



UNITED STATES
POSTAL SERVICE®

BLUE
WEST
CAPITAL



UNITED STATES
POSTAL SERVICE

CONFIDENTIAL OFFERING MEMORANDUM

UNITED STATES POSTAL SERVICE

CASTLE ROCK, CO (DENVER MSA)

NEW CONSTRUCTION - JUNE 2021 OPENING



**UNITED STATES
POSTAL SERVICE**
220 S Wilcox St
Castle Rock, CO 80104



DEAL TEAM

ZACH WRIGHT
Partner & Director
720.966.1628
Zach@BlueWestCapital.com

BRANDON GAYESKI
Associate Director
720.966.1627
Brandon@BlueWestCapital.com

720.989.1031 | 400 S. COLORADO BLVD, SUITE 420, DENVER, CO 80246 | BLUEWESTCAPITAL.COM

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INVESTMENT HIGHLIGHTS

- Located within the Denver MSA in an affluent and rapidly expanding suburb
- Long-term lease with 10 years remaining
- Brand new construction build-to-suit (Opening June 2021)
- Location serves as a mission critical "Finance Station" which combines retail operations with carrier logistics
- Location is designed to be a high-volume mail center to serve the rapidly expanding Castle Rock community
- Tenant is an independent agency of the executive branch of the United States
- Investment grade rated tenant (S&P: AA+)
- Located in Douglas County, the 9th wealthiest county in United States
- Rapidly expanding area with 2.70% projected annual population growth within a three-mile radius
- Just east of interstate 25 (108,000 VPD)
- Nearby national retailers include Walgreen's, 7-Eleven, Sherwin Williams, Tractor Supply, AutoZone, Subway, Dairy Queen, and many others
- Average annual household incomes of \$142,788 within five miles
- USPS is investing \$40 billion over the next ten years in infrastructure and people
- USPS provides an essential function to the U.S. economy



PHOTO TAKEN ON 4/23/2021

EXECUTIVE SUMMARY



ADDRESS

220 S Wilcox Street
Castle Rock, CO 80104



PRICE

\$2,682,000



CAP RATE

5.50%



CREDIT RATING

Investment Grade (S&P: AA+)



LEASE EXPIRATION

June 30, 3031

PURCHASE PRICE

\$2,682,000

CAP RATE

5.50%

NET OPERATING INCOME

\$147,500*

RENT COMMENCEMENT

June 30, 2021

LEASE EXPIRATION

June 30, 2031

RENEWAL OPTIONS

Two 5-Year at FMV

YEAR BUILT

2021

TENANT

United States Postal Service

CREDIT RATING

Investment Grade (S&P: AA+)

LEASE TYPE

NN

BUILDING SIZE

5,382 SF

LAND SIZE

.79 Acres

*Annual rent is \$149,750. Landlord is responsible for insurance which is estimated to be \$1,500 and pays a \$750 monument signage fee

Note: The lease is fixed for the original 10-year term. Tenant has a 90-day termination right beginning in the option period.

AERIAL

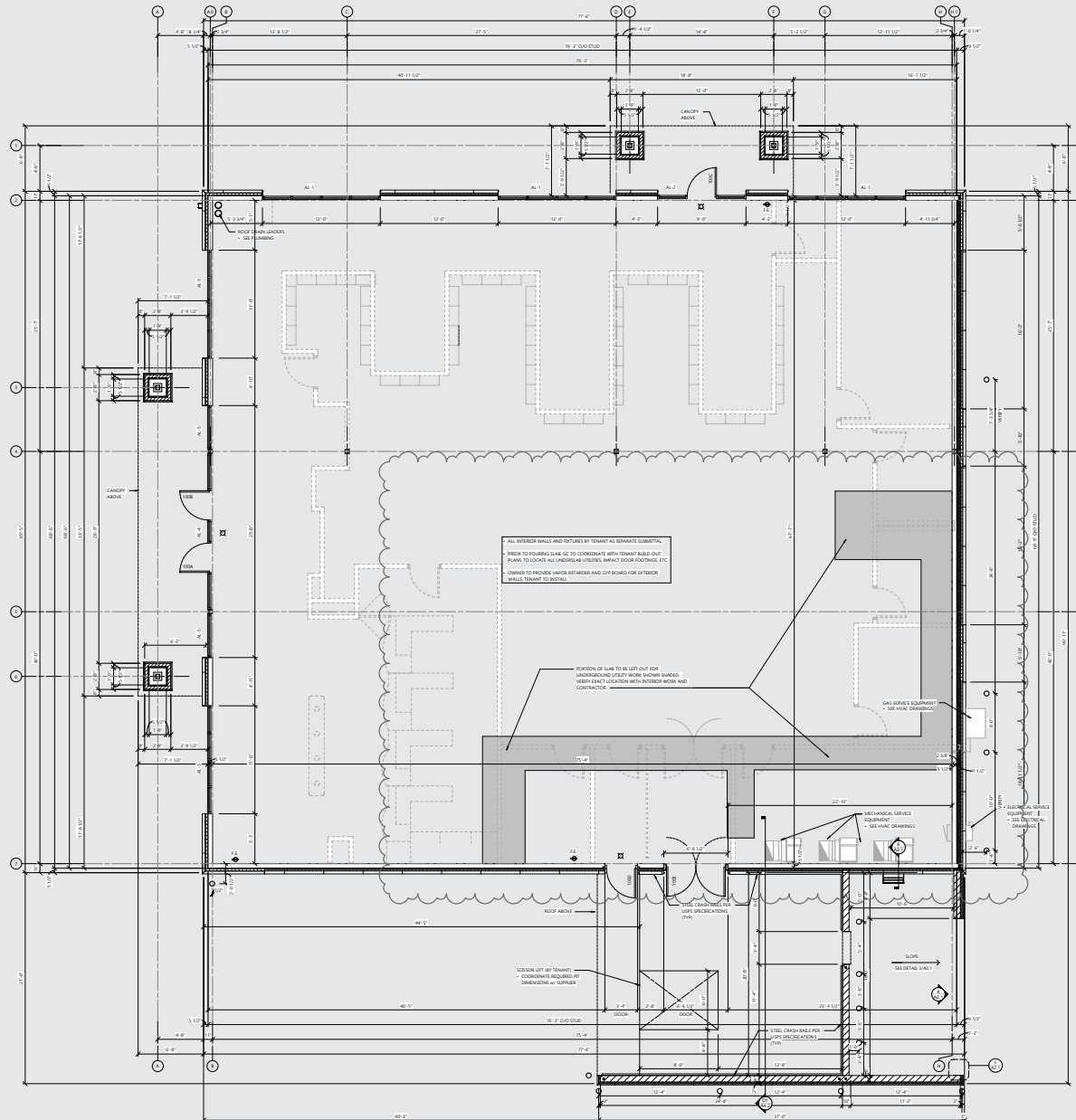


AERIAL



SITE PLAN





MAP & DEMOGRAPHICS



TOTAL POPULATION

1 mile	4,919
3 miles	45,249
5 miles	75,412



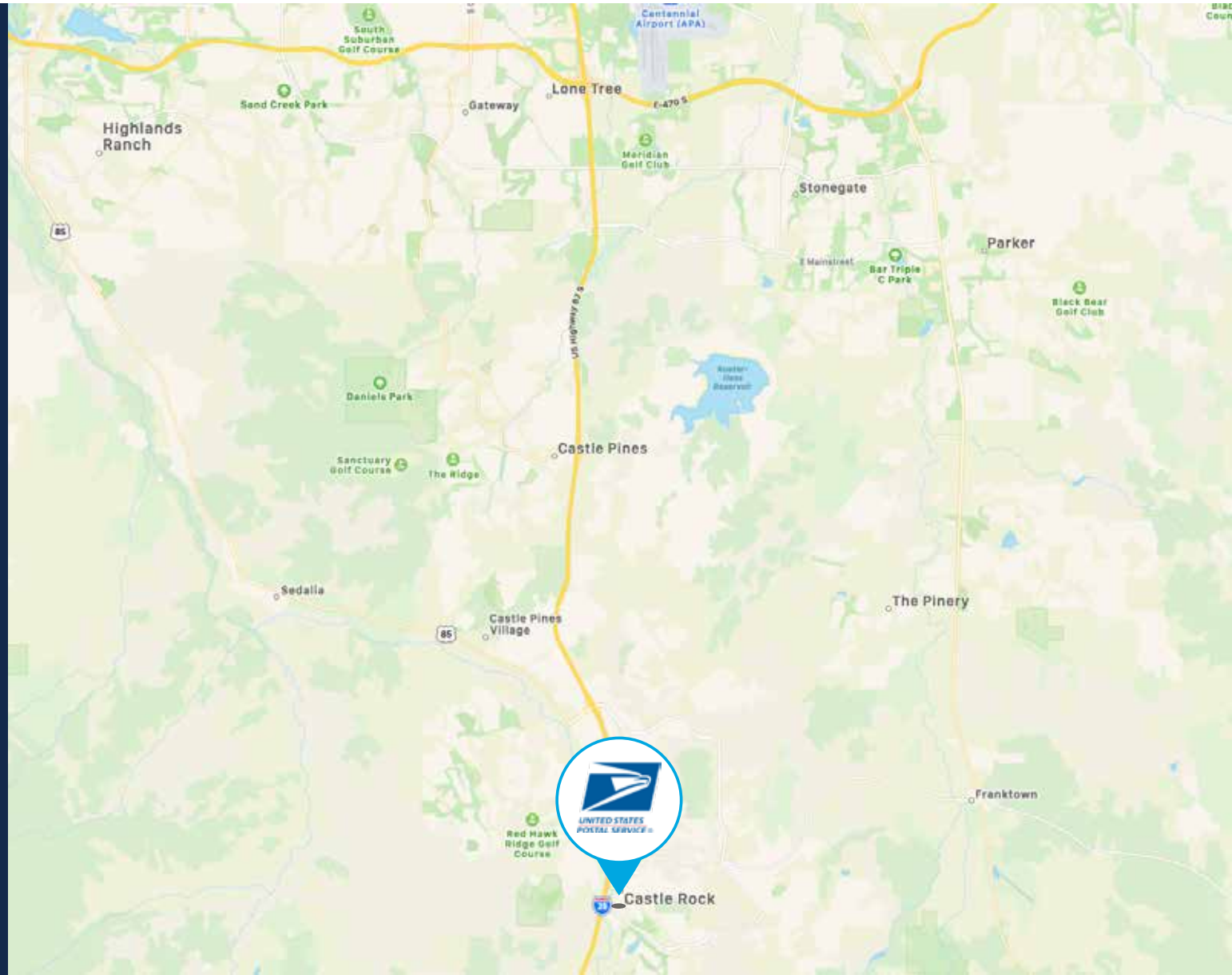
TOTAL HOUSEHOLDS

1 mile	2,078
3 miles	15,600
5 miles	25,710

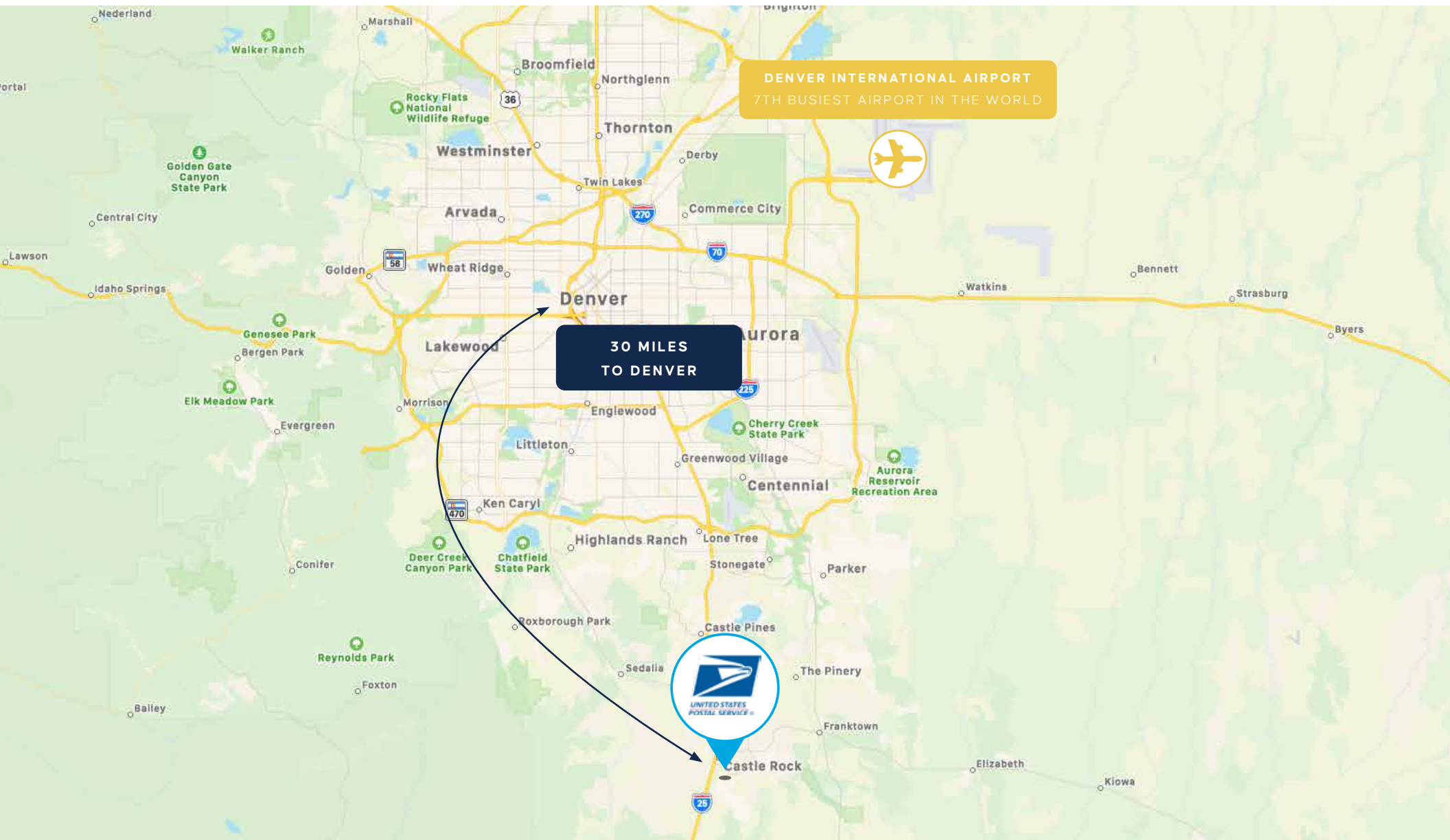


AVERAGE HH INCOME

1 mile	\$93,439
3 miles	\$133,461
5 miles	\$142,786



MAP



TENANT OVERVIEW

USPS STATISTICS

- **23,050** – Leased properties in 2020
- **8,440** – Owned properties in 2020
- **43%** – World's volume of mail handled
- **\$73.1 Billion** – Revenue in 2020
- **46th** – USPS ranking in the Fortune 500 if it were a private company
- **703,000** – Tires purchased in 2020
- **717 Million** – Rubber bands purchased in 2020

The United States Postal Service ("USPS") is an independent agency of the United States federal government responsible for providing postal service in the United States, including its insular area and associated states. The United States Postal Service is the ninth largest employer in the United States with over 496,000 active employees and more than 210,000 vehicles. The Postal Service has grown and changed with America over the past two centuries and is continually embracing new technology to better serve the growing population. USPS still has the exclusive access to letter boxes marked "U.S. Mail" and personal letterboxes in the United States.

The USPS is investing \$40 billion in people and infrastructure over the next ten years. The plan includes investments across delivery, processing and retail operations with new information technology systems, parcel sorting equipment, mobile devices for carriers, as well as a faster pace of innovation in product and service offerings. They are replacing the Postal Service fleet of 160,000 with new information technology systems, parcel sorting equipment, mobile devices for carriers, as well as a faster pace of innovation in our product and service offerings.

Company Type:	Federal Government
Revenue:	\$73.1 Billion (2020)
Location Count:	34,451
Employees:	633,108
Credit Rating:	Investment Grade (S&P: AA+)
Website:	https://www.usps.com/



LOCATION OVERVIEW

DENVER is the capital and the most populous city of Colorado and is located just east of the front range of the Rocky Mountains. Denver is nicknamed the Mile High City because its elevation is exactly one mile above sea level, making it the highest city in the United States. Denver is ranked as a Beta-world city by the Globalization and World Cities Research Network. With an estimated population of 734,134 in 2018, Denver is the 19th-most populous U.S. city. The Denver MSA had an estimated 2018 population of 2,932,415. In 2016, Denver was named the best place to live in the United States by U.S. News & World Report.

Denver is home to the Denver International Airport which is 7th busiest airport in the world. Denver serves as a major hub for United Airlines, is the headquarters for Frontier Airlines, and is the fastest-growing focus city for Southwest Airlines. Denver is served by five interstates which include I-25, I-225, I-70, and I-76. Denver is home to four professional sports teams which include the Denver Broncos, Colorado Avalanche, Colorado Rockies and Denver Nuggets.

Denver is the largest city within 500 miles which has made it a natural location for storage and distribution of goods and services to the Mountain states, Southwestern states, as well as Western states. Denver also has a thriving tourism industry due to its proximity to the Rocky Mountains and eleven world-class ski resorts located nearby.



FORTUNE 500 DENVER COMPANIES



TOP EDUCATIONAL INSTITUTIONS



WHY DENVER COLORADO?

#2 BEST PLACE TO LIVE IN THE USA

- U.S. NEWS & WORLD REPORT 2019

#7 HEALTHIEST CITIES IN AMERICA

- WALLETHUB 2019

#4 BEST CITY TO START A BUSINESS

- INC. MAGAZINE 2019

#9 TOP TECH TOWNS

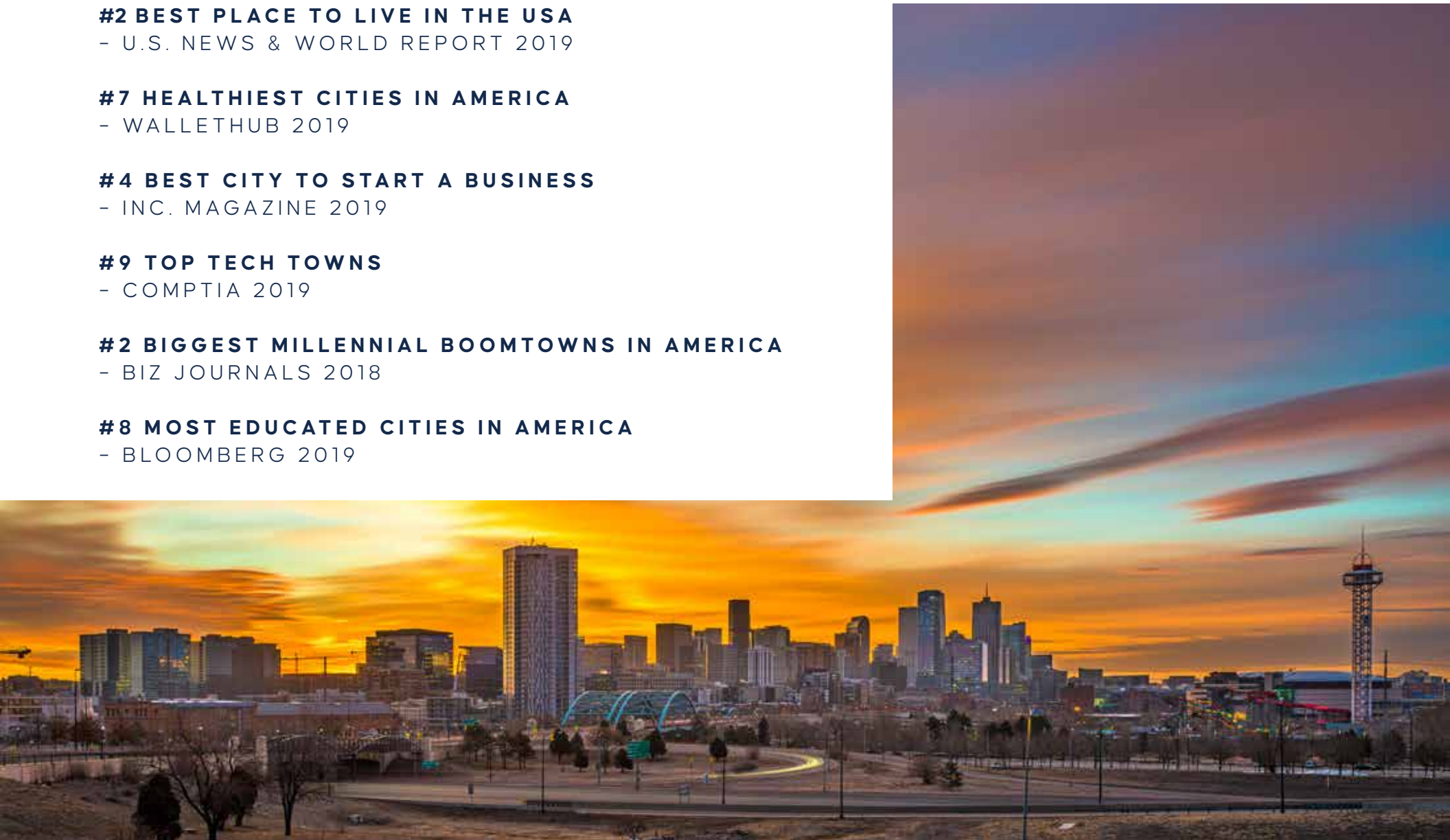
- COMPTIA 2019

#2 BIGGEST MILLENNIAL BOOMTOWNS IN AMERICA

- BIZ JOURNALS 2018

#8 MOST EDUCATED CITIES IN AMERICA

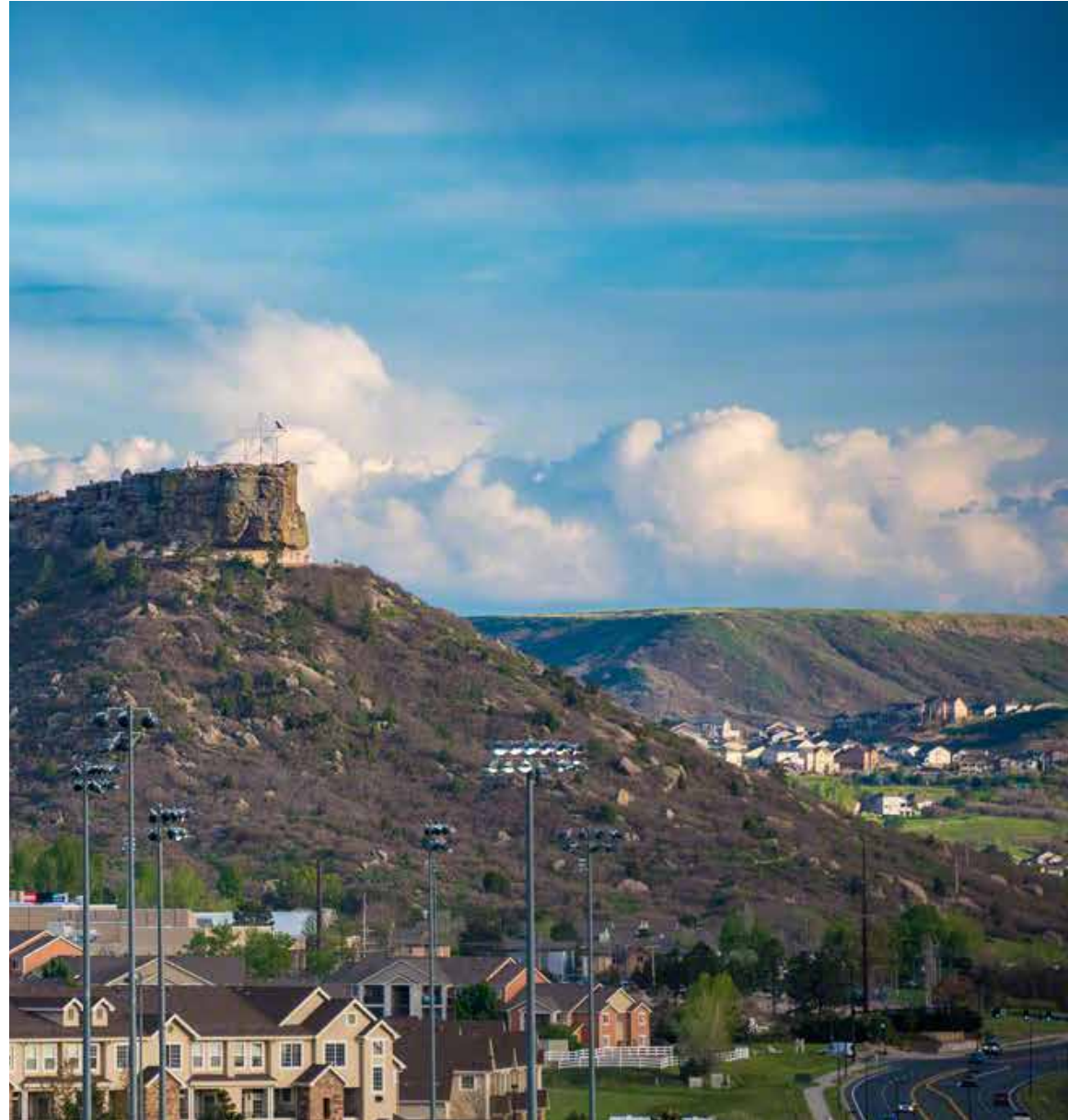
- BLOOMBERG 2019



LOCATION OVERVIEW

CASTLE ROCK is the county seat and most populous municipality in Douglas County with a population of more than 56,000 residents. Castle Rock is ideally situated between Colorado's two largest metropolitan area's: Denver and Colorado Springs. Businesses enjoy its close proximity to both destinations as well as its qualified workforce and abundance of business and development opportunities. Residents love its small-town charm, historic downtown, 6,000 acres of open space, 95 miles of trails, fresh clean air and excellent education systems.

DOUGLAS COUNTY grew 191% between 1990 and 2000 making it the fastest growing county in the U.S. in the decade. It grew another 63% from 2000 to 2007, ranking 11th nationally. Much of that growth occurred in the Town of Castle Rock. With an median household income of \$111,154, Douglas County ranked as the 6th wealthiest county in 2019.



ABOUT US OUR TEAM

Blue West Capital focuses exclusively on the acquisition and disposition of single-tenant net leased properties, retail shopping centers, and commercial investment properties nationwide. We do this by leveraging our 70+ years of combined commercial real estate experience with our proprietary marketing process to deliver the highest value and results to our broad client base of developers, private capital investors, high-net-worth individuals, and investment funds. Blue West Capital is headquartered in Denver, CO.



Nationwide Reach

Net lease investors across the US



70+ Years

Experienced team of dedicated net lease professionals



Unparalleled Broker Cooperation

Split fees 50-50 with all cooperating brokers



Shared Database

Collaborative proprietary national database



Rocky Mountain Region Leader

A year-over-year investment sales leader in the region



Robert Edwards

Managing Partner | Investment Sales
720.966.1630

Robert@BlueWestCapital.com



Carly Kelly

Director | Investment Sales
720.828.6290

Carly@BlueWestCapital.com



Brandon Wright

Analyst | Investment Sales
720.828.7457

Brandon@BlueWestCapital.com



Tom Ethington

Managing Partner | Investment Sales
720.966.1624

Tom@BlueWestCapital.com



Brandon Gayeski

Associate Director | Investment Sales
720.966.1627

Brandon@BlueWestCapital.com



Melanie Williford

Director of Operations
303.916.0148

Mel@BlueWestCapital.com



Zach Wright

Director & Partner | Investment Sales
720.966.1628

Zach@BlueWestCapital.com



Shawn Dickmann

Associate | Investment Sales
720.828.8310

Shawn@BlueWestCapital.com



Jordan Gallucci

Marketing Director
720.966.1631

Jordan@BlueWestCapital.com

CONTACT US

720.989.1031

400 S Colorado Blvd, #420, Denver, CO 80246

BLUEWESTCAPITAL.COM

ZACH WRIGHT

Partner & Director

720.966.1628

Zach@BlueWestCapital.com

BRANDON GAYESKI

Associate Director

720.966.1627

Brandon@BlueWestCapital.com

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This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Blue West Capital. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Blue West Capital at your earliest convenience.

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