



NEW CONSTRUCTION
ABSOLUTE NET LEASE
BOULDER COUNTY
ELIGIBLE FOR BONUS DEPRECIATION

7-ELEVEN

1360 S 96th Street, Louisville, CO 80027


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GROUP



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INVESTMENT OVERVIEW



ADDRESS

**1360 S. 96th Street,
Louisville, CO 80027**



PRICE

\$5,926,375



NOI

\$237,055



CAP RATE

4.00%



SIZE

**Building Size: 3,580 SF
Land Size: 53,320 SF**



YEAR BUILT

2022



LEASE TYPE

**- NNN
- Tenant responsible for roof,
structure and parking lot**

LEASE OVERVIEW

Tenant	7-Eleven, Inc.
Initial Lease Term	15 years
Renewal Options	3, 5-year options
Rent Increases	7.5% increase every 5 years during primary and option terms
Rent Commencement	Q4 2022 (estimated)

YEAR(S)	MONTHLY RENT	ANNUAL RENT	INCREASE
1-5 (Primary)	\$19,754.58	\$237,055.00	
6-10 (Primary)	\$21,236.18	\$254,834.12	7.5%
11-15 (Primary)	\$22,828.89	\$273,946.67	7.5%
16-20 (Option #1)	\$24,541.06	\$294,492.67	7.5%
21-25 (Option #2)	\$26,381.64	\$316,579.62	7.5%
26-30 (Option #3)	\$28,360.26	\$340,323.09	7.5%

RENDERING





GAS COMPETITION

- High barrier to entry market
- Only new generation C-Store with gas in the city of Louisville
- Most recently constructed C-Store with gas built in 1995



LEASE STRUCTURE

- NNN
- Tenant responsible for roof, structure and parking lot



ACCESS

Signalized intersection



SIGNAGE

Monument signage



TAX BENEFITS

Eligible for bonus depreciation



TRAFFIC VOLUME

- W. Dillon Rd: 18,900 VPD
- S. 96th Ave.: 21,700 VPD



ANCHORED BY BOLDER INNOVATION CAMPUS

22+ AC campus anchored by 200,000 SF of R&D space with outstanding retail frontage on 96th St and multiple points of ingress/egress, including a signalized, full movement intersection directly in front of the 7-Eleven property.



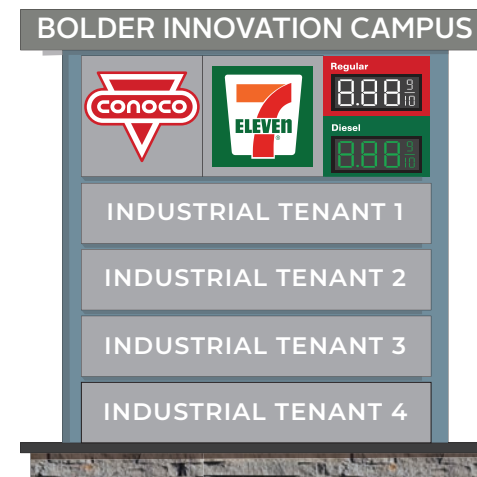
NEARBY DEVELOPMENTS

Colorado Tech Center

- Bordering the Bolder Innovation Campus to the east, the Colorado Tech Center is a 400 AC master planned business park featuring over 5,000,000 SF of office and industrial space.

Redtail Ridge

- Located in direct proximity to the Bolder Innovation Campus, Redtail Ridge is a 390 AC redevelopment with plans for a mix of residential, retail, and office space.



AREA OVERVIEW

ABOUT LOUISVILLE

Louisville is located in southeastern Boulder County; 10 miles southeast of downtown Boulder and just 20 miles northwest of downtown Denver. The city has experienced tremendous growth in recent years, averaging **population growth of 7.4% annually from 2010 to 2021** (CoStar.com). Boulder County and the City of Louisville are known for having a very high barrier to entry making this a rare opportunity to own a retail pad in the entire trade area.

PENDING DRIVE-THRU COFFEE



QUICK FACTS

Population: 21,226 (Louisville); 330,758 (Boulder County)
Bachelor's Degree or Higher: 69.7% (Louisville); 62.1% (Boulder County); 32.1% (United States)
Unemployment Rate: 3.2% (Boulder County); 3.9% (United States)
Median Household Income: \$103,017 (Louisville); \$62,843 (United States)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,252	59,963	124,265
AVG. HOUSEHOLD INCOME	\$133,311	\$133,917	\$133,875



Founded in 1927, 7-Eleven, Inc. is the premier name in the convenience store industry. 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada and over 78,000 stores globally.

HEADQUARTERS

Irving, TX

COMPANY INFORMATION

Tenant	7-Eleven, Inc.
Credit Rating	S&P: A
Year Founded	1927
Locations	13,000+ (U.S. and Canada) 78,000+ (Globally)

PENDING
DRIVE-THRU
COFFEE



AREA MAP



BOULDER

287

COLORADO TECH CENTER

400 Acre, 5,000,000+ SF commercial & industrial park

SUPERIOR MARKET PLACE

COSTCO
WHOLESALE

WHOLE FOODS
MARKET



LOUISVILLE



96th St.

36

SUPERIOR

FLATIRON CROSSING

AMC
THEATRES

Crate&Barrel

WILLIAMS-SONOMA

DICK'S
SPORTING GOODS

POTTERY
BARN

MACY'S

VAIL RESORTS
"EXPERIENCE OF A LIFETIME"

BROOMFIELD

MAINSTREET AT FLATIRON

Chick-fil-A



Walmart

Walgreens



ORACLE
SCL Health

KBJC
ROCKY MOUNTAIN
METROPOLITAN AIRPORT

1STBANK
CENTER

W. 120th Ave.

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DRONE PHOTOS



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