

CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE

STARBUCKS

COMMERCE CITY, CO | DENVER MSA



**BLUE
WEST**
CAPITAL

**STARBUCKS**

4850 E 60th Avenue
Commerce City, CO 80022

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INVESTMENT HIGHLIGHTS

- Located within the Denver MSA, seven miles north of downtown Denver
- Long-term lease with approximately 18.5 years remaining
- Starbucks in an investment grade rated tenant (S&P: BBB+)
- Recent major renovation (2020)
- Minimal landlord responsibilities
- Scheduled rental increases in the primary term and options
- Located on the heavily trafficked signalized intersection of Vasquez Blvd & 60th Ave
- Large monument sign with superior visibility
- Just north of Interstate 270 (103,000 VPD)
- Nearest Starbucks location is 3 miles away
- Starbucks Corporation (NASDAQ: SBUX) is the world's largest premier coffee company, with over 32,000 locations and \$29 billion in annual revenue
- 3 miles west of Dick's Sporting Goods Park which is home to Major League Soccer's Colorado Rapids
- 18 miles west of the Denver International Airport, the 3rd busiest airport in the world in 2021
- Retailers in the immediate corridor include King Sooper's, Walmart, McDonald's, Taco Bell, Wendy's, KFC, Chipotle, Arby's and many others



STRONG DEMOGRAPHICS

3 mile radius

\$82,000+

average household
income

57,000+

total population

HIGH TRAFFIC CORRIDOR



**large monument
sign** with superior
visibility



**103,000+ vehicles
per day** on I-270

LONG TERM LEASE



approximately 18.5 years remaining with
minimal landlord responsibilities

INVESTMENT OVERVIEW



STARBUCKS
4860 E 60TH AVE
COMMERCE CITY, CO 80022

\$3,412,000

FOR SALE

2020

YEAR RENOVATED

4.25%

CAP RATE

.62 AC

LAND SIZE

\$145,000

NOI

2,340 SF

BUILDING SIZE

LEASE OVERVIEW

LEASE COMMENCEMENT DATE	June 26, 2020
LEASE EXPIRATION	June 30, 2040*
RENTAL ESCALATIONS	9.31% on 07/01/2025, 3.06% on 07/01/2030, and 10% in each option
TENANT	Starbucks Corporation
LEASE TYPE	NN
LANDLORD RESPONSIBILITIES	Roof & Structure
YEAR BUILT/RENOVATED	1998/2020

*Tenant has a one-time right to terminate the lease at the end of year ten.

NOI SCHEDULE

DATE	NOI	PERIOD	INCREASE
CURRENT	\$145,000	Primary Term	-
07/01/2025	\$158,500	Primary Term	9.31%
07/01/2030	\$163,350	Primary Term	3.06%
07/01/2035	\$179,685	Primary Term	10.0%
07/01/2040	\$197,653	Option 1	10.0%
07/01/2045	\$217,419	Option 2	10.0%
07/01/2050	\$239,160	Option 3	10.0%
07/01/2055	\$263,077	Option 4	10.0%

AERIAL EAST



AERIAL SOUTHWEST



DOWNTOWN
DENVER

I-270
±103,000 VPD

SUNCOR

LARGE
MONUMENT SIGN

Arby's

Starbucks

Wendy's

E 60TH AVE
±4,600 VPD

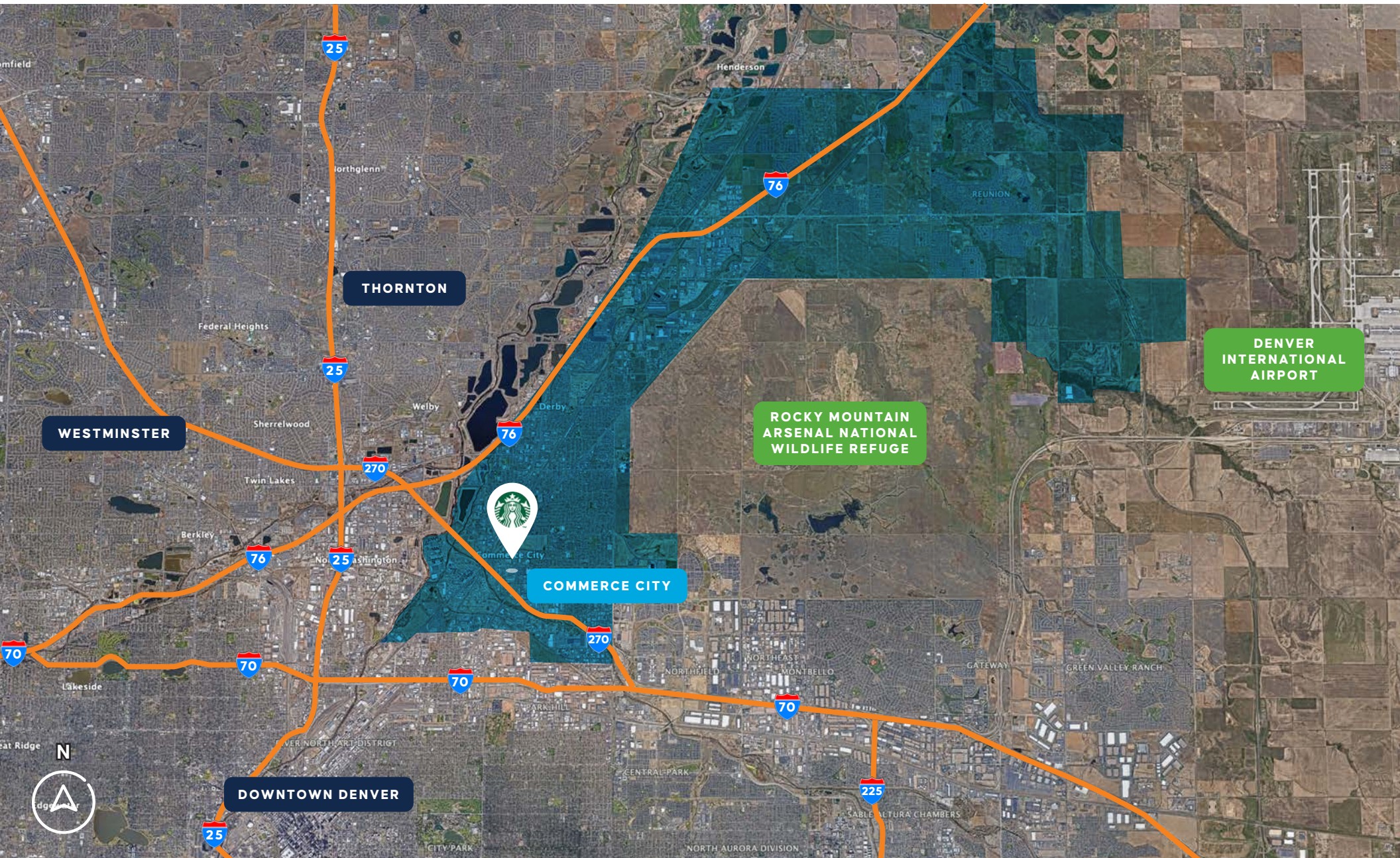
Walmart
Supercenter

E 60TH AVE
±14,800 VPD

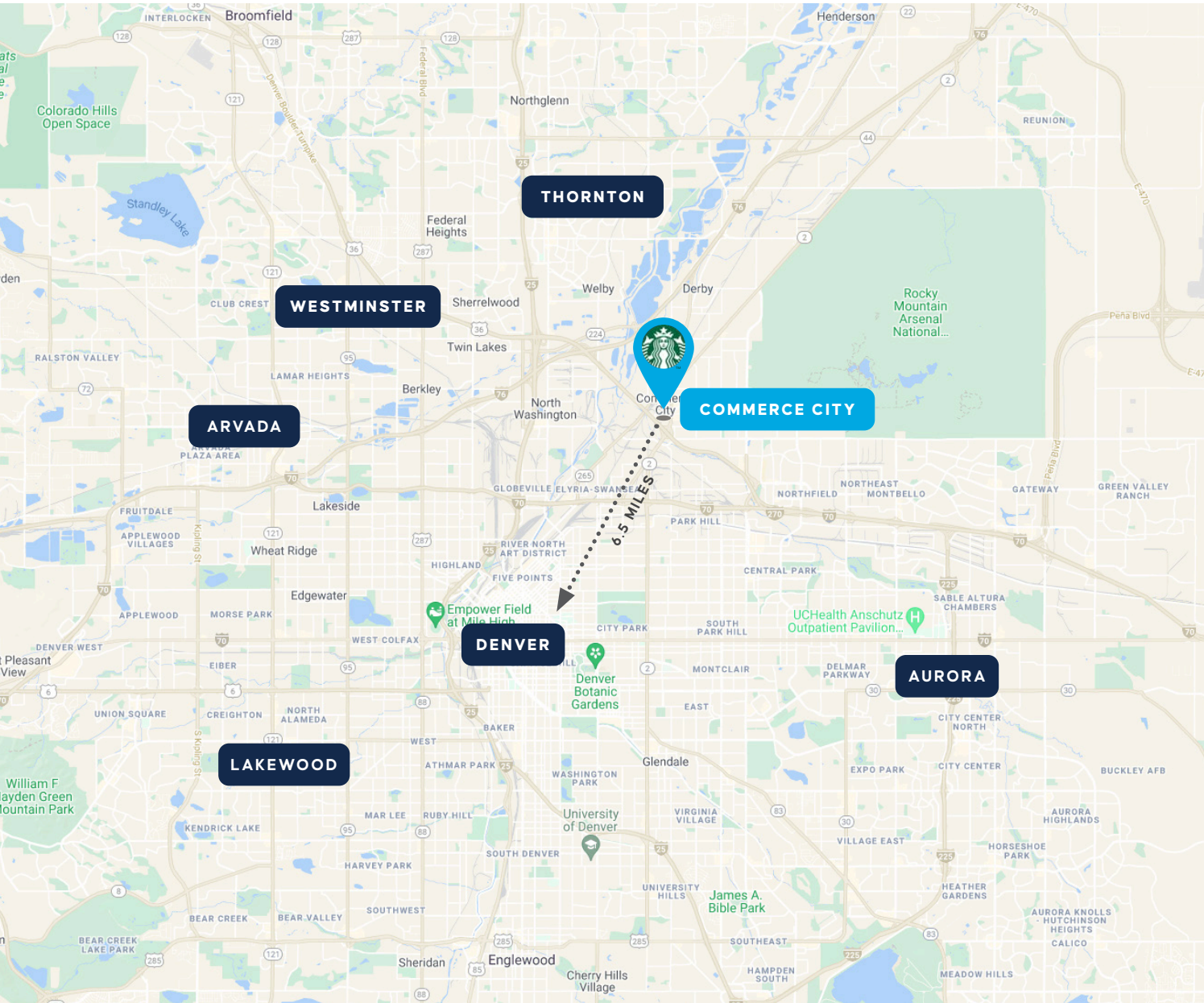
VASQUEZ BLVD
±44,800 VPD

SITE SURROUNDINGS

COMMERCE CITY, CO



MAP & DEMOGRAPHICS



TOTAL POPULATION

1 mile	5,368
3 miles	57,368
5 miles	281,737



TOTAL HOUSEHOLDS

1 mile	1,739
3 miles	18,470
5 miles	109,730



AVERAGE HOUSEHOLD INCOME

1 mile	\$55,994
3 miles	\$82,367
5 miles	\$100,534

TENANT OVERVIEW



Starbucks Coffee Starbucks Corporation, together with its subsidiaries, operates as a roaster, marketer, and retailer of specialty coffee worldwide. The company operates through three segments: Americas, International, and Channel Development. Its stores offer coffee and tea beverages, roasted whole bean and ground coffees, single-serve and ready-to-drink beverages, and iced tea; and various food products, such as pastries, breakfast sandwiches, and lunch items. The company also licenses its trademarks through licensed stores, and grocery and foodservice accounts. The company offers its products under the Starbucks, Teavana, Seattle's Best Coffee, Evolution Fresh, Ethos, Starbucks Reserve, and Princi brand names. Starbucks operates more than 32,000 locations in 76 countries. Starbucks Corporation was founded in 1971 and is based in Seattle, Washington.

Starbucks Corporation is publicly traded on the NASDAQ with the stock symbol SBUX and currently has a market capitalization in excess of \$139 billion. Starbucks Corporation is an investment grade rated company with a Standard & Poor's BBB+ rating.

WEBSITE

[starbucks.com](https://www.starbucks.com)

HEADQUARTERS

Seattle, WA

BBB+ (S&P)

INVESTMENT GRADE
CREDIT RATING

SBUX

NASDAQ
STOCK SYMBOL

1971

YEAR
FOUNDED

\$139B

MARKET
CAPITALIZATION

32,000+

LOCATIONS

AREA OVERVIEW

COMMERCE CITY, CO

Commerce City is located in Adams County and is a northern suburb of Denver. Commerce City is the 18th most populous municipality in Colorado and its population increased by approximately 120% from the 2000 census to the 2010 census. There are approximately 58,000 people living in Commerce City. Commerce City is a mixed residential and industrial community that is known for an oil refinery with a capacity of 90,000 barrels per day operated by Suncor. Commerce City is also home to Dick's Sporting Goods Park which is a soccer stadium that is home to Major League Soccer's Colorado Rapids.

Located just 8 miles north of downtown Denver in the northeast quadrant of metropolitan Denver, Commerce City sits between Denver's central business district and Denver International Airport (DEN). Major transportation arterials traverse throughout the City, providing easy access to the entire region. Commerce City was built on industry and embraces the future opportunities industry will bring. More than 1,400 companies, including manufacturers, call Commerce City home and they are supported by a rich transportation network that includes three railroads providing efficient movement of goods through and out of the city.

As one of the state's fastest growing communities, Commerce City is redefining itself for the next generation, building on historic values of community, industry, agriculture and family. It's a safe, diverse and welcoming community with 25 miles of trails, a championship golf course, 840 acres of open space and parks, 1,300 thriving businesses, one of the country's largest soccer complexes and the nation's largest urban wildlife refuge.



COMMERCE CITY IS HOME TO

25

MILES OF TRAILS



CHAMPIONSHIP
GOLF COURSE

840

ACRES OF OPEN SPACE &
COMMUNITY PARKS

1,300+

THRIVING
BUSINESSES



ONE OF THE COUNTRY'S
LARGEST SOCCER
COMPLEXES



NATION'S LARGEST
URBAN WILDLIFE
REFUGE

AREA OVERVIEW

DENVER, CO

DENVER, COLORADO is a beautiful, bustling City set against the backdrop of the Rocky Mountains, Denver is widely recognized for its exceptional balance of a thriving economy, healthy lifestyle, and urban as well as natural amenities. The Denver MSA consists of 3,344,000+ residence with a diverse employment base and well educated workforce. According to a recent article in the Denver Business Journal, the 2020 Scoring Tech Talent report ranked Denver one of the top 10 city's in the nation for technology talent. Part of the Mile High City's appeal includes its high number of people 25 years and older having a bachelor's degree (53 percent), large number of millennials, and the lure of the outdoors lifestyle. Denver International Airport (DEN) ranked #2 for best airport in the U.S. by Wall Street Journal in 2019. With non-stop service to over 215 destinations, DEN is a major domestic hub for air transportation also attracting top companies to call Denver, CO home.

TOP HIGHLIGHTS

- » Denver's limited new retail developments, coupled with a growing and highly educated, high-income population (the demographic aged 35-54 years), has kept Denver's overall retail vacancy to 5.1%.
- » Denver's retail rents posted average annual gains of nearly 5% from 2013-2018, one of the best performances out of the 50 largest metros nationally. This trend is expected to continue based on Denver planned economic and demographic growth.
- » Denver continues its FasTracks expansion, a 6.5+ billion public transportation expansion plan under construction. It includes 57 new transit stations and stops, 21,000 new parking spaces and the renovation of Denver Union Station as a multi-modal transportation hub.



1ST

**CITY WHERE MILLENIALS
ARE MOVING**

SMARTASSET

2ND

**BEST PLACE
TO LIVE**

USA TODAY

2ND

**HIGHEST RATE OF
ENTREPRENEURSHIP**

SURGE CITIES

3RD

**BEST JOB
MARKET**

WALL STREET

5TH

**FASTEST GROWING
LARGE CITY**

WALLETHUB

ABOUT US

BLUE WEST CAPITAL

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, Colorado.



NATIONWIDE REACH

Net lease investors across the US

70+
YEARS

EXPERIENCE TEAM

of dedicated net lease professionals



UNPARALLELED BROKER COOPERATION

Split fees 50-50 with all cooperating brokers



SHARED DATABASE

Collaborative proprietary national database

#1

ROCKY MOUNTAIN REGION LEADER

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

OUR TEAM



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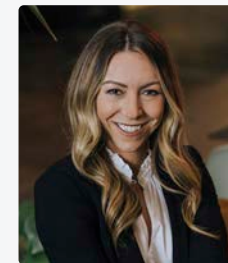


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\$3,412,000

FOR SALE

\$145,000

NOI

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