

CVS Pharmacy

7950 E Hampden Ave, Denver, CO 80237



Lease

The Lease offers a brand-new 25+ year term that commences upon Store Opening, which is scheduled for November 2021. The Tenant on the Lease is CVS Pharmacy, Inc with a full corporate guaranty from CVS Health Corporation. The Tenant maintains everything, including insurance and paying taxes directly, making this a truly passive investment that can be owned and managed from anywhere in the world. This is legacy real estate with an investment-grade tenant that can be passed down for generations.

Property

The Property is currently under construction and when completed will feature a 13,111 SF building with an additional 1,712 SF of mezzanine space on 1.478 acres in Denver proper. The site is located in the southeastern part of Denver in the Hampden neighborhood at the signalized corner of E Hampden Ave and S Tamarac Dr. There are a combined 85,603 vehicles passing by daily with 129,222 people living within 3 miles. This highly desirable and heavily traveled corner has multi-story buildings in all directions. The intersection is shared with Target, Chick-fil-A, Benihana, Bank of the West, Wells Fargo, Petco, Chipotle, numerous office buildings, and various other retailers. The site is right off the I-25 and Hampden Ave interchange, just north of I-225.

Download the OM for more information.

Price: \$18,131,955

Cap Rate: 4.50%



**25-Year
Primary Term**



**Investment-Grade
Credit**



**Long-Term Legacy
Real Estate**



**Absolute
NNN Lease**



**One of the Hottest
Markets in the
Country**



**85,603
Vehicles Per Day**



**3-Million-Person
Denver MSA**



**\$104,776 Household
Income within 3 Miles**



Download Offering Memorandum >>

County:	Denver County
Tenancy:	Single
Property Type:	Drug Store
Building Size:	± 13,111 SF plus 1,712 SF of Mezzanine Space
Land Area:	± 1.478 Acres
Year Built:	2021 (Under Construction)
Occupancy:	100%
Ownership Interest:	Fee Simple
Environmental:	Clean Phase I from 2015

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Contact Broker Here