

CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE

# CALIBER COLLISION

CENTENNIAL, CO | DENVER, MSA



**CALIBER**  
COLLISION

**BLUE**  
**WEST**  
CAPITAL

## CALIBER COLLISION

7360 South Fraser Street  
Centennial, CO | Denver MSA

### DEAL TEAM

#### BRANDON WRIGHT

Associate  
720.828.7457  
Brandon.Wright@BlueWestCapital.com

#### ZACH WRIGHT

Director & Partner  
720.966.1628  
Zach@BlueWestCapital.com

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720.989.1031 | 400 S. COLORADO BLVD, SUITE 590, DENVER, CO 80246 | BLUEWESTCAPITAL.COM






# INVESTMENT HIGHLIGHTS

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- Located within the Denver MSA in a dynamic industrial corridor and affluent area
- Centennial is the 11th largest municipality in Colorado
- Proven collision repair location with over 20 years of operating history
- Low rent PSF (\$13.70/SF) and overall rent for a Caliber Collision property
- Colorado is an ideal market for a collision repair business due to acclimate weather and is one of the most expensive states for auto insurance
- Affluent surrounding area with average annual household incomes of over \$137,000 within three miles
- Densely populated area with approximately 225,000 people living within five miles
- Positioned approximately two miles east of Centennial Airport (one of the busiest private airports in the U.S. with 875+/- flights per day) and two miles east of UCHealth Training Center (Denver Broncos headquarters and practice facility)
- Caliber Collision is the nation's largest collision repair company with over 1,400 locations
- Lease features rental increases in the renewal option periods
- Qualifies for accelerated bonus depreciation – consult with your CPA




# INVESTMENT OVERVIEW



CALIBER COLLISION

7360 SOUTH FRASER STREET

CENTENNIAL, CO 80012



\$3,895,000

PRICE

5.50%

CAP RATE

\$214,200

NOI

LEASE OVERVIEW

NOI SCHEDULE

LEASE COMMENCEMENT DATE	October 23, 2015
LEASE EXPIRATION:	October 31, 2025
RENTAL ESCALATIONS:	5% in Each Option
TENANT:	CALIBER BODYWORKS OF COLORADO, INC
LEASE TYPE:	NN*
BUILDING SIZE:	15,630 SF
LAND SIZE:	1.17 Acres
YEAR BUILT:	2000

DATE	NOI	PERIOD	INCREASE	CAP RATE
CURRENT	\$214,200	Primary Term	-	5.50%
11/1/2025	\$224,910	Option 1	5.0%	5.77%
11/1/2030	\$236,155.50	Option 2	5.0%	6.06%
11/1/2035	\$247,963.28	Option 3	5.0%	6.37%



\*Landlord is responsible for roof, structure, and parking lot repairs/replacement in excess of \$25,000 within a 12-month period.



# AERIAL NORTHEAST





# AERIAL WEST









# PROPERTY PHOTOS

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# MAP & DEMOGRAPHICS



## TOTAL POPULATION

1 Mile	8,283
3 Mile	55,138
5 Mile	22,807



## TOTAL HOUSEHOLDS

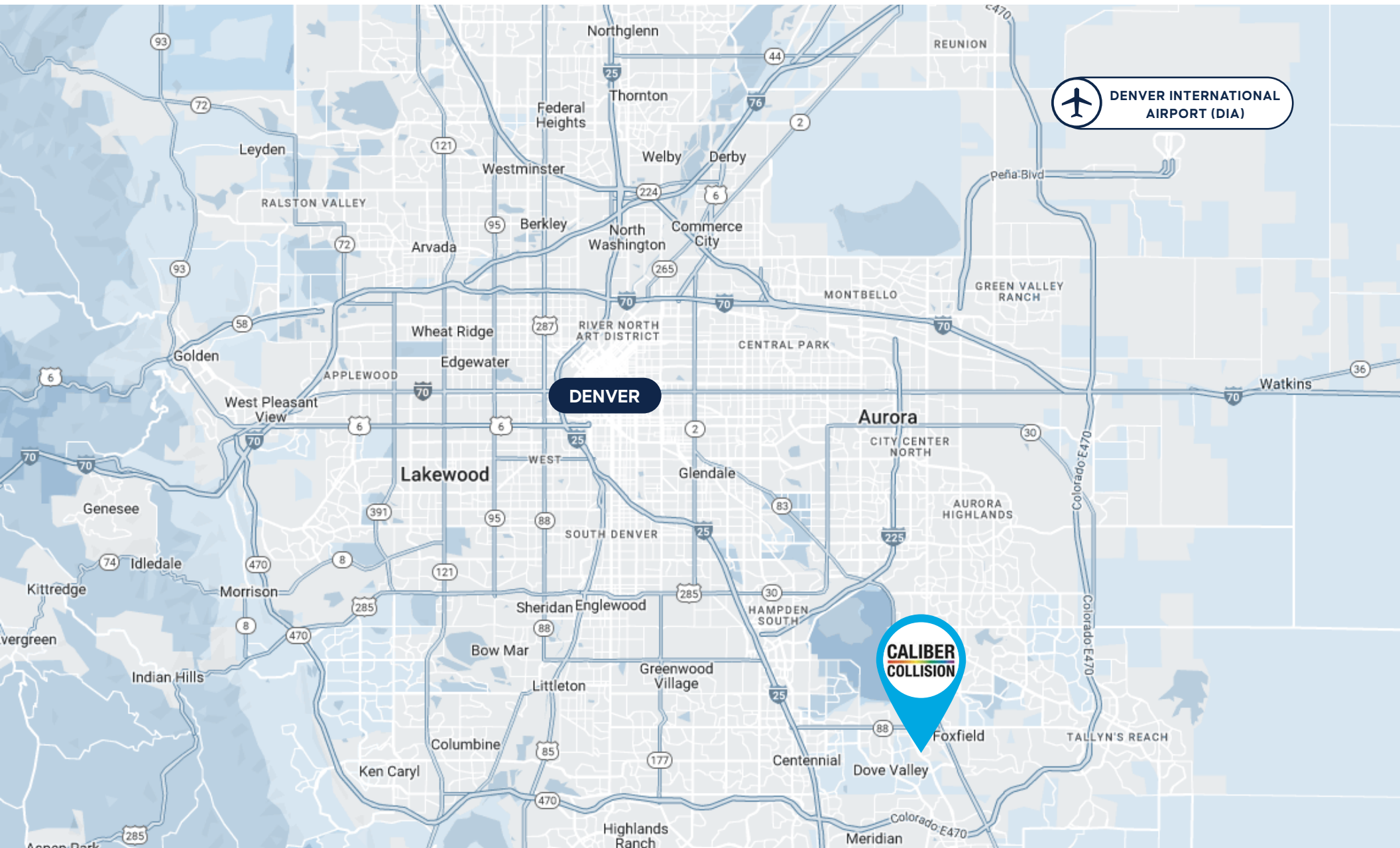
1 Mile	3,731
3 Mile	20,249
5 Mile	85,510



## AVERAGE HOUSEHOLD INCOME

1 Mile	\$90,808
3 Mile	\$137,633
5 Mile	\$133,267







# TENANT OVERVIEW

**\$4 Billion**  
ANNUAL REVENUE (EST)

**E-Commerce  
Resistant**

**CALIBER COLLISION** is the largest collision repair company in America with over 1,400 locations across 39 states. Caliber Collision takes an unyielding commitment to their customers, communities, culture and provides only the highest-quality service. Caliber is continually ranked among the highest in customer satisfaction and provides a lifetime warranty for all completed repair work. In February of 2019, Caliber completed a merger with ABRA Auto Body Repair and now repairs over 1.2 million vehicles annually. The merger with ABRA was strategic and allowed Caliber to have a presence in markets they previously weren't in. Caliber Collision is a subsidiary company of Hellman & Friedman, which owns 58 companies in their portfolio and over \$25 billion in total assets.

**CALIBER  
COLLISION**



REPRESENTATIVE PHOTO

**1,400+**  
LOCATIONS

**39**  
STATES

**1997**  
YEAR FOUNDED

WEBSITE [www.calibercollision.com](http://www.calibercollision.com)

ANNUAL REVENUE \$4 Billion (estimated)

HEADQUARTERS Lewisville, TX



# LOCATION OVERVIEW

## CENTENNIAL, COLORADO

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**CENTENNIAL**'s 110,000 residents enjoy 300 days of sunshine, Rocky Mountain views, and a dynamic local economy. Centennial is the 11th most populous municipality in Colorado. Located along the I-25 corridor in South Metro Denver, Centennial is a leader in Information, Aerospace, Finance, and Professional Services.

Major employers with offices in Centennial include Comcast, Arrow Electronics, United Healthcare, Centura Health, United Launch Alliance, Nordstrom, Amazon and many more. More than 50 percent of Centennial residents over the age of 25 possess a bachelor's or graduate Degree and earn a median household income of almost \$100,000. Centennial has been consistently recognized by major news outlets as a desirable place to live, including being recently named as the No. 4 Best Place to Live in USA Today's 50 Best Places to Live in America. In 2017, Zippia Inc. named Centennial as the 4th most successful city in the nation.

Centennial businesses have access to the region through I-25 and light rail, and access to the world through Denver International Airport and Centennial Airport, the second most active general aviation airport in the U.S.

# 11th

**LARGEST MUNICIPALITY  
IN COLORADO**

# 110,000

**APPROXIMATE  
POPULATION**





# LOCATION OVERVIEW

## DENVER, COLORADO

**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.



# 1<sup>ST</sup>

**CITY WHERE MILLENIALS  
ARE MOVING**

SMARTASSET

# 2<sup>ND</sup>

**BEST PLACE  
TO LIVE**

USA TODAY

# 2<sup>ND</sup>

**HIGHEST RATE OF  
ENTREPRENEURSHIP**

SURGE CITIES

# 3<sup>RD</sup>

**BEST JOB  
MARKET**

WALL STREET

# 5<sup>TH</sup>

**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 80+ 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

80+  
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



**Robert Edwards**

Managing Partner | Investment Sales

720.966.1630

[Robert@BlueWestCapital.com](mailto:Robert@BlueWestCapital.com)



**Tom Ethington**

Managing Partner | Investment Sales

720.966.1624

[Tom@BlueWestCapital.com](mailto:Tom@BlueWestCapital.com)



**Zach Wright**

Director & Partner | Investment Sales

720.966.1628

[Zach@BlueWestCapital.com](mailto:Zach@BlueWestCapital.com)



**Carly Kelly**

Director | Investment Sales

720.828.6290

[Carly@BlueWestCapital.com](mailto:Carly@BlueWestCapital.com)



**Brandon Gayeski**

Director | Investment Sales

720.966.1627

[Brandon@BlueWestCapital.com](mailto:Brandon@BlueWestCapital.com)



**Shawn Dickmann**

Associate | Investment Sales

720.828.8310

[Shawn@BlueWestCapital.com](mailto:Shawn@BlueWestCapital.com)



**Brandon Wright**

Associate | Investment Sales

720.828.7457

[Brandon.Wright@BlueWestCapital.com](mailto:Brandon.Wright@BlueWestCapital.com)



**Josh Lorenzen**

Analyst

720.821.2520

[Josh@BlueWestCapital.com](mailto:Josh@BlueWestCapital.com)



**Krissy Simmons**

Director | Marketing

720.966.1631

[Krissy@BlueWestCapital.com](mailto:Krissy@BlueWestCapital.com)



**Claire Miller**

Marketing Assistant & Office Manager

720.794.8034

[Claire@BlueWestCapital.com](mailto:Claire@BlueWestCapital.com)



**\$3,895,000**

**FOR SALE**

**\$214,200**

**NOI**

## CONTACT US

### BRANDON WRIGHT

Associate

720.828.7457

Brandon.Wright@BlueWestCapital.com

### ZACH WRIGHT

Director & Partner

720.966.1628

Zach@BlueWestCapital.com



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**BLUEWESTCAPITAL.COM**

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