



**7-ELEVEN**

1545 TOWER ROAD & 18351 E. COLFAX AVE.  
AURORA, CO 80011



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**Marcus & Millichap**

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SUBJECT PROPERTY

## Investment Overview

**Marcus & Millichap is pleased to present for sale a 7-Eleven with an additional adjacent lot located at 1545 Tower Road & 18351 E. Colfax Ave in Aurora, Colorado.** 7-Eleven has a gross leasable area (GLA) of 2,900 square feet and sits on a 1.07-acre lot. Additionally, the offering includes 1545 Tower Road, a 4.68-acre parcel spread over three tax lots ripe for development. The subject property has over 10 years remaining in the base term of an absolute NNN lease with four 5-year options with 10% increases every 5 years through the base term and options. 7-Eleven is the world's largest convenience store chain founded in Dallas, Texas in 1927. They operate, franchise, and license 64,319 stores in 18 countries as of January 2018.

7-Eleven is strategically located at the intersection of E Colfax Ave (18,000 vehicles per day (VPD)) and Tower Road (12,908 VPD).

The subject property is directly in front of an ACME Distribution Center, a 500+ employee company with four locations, this being one of them. The subject property is located down the road from the University of Colorado Hospital and Children's Hospital with a combined 1122 beds. The subject property is also surrounded by other national retailers such as Best Buy, Home depot, Starbucks, Chipotle, Bed Bath & Beyond, Target, Macy's, and many others. The subject property has a population of over 65,500 people living within a 3-mile radius with an average household income of \$62,922. 1545 Tower Road & 18351 E. Colfax Ave present investors with an opportunity to invest in a well located, well trafficked corner parcel of land, tenanted by the largest convenience store chain in the world, with additional significant development potential.

## Investment Highlights

- Absolute NNN 7-Eleven with Additional Adjacent Lots Located at 1545 Tower Road & 18351 E. Colfax Ave Aurora, Colorado with a Combined VPD of Over 30,000.
- 7-Eleven (18351 E. Colfax Ave) has a GLA of 2,900 SF and Sits on a 1.07-Acre Lot.
- 1545 Tower Road is a 4.68-Acre Parcel Ripe for Development.
- 7-Eleven has Over 10 Years Remaining in the Base Term of an Absolute NNN Lease with Four 5-Year Options with 10 percent Increases Every five Years Though the Base Term and the Options.
- 7-11 is the World's Largest Convenience Store. They Operate, Franchise, and License 64,319 Stores in 18 Countries.
- The Subject Property is Directly in Front of an ACME Distribution Center, a 500+ Employee Company with Four Locations and is Located Down the Road from the University of Colorado Hospital and Children's Hospital with a Combined 1122 Beds.
- The Subject Property is Surrounded by National Retailers Such as Best Buy, Home depot, Starbucks, Chipotle, Bed Bath & Beyond, Target, Macy's, and Many Others.
- The Subject Property has a Population of Over 65,500 People Living within a 3-Mile Radius with an Average Household Income of \$62,922.



# Offering Summary

## PRICE

# \$3,257,000

Retail	18351 E. Colfax Ave	Price Per SF	\$868.79
Lease Years Remaining	9.5+	NOI	\$162,895
Lease Type	NNN	Cap Rate	5.0%
Gross Leasable Area	2,900 SF	Options	4 x 5 years
Lot Size	1.07 Acres	Expiration	December 31, 2029
Land	1545 Tower Road	Parcel 1	\$17,254.46
Lot Size	4.68 Acres	Parcel 2	\$3,560.92
Parcel 1	182133401002	Parcel 3	\$259.14
Parcel 2	182133000012	Total Taxes*	\$21,074.53
Parcel 3	182133013002	Return w/ Land Expense	\$141,820.48

\* Taxes paid by Landlord are for the additional parcels (1545 Tower Rd) not a part of 7-Eleven (18351 E. Colfax Ave)

## Rent Schedule

PERIOD	COMMENCEMENT DATE	EXPIRATION DATE	ANNUAL RENT	MONTHLY RENT	RPSF	PERCENTAGE INCREASE
Years 1-5	1/1/2015	12/31/2019	\$148,086	\$12,341	\$51	10.00%
Years 6-10	1/1/2020	12/31/2024	\$162,895	\$13,575	\$56	10.00%
Years 11-15	1/1/2025	12/31/2029	\$179,185	\$14,932	\$62	10.00%
Option 1	1/1/2030	12/31/2034	\$197,103	\$16,425	\$68	10.00%
Option 2	1/1/2035	12/31/2039	\$216,813	\$18,068	\$75	10.00%
Option 3	1/1/2040	12/31/2044	\$238,495	\$19,875	\$82	10.00%
Option 4	1/1/2045	12/31/2049	\$262,344	\$21,862	\$90	10.00%

# Property Details

Street Address	18351 E. Colfax Ave.
City State Zip	Aurora, CO 80011
Building SF	2,900
Lot Size	46,492 SF (1.07 Acres)
Tax ID	182133401001
Year Built	2014

Street Address	1545 Tower Road
City State Zip	Aurora, CO 80011
Building SF	N/A
Lot Size	203,862 SF (4.68 Acres)
Tax ID	182133401002, 182133000012, 182133013002



# Tenant & Lease Overview

## Tenant Overview - 7-ELEVEN

<b>Tenant</b>	7-Eleven
<b>Industry</b>	Retail (Convenience Stores)
<b>Parent</b>	Seven & I Holdings co.
<b>Public/Private</b>	Private
<b>Credit Rating / Rating Agency</b>	S&P/ AA- Moody's/Baa1
<b>Number of Store</b>	64,000+
<b>Headquarters</b>	Dallas TX
<b>Website</b>	www.7-eleven.com
<b>Year Founded</b>	1927

## 7-ELEVEN Lease Abstract

<b>Original Lease Term</b>	15 Years
<b>Remaining Term</b>	+/- 10.25 Years
<b>Lease Expiration</b>	October 31, 2029
<b>Options</b>	Four 5-Year Options
<b>Lease Type</b>	NNN
<b>Ownership Interest</b>	Fee Simple
<b>Rent Escalations</b>	10% Every 5 Years
<b>Annual Rent</b>	\$139,692
<b>Rent per GLA</b>	\$47

7-Eleven is the world's largest convenience store chain and was founded in 1927 in Dallas, Texas. 7-Eleven, Inc. is the U.S. subsidiary of the international chain that operates, franchises, and licenses 64,319 stores in 18 countries as of January 2018. It is headquartered in Irving, Texas with the parent company, Seven-Eleven Japan Co., Ltd., located in Chiyoda, Tokyo. The chain was known as Tote'm Stores until it was renamed in 1946. Seven-Eleven Japan is held by the Seven & I Holdings Co. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices with speedy transactions in a clean, friendly shopping environment. Stores typically vary in size from 2,400 to 3,000 square feet and are most often located on corners for great visibility and easy access. In addition to being the world's largest convenience store chain, 7-Eleven is also one of the nation's largest independent gasoline retailers.



## Parcel Map



\*Borders are approximate and to be used for reference purposes only.



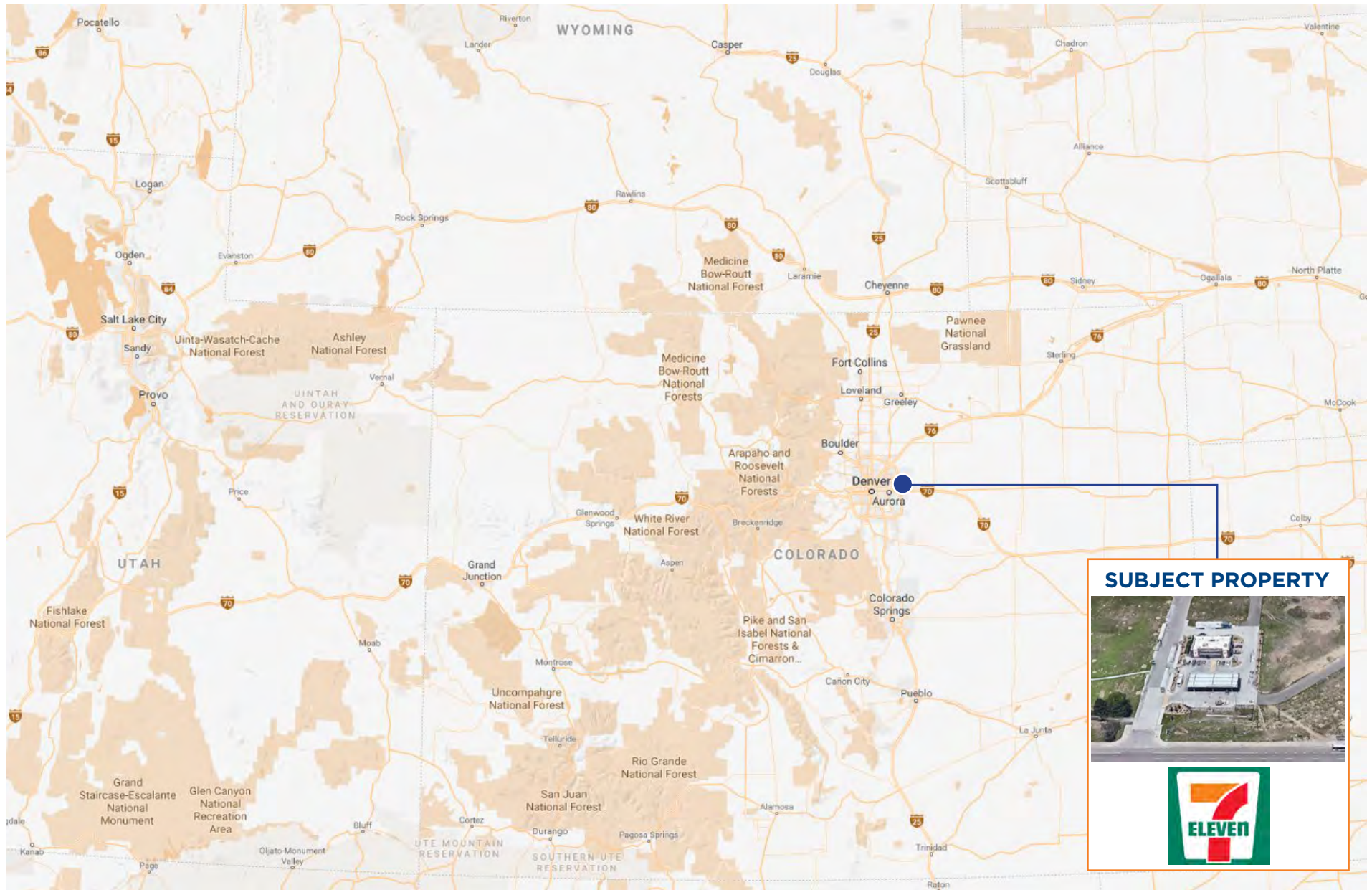
## Parcel Map



\*Borders are approximate and to be used for reference purposes only.



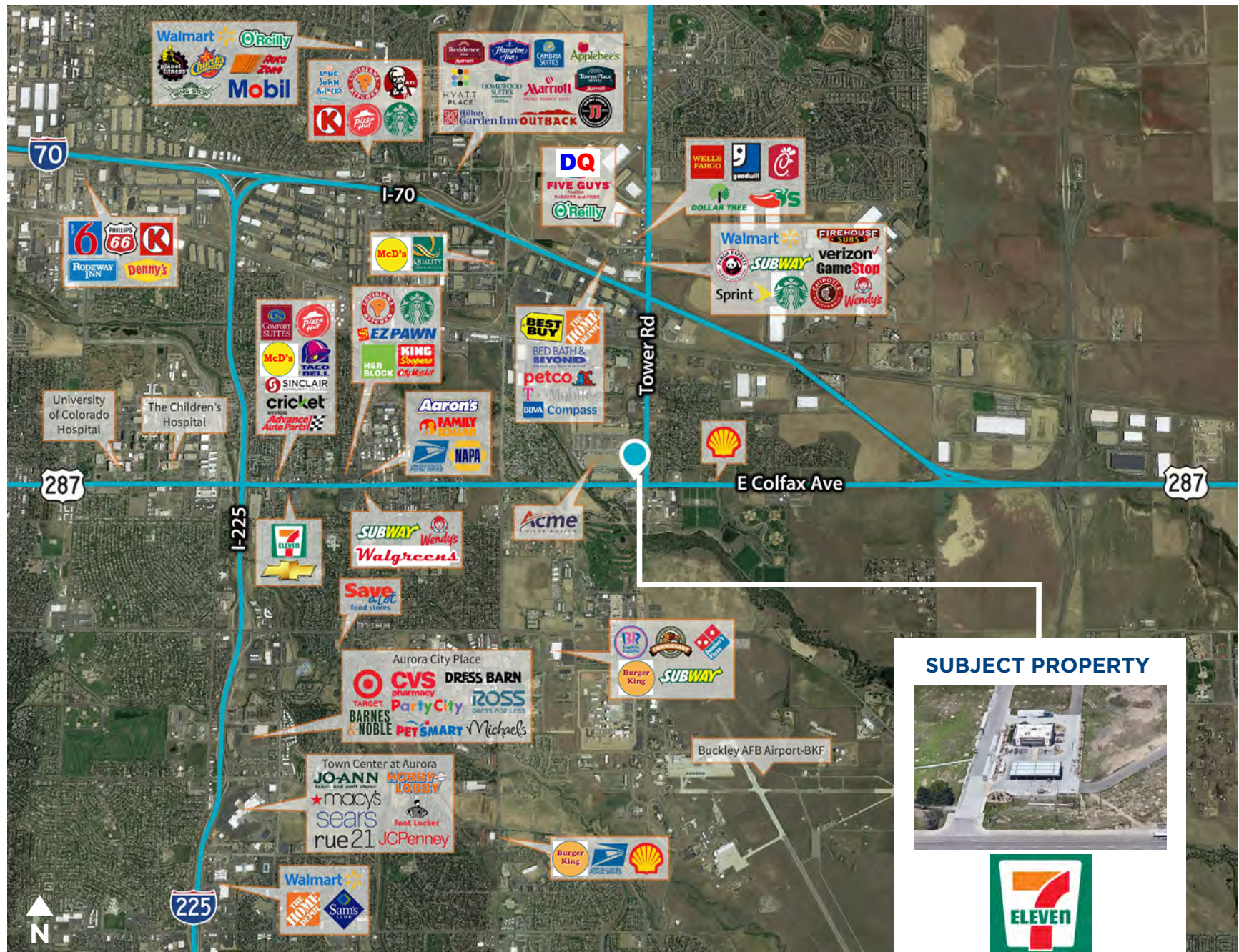
## Regional Map



\*Borders are approximate and to be used for reference purposes only.



# Retail Map









# Land Title Survey

## ALTA/ACSM LAND TITLE SURVEY

LOTS 1 & 2, BLOCK 1 ACME TOWER PARTNERSHIP SUBDIVISION FILING NO. 4  
AND LOT 1, BLOCK 2, ACME TOWER PARTNERSHIP SUBDIVISION FILING NO. 3  
BEING IN THE SE 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ADAMS, STATE OF COLORADO

### PROPERTY INFORMATION:

PARCEL 1:  
18401 E COLFAX AVE.  
AURORA, CO 80011  
PARCEL NO. 0182133011011  
191,802 SQUARE FEET (4.403 ACRES) MORE OR LESS

1545 N TOWER RD.  
AURORA, CO 80011  
PARCEL NO. 0182133013002  
17,862 SQUARE FEET (0.411 ACRES) MORE OR LESS

PARCEL 2:  
HIGHLINE CANAL  
37,332 SQUARE FEET (0.857 ACRES) MORE OR LESS

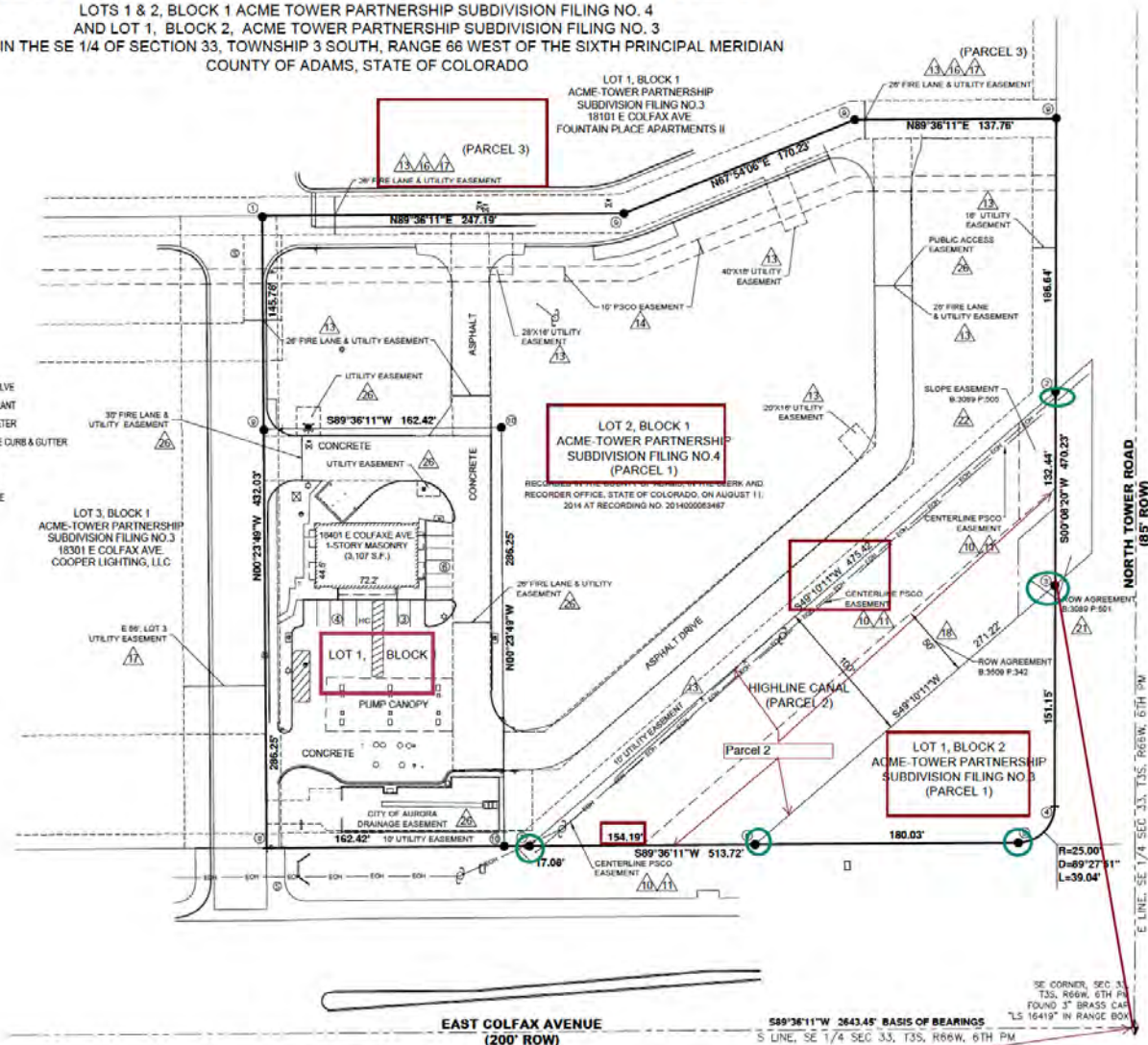
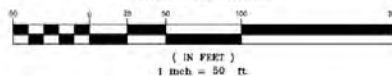
### LEGEND

- |  |                          |
|--|--------------------------|
| ● SURVEY MONUMENT AS NOTED                 | ⊕ WATER VALVE            |
| ⊕ FOUND CHISELED CROSS                     | ⊕ FIRE HYDRANT           |
| —(E)H— OVERHEAD ELECTRIC LINE / POWER POLE | ⊕ WATER METER            |
| ⊕ SANITARY MANHOLE                         | ⊕ CONCRETE CURB & GUTTER |
| ⊕ SANITARY CLEANOUT                        | ⊕ SIGN                   |
| ⊕ STORM MANHOLE                            | ⊕ BOLLARD                |
|  | ⊕ LIGHT POLE             |

### FOUND SURVEY MONUMENTS:

- 1 NAIL & TAG, "S 10945", S16°36'29"E, 0.56'
- 2 YELLOW PLASTIC CAP "S 20899", S23°12'12"W, 0.20'
- 3 ORANGE PLASTIC CAP "S 19587", S42°02'40"E, 0.32'
- 4 CHISELED "X", S28°38'30"W, 0.25'
- 5 YELLOW PLASTIC CAP "S 20699", S09°52'16"W, 0.12'
- 6 YELLOW PLASTIC CAP "S 20699", S28°38'30"W, 0.25'
- 7 ALUMINUM CAP "S 16412", N71°12'27"E, 0.12'
- 8 CHISELED "X", S45°51'55"E, 0.44'
- 9 NAIL & TAG, "S 38035"
- 10 #6 REBAR W/ Z" ALUMINUM CAP, "S 38035"

### GRAPHIC SCALE



Reference point 1 inserted line above to illustrate missing bearing. Beginning at the intersection of the Southeast boundary of the Board's property for the High Line Canal and the West boundary of Tower Road, whence the Southeast corner of said Section 33 bears South 10°18'29" East, a distance of 307.36 feet, more or less; thence North 0°00'00" East, along the West boundary of Tower Road, a distance of 132.44 feet to a point on the Northwest boundary of the Board's property for the High Line Canal

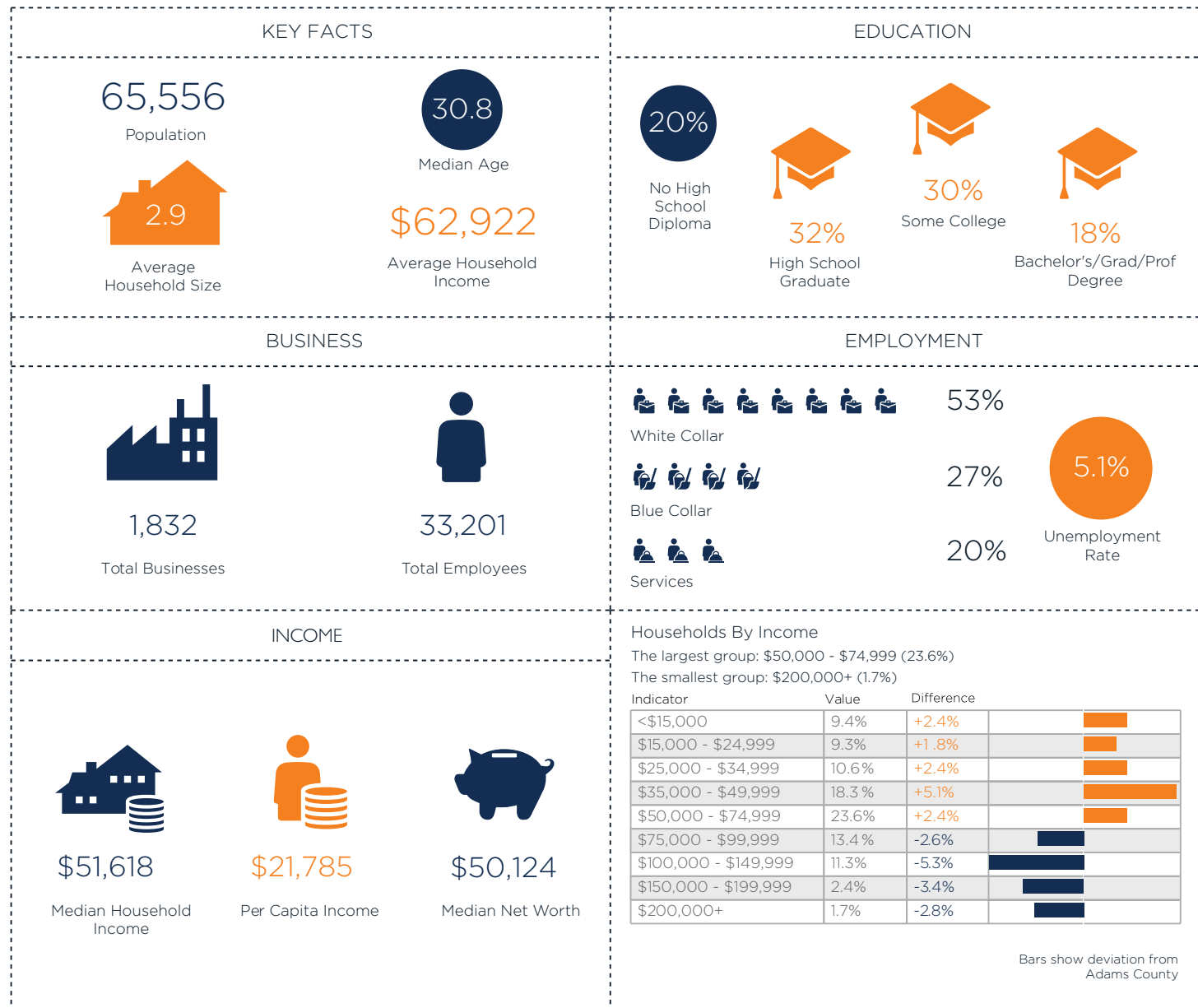


SHEET 2 OF 2



# Location Overview

3 MILE RADIUS OF 1545 TOWER ROAD & 18351 E. COLFAX AVE. | AURORA, CO 80011



## About AURORA, COLORADO

Aurora Aurora is a diverse, growing city of over 374,154 people and 134,000 jobs. There are so many forces that drive population and economic change that it can be hard to understand exactly how Aurora became the city it is today. Aurora has 1,978.33 miles of sidewalks (counting both sides of the street), 1,445.27 miles of roads (only counting both sides of the street if there is a median), 28.29 miles of passenger rail, 163.1 miles of bike infrastructure, and 108 municipal parks. (source: [https://www.auroragov.org/city\\_hall/about\\_aurora/data\\_\\_\\_demographics](https://www.auroragov.org/city_hall/about_aurora/data___demographics)).

Play ball. Hike a trail. Take a dip in a beautiful reservoir or hang out on the beach. Knock a ball out on a gorgeous green. See a play at an award-winning theatre. Learn something new. Ponder public art. Explore a museum. Shop Aurora. Eat a new type of cuisine at one of numerous ethnic and independently owned restaurants. Aurora has plenty to keep you busy throughout the year, stimulating your mind, staying active and simply enjoying all that life has to offer. (source: <https://www.auroragov.org/cms/One.aspx?portalId=1881221&page-Id=1957372>).





<b>2018 Summary</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	6,077	65,556	254,075
Households	1,956	22,550	83,807
Families	1,420	15,074	56,771
Average Household Size	3.11	2.89	3.00
Owner Occupied Housing Units	1,603	12,030	47,641
Renter Occupied Housing Units	353	10,521	36,166
Median Age	33.8	30.8	31.6
Median Household Income	\$53,047	\$51,618	\$53,477
Average Household Income	\$62,716	\$62,922	\$66,281

*Pulled from STDB.com*



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