

OFFERING MEMORANDUM



272 LINDEN AVE  
GRAND JUNCTION, CO

 CUSHMAN &  
WAKEFIELD





[View Site Specific COVID-19 Prevention Plan](#)

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GRAND JUNCTION, CO

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# Investment Highlights

## ABOUT THE INVESTMENT

- Absolute NNN Lease – No Landlord Responsibilities
- Long Term Lease – 17.3 Years Remaining on Original 20 Year Lease
- Ten Percent Increases Every Five Years During the Base Term and the Two, Ten-Year Options
- Additional Office Space to Be Sub-Leased By Operator for Colorado Base of Operations

## ABOUT THE LOCATION

- Large 3,118-Square Foot Building Positioned on a 27,500 Square-Foot Lot
- The Property was Built in 1995 and Was Remodeled in 2014 to the Newest Grill & Chill Concept - Tenant Spent \$150,000 on Remodel
- Located on the Hard Corner of Linden Avenue and Highway 50 Which Oversees Over 30,000 Vehicles-Per-Day
- Highly Desirable Location, Adjacent to Businesses Including Domino's Pizza, Burger King, Super Cuts, City Market and Auto Zone
- Located Across the Street from Dos Rios Elementary School and is Less Than 6 Miles From Chipeta Golf Course, A Premier 18 Hole Executive Course

## ABOUT THE TENANT/BRAND

- Global Locations - Dairy Queen Has More Than 6,800 Restaurants in the United States, Canada, and 27 Other Countries
- Multi Unit Franchisee - Currently Operates 14 Dairy Queen Units in Colorado, Washington and Oregon.
- Experienced Operator - Founded in 1995, Has Over 25 Years of Industry Experience With Multiple Concepts.



# Market Overview

## GRAND JUNCTION, COLORADO

Grand Junction is a home rule municipality that is the county seat and the most populous municipality of Mesa County, Colorado, United States. The city has a council–manager form of government, and is the most populous municipality in all of western Colorado. Grand Junction is 247 miles southwest of the Colorado State Capitol in Denver. As of the 2010 census, the city's population was 58,566. Grand Junction is the 15th most populous city in the state of Colorado and the most populous city on the Colorado Western Slope. It is a major commercial and transportation hub within the large area between the Green River and the Continental Divide. It is the principal city of the Grand Junction Metropolitan Statistical Area, which had a population of 146,723 in 2010 census.

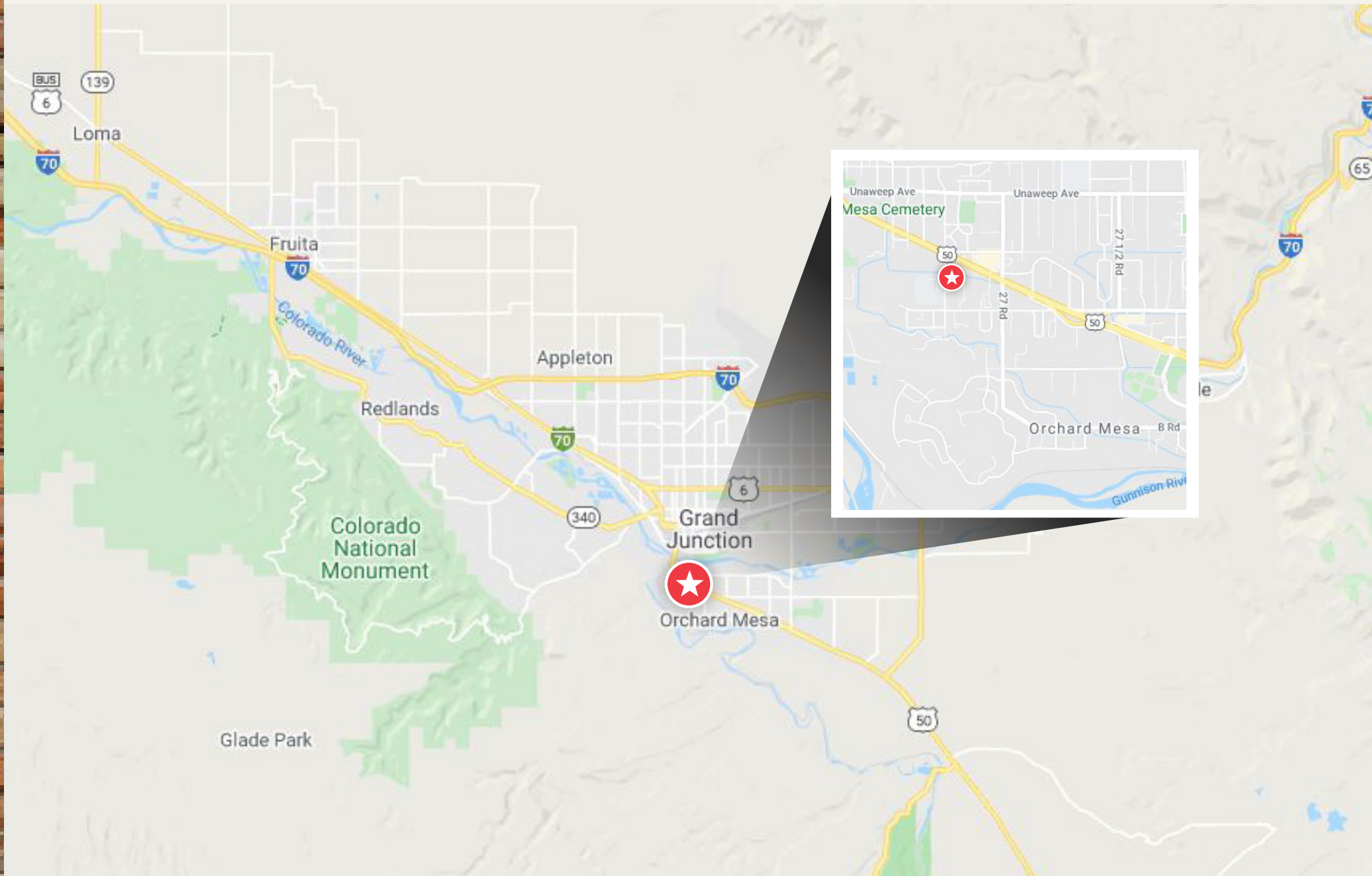


## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2020 Total Population	16,895	86,421	128,268
2025 Population Projection	17,792	90,614	134,533
Pop Annual Growth 2010-2020	0.9%	0.8%	0.8%
Average Age	37.7	38.9	39.4
<b>HOUSEHOLDS</b>			
2020 Total Households	6,996	34,984	50,883
HH Annual Growth 2010-2020	1.0%	0.9%	0.9%
Median Household Inc	\$45,050	\$47,364	\$49,735
Avg Household Size	2.4	2.4	2.4
2020 Avg HH Vehicles	2	2	2
<b>HOUSING</b>			
Median Home Value	\$184,879	\$218,619	\$229,755
Median Year Built	1977	1982	1984



# Location Overview





# Property Photos





# Financial Overview



## INVESTMENT SUMMARY

Cushman & Wakefield is pleased to present for sale the Dairy Queen located in Grand Junction, CO. The property consists of a large 3,118 SF building positioned on a 27,500 SF Lot. Dairy Queen is currently on an Absolute Triple Net (NNN) lease with approximately 17 years remaining on the original 20 year lease. Located on the hard corner of Linden Avenue and Highway 50 which oversees over 30,000 Vehicles-Per-Day .

## PROPERTY DESCRIPTION

Property	Dairy Queen
Property Address	272 Linden Ave, Grand Junction, CO
Building Size (Sq. Ft.)	3,118 Square Feet
Land Area	0.63 AC (27,500 Square Feet)
Year Built / Renovated	1995 / 2014
Type of Ownership	Fee Simple

## THE OFFERING

Purchase Price	\$1,540,000
CAP Rate	5.18%
Annual Rent	\$79,800

## LEASE SUMMARY

Property Type	Retail
Tenant	Dairy Queen
Original Lease Term	20 Years
Lease Commencement	3/12/2018
Lease Expiration	3/11/2038
Lease Term Remaining	17.3 Years
Lease Type	Absolute Net
Roof & Structure	Tenant Responsibility
Option to Renew	2 (10-Year) Options
Rental Increase	10% Every Five Years

# Tenant Overview



## GOOD FOOD. GOOD PEOPLE.

Founded nearly three decades ago on the principles of exceptional value and family fun, Applebee's Services, Inc. operates what is today the largest casual-dining chain in the world. This prominent eatery draws people of all ages and lifestyles with its fun, family-friendly atmosphere and signature bar and grill menu.

Headquartered in Kansas City, Missouri, Applebee's has been providing customers with great service and even better food since 1980. With over 2,000 locations worldwide, Applebee's is an iconic chain that has strong brand recognition in not only America, but Europe and Asia as well. Applebee's prides itself in the commitment it makes to provide not only the best American food possible, but it's commitment to providing customers with a great dining experience for over 35 years now.

Applebee's continues to grow and prosper, and further differentiates itself with innovative attractions, like the popular Carside to Go service available at many of its restaurants. And the company continually works to add greater value and broaden its appeal, as evidence by the "It's a Whole New Neighborhood" campaign, which launched in the spring of 2008, indicative of a fresh re-energizing approach and promise of new, enticing menu items.

[www.applebees.com](http://www.applebees.com)





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