

PROPERTY DETAILS

Address	25721 E Smoky Hill Rd Aurora, CO
NOI	Years 1-10: \$130,000/year Years 11-20: \$143,000/year
Lease Term	20 Year NNN Ground Lease Commenced Sept. 29, 2020
# of Renewals	(4) Five Year Renewals
Total Land Area	.65 AC
Neighboring Tenants	Neighboring tenants include: King Sooper's Marketplace, King Sooper's Fuel Center, McDonald's, Dion's, Papa Murphy's, Prestige Preschool Academy
Daily Traffic Counts (VPD)	E Smoky Hill Rd: 25,000 E Arapahoe Rd: 14,400

DEMOGRAPHICS

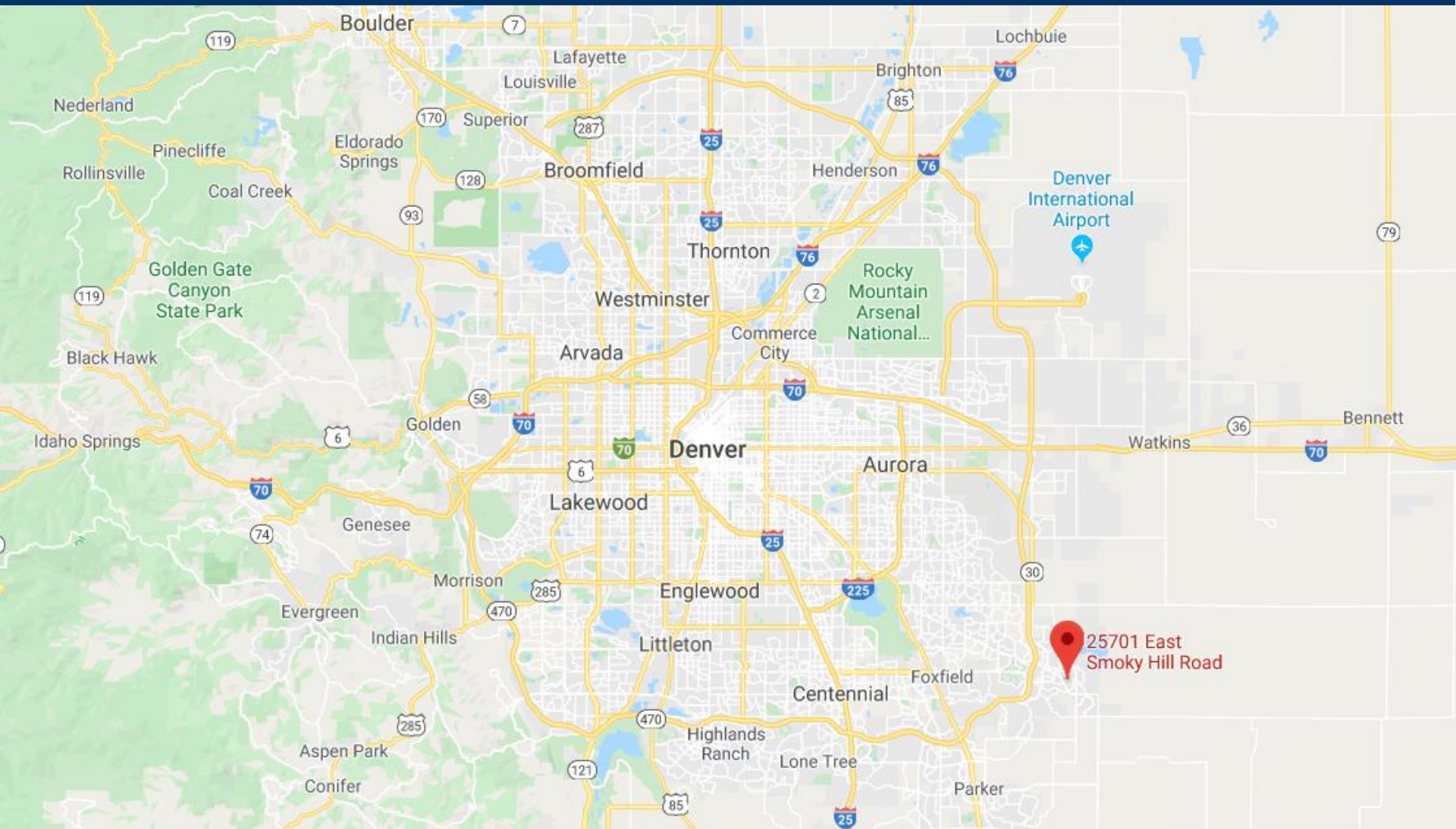
Demographics	HHI	Population
1 miles	\$174,962	9,891
3 miles	\$151,671	51,642
5 miles	\$148,337	101,916

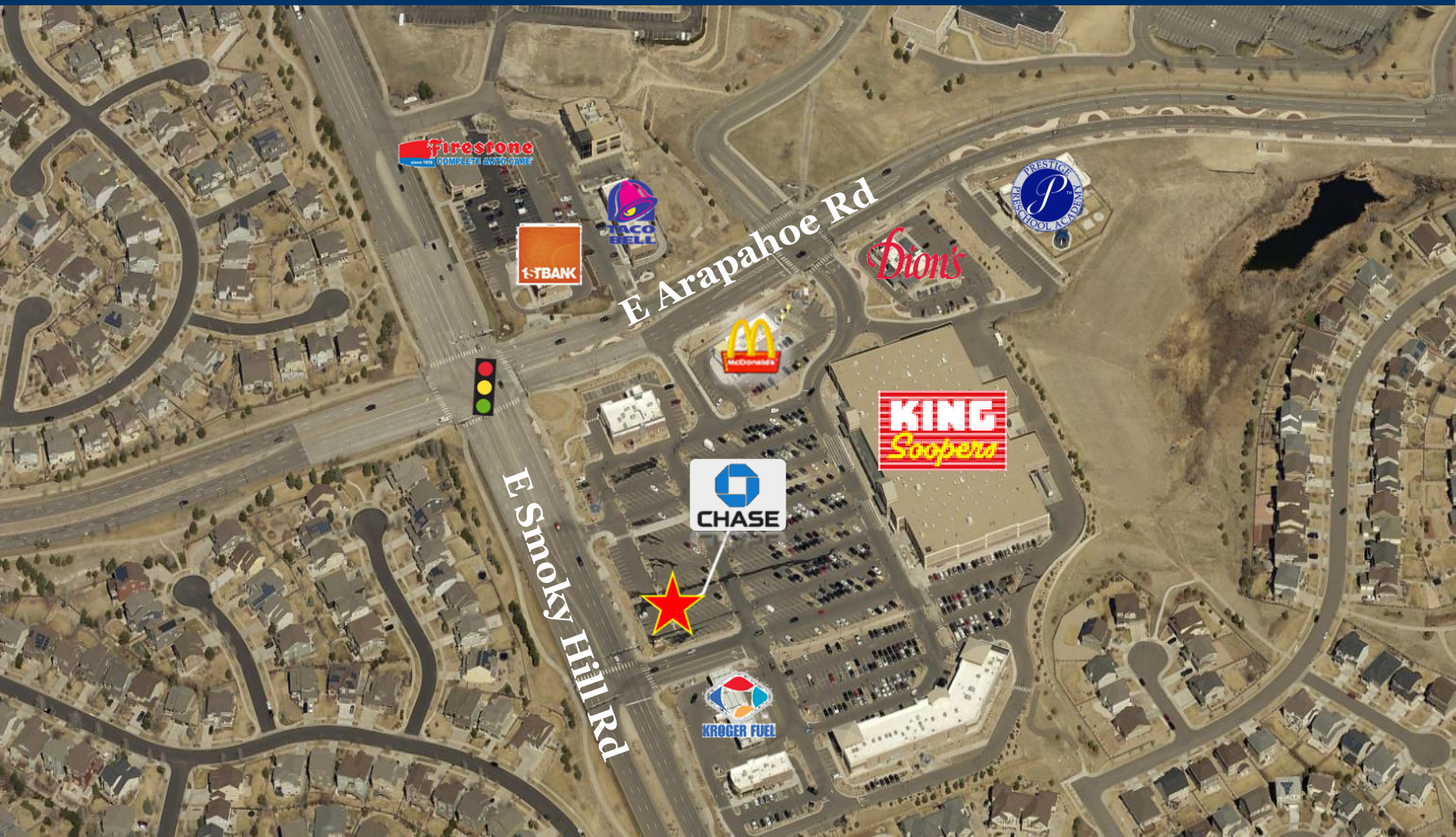


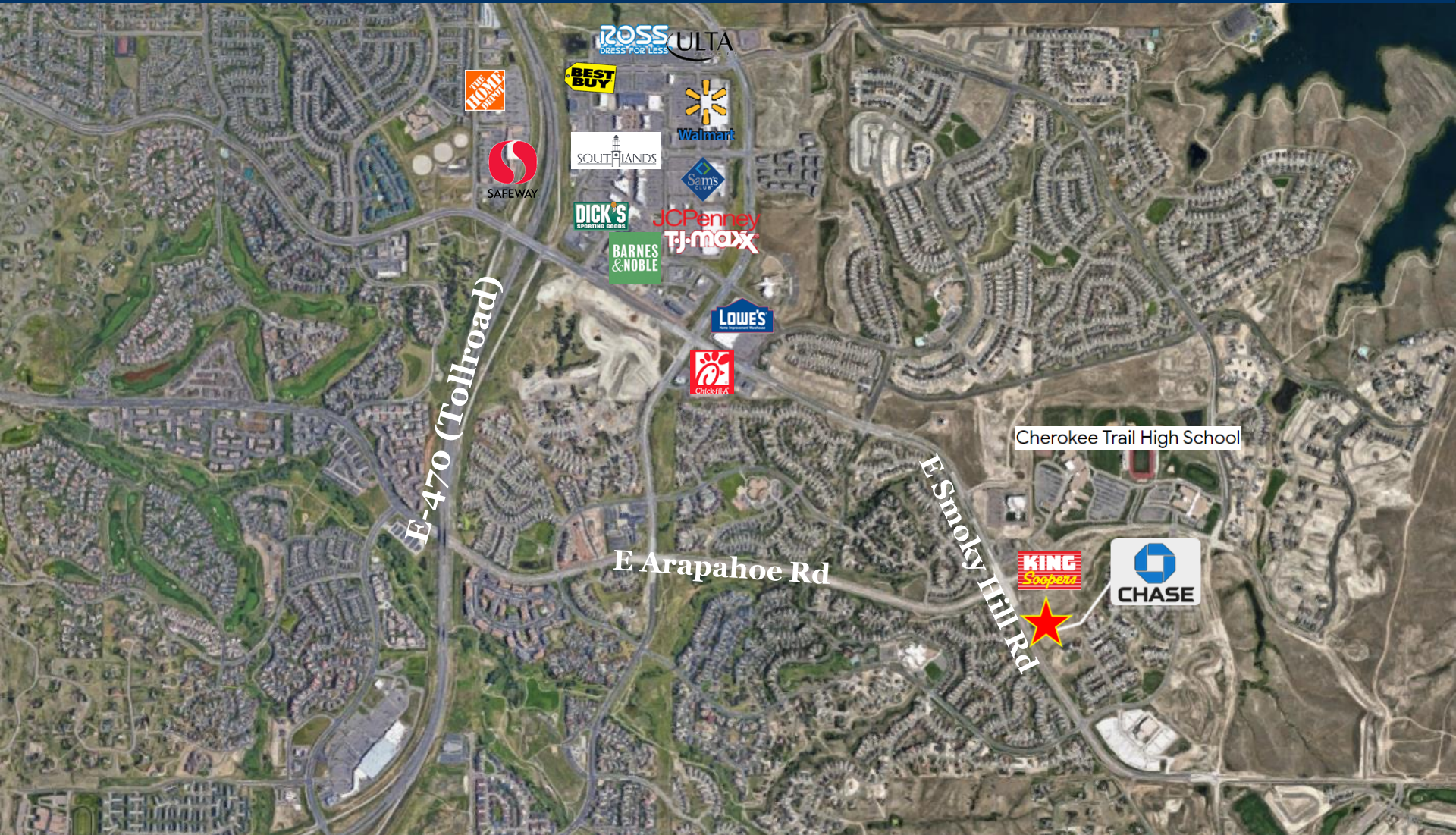
PROPERTY SUMMARY

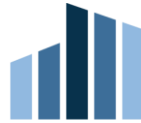
- Brand New Corporate Chase Bank 20 Year Absolute NNN Ground Lease.
- 10% Rent Bump after 10 years and 15% Rent Bumps every Four (5) Year Renewal Option.
- A+ Credit Tenant within Newly Developed King Sooper's Marketplace.
- Located across the street from Cherokee Trail High School & Fox Ridge Middle School. Over 34,000 Households within a 5 mile radius.











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*The information contained herein has been obtained through sources deemed reliable but it is not warranted and cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

