolute Net
APP ANNUAL RENT:	\$445,500

## 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

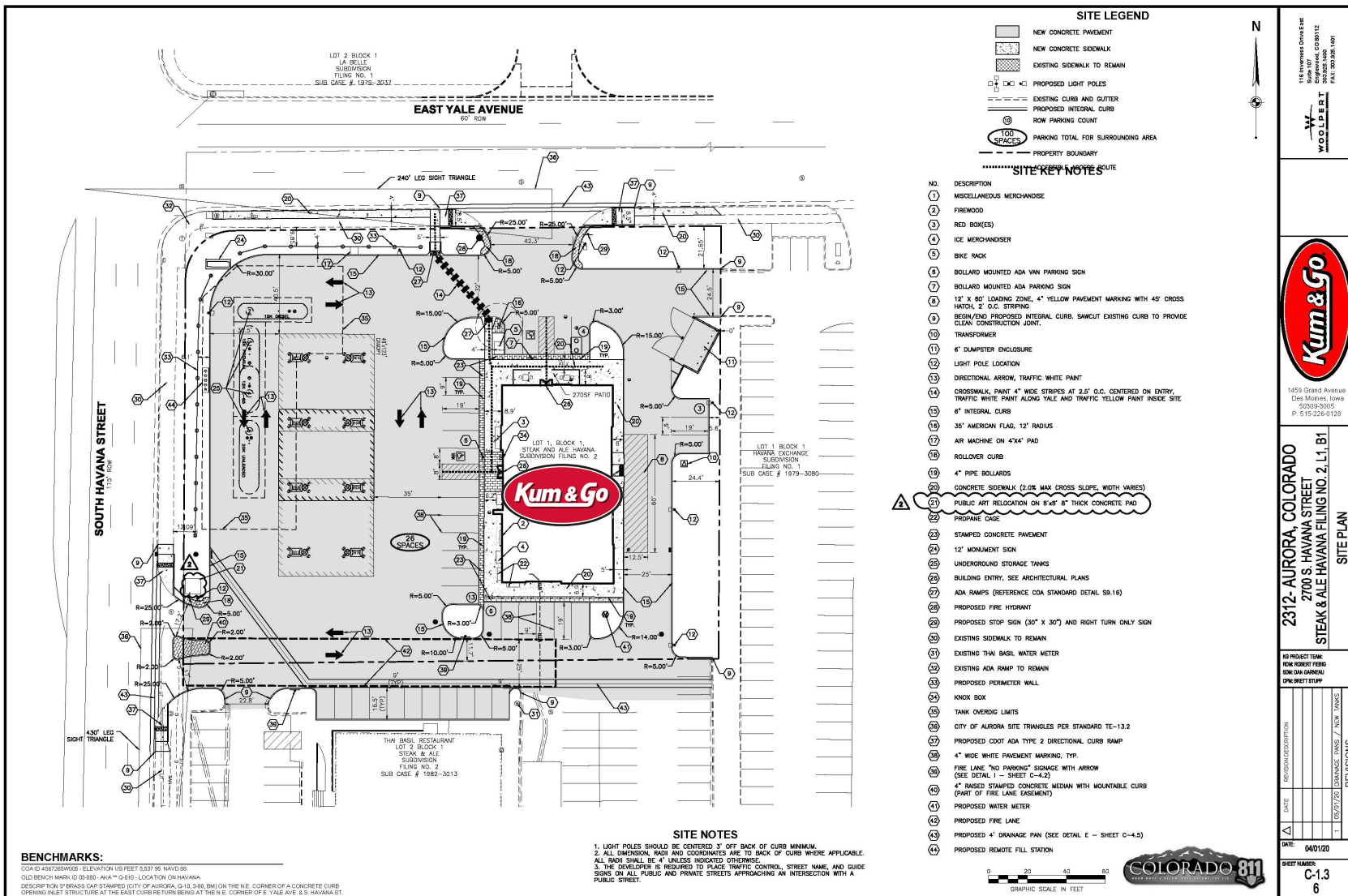
Corporate Environmental Indemnification

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

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

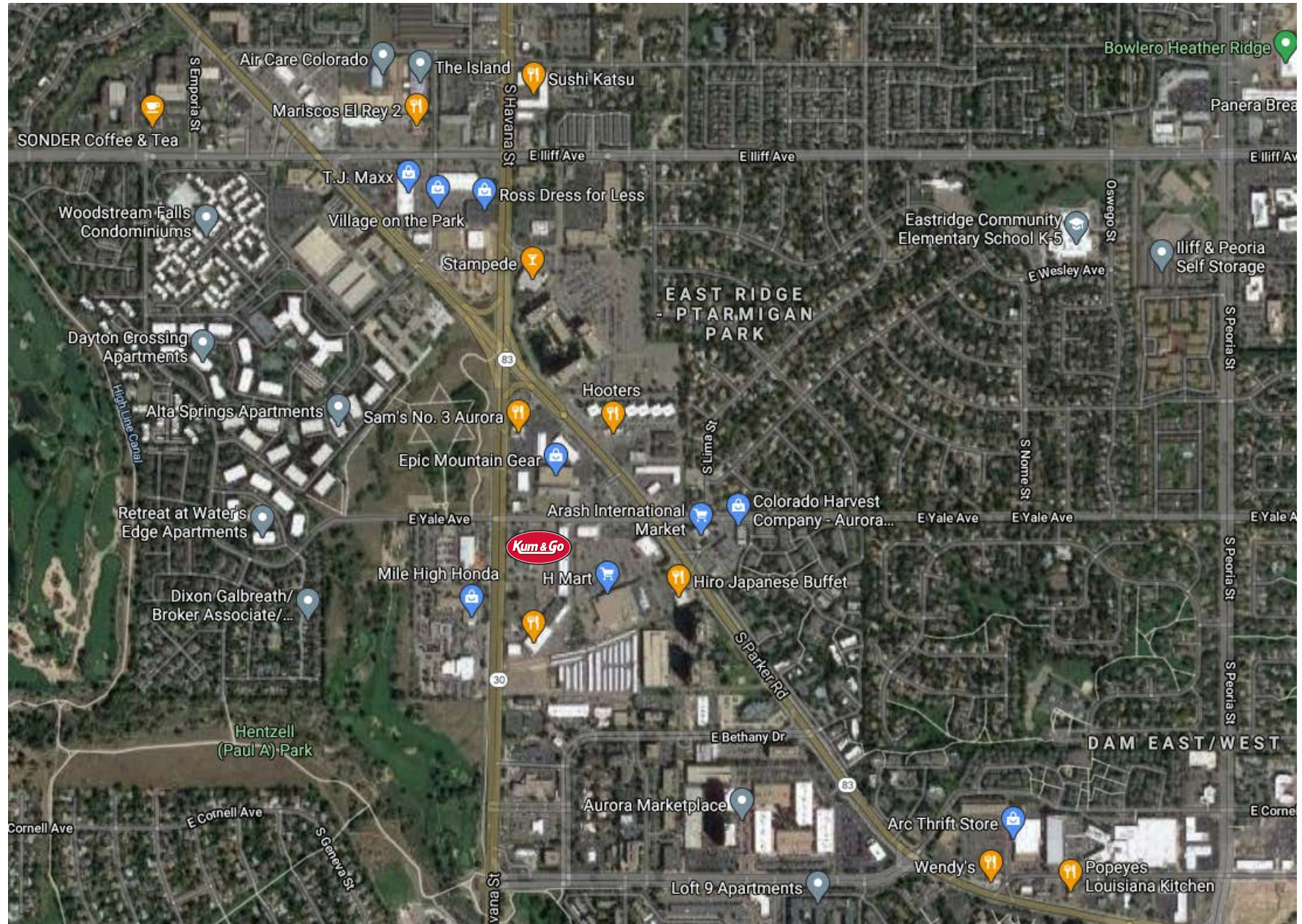


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## AREA HIGHLIGHTS

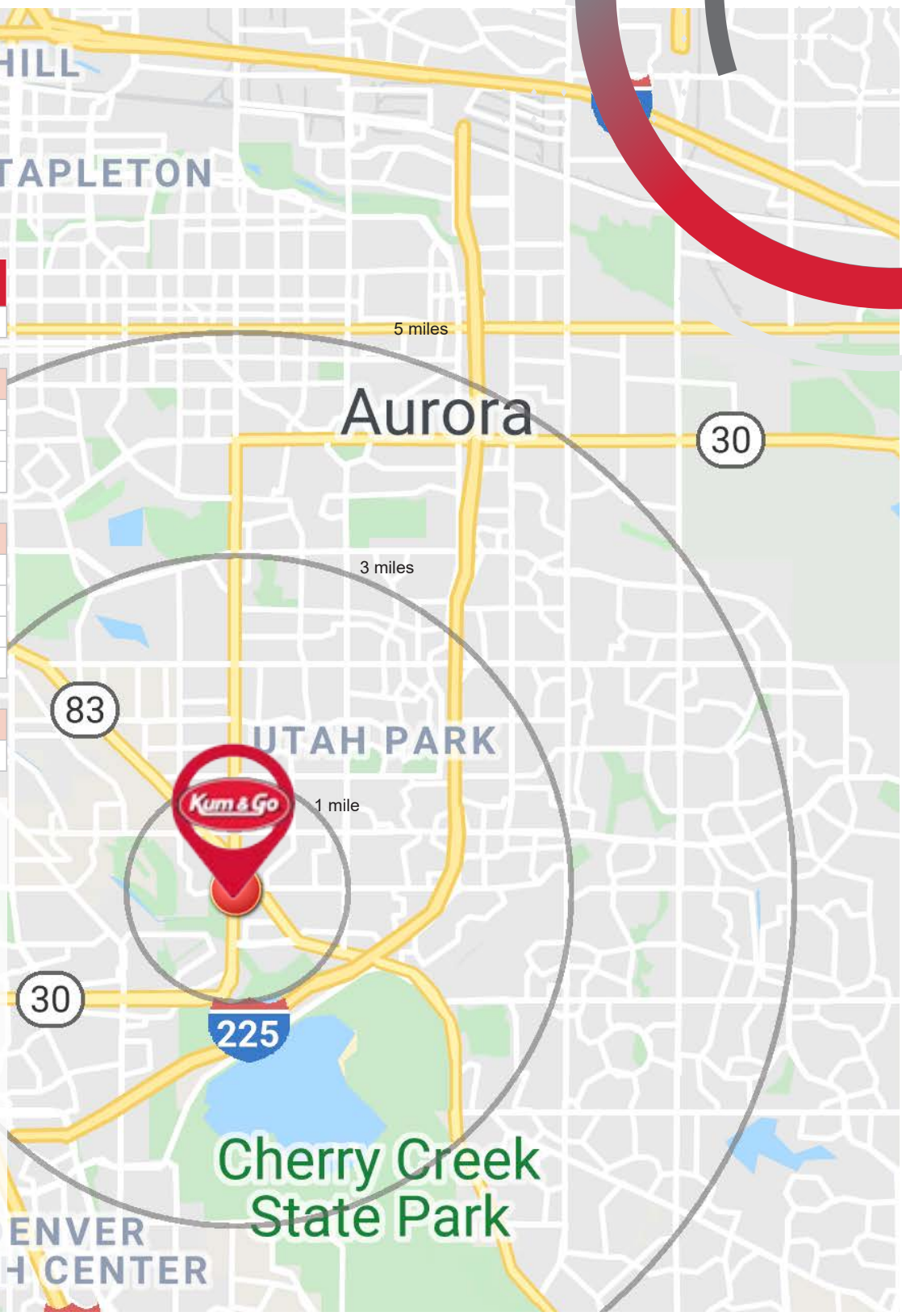
### DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>			
2020 Population	20,850	163,544	427,034
2025 Population	22,242	174,410	454,183
2020-2025 Annual Rate	1.30%	1.29%	1.24%
<b>HOUSEHOLDS</b>			
2020 Total Households	9,832	76,230	184,392
2025 Total Households	10,416	80,854	195,674
2020-2025 Annual Rate	1.16%	1.18%	1.19%
2020 Average Household Size	2.12	2.13	2.30
<b>HOUSEHOLD INCOME</b>			
2020 Average Household Income	\$80,224	\$81,903	\$93,435

## AURORA, CO

Aurora is a suburb east of the Denver metro and Colorado's third largest city. Just minutes from the Denver International Airport, the city is home to a vibrant business environment, including major industries such as aerospace and defense, renewable energy, bioscience and health care, and transportation and logistics.

Aurora has five golf courses, two reservoirs, more than 97 parks, and over 8,000 acres of open space and trails. Situated at the foot of the Rocky Mountains, Aurora is a gateway to all Colorado has to offer.



## CONTACT US

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