

FOR SALE



ASKING: **\$ 2,700,000**

FULLY LEASED INVESTMENT PROPERTY

501 W. TOMICHI AVENUE, GUNNISON CO

- BRAND NEW CONSTRUCTION COMPLETED IN 2024
- FULLY LEASED SINGLE-TENANT BUILDING
- 2,624 SF BUILDING ON 0.53 ACRES
- EXCELLENT USE WITH EXTRA AMENITIES
- OFFERED AT INITIAL 5% CAP RATE WITH AN AVERAGE CAP RATE OF 5.5% OVER THE PRIMARY TERM OF TEN (10) YEARS

CONTACT :

SID SQUIRRELL

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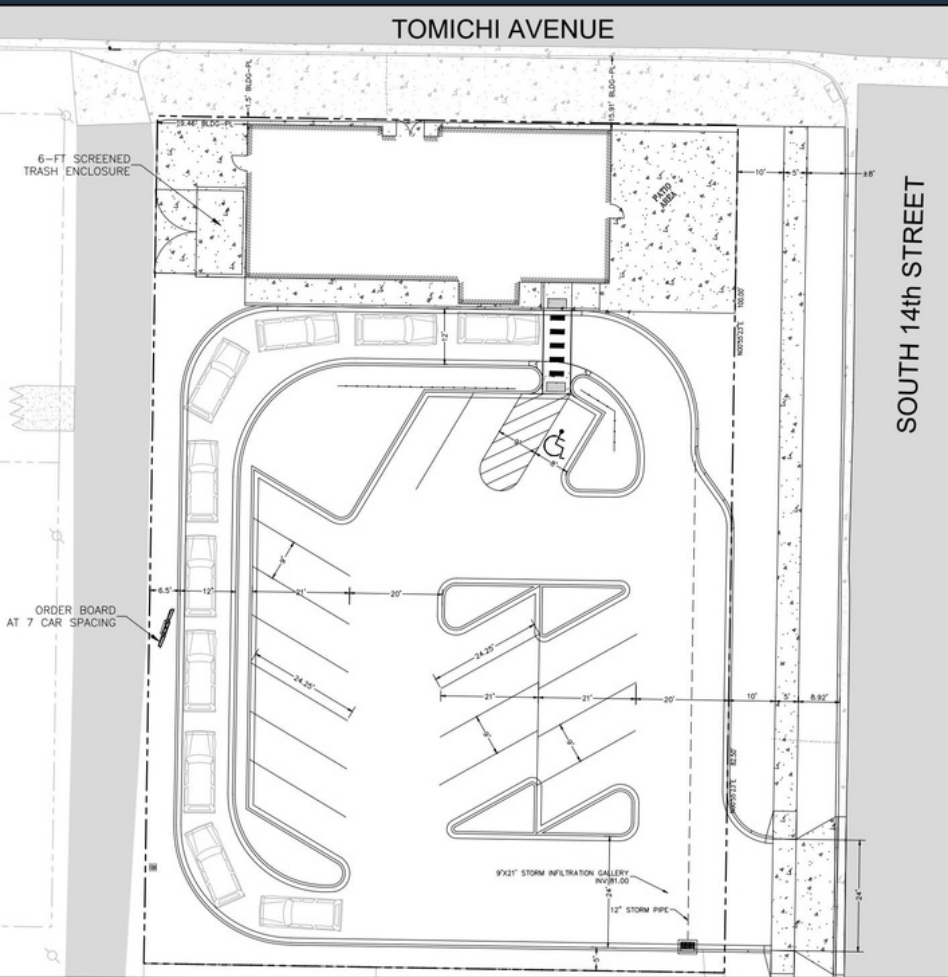


STARBUCKS CORPORATION

- 10 YEAR TERM (COMMENCEMENT MARCH 2024)
- NNN LEASE WITHOUT EARLY TERMINATION
- FOUR (4) FIVE (5) YEAR OPTIONS TO EXTEND WITH 10% INCREASES EVERY FIVE (5) YEARS
- WELL ESTABLISHED AND SUCCESSFUL COFFEE SHOP WITH LIMITED COMPETITION

This free-standing building is located in a heavily traveled area on the corner of Tomichi Avenue (US 50), the city's main thoroughfare, in Gunnison, Colorado. This area is composed of various restaurants, hotels, residential communities, and commercial businesses. Gunnison is well known for its outdoor recreational activities within close proximity to Crested Butte and Powderhorn Mountain Resorts. It is also the home of Western Colorado University with an approximate population of 3,000 students.

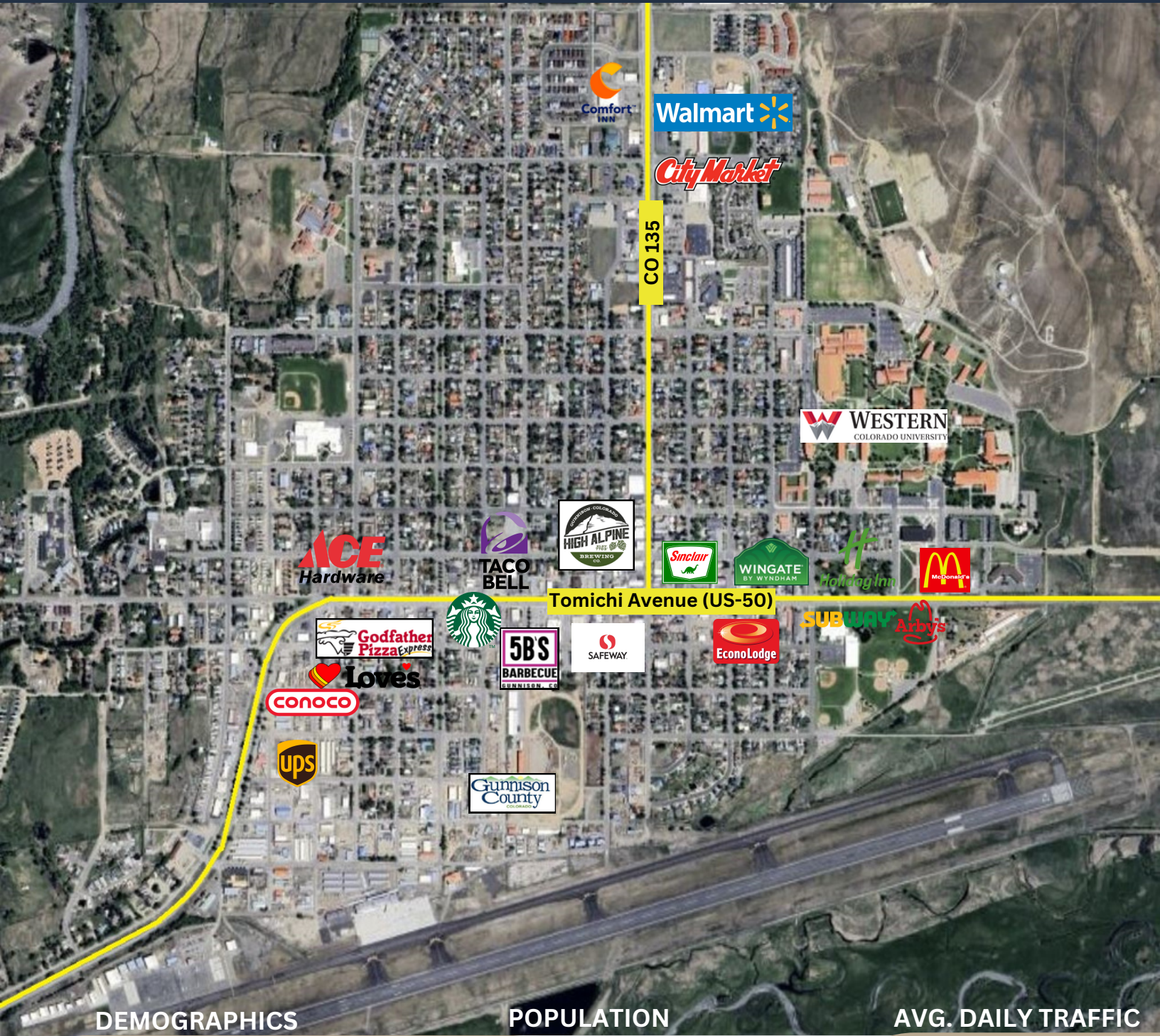




- CORNER LOCATION WITH HIGH VISIBILITY
- NICELY LANDSCAPED THROUGHOUT
- ONLY DRIVE THROUGH STARBUCKS WITHIN 65 MILES
- OUTDOOR PATIO SEATING WITH COVERED AREA
- AMPLE OFF-STREET PARKING WITH LIGHTING (18 SPACES)
- SIDEWALKS SURROUNDING THE PROPERTY
- INDOOR/OUTDOR FIREPLACE



LOCATION



DEMOGRAPHICS



Median Age (1 mi. radius)

28

Avg. Household Income

\$76,676

POPULATION



1 Mile

6,828

3 Miles

8,814

5 Miles

9,852

AVG. DAILY TRAFFIC



Tomichi Avenue

13,744 VPD

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