

Walgreens

8799 WASHINGTON STREET, (Denver MSA), THORNTON, CO
INVESTMENT OPPORTUNITY

\$7,600,000

NOI \$380,004

CAP Rate 5.00%



DIRECTLY ACROSS THE STREET FROM

Walmart 

Double Signalized Corner intersection

Close to Many
National Retailers including:



A|I

ACCREDAS INVESTMENTS

PROPERTY HIGHLIGHTS

- LONG LEASE TERM: 7 YEARS REMAINING ON PRIMARY LEASE TERM WITH 10, FIVE YEAR RENEWAL OPTIONS
- WALGREENS HAS BEEN OPERATING AT THIS LOCATION SINCE 2003
- LOCATED JUST 9.4 MILES FROM DOWNTOWN
- EXCELLENT ACCESS: THREE SEPERATE ENTRANCES TO THE PROPERTY
- WITH SIGNIFICANT FRONTAGE ON 88TH AND WASHINGTON
- STRATEGIC LOCATION: LOCATED ADJACENT TO A WALMART
- ANCHORED CENTER AND CLOSE TO MANY NATIONAL RETAILERS
- ONLY 0.8 MILES OFF OF EXIT 219 ON I-25
- PUBLIC TRANSPORTATION: LOCATED JUST HALF A MILE FROM THORNTON RTD PARK AND RIDE

Contact: Aldy Damian • Accredas Investments • 310-717-6932
accredas@gmail.com • 1% co-broker fee

MAP OF AREA AND SURROUNDING BUSINESSES

Walgreens



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INVESTMENT OVERVIEW

PRICING

Price	\$7,600,000
NOI	\$380,004
CAP	Rate 5.00%

HIGHLIGHTS

- LONG LEASE TERM: 7 YEARS REMAINING ON PRIMARY LEASE TERM WITH 10, FIVE YEAR RENEWAL OPTIONS
- WALGREENS HAS BEEN OPERATING AT THIS LOCATION SINCE 2003
- LOCATED JUST 9.4 MILES FROM DOWNTOWN
- DOUBLE SIGNALIZED CORNER: LOCATED ON THE CORNERS OF 88TH AND WASHINGTON AND 88TH AND PEARL
- EXCELLENT ACCESS: THREE SEPERATE ENTRANCES TO THE PROPERTY
- WITH SIGNIFICANT FRONTAGE ON 88TH AND WASHINGTON
- STRATEGIC LOCATION: LOCATED ADJACENT TO A WALMART
- **ANCHORED CENTER AND CLOSE TO MANY NATIONAL RETAILERS**
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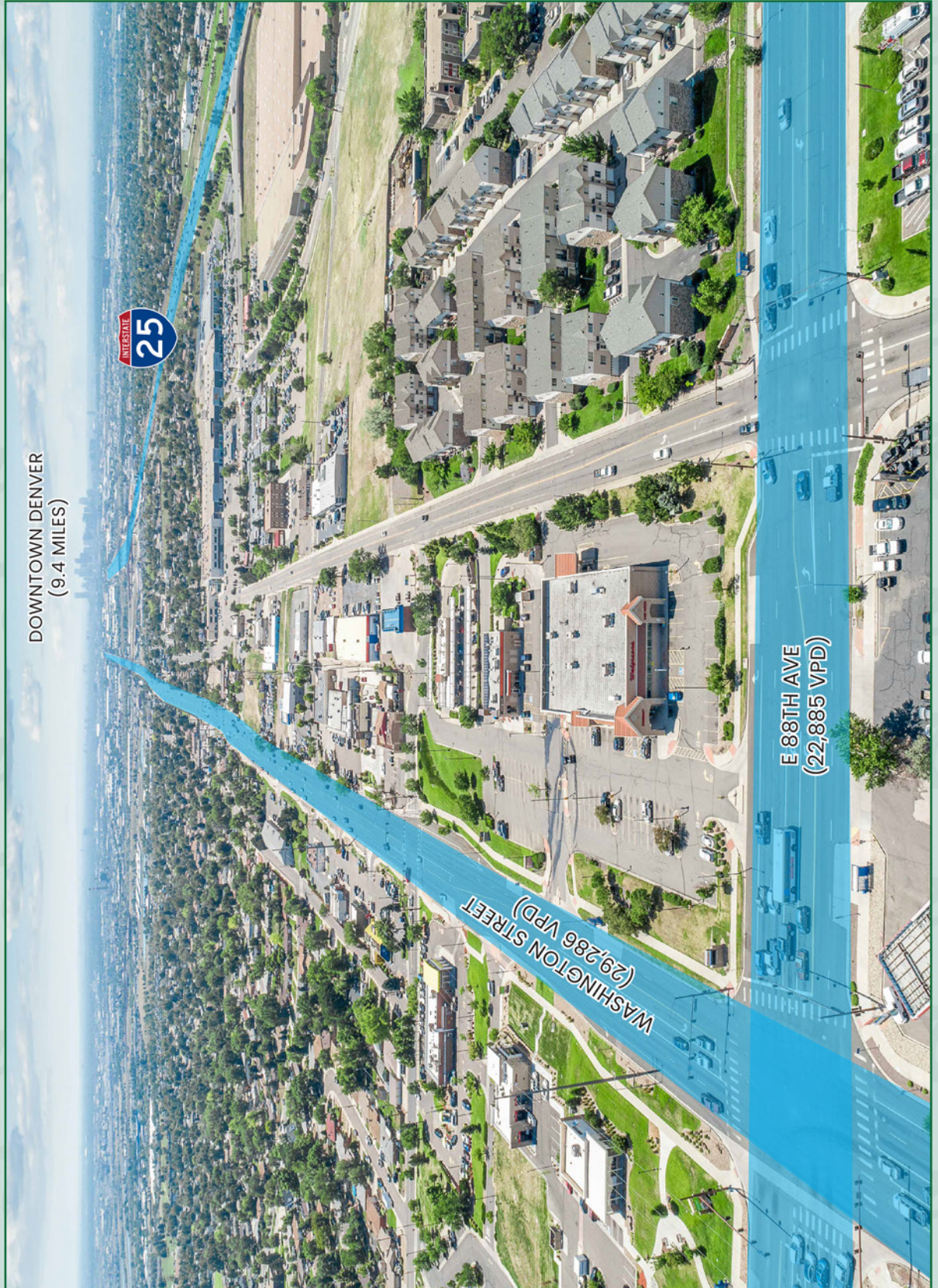
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OVERVIEW & MAIN CROSS STREETS

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LEASE ABSTRACT

PROPERTY NAME	WALGREENS	YEAR BUILT	2003
ADDRESS	8799 WASHINGTON STREET	LEASED SF	14,490
CITY, STATE, ZIP	THORNTON, CO 80229	LAND AREA AC	1.64
INITIAL LEASE TERM	25 YEARS	LEASE TYPE	ABSOLUTE TRIPLE NET (NNN)
RENT COMMENCEMENT DATE	03/01/2003	ROFR	YES, 14 DAYS
EXPIRATION DATE	02/28/2028	OPTIONS	10 X 5-YEAR
LEASE TERM REMAINING	7 YEARS	GUARANTOR	CORPORATE

START DATE	END DATE	OPTION	MONTHLY AMOUNT	ANNUALIZED AMOUNT	CAP RATE
Current	2/28/2028	-	\$31,667	\$380,004	5.00%
3/1/2028	2/28/2033	#1	\$31,667	\$380,004	5.00%
3/1/2033	2/28/2038	#2	\$31,667	\$380,004	5.00%
3/1/2038	2/28/2043	#3	\$31,667	\$380,004	5.00%
3/1/2043	2/28/2048	#4	\$31,667	\$380,004	5.00%
3/1/2048	2/28/2053	#5	\$31,667	\$380,004	5.00%
3/1/2053	2/28/2058	#6	\$31,667	\$380,004	5.00%
3/1/2058	2/28/2063	#7	\$31,667	\$380,004	5.00%
3/1/2063	2/28/2068	#8	\$31,667	\$380,004	5.00%
3/1/2068	2/28/2073	#9	\$31,667	\$380,004	5.00%
3/1/2073	2/28/2078	#10	\$31,667	\$380,004	5.00%



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2023 PROJECTION	19,161	145,377	311,935
2018 ESTIMATE	19,031	142,342	303,391
GROWTH 2018-2023	0.68%	2.13%	2.82%
2000 CENSUS	16,419	117,916	255,067
2010 CENSUS	17,699	131,365	281,170
GROWTH 2000-2010	7.80%	11.41%	10.23%

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
% WHITE POPULATION	66.64%	68.63%	71.32%
% BLACK POPULATION	2.49%	1.91%	1.92%
% ASIAN	1.54%	3.71%	3.96%
% AMERICAN INDIAN, ESKIMO, ALEUT	2.12%	1.71%	1.54%
% HAWAIIAN OR PACIFIC ISLANDER	0.22%	0.17%	0.14%
% MULTI-RACE	5.09%	4.34%	4.31%
% HISPANIC	58.85%	50.71%	43.77%
% OTHER POPULATION	21.90%	19.54%	16.82%
% MALE POPULATION	50.35%	50.19%	50.22%
% FEMALE POPULATION	49.65%	49.81%	49.78%

HOUSEHOLD	1 MILE	3 MILES	5 MILES
2023 PROJECTION	6,627	52,957	116,820
2018 ESTIMATE	6,434	50,453	110,585
GROWTH 2018-2023	3.00%	4.96%	5.64%
2000 CENSUS	5,807	43,069	92,747
2010 CENSUS	5,984	46,432	102,126
GROWTH 2000-2010	3.05%	7.81%	10.11%

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 OR MORE	1.06%	1.81%	2.98%
\$150,000 - \$199,999	1.98%	2.67%	3.98%
\$100,000 - \$149,999	9.22%	11.32%	13.79%
\$75,000 - \$99,999	13.85%	15.63%	16.16%
\$50,000 - \$74,999	24.07%	22.86%	21.53%
\$35,000 - \$49,999	18.45%	16.42%	15.05%
\$25,000 - \$34,999	11.44%	10.79%	9.59%
\$15,000 - \$24,999	9.64%	9.58%	8.56%
\$10,000 - \$14,999	5.27%	4.19%	3.84%
UNDER \$9,999	5.02%	4.72%	4.52%



114,041
Daytime Population
(3-Mile Radius)



65,702
Average Household Income
(3-Mile Radius)



32.6
Median Age
(3-Mile Radius)



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