



TEXAS ROADHOUSE | CORPORATE GUARANTEE

Biggest Casual-Dining Chain in the U.S. Per **RESTAURANT BUSINESS**



[REPRESENTATIVE PHOTO]



NEC 55th Ave & Olde Wadsworth | **Arvada, CO 80003**



SIMONCRE

Exclusively Listed By



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EXECUTIVE SUMMARY



[REPRESENTATIVE PHOTO]

Property Details

ADDRESS:	NEC 55th Ave & Olde Wadsworth, Arvada, CO
LOT SIZE:	±1.25 AC
SIZE:	±9,200 SF
LEASE TYPE:	Ground Lease

THE OFFERING

\$3,299,000

PRICE

4.85%

CAP RATE

\$160,000

NOI



Investment Highlights

- ⇒ **TEXAS ROADHOUSE** | Absolute Net Ground Lease | Zero Landlord Responsibilities
- ⇒ **15 YEAR PRIMARY TERM** | Corporate Guarantee | 2025 Construction
- ⇒ **STRONG RENT GROWTH** | 2% Annual Increases Starting in Year 6
- ⇒ **LONG TERM HISTORY** | Tenant has Operated at an Adjacent Location for More Than 20 Years | Tenant is Relocating to Maximize Customer Base and Up-Size to ±9,200 SF

LOCATION HIGHLIGHTS



Strategically located with access to two key thoroughfares, including Wadsworth Bypass (CO-121), seeing ±70,000 VPD and an on/off exit for I-70, seeing ±160,000 VPD.



Property neighbors notable national retailers including Costco Wholesale, Sam's Club, Lowe's, Home Depot, Chick-fil-A, Harkins Theatres, and many others.



The area is home to over ±320,000 residents within a 5-mile radius, with an average household income of nearly \$108,000.

LEASE SUMMARY



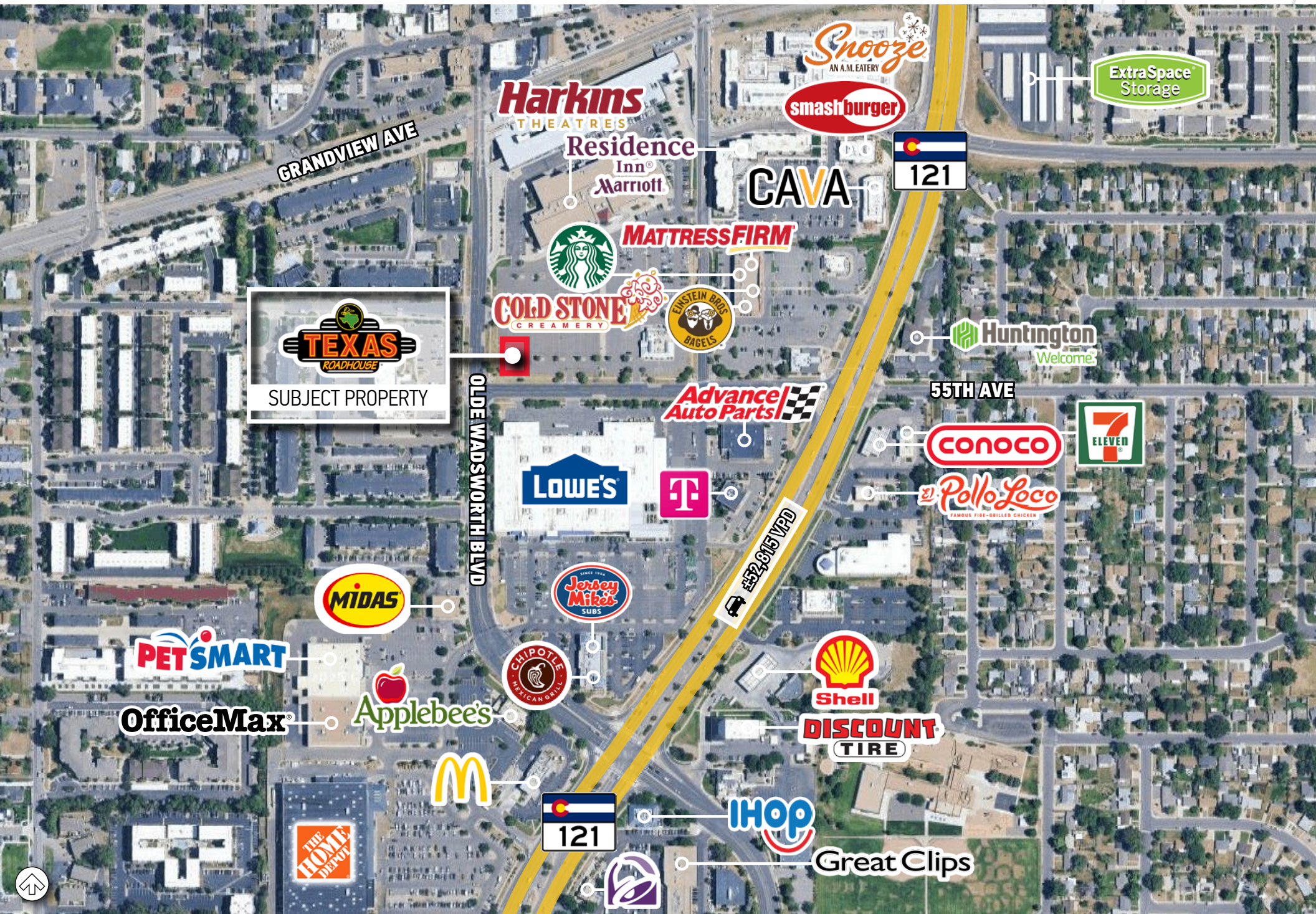
TENANT:	Texas Roadhouse Holdings, LLC	PROPERTY TAXES:	Tenant
GUARANTOR:	Corporate	INSURANCE:	Tenant
LEASE TYPE:	Ground Lease	UTILITIES:	Tenant
LEASE TERM:	15 Years	HVAC:	Tenant
EXTENSION OPTIONS:	Three (3), Five (5) Year Renewal Terms w/ 2% Annual Increases	PARKING LOT:	Tenant
NOI:	\$160,000	ROOF & STRUCTURE:	Tenant

****Termination Option: 6 months notice and payment of 2 years rent***

Rent Roll

YEARS:	MONTHLY RENT:	ANNUAL RENT:	INCREASE:
09/17/2025 - 09/30/2030	\$13,333.33	\$160,000.00	-
10/01/2030 - 9/30/2031	\$13,600.00	\$163,200.00	2%
10/01/2031 - 9/30/2032	\$13,872.00	\$166,464.00	2%
10/01/2032 - 9/30/2033	\$14,149.44	\$169,793.28	2%
10/01/2033 - 9/30/2034	\$14,432.43	\$173,189.15	2%
10/01/2034 - 9/30/2035	\$14,721.08	\$176,652.93	2%
10/01/2035 - 9/30/2036	\$15,015.50	\$180,185.99	2%
10/01/2036 - 9/30/2037	\$15,315.81	\$183,789.71	2%
10/01/2037 - 9/30/2038	\$15,622.13	\$187,465.50	2%
10/01/2038 - 9/30/2039	\$15,934.57	\$191,214.81	2%
10/01/2039 - 9/30/2040	\$16,253.26	\$195,039.11	2%

TRADE AREA



LOCATION AERIAL



usbank jiffylube
Walmart Supercenter
GOODYEAR
FIVE GUYS BURGERS and FRIES
tropical CAFE SMOOTHIE
CHASE
KING Scoopers
MOD
SUBWAY
AutoZone

COLD STONE CREAMERY
smash burger
CAVA
Snooze AN A.M. EATERY
Lowe's
Advance Auto Parts
Residence Inn Marriott
Jersey Mike's SUBS
MATTRESS FIRM
CHIPOTLE MEXICAN GRILL
EINSTEIN BROS. BAGELS
Starbucks

TEXAS ROADHOUSE
SUBJECT PROPERTY

Applebee's
PET SMART

MIDAS
McDonald's

THE HOME DEPOT

COSTCO WHOLESALE

T

Huntington Bank
Pollo Loco FAMOUS FIRE-GRILLED CHICKEN

7 ELEVEN

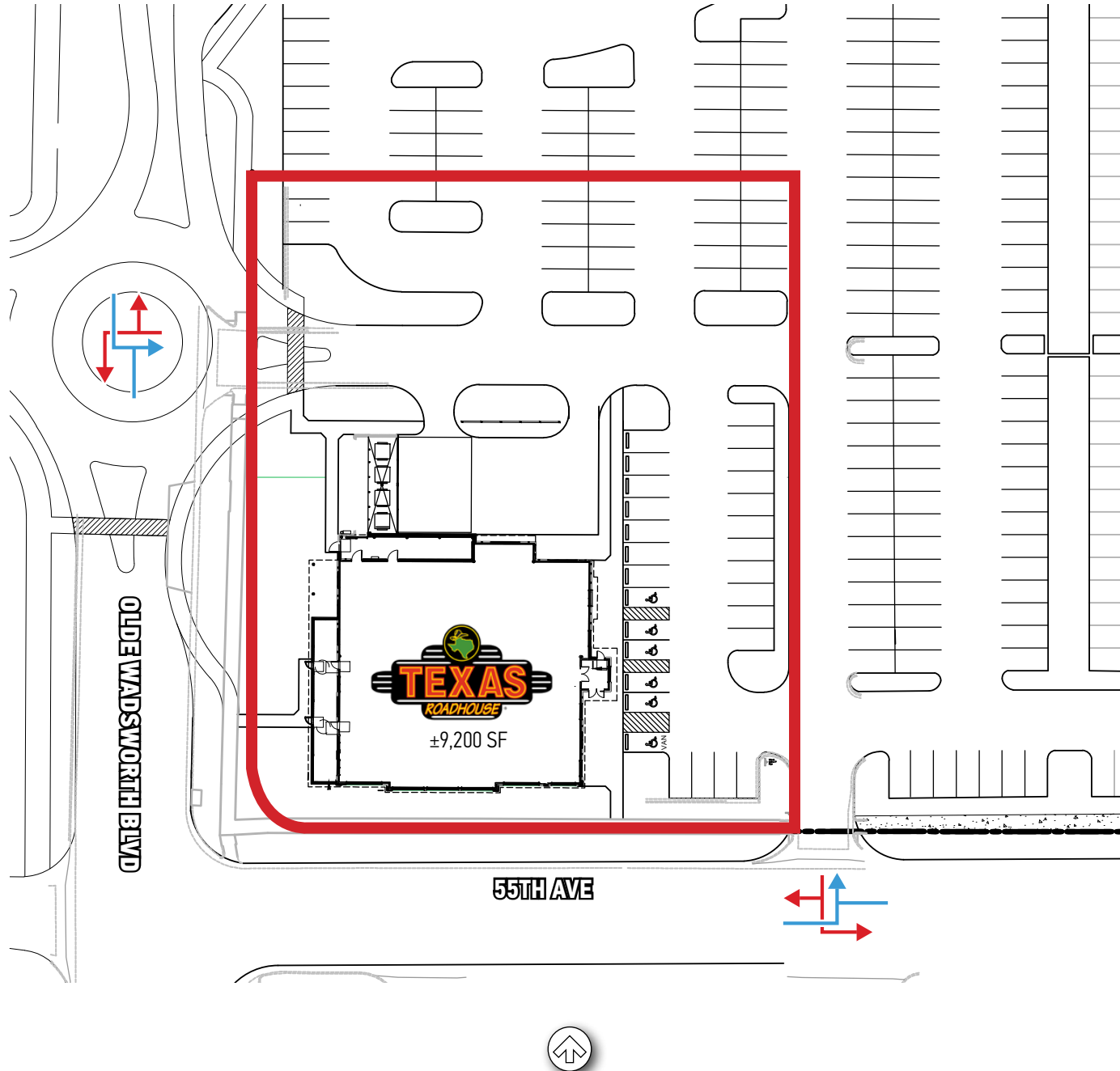
DISCOUNT TIRE

CHASE
Chick-fil-A
SHERWIN-WILLIAMS
IHOP
BIG TIRES
Great Clips

DONATOS PIZZA
FLOOR DECOR & FLOOR CARE
five BELOW
RAC APPLIANCE CENTER
menchie's frozen yogurt
ULTA BEAUTY
FirstWatch The Daytime Café
IN-N-OUT BURGER
DOLLAR TREE
sam's club
noodles & COMPANY
MICHAEL'S
PACIFIC DENTAL SERVICES



SITE PLAN



TENANT PROFILE



[STOCK PHOTO]



[STOCK PHOTO]



[STOCK PHOTO]

Texas Roadhouse

Texas Roadhouse is a popular American steakhouse chain known for its hand-cut steaks, made-from-scratch sides, and lively, family-friendly dining experience. Founded in 1993 in Clarksville, IN, the brand has grown steadily and earned a reputation for offering high-quality meals at an affordable price, served with genuine Southern hospitality. Texas Roadhouse emphasizes a welcoming, down-to-earth atmosphere, complete with country-themed décor and line dancing servers, to create an engaging and memorable dining experience.

The restaurant's menu features a range of hearty American fare, including steaks, ribs, burgers, country-style entrées, and freshly baked bread served with signature cinnamon butter. With a focus on freshness and consistency, Texas Roadhouse prepares most of its food in-house daily. The company's mission is "Legendary Food, Legendary Service," which drives its commitment to quality ingredients, friendly service, and community involvement.

As of 2024, Texas Roadhouse operates ±728 locations across the United States and internationally, including its affiliated brands like Bubba's 33 and Jagers. Texas Roadhouse is also recognized as a strong employer in the hospitality industry, offering competitive benefits and advancement opportunities. The company maintains a strong culture focused on employee engagement, guest satisfaction, and giving back to the communities it serves.



AVERAGE UNIT VOLUME

\$7.64 M+



LOCATIONS

±728



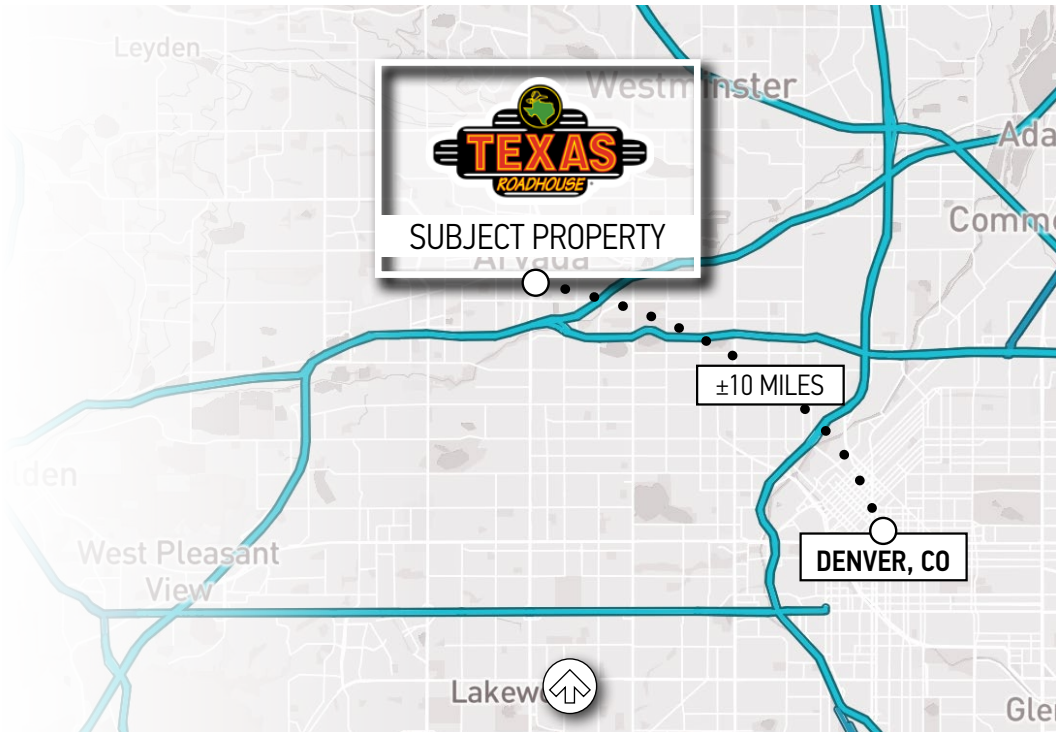
COUNTRIES

10+

LOCATION OVERVIEW



Arvada, Colorado

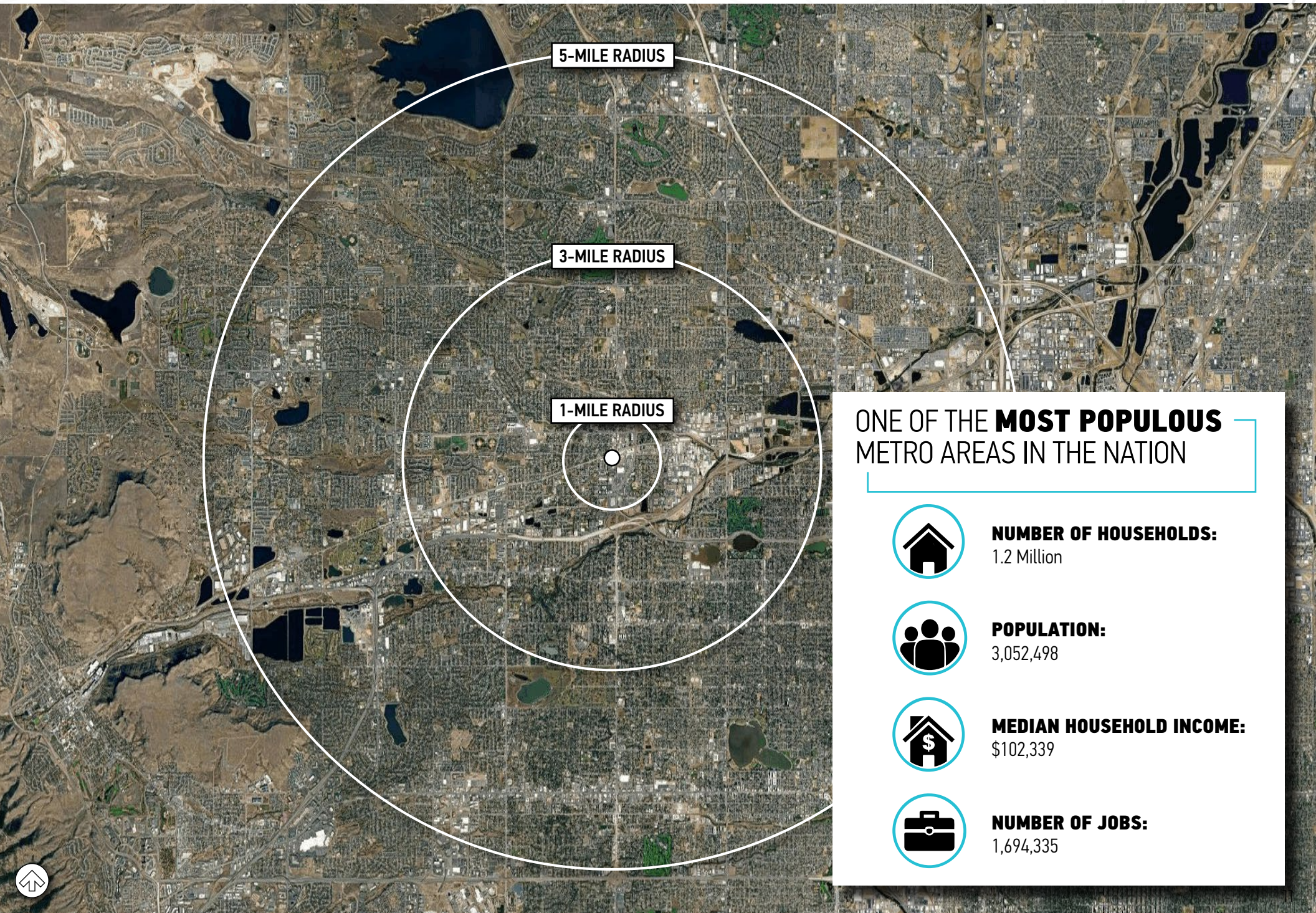


Arvada, Colorado is a thriving suburb located northwest of Denver, nestled between the urban energy of the state capital and the scenic beauty of the Rocky Mountain foothills. With a population of over 120,000 residents, Arvada is one of the larger municipalities in the Denver Metropolitan Area and continues to attract new residents with its strong community feel, historic charm, and access to outdoor recreation. Originally established as a gold rush town in the 1850s, Arvada has evolved into a vibrant residential and economic hub that blends small-town character with modern amenities.

The city enjoys a semi-arid climate, with four distinct seasons—warm summers, cold but manageable winters, and ample sunshine year-round. Arvada's economy is supported by sectors such as healthcare, education, retail, and professional services, while many residents also commute to nearby Denver or Boulder for work. Its historic Olde Town district serves as a cultural and social center, offering local dining, shopping, and community events. The city is well-connected by major roadways and the RTD G Line commuter rail, enhancing regional accessibility. Arvada also boasts an extensive trail and park system, including access to the Ralston Creek Trail and nearby Apex Park, making it a desirable location for those seeking an active, outdoor lifestyle combined with suburban convenience.



AREA DEMOGRAPHICS



ONE OF THE **MOST POPULOUS** METRO AREAS IN THE NATION



NUMBER OF HOUSEHOLDS:
1.2 Million



POPULATION:
3,052,498



MEDIAN HOUSEHOLD INCOME:
\$102,339



NUMBER OF JOBS:
1,694,335



15
YEARS

23
STATES

720+
LEASE DEALS

300+
PROJECTS

\$1.23B+
TOTAL VALUE



[REPRESENTATIVE PHOTO]

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