



CHICK-FIL-A

5236 WADSWORTH BYPASS
ARVADA, CO

OFFERING MEMORANDUM

6+ YEARS REMAINING ON ABSOLUTE NNN GROUND LEASE

STRONG CORPORATE GUARANTEE

SIGNALIZED CORNER - HIGH VISIBILITY LOCATION



5236 WADSWORTH BYPASS
ARVADA, CO

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Marcus & Millichap
THE ISAAC GROUP



Lowe's

TEXAS ROADHOUSE brakes plus Jersey Mike's SUBS

Starbucks CHIPOTLE EINSTEIN BROS. BAGELS

COLD STONE CREAMERY FedEx

Hilton Garden Inn

THE HOME DEPOT PETSMART OfficeMax

MCDONALD'S Applebee's GRILL + BAR

COSTCO WHOLESALE

Fazoli's

Shell

FOSTER ELEMENTARY SCHOOL

ihop SHERWIN-WILLIAMS CHASE

TACO BELL BIG TIRES KING BUFFET

SUBJECT PROPERTY

sam's club

five BELOW Conn's HomePlus Michaels ULTA BEAUTY

DOLLAR TREE HU HOT MONGOLIAN GRILL FLOOR DECOR SKY ZONE SUBWAY

Red Robin FIRST WATCH THE DAYTIME CAFE FASTSIGNS Newk's EATERY ups

RALSTON RD

WADSWORTH BYPASS
68-373 VPD

INTERSTATE
76

91,370
VPD

INTERSTATE
70

155,475
VPD

INTERSTATE
70

106,710
VPD

DOWNTOWN
DENVER
8 MILES
VIA I-70



PETSMART

OfficeMax



MCDONALD'S

CHIPOTLE

LOWE'S



FedEx



DISCOUNT TIRE



FOSTER
ELEMENTARY SCHOOL

ihop



CHASE



0.3 MILES

SUBJECT
PROPERTY

W 53RD AVE

WADSWORTH BYPASS
68,373 VPD

W 52ND AVE

SHERWIN-WILLIAMS. xfinity Sola SALON STUDIOS KING BUFFET

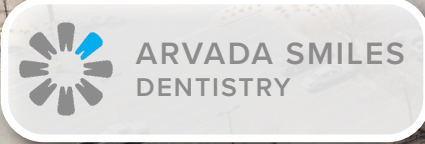
Great Clips ARVADA DENTAL CENTER JIMMY JOHNS SAS San Antonio Shoemakers

BIG O TIRES



162,458 VPD

JEFFERSON COUNTY
HEAD START PRESCHOOL



**SUBJECT
PROPERTY**



W 52ND AVE

WADSWORTH BYPASS
68,373 VPD

DOWNTOWN
DENVER
8 MILES
VIA I-70

sam's club



91,370 VPD



FLOOR
DECOR

Conn's
HomePlus

five BELOW

Michael's

ULTA
BEAUTY

Newk's
EATERY



162,458 VPD



WELLS
FARGO

SUBWAY

Red Robin
GOURMET BURGERS AND BEWS



ARVADA SMILES
DENTISTRY



FIRST WATCH
THE DAYTIME CAFE



BIG TIRES

SUBJECT
PROPERTY

CHASE

W 52ND AVE

WADSWORTH BYPASS
68,373 VPD



PRICE
\$3,000,000

CAP RATE (CURRENT)
3.67%

CAP RATE (9/1/2023)
4.03%

PROPERTY OVERVIEW

Tenant	Chick-Fil-A
Address	5236 Wadsworth Bypass, Arvada, CO 80002
Building Size	4,396 SF
Lot Size	0.42 AC
Year Built	2012



INVESTMENT HIGHLIGHTS

6+ YEARS REMAINING ON ABSOLUTE NNN GROUND LEASE – 2023 RENT INCREASE

Chick-Fil-A occupies the 4,396 SqFt subject property on an absolute triple-net (NNN) ground lease with zero landlord responsibilities. The lease features a 10% rent increase in September of 2023, creating a yield of 4.03%. The current lease term is set to expire on 8/31/2028 and Chick-Fil-A has four five-year extension options.

STRONG CORPORATE GUARANTEE

The lease is guaranteed by the corporate entity of Chick-Fil-A, the largest chicken focused QSR in the nation. Chick-Fil-A is owned by the Cathy Family and operated by Chairman and son of founder Truett Cathy, Dan Cathy. Chick-Fil-A as of December 31st, 2021, had 2,704 total locations which is a 106 unit increase from 2020. In addition to their footprint’s expansion, systemwide sales increased 22% during 2021 to \$16.7 billion.

SIGNALIZED CORNER – HIGH VISIBILITY LOCATION

The subject property is located at the signalized corner of Wadsworth Byp and W 52nd Ave an intersection that sees over 68,000 VPD. The pad site offers ideal visibility to the highly trafficked intersection.

IDEALLY LOCATED WITHIN HEAVILY TRAFFICKED RETAIL CORRIDOR

The subject property resides just off the interchange of three major Denver MSA thoroughfares, I-70, I-76, and Wadsworth Byp combining to see 230,831 VPD (Placer.ai). The corridor includes a wide range of nationally credited retail tenants like Sam’s Club, Costco, Home Depot, and Lowe’s. Arvada Marketplace, a shopping center across the street from the subject property saw over 2.8 million visitors in the last year (Placer.ai).

ARVADA COLORADO, DENVER MSA

Located just northwest and a 12-minute drive from downtown Denver, the subject property resides in Arvada, Colorado. The popular suburb of Denver has an estimated population of over 123,000 and residents earn an average household income of \$105,753. Arvada’s Olde Town is the heart of Arvada featuring a selection of restaurants, shops, breweries, and galleries and is less than a mile from the subject property.



WADSWORTH BYPASS
68,373 VPD



LEASE OVERVIEW

Initial Lease Term	15 Years
Rent Commencement Date	08/13/2013
Expiration Date	08/31/2028
Lease Term Remaining	6.17
Lease Execution Date	02/01/2012
Lease Type	Absolute NNN Ground Lease
Roof & Structure	Tenant
Rent Increases	10% Every Five-Years
Options	Four (4) Five-Year Options
Lease Guarantor	Chick-Fil-A, Inc.

CURRENT RENT SCHEDULE

TERM	MONTHLY RENT	ANNUALIZED RENT	RENT INCREASES	CAP RATE
Current - 08/31/2023	\$9,167	\$110,000	N/A	3.67%
09/01/2023 - 08/31/2028	\$10,083	\$121,000	10.00%	4.03%
(Option 1) 09/01/2028 - 08/31/2033	\$11,092	\$133,100	10.00%	4.44%
(Option 2) 09/01/2033 - 08/31/2038	\$12,201	\$146,410	10.00%	4.88%
(Option 3) 09/01/2038 - 08/31/2043	\$13,421	\$161,051	10.00%	5.37%
(Option 4) 09/01/2043 - 08/31/2048	\$14,763	\$177,156	10.00%	5.91%





TENANT OVERVIEW

Originally started as the Dwarf Grill in 1946, Truett Cathy founded Chick-Fil-A in a suburb of Atlanta, GA. Today, Chick-Fil-A is one the largest fast-food chains in the United States with over 2,704 locations in 47 states. The company is the creator of their famous original chicken sandwich, the recipe which was made over 50 years ago in 1964. To this day, the Cathy family owns and operates the Chick-Fil-A brand, with son of founder Dan Cathy serving as the chairman of Chick-Fil-A. In 2021, Chick-Fil-A surpassed their 2020 sales numbers by 22% achieving sales over \$16.7 billion. Chick-Fil-a is headquartered in College Park, GA and have over 140,000 team members across their network of locations.



sam's club



162,458 VPD
0.3 MILES

COSTCO
WHOLESALE

WADSWORTH BYPASS
68,373 VPD



ARVADA, CO

Arvada, Colorado is located just northwest of Colorado’s capitol, Denver, and is apart of the Denver-Aurora-Lakewood metropolitan area, which has a population of over 2,798,000 people. Arvada takes up over 122,900+ of that population. Arvada consistently competes with the larger metropolitan areas in the areas of business and commerce but retains a small-town charm that other suburbs can’t replicate. With such great assets as the Arvada Center, the Apex Center and a historic shopping district, Olde Town, Arvada is thriving. A highly educated workforce, low crime rate and excellent quality of life (where outdoor adventures abound!) have all contributed to the popularity of Colorado’s 8th largest city.

DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 PROJECTION	13,761	125,035	373,963
2021 ESTIMATE	13,375	121,963	357,139
DAYTIME POPULATION	14,715	119,895	351,581
2021 AVERAGE HH INCOME	\$70,085	\$90,303	\$98,251

SELECT NEIGHBORING AMENITIES & RETAILERS

OLDE TOWN ARVADA



DOWNTOWN DENVER



HISTORIC OLDE TOWN

DISCLOSURE

Marcus & Millichap

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BDB24-10-19) (Mandatory 1-20)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER

DEFINITIONS OF WORKING RELATIONSHIPS

Seller’s Agent: A seller’s agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller’s agent must disclose to potential buyers all adverse material facts actually known by the seller’s agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer’s Agent: A buyer’s agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer’s agent must disclose to potential sellers all adverse material facts actually known by the buyer’s agent, including the buyer’s financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer’s financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party’s agent or as the party’s transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

5236 Wadsworth Bypass, Arvada, CO 80002

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker’s acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

DISCLOSURE

Marcus & Millichap

CHECK ONE BOX ONLY:

☒ **Customer.** Broker is the ☒ seller’s agent ☐ seller’s transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☒ Show a property ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ **Customer for Broker’s Listings – Transaction-Brokerage for Other Properties.** When Broker is the seller’s agent or seller’s transaction-broker, Buyer is a customer. When Broker is not the seller’s agent or seller’s transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker’s disclosure of Buyer’s confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER’S DISCLOSURE OF BROKER’S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN’S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via Attachment to emailed Offering Memorandum and retained a copy for Broker’s records.

Brokerage Firm’s Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.



Broker

CONFIDENTIALITY AGREEMENT

Marcus & Millichap

NON-DISCLOSURE NOTICE

The information contained in the following marketing package is proprietary and strictly confidential. It is intended to be reviewed by only the party receiving it from Marcus & Millichap Real Estate Investment Services and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This marketing package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this marketing package has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

DO NOT CONTACT TENANT

All property showings are by appointment with the listing broker or landlord only. Under no circumstances, should any prospective purchaser or related entity contact the tenant or any of the employees at these stores. Recipients of this marketing package acknowledge that such contact may damage the tenant's operation which would impair the financial results. Landlord reserves the right to seek legal redress for any damage that may occur from such interference with landlord's relationship with tenant.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this marketing package has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty, or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This marketing package is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions, or estimates used in this marketing package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee for future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this marketing package, you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. 2021.

Sources: Traffic count (Placer.ai)

STNL MARKETING PACKAGE DISCLAIMER

Marcus & Millichap

Marcus & Millichap hereby advises all prospective purchasers of Single Tenant Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a single tenant property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a single tenant property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single tenant property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.



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