



INTERACTIVE
OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



16740 HWY 39 | WIGGINS, CO 80654

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TABLE OF CONTENTS

- 03 INVESTMENT OVERVIEW
- 06 FINANCIAL OVERVIEW
- 09 TENANT OVERVIEW
- 11 AREA OVERVIEW



An aerial photograph of a Sinclair gas station and truck stop. Several semi-trucks are parked in the lot, including one with 'XTRA' branding and another with 'RABBIT' on the side. A white SUV is in the foreground. The Sinclair logo is visible on the canopy and a sign in the background. The entire image is covered with a semi-transparent blue overlay.

INVESTMENT OVERVIEW

SINCLAIR | WIGGINS, CO

INVESTMENT SUMMARY

- **Fuel Contract** – Year-to-year agreement, flexibility to go unbranded.
- **Location** – This site is located at the intersection of the I-76, Route 34, and Highway 39.
- **MPDs** – 7 Lightweight Dispensers & 3 DEF Dispensers.
- **Bulk Fueling** – Bulk diesel and gasoline to local farmers.
 - The three trucks are available for purchase as well.
- **High Income** – The EBITDA (Seller adjusted net income) is \$1.9M per year.





SUBJECT PROPERTY



± 14,000 VPD

**PAR ENTERPRISES
TIRE SHOP**



SUPERIOR
Irrigation & Electric



CHS WIGGINS



HIGHWAY 39



WIGGINS ELEMENTARY & MIDDLE SCHOOL
601 STUDENTS



WIGGINS HIGH SCHOOL
218 STUDENTS

An aerial photograph of a Sinclair truck stop. Several semi-trucks are parked in the lot, including ones with 'XTRA' and 'CINT' branding. A large green and white Sinclair sign is visible in the background. The sky is clear and blue. The foreground shows the cracked asphalt of the parking lot.

FINANCIAL OVERVIEW

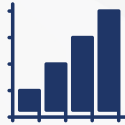
SINCLAIR | WIGGINS, CO

FINANCIAL SUMMARY



\$12,402,000

LIST PRICE



\$1,907,923

EBITDA/NOI



±7,222 SF

GLA (SF)



±5.38 AC

LOT SIZE (AC)



FINANCING INQUIRIES

For financing options reach out to:

Jim Brandon
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TENANT OVERVIEW

SINCLAIR | WIGGINS, CO



HEADQUARTERS
Salt Lake City, UT

YEAR FOUNDED
1916

WEBSITE
sinclairoil.com

LOCATIONS
1,600+

Sinclair Oil, a venerable energy company with a century-long legacy, plays a pivotal role in energizing America's road trips and daily commutes through its extensive network of over 1,600 independent Sinclair-branded stations spanning across more than 30 states. As a subsidiary of HF Sinclair, listed on the New York Stock Exchange under the symbol DINO, the company is deeply rooted in the energy sector, contributing to the nation's fuel infrastructure. Sinclair Oil's commitment to providing reliable and quality fuel services underscores its significance in the American transportation landscape, embodying a rich history and a forward-looking approach in meeting the energy needs of diverse communities.





AREA OVERVIEW

SINCLAIR | WIGGINS, CO



WIGGINS, CO

Wiggins is a town in Morgan County, Colorado, on the state’s eastern plains. The “Gateway of the Plains and the Rockies” is located at the intersections of Interstate 76, Highway 34, and Highway 52. Wiggins is surrounded by agricultural producers and offers boating, fishing, camping, hunting, and family recreation opportunities. Wiggins has its own top-rated school district that educates students from Pre-K to 12th grade. The town’s economy is primarily driven by agriculture, with vast fields of crops and grazing lands surrounding the area. Its simplicity and community spirit make it appealing to those who appreciate a slower pace of life and the beauty of the Colorado plains. While the region’s natural environment remains a major economic driver for the community, the emphasis of Wiggins’ location has shifted from agricultural endeavors to providing an alternative location for residential and commerce that improves the quality of life for residents who want to live away from the more densely populated urban area.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
2028 Projection	2,457	2,893	4,853
2023 Estimate	2,239	2,637	4,485
2020 Census	2,067	2,434	4,204
Annual Growth 2010-2023	2.0%	1.9%	1.8%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2028 Projection	879	1,040	1,799
2023 Estimate	797	943	1,659
2020 Census	731	865	1,551
Annual Growth 2023-2028	1.0%	0.9%	0.8%
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$104,675	\$108,303	\$105,012

DISTANCE MAP

SUBJECT PROPERTY



BOULDER, CO



DENVER, CO

±81 MILES

±67 MILES



DENVER, CO

Established in the mid-1800s as a mining town during the Gold Rush, Denver embraces its Western heritage along with a forward-thinking mindset. Larimer Square is a testament to Denver's balance of old and new, boasting rows of creative restaurants, independent shops, and vibrant nightlife spots in Victorian-era buildings downtown.

Located in the foothills of the Rocky Mountains, Denver is renowned for its great outdoor adventures. Residents enjoy more than 5,000 acres of parks, trails, golf courses, and playgrounds as well as convenience to Red Rocks Park and Cherry Creek State Park. Denver is proximate to world-class skiing and snowboarding opportunities just outside the city too. City center skyscrapers provide incredible views of the mountains to the west, while spacious suburbs with single-family rentals make for the perfect place to set down roots.

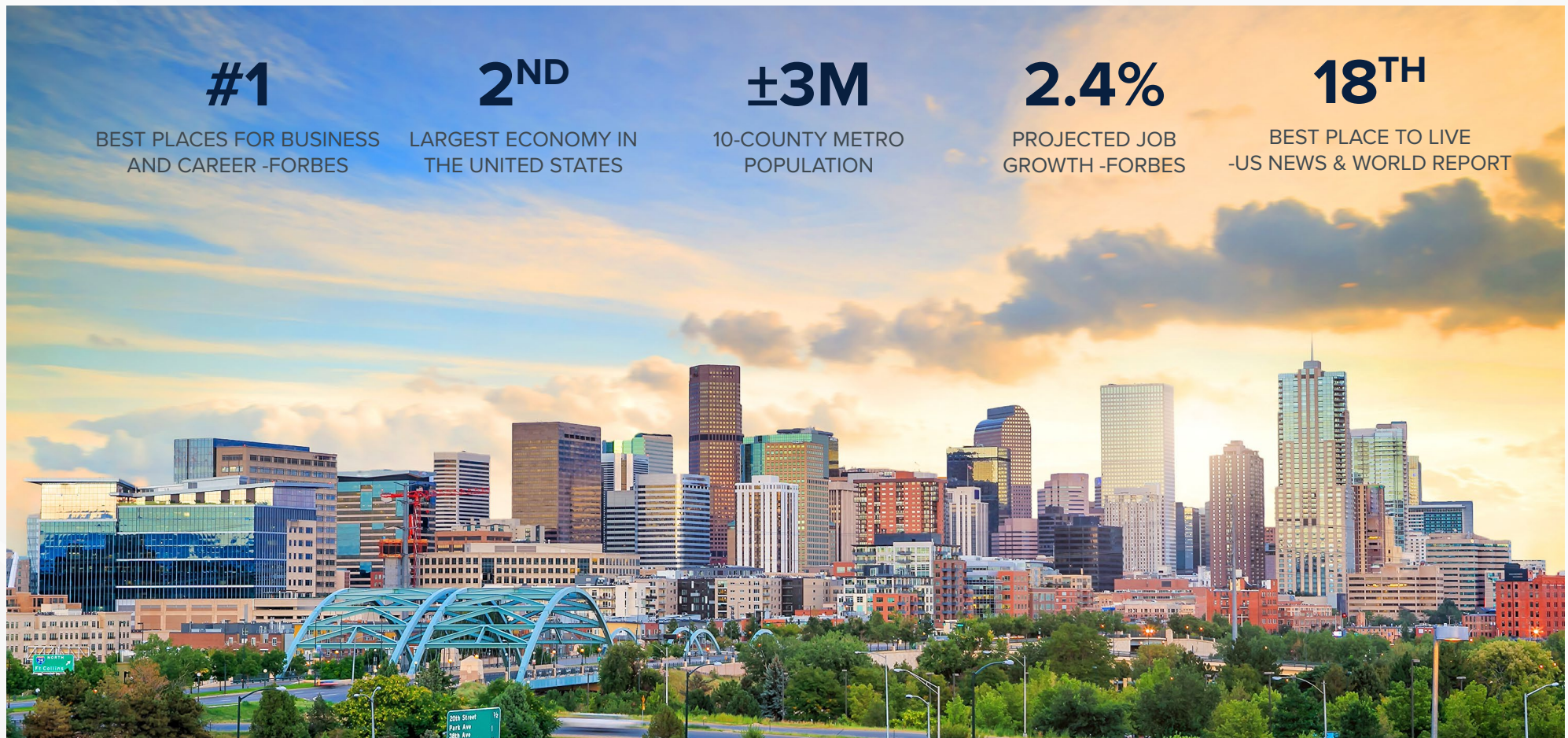


ECONOMY

Denver's diversified economy is one of its greatest strengths. Major industry sectors are aerospace, broadcast and telecommunications, healthcare and wellness, financial services, bioscience, energy, and IT software.

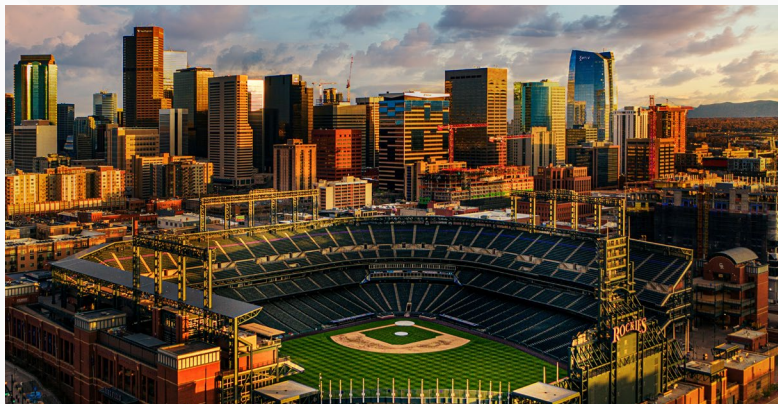
Denver has a strong presence in the energy sector, particularly in oil and gas. The city is home to several major energy companies and serves as a regional hub for energy exploration, production, and distribution. The city also has a thriving aerospace and defense industry. Companies such as Lockheed Martin and Boeing have a significant presence in the area. The city benefits from the proximity to major military installations like Buckley Air Force Base and the United States Air Force Academy. Additionally, the growing IT sector with numerous technology companies and startups have established their presence in the city. The region's skilled workforce and access to research institutions contribute to the development of this sector. Denver serves as a major financial hub for the Rocky Mountain region. The city is home to several banks, investment firms, and insurance companies, contributing to the growth of the financial services sector.

Denver has experienced strong job growth over the years, attracting both domestic and international talent. The city's low unemployment rate and diverse job market offer opportunities across various industries. Prior to the COVID-19 pandemic, the area experienced a low unemployment rate compared to the national average.



ATTRACTIONS

- The **Denver Art Museum's** global art collections represent cultures around the world, including African art, architecture, and design, art of the ancient Americas, Asian art, and European and American art before 1900. It also houses art from local Denver and Rocky Mountain region artists.
- The 80-acre **Denver Zoo** is in the City Park of Denver. It is the most visited paid attraction in the Denver metropolitan area. It is the first zoo in the United States to use naturalistic zoo enclosures rather than cages with bars. It expanded on this concept with Primate Panorama, featuring huge mesh tents and open areas for apes and monkeys.
- **Downtown Aquarium** is a public aquarium and restaurant with approximately 1,000,000 US gallons and exhibits with a variety of fish and other animals.
- **Coors Field** is a baseball stadium in downtown Denver and is the home field of Major League Baseball's Colorado Rockies. The stadium has a capacity of 50,144 people.
- The **16th Street Mall** is a pedestrian and transit mall that is ± 0.25 miles long and runs along 16th Street in downtown Denver. It is home to over 300 stores, 50 restaurants, and the Denver Pavilions Shopping Mall.
- **Lakeside Amusement Park** is a family-owned amusement park featuring a glittering original display of over 100,000 lights and rides for the whole family to enjoy.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **16740 Hwy 39, Wiggins, CO 80654** (“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. Neither 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:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 Owner 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 of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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