



9300 RALSTON RD | ARVADA, CO 80002

OFFERING MEMORANDUM



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

LISTED BY

BRYCE WONG

ASSOCIATE

DIR: (949) 207-6455

MOB: (818) 540-8200

BRYCE.WONG@MATTHEWS.COM

LIC # 02149788 (CA)

CHAD KURZ

EXECUTIVE VICE PRESIDENT

DIR: (949) 662-2252

MOB: (562) 480-2937

CHAD.KURZ@MATTHEWS.COM

LIC # 01911198 (CA)

KEVIN PUDER

SENIOR ASSOCIATE

DIR: (949) 777-5987

MOB: (562) 841-1789

KEVIN.PUDER@MATTHEWS.COM

LIC # 01949749 (CA)

KYLE MATTHEWS

BROKER OF RECORD

LICENSE NO. EC.100070704 (CO)

±7 MILES FROM
DOWNTOWN DENVER





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EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- **Corporate Guarantee** – The site is backed by AutoZone corporate with an investment-grade credit rating (S&P Rated: BBB)
- **Absolute NNN** – Tenant is responsible for all expenses relieving the landlord of any responsibility
- **Long-Term Remaining** – Built-in 2015, with an original 15-year lease term, landlord benefits from 8+ years remaining on the base term
- **Essential Business** – AutoZone was one of the few retailers that performed strongly through COVID-19 as shown in the growth of their market capitalization (NYSE: AZO)
- **Primary Market** – Arvada is situated in the Denver MSA, a Top 20 MSA in the US, just seven miles from Downtown Denver
- **Strong Demographics** – Subject property is strategically situated in a market with a 5-mile population of 298,176 and a 5-mile average household income of \$107,961
- **Outparceled to a Walmart Supercenter** - Subject property is located in an area with a strong retail synergy, adjacent to a Walmart Supercenter, with other national retailers in the area including: Goodyear, JiffyLube, Chase Bank, US Bank, McDonald's, Taco Bell, Starbucks, Five Guys, Wendy's, and Wingstop to name a few
- **New Urban Center Development** – The entire area surrounding surrounding Ralston Road and Independence Street is the centerpoint to a \$290 million dollar, 25-year redevelopment plan to add roughly 550 new apartments, 120 affordable housing units, 75 for-sale townhomes, and 185,000 square feet of commercial retail space. Click [here](#) for more information.



AutoZone

AutoZone

**CURBSIDE
PICKUP**

303-424-3000



DENVER
± 7 MILES AWAY

Costco Wholesale
Harkins Theatres
ExtraSpace Storage
Sam's Club
Lowes
ULTA
PET SMART
OfficeMax
FLOOR & DECOR
Conn's
RAC

Conoco
PNC
7-Eleven
metro
Arbys



THE RALSTON-CENTRAL PARK

RALSTON GARDENS
(100 AFFORDABLE HOUSING UNITS)

TACO BELL
KFC

ARVADA PLACE
(36 APARTMENTS)

RALSTON COMMONS
(185 APARTMENTS, 5,500 SF OF RETAIL SPACE, 27 TOWNHOMES)



Walmart
Supercenter

UCHealth
EMERGENCY ROOM

W 58TH AVE
± 20,000 VPD

HAROLD D. LUTZ SPORTS COMPLEX



MORGAN RALSTON CREEK
(348 APARTMENTS, 10,000 SF OF COMMERCIAL SPACE)



INDEPENDENCE ST
± 16,000 VPD

Walmart
Supercenter



RALSTON CREEK TOWNHOMES
(44 TOWNHOME UNITS)



ARVADA PLACE
(36 APARTMENTS)



RALSTON COMMONS
(185 APARTMENTS, 5,500 SF OF RETAIL SPACE, 27 TOWNHOMES)

W 58TH AVE
± 20,000 VPD







\$2,000,000
LIST PRICE



4.00%
CAP RATE



2015
YEAR BUILT



±0.73 AC
LOT SIZE

BUILDING INFO

Address	9300 Ralston Rd Arvada, CO 80002
GLA of Building	±7,000 SF

TENANT SUMMARY

Tenant Trade Name	AutoZone
Type of Ownership	Ground Lease
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Original Lease Term	±15 Years
Lease Expiration Date	5/31/2030
Term Remaining on Lease	±8 Years
Increase	10% Every Option
Options	4, 5 Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Base Rent	Annual Base Rent	Rent/SF	Cap Rate
Current - 5/31/2030	\$6,666.67	\$80,000	\$11.43	4.00%
Option #1	\$7,333.33	\$88,000	\$12.57	4.40%
Option #2	\$8,066.67	\$96,800	\$13.83	4.84%
Option #3	\$8,873.33	\$106,480	\$15.21	5.32%
Option #4	\$9,760.67	\$117,128	\$16.73	5.86%

DEBT QUOTE

**Loan quote provided by Matthews™ based on market conditions at this time.
Actual rates and terms will vary based on market conditions at closing.**

Patrick Flanagan
(214) 620-1939
patrick.flanagan@matthews.com

Interest Rate Range: **3.55%- 3.95%**
Amortization: **30**
Term: **8**



±6,200
LOCATIONS

±90,000
EMPLOYEES

±11.2 B
REVENUE



For more than 30 years, AutoZone has been committed to providing the best parts, prices, and customer service in the automotive aftermarket industry. To stay out of the no-driving zone, DIY car repairers with auto problems often enter the AutoZone. With more than 6,202 stores in the US and Puerto Rico, AutoZone is the nation's #1 auto parts chain. The company also operates 24 Interamerican Motor Corporation (parts distribution) branches in the US. AutoZone stores sell hard parts (alternators, engines, batteries), maintenance items (oil, antifreeze), accessories (car stereos, floor mats), and non-automotive merchandise under brand names, as well as under private labels. AutoZone's commercial sales program distributes parts and other products to garages, dealerships, and other businesses. [Click here to read about how AutoZone is dedicated to providing exceptional service to its customers and employees through COVID-19.](#)

ARVADA, CO

Home to the Arvada Centerplace Shopping Center, Downtown Arvada sits directly south of Olde Town Arvada, also known as a part of Downtown. Everything from department stores, pet stores, home improvement, and various services are available in this commercial district. A wide array of dining options are available in this neighborhood as well, ranging from chain to local. The city of Arvada is historic for being the first site of gold in the city of Colorado, so this district has a historic charm to it.



DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2026 Projection	18,478	111,414	308,478
2021 Estimate	18,036	109,068	298,176
2010 Census	16,668	102,439	272,843
Growth % 2021-2026	2.45%	2.15%	3.45%
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2026 Projection	8,095	47,214	129,570
2021 Estimate	7,847	45,913	125,124
2010 Census	7,248	42,961	114,435
Growth % 2021-2026	3.16%	2.83%	3.55%
INCOME	1 Mile	3 Mile	5 Mile
2021 Est. Average Household Income	\$94,507	\$100,748	\$107,961





DENVER, CO

Less than 60 miles away from Fort Collins lies the capital of Colorado. Denver is the largest city in the state and in the shadows of the Rocky Mountains. Today, Denver has a fast-growing population of around 560,000 and is an important commercial, industrial and transportation hub. The economy in the city revolves around telecommunications and biomedical technology industries as well as mining, construction, real estate, and tourism. The Denver International Airport is the largest airport in North America and spread over 53 square miles. The booming job market, affordable living, and a large student population contribute to the Denver-Boulder metropolitan area being ranked #1 on Fobes Magazine's list of the Best Cities For Singles.

MORE ON DENVER

There are nine major universities and colleges located within a 45-mile radius of the community, as well as numerous smaller institutions of higher learning. The larger institutions include the Universities of Colorado at Boulder and Denver, University of Denver, Metropolitan State College, University of Northern Colorado, Colorado State University, Colorado School of

Mines, Regis University, and Colorado Christian University. Thornton is served primarily by two school districts encompassing four high schools, five middle schools and fourteen elementary schools.

Thornton has aggressively pursued recreation programs with nearly 1,000 acres of land

developed or designated for public parks. The numerous lighted tennis courts, athletic fields, indoor and outdoor swimming pools, recreation centers and gymnasiums offer recreation opportunities for people of all ages and activity levels. Thornton's location provides an ideal environment for business, recreation, and residences.



DENVER ECONOMY

Denver's relatively central location makes it a natural location as a distribution hub for the American West, while also supporting several growing industries in technology and telecommunications. Its location just east of the mineral-rich Rocky Mountain range encouraged mining and energy companies to spring up in the area, making the energy industry another staple of Denver's economy. Colorado's capital is home to many nationally recognized museums, the second-largest performing arts center in the nation after Lincoln Center in New York City, and bustling neighborhoods such as LoDo (lower downtown), filled with art galleries, restaurants, bars, and clubs. Denver has gained a reputation as being a very active, outdoor-oriented city because of its proximity to the mountains and generally sunny weather.

1

BEST PLACES FOR BUSINESS
AND CAREER
-FORBES

2ND

LARGEST ECONOMY IN
THE UNITED STATES

±3M

10-COUNTY METRO
POPULATION

2.4%

PROJECTED JOB
GROWTH
-FORBES

18TH

BEST PLACE TO LIVE
-US NEWS & WORLD
REPORT

3.5%

HOUSEHOLD INCOME
GROWTH
-FORBES





DENVER NUGGETS

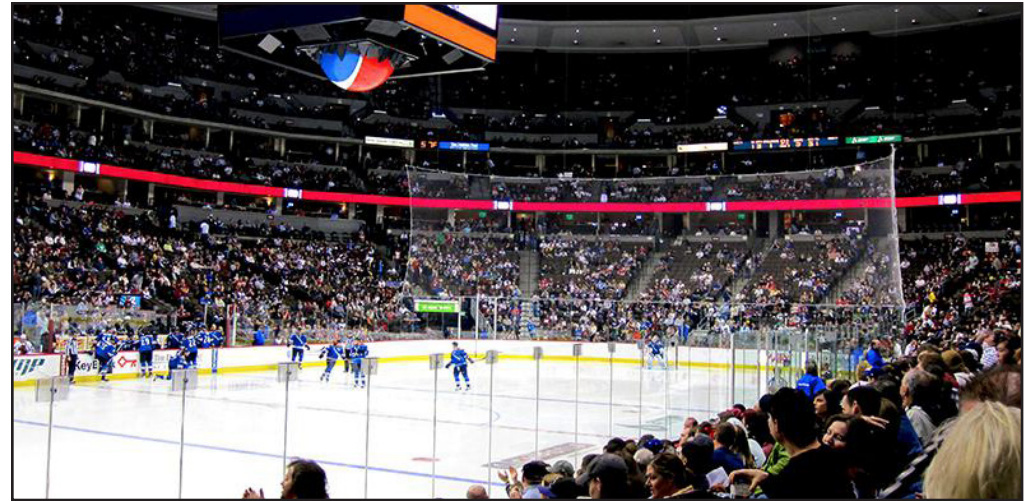
The Nuggets compete in the National Basketball Association (NBA) as a member of the league's Western Conference Northwest Division. The Nuggets play their home games at Pepsi Center, which they share with the Colorado Avalanche of the National Hockey League (NHL) and the Colorado Mammoth of the National Lacrosse League (NLL). The team has had some periods of success, qualifying for the ABA Playoffs for all seasons from 1967 to the 1976 ABA playoffs where they lost in the finals.[11] The team joined the NBA in 1976 after the ABA–NBA merger and qualified for the NBA playoffs in nine consecutive seasons in the 1980s and ten consecutive seasons from 2004 to 2013.

COLORADO AVALANCHE

The Colorado Avalanche are a professional ice hockey team based in Denver. They compete in the National Hockey League (NHL) as a member of the Central Division of the Western Conference. The Avalanche are the only team in their division not based in the Central Time Zone; the team is situated in the Mountain Time Zone. Their home arena is Pepsi Center, which they share with the Denver Nuggets of the National Basketball Association. Their general manager is Joe Sakic.

COLORADO ROCKIES

The Colorado Rockies are an American professional baseball team based in Denver, Colorado. The Rockies compete in Major League Baseball (MLB) as a member club of the National League (NL) West division. The team plays its home baseball games at Coors Field, which is located in the Lower Downtown area of Denver. It is owned by the Monfort brothers and managed by Bud Black. The Rockies have qualified for the postseason five times, each time as a Wild Card winner. The Rockies then proceeded to sweep the Philadelphia Phillies and Arizona Diamondbacks in the NLDS and NLCS respectively and entered the 2007 World Series as winners of 21 of their last 22 games.



DENVER BRONCOS

The Denver Broncos are a professional American football franchise based in Denver. The Broncos compete in the National Football League (NFL) as a member club of the league's American Football Conference (AFC) West division. The team is headquartered in Dove Valley, Colorado. The Broncos are owned by the Pat Bowlen trust and currently play home games at Empower Field at Mile High. They have won eight AFC Championships and three Super Bowl championships. The Broncos have eight primary members enshrined in the Pro Football Hall of Fame: John Elway, Floyd Little, Shannon Sharpe, Gary Zimmerman, Terrell Davis, Champ Bailey and Steve Atwater, along with late club owner Pat Bowlen. The Broncos' on-the-field success is more than matched by a spectacular attendance record of sellout crowds (except for strike-replacement games) every year since 1970. Denver's annual sale of approximately 74,000 season tickets is backed by a waiting list in the tens of thousands.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Auto Zone** located at **9300 Ralston Rd, Arvada, CO 80002** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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