



NET LEASE INVESTMENT OFFERING



Grease Monkey

Long-Term Lease | Corporate Guaranty | Early Lease Renewal | Densely Populated
Aurora, CO (Denver MSA)



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Disclaimer Statement



Investment Highlights

- » Located within the **Denver MSA**, the 19th largest MSA with over 3 million people
- » Long-term lease with approximately **11 years remaining**
- » Qualifies for **accelerated bonus depreciation** (consult with your CPA)
- » Tenant is **committed to this location** evidenced by a recent early lease renewal
- » Absolute triple net lease with **no landlord responsibilities**
- » **Corporate lease** to Grease Monkey International (500+ locations)
- » **Extremely dense area** with over 127,000 people living within three miles
- » Positioned right **off the heavily trafficked signalized intersection** of S Chambers Road and E Quincy Avenue (56,000 VPD)
- » **2% annual increases** over the next six years
- » Proven **successful operating history** at this location since 2013
- » **Recently renovated** property
- » National **retailers in immediate area** include Lowe's, Target, King Soopers, McDonald's, and many others



Investment Overview



PRICE
\$1,673,000



CAP RATE
6.15%



NOI
\$102,870



15321 E Quincy Avenue
Aurora, CO 80014

RENT COMMENCEMENT:

July 1, 2013

LEASE EXPIRATION:

December 31, 2036

RENTAL ESCALATIONS:

2% Annually Through 2031
10% in Option

RENEWAL OPTIONS:

One 5-Year

TENANT:

Grease Monkey International, LLC
(Corporate)

LEASE TYPE:

Absolute Triple Net

LANDLORD RESPONSIBILITIES:

None

BUILDING SIZE:

1,848 SF

LAND SIZE:

.344 Acres

YEAR BUILT/RENOVATED:

1994/2025

NOI SCHEDULE:

NOI	Date	Period	Increase
\$102,870	1/1/2026	Current Term	2.0%
\$104,927	1/1/2027	Current Term	2.0%
\$107,026	1/1/2028	Current Term	2.0%
\$109,166	1/1/2029	Current Term	2.0%
\$111,349	1/1/2030	Current Term	2.0%
\$113,576	1/1/2031	Current Term	2.0%
\$115,848	1/1/2032	Current Term	2.0%
\$115,848	1/1/2033	Current Term	-
\$115,848	1/1/2034	Current Term	-
\$115,848	1/1/2035	Current Term	-
\$115,848	1/1/2036	Current Term	-
\$127,433	1/1/2037	Option 1	10.0%



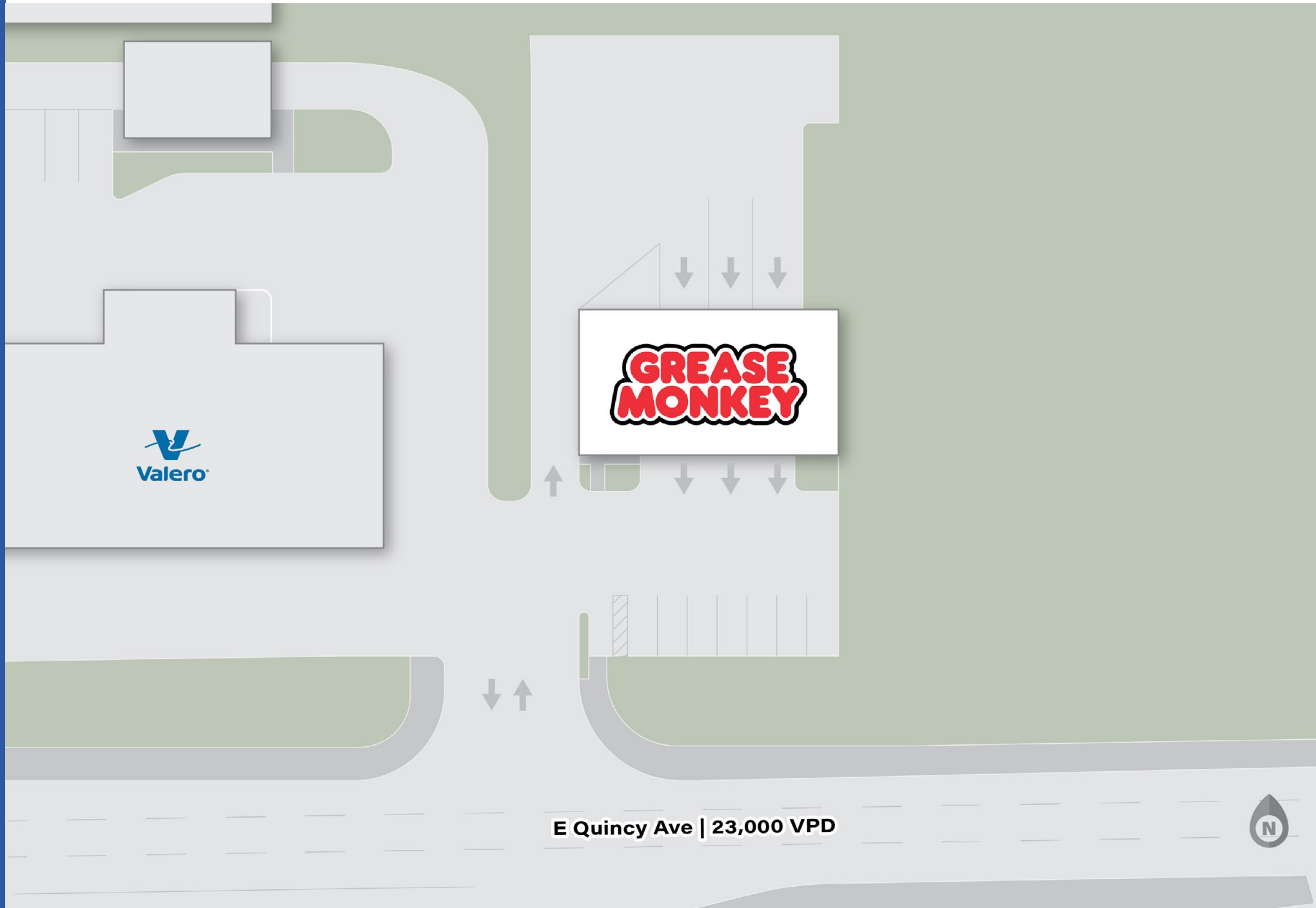
Aerial



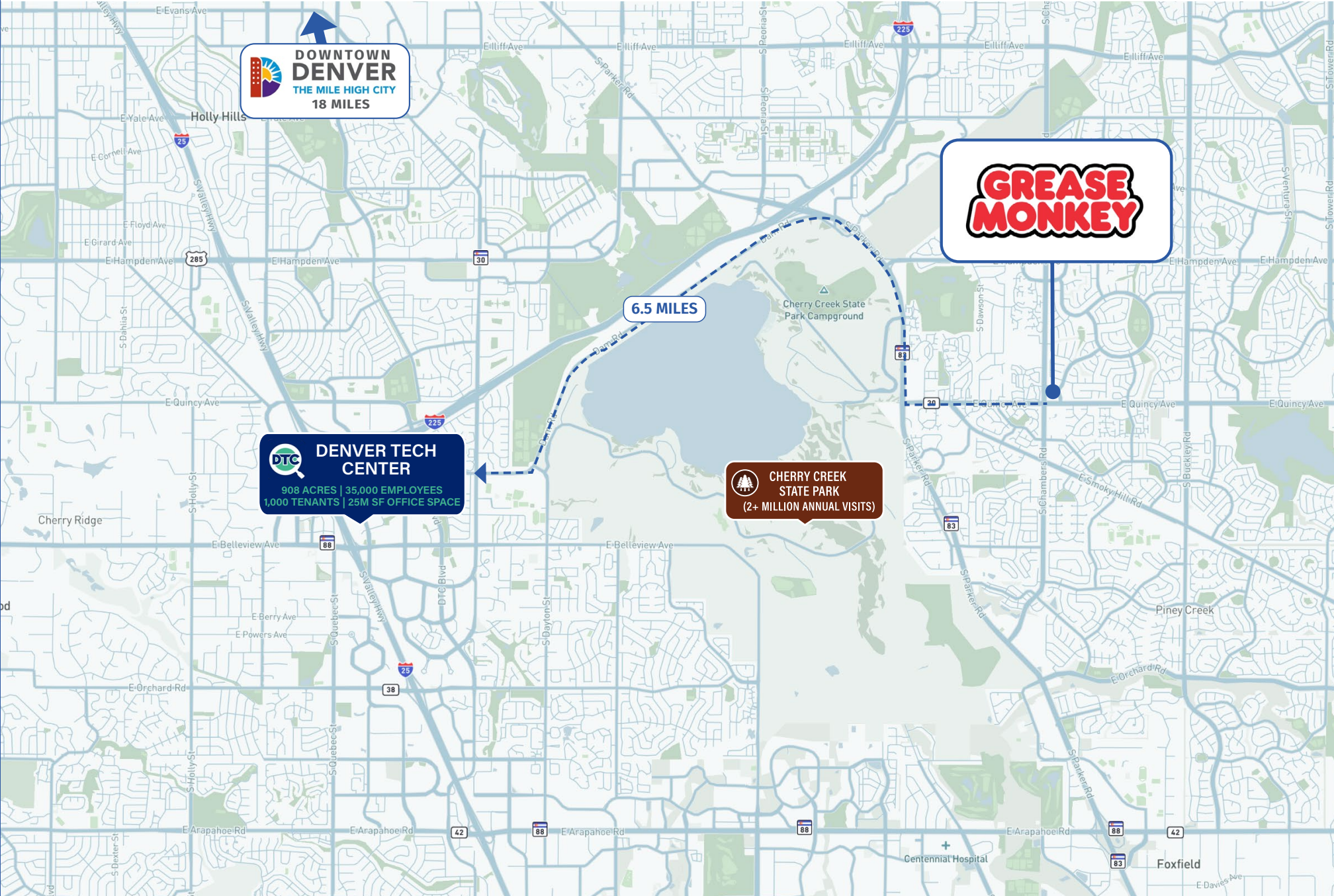
Photographs



Site Plan



Map



Map



Tenant Overview



GREASE MONKEY

Grease Monkey International is one of the leading and largest automotive oil change companies in the nation serving more than 2 million customers each year with 75% of them being return customers. Our “less hassle, more hustle!” customer experience is part of every signature Grease Monkey® service.

Founded in 1978, and headquartered in Denver Colorado, the Grease Monkey® brand currently has more than 500 centers operating in the United States, Latin America, and China. GMI is not owned by a major oil company. Being independent means GMI’s focus remains on helping customers properly maintain their car or truck, instead of selling a particular brand of oil.

Grease Monkey oil change includes a 16-point maintenance inspection: Wash Exterior Windows, Vacuum Interior, Check/fill Battery Fluid, Check Air Filter, Check Windshield Wiper Blades, Check Breather Element and PCV Valve, Check/fill Windshield Washer Fluid, Check All Exterior Lights, Check/fill Transmission or Trans-axle Fluid, Check Radiator Level and Test Coolant, Check/fill Power Steering Fluid, Install New Oil Filter, Change Oil (up to 5 quarts), Lubricate Chassis, Check/fill Differential Fluid, Check and Set Tire Pressure.

Website:	www.greasemonkeyauto.com
Number of Locations:	500+
Headquarters:	Denver, CO
Year Founded:	1978





Location Overview



AURORA, COLORADO

Aurora is a dynamic, fast-growing city on the eastern edge of the Denver MSA. It is strategically positioned along the I-70 and E-470 corridors. With a population of more than 395,000, it is Colorado's third-largest city. Its proximity to Denver International Airport and Downtown Denver makes Aurora a key hub for commerce, healthcare, and transportation within the Front Range region.

The city is home to the Anschutz Medical Campus, one of the nation's leading health and life sciences districts, anchored by the University of Colorado Hospital, Children's Hospital Colorado, and the CU School of Medicine. This growing medical and research hub drives innovation, provides a highly skilled workforce, and attracts global investment.

Aurora has experienced steady population growth and robust economic development, supported by significant investments in housing, infrastructure, and mixed-use development. Major employers include UCHHealth, Kaiser Permanente, Amazon, Raytheon, and Buckley Space Force Base, which together sustain a diverse and resilient economy.

Cultural and recreational amenities enhance quality of life, from the Aurora Fox Arts Center and the Aurora History Museum to the city's international dining scene, reflecting its global community. Aurora boasts more than 100 parks, six public golf courses, and easy access to the Rocky Mountains, making it a haven for outdoor enthusiasts. The city also features over 8,000 acres of open space and reservoirs, including Cherry Creek State Park, a major regional destination for boating, fishing, hiking, and cycling.

Aurora's strategic location, economic diversity, and commitment to livability have made it one of the most desirable places to live and invest along Colorado's Front Range. Combining cultural vibrancy, outdoor adventure, and strong economic opportunity, Aurora offers a unique balance of metropolitan access and suburban appeal.



MSA Overview

DENVER MSA

Denver is the economic and cultural center of Colorado and the largest city in the Rocky Mountain region. With nearly 3.0 million residents in the MSA, the market benefits from steady population growth, a highly educated workforce, and a diversified economy.

The city is a hub for aerospace, healthcare, financial services, energy, and technology, supported by major employers such as Lockheed Martin, Ball Aerospace, Arrow Electronics, DaVita, and Molson Coors Beverage, reinforcing its role as a corporate stronghold.

Denver International Airport is one of the busiest in the world enhancing connectivity and serving as a powerful economic driver, attracting commerce, tourism, and global investment.

Denver consistently ranks among the nation's best places to live, with over 300 days of sunshine annually, extensive parks and trails, and proximity to world-class outdoor recreation. Cultural amenities, a vibrant food and arts scene, and significant investment in transit and housing add to its appeal. Combining demographic strength, economic diversity, and lifestyle advantages, Denver remains a premier market for long-term real estate investment.



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This Offering Memorandum 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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.



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