



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

REPRESENTATIVE PHOTO



17151 S GOLDEN RD,
GOLDEN, CO 80401



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INVESTMENT HIGHLIGHTS

LEASE & LOCATION HIGHLIGHTS

- 2009 build-to-suit construction for Advanced Auto Parts.
- ±8-Years remaining on a recently extended lease, proving Advanced Auto Part's commitment to the location and market.
- Advance Auto Parts is outparceled to a King Soopers-anchored retail center and neighbors several notable tenants including McDonald's, Walgreens, Starbucks, Jiffy Lube, and Bank of America to name a few.
- Located 10 miles west of downtown Denver, the Golden Market boasts incredible demographics including an average household income within a 5-mile radius of \$141,959 and a 5-mile population of over 114,000 residents.
- Advance Auto Parts is currently paying 20% below market rent in a high barrier-to-entry market, providing a buyer with future upside.
- Traffic counts along South Golden Road exceed 16,000 vehicles daily.
- The subject property is located just 5 miles North of the world-famous Red Rocks Amphitheatre.

TENANT HIGHLIGHTS

- Advance Auto Parts is one of the nation's largest automotive aftermarket parts providers, serving both the professional installers and do-it-yourself customers.
- Corporate guaranteed lease with Investment. Advance Stores Company, Incorporated (NYSE: AAP) guarantees the lease with almost a \$9B market capitalization and is rated as investment-grade credit (S&P Rated: BBB-).
- Advance Auto Parts is considered an essential business and has been consistent with staying open and paying rents on time throughout COVID-19.

VALUATION OVERVIEW



\$1,555,556

LIST PRICE



6.75%

CAP RATE



±6,000 SF

GLA



\$105,000

NOI



±0.60 AC

GLA



2009

YEAR BUILT

TENANT SUMMARY

Tenant Trade Name Advance Auto Parts

Type of Ownership Fee Simple

Lease Guarantor Corporate

Lease Type NN

Roof/Structure, Parking Lot, HVAC Landlord Responsibility

Original Lease Term 15 Years

Rent Commencement Date 10/27/2009

Lease Expiration Date 12/31/2031

Term Remaining on Lease ±8 Years

Increase 5% In Option Periods

Options Three, 5-Year Options



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FINANCING INQUIRIES

For financing options reach out to:

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ANNUALIZED OPERATING DATA				
	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current - 12/31/2031	\$8,750.00	\$105,000.00	-	6.75%
Option 1	\$9,187.50	\$110,250.00	5.00%	7.09%
Option 2	\$9,646.88	\$115,762.56	5.00%	7.44%
Option 3	\$10,129.22	\$121,550.64	5.00%	7.81%



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Goodwill

KING
Scoopers

 **jiffy lube**

 **Pizza Hut**

 **McDonald's**

Advance
Auto Parts

BANK OF AMERICA

GOLDEN CYCLOROSS PARK

FOSSIL TRACE GOLF CLUB

ULYSSES SENIOR COMMUNITY

 **Xcel**
ENERGY

ORCHARD STREET PARK

S GOLDEN RD ± 16,000 VPD

BELL MIDDLE SCHOOL
778 STUDENTS



ULYSSES PARK

 **CUBE SMART**
self storage



GOLDEN PINES CONDOMINIUMS
96 UNITS

 **JEFFERSON**
COUNTY COLORADO
Human Services
Steps to a better, safer life

CAMPING
WORLD

CHRISTOPHER'S
DODGE RAM

 **JEFFERSON**
COUNTY COLORADO
Human Resources,
Parks & Culture

AutoNation

 **GOLDEN**

 **Arrowhead**
landscape services

W 6TH AVE ± 35,000 VPD

OUTLOOK GOLDEN RIDGE APARTMENTS
177 UNITS

 **intervention, inc.**

KOHL'S



FOX HILL APARTMENTS
153 UNITS

SOUTHRIDGE PARK



SOUTH TABLE MOUNTAIN PARK



THRIVE PRESCHOOL GARDEN



ULYSSES PARK



ULYSSES SENIOR COMMUNITY

CONNECTIONS LEARNING CENTER
18 STUDENTS

TENANT PROFILE



Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of December 19, 2023 Advance operated 4,458 stores and 320 Worldpac branches primarily within the United States, with additional locations in Canada, Puerto Rico and the U.S. Virgin Islands. The company also served 1,315 independently owned Carquest branded stores across these locations in addition to Mexico and various Caribbean islands.

The company serves both professional installers and do-it-yourself customers, providing them with quality products from reputable brands. Advance Auto Parts focuses on delivering exceptional customer service and convenience by offering various shopping options, including in-store, online, and through their mobile app.

They provide customers with a range of services, such as battery testing and installation, oil recycling, loaner tool programs, and diagnostic services. These services further enhance the company's commitment to supporting customers throughout their automotive maintenance and repair needs.

HEADQUARTERS

Raleigh, NC

WEBSITE

advanceautoparts.com

YEAR FOUNDED

1932

OF LOCATIONS

4,450+



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AREA OVERVIEW

GOLDEN, CO

Golden sits fifteen miles due east of downtown Denver on Interstate 70, where the urban landscape begins to give way to the rugged beauty of the Front Range. Surrounded by huge parks full of hiking trails (and, of course, fairly close to several ski areas), Golden apartments are excellent for folks who like to spend their time outdoors.

Golden is famous as the home of Coors Brewing Company, but like many other Colorado communities there are several breweries around town. Bus and light rail service connects Golden to the rest of the Denver metro area, making it easy to get to work or just explore without depending on a personal vehicle.

ECONOMIC DEVELOPMENT

Golden, Colorado, has experienced a multifaceted economic development shaped by its historical significance, educational institutions, and evolving industries. Initially propelled by the Colorado Gold Rush, the city's economy has diversified over the years. The presence of the Colorado School of Mines has played a pivotal role, fostering research and development in engineering and applied sciences. Additionally, the National Renewable Energy Laboratory (NREL) has contributed to Golden's economic landscape by advancing clean energy technologies. The city's scenic location at the base of the Rocky Mountains has made it a hub for tourism, with outdoor recreation, restaurants, and cultural attractions driving economic growth. The downtown area, characterized by small businesses, further enhances Golden's appeal. Collaboration with the Denver metropolitan area and a commitment to preserving its historical and cultural heritage contribute to the city's economic vibrancy. As Golden continues to balance its rich past with modern innovation, its economic trajectory reflects a dynamic interplay of education, research, tourism, and diverse industries.

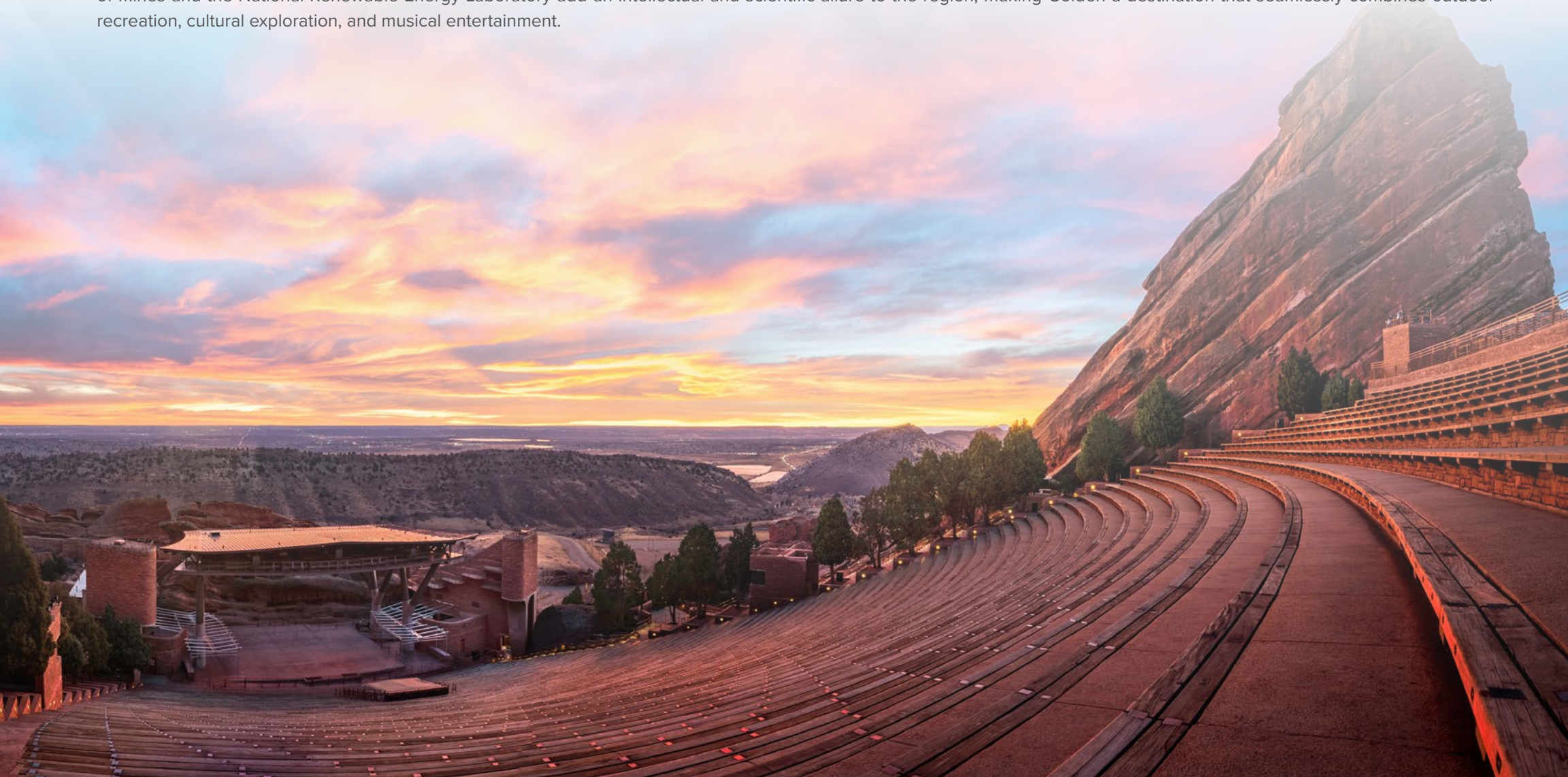


DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2024 Estimate	5,979	41,748	114,599
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Estimate	2,291	16,946	47,613
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	117,441	139,763	141,959

TOURISM

The Colorado Rocky Mountains offer a breathtaking and diverse landscape that has made them a premier destination for tourism. Renowned for their majestic peaks, pristine alpine lakes, and extensive forests, the Rockies attract outdoor enthusiasts, nature lovers, and adventure seekers alike. Visitors can explore the iconic Rocky Mountain National Park, home to a vast array of wildlife and scenic vistas, or venture into lesser-known areas to discover hidden gems. The region provides year-round recreational opportunities, from world-class skiing and snowboarding in winter to hiking, camping, and mountain biking in the warmer months.

However, it's the Red Rocks Amphitheatre, located just a short drive away, that adds a unique dimension to the area's tourism. Carved into the red sandstone, this world-famous open-air venue is renowned for its acoustics and spectacular views, offering visitors a memorable concert experience amid the natural amphitheater setting. Beyond Red Rocks, Golden itself contributes to the tourism appeal with its historic downtown, offering charming shops, restaurants, and a glimpse into the city's gold rush past. The Colorado School of Mines and the National Renewable Energy Laboratory add an intellectual and scientific allure to the region, making Golden a destination that seamlessly combines outdoor recreation, cultural exploration, and musical entertainment.



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.

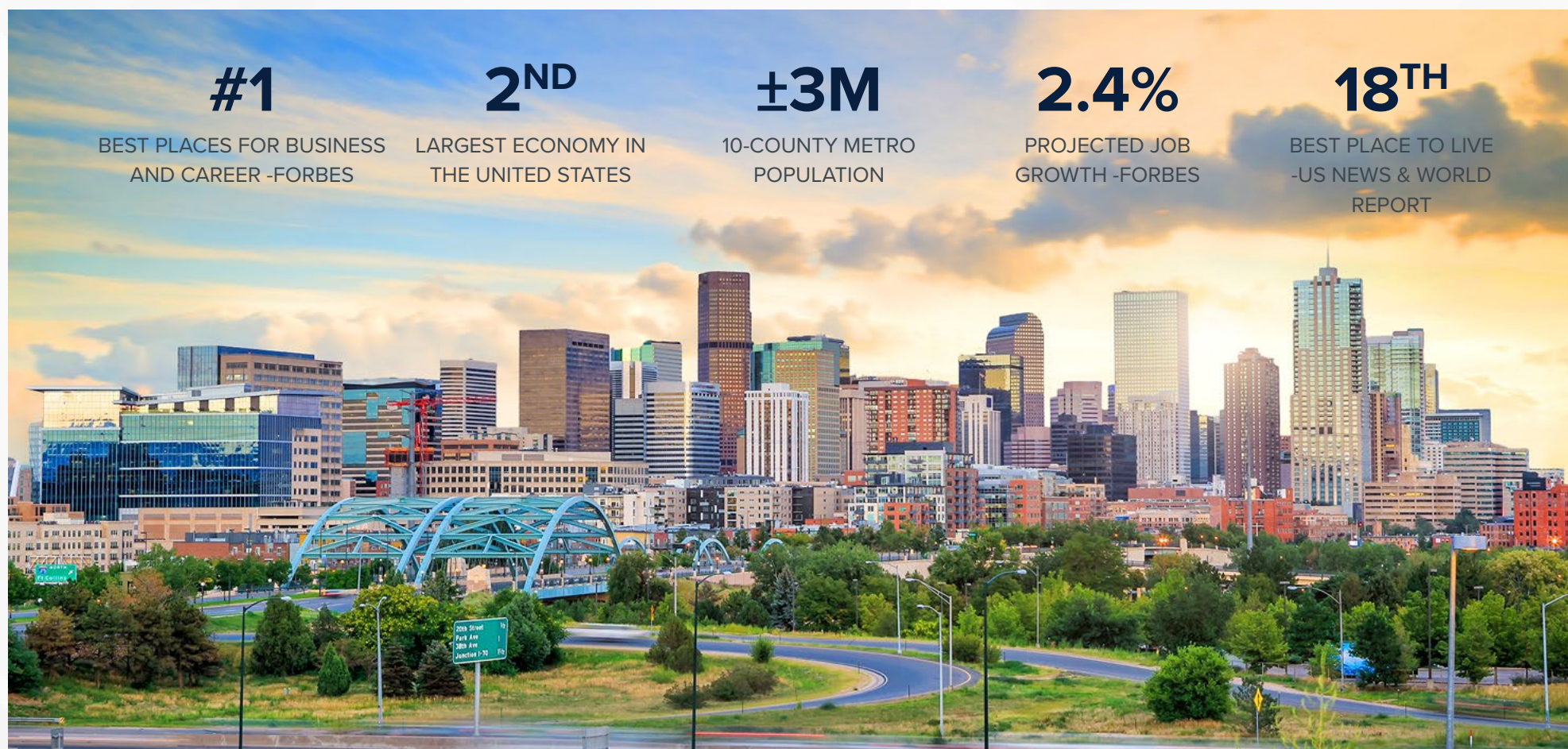


ECONOMY

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.



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 **17515 S Golden Rd, Golden, CO 80401** (“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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INTERACTIVE OFFERING MEMORANDUM

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