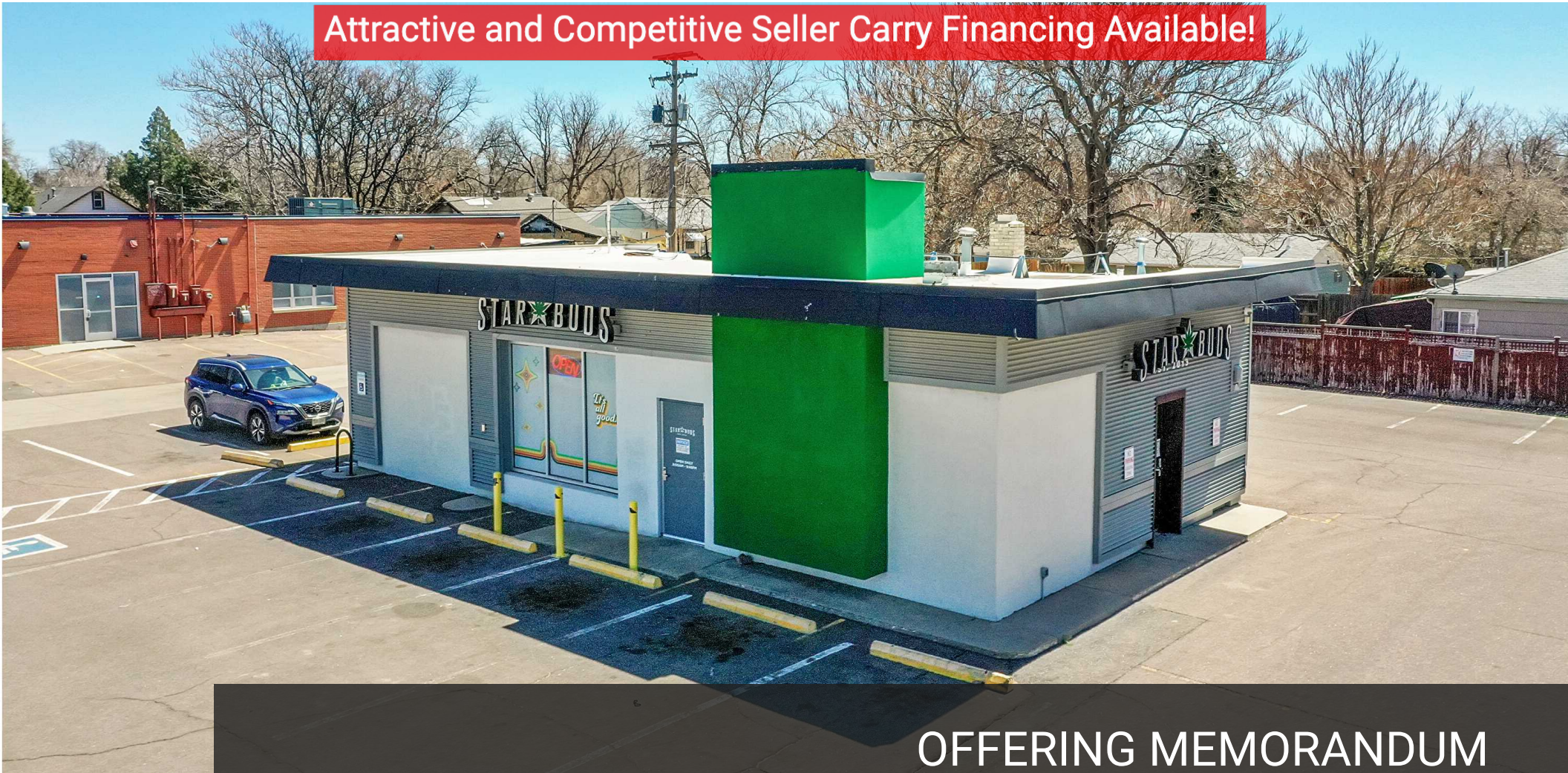


# RETAIL OFFERING MEMORANDUM

## 10100 E MONTVIEW



Attractive and Competitive Seller Carry Financing Available!



# OFFERING MEMORANDUM

**BLURIVER COMMERCIAL ADVISORS**  
6143 S Willow Dr, Ste 101  
Greenwood Village, CO 80111



**PRESENTED BY:**

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# PROPERTY SUMMARY

10100 EAST MONTVIEW BOULEVARD



## Property Summary

Price:	<del>\$950,000</del> <b>\$900,000</b>
Building SF:	1,202 sqft
Lot Size:	16,801 SF
NOI:	\$82,500
CAP Rate:	8.68%
Lease Type:	Absolute NNN
Remaining Term:	3 Years + One (1) 3 Yr Option
Lease Start Date:	December 2019
Term Increases:	10%
Lease Guaranty:	Corporate (OTCQX: SHWZ)
Occupancy:	100% Occupied
Year Built:	1950

## Property Overview

BLURIVER Commercial Advisors is pleased to offer this Three (3) Investment Sale Property portfolio leased to a national and publicly traded major Cannabis operator with multiple brands across North America. This premier commercial property features a 1,202 square foot building on a substantial 16,801 square foot lot. Currently fully leased to 'Star Buds,' a leading recreational cannabis retail store in the Denver MSA, this investment is secured with a corporate guarantee from Schwazze, ensuring a stable and reliable income stream.

This property is an excellent opportunity for investors seeking a proven, income-generating asset in a strategic location, where the Tenant has demonstrated their commitment to this site since December 2019.

Attractive and Competitive Seller Carry Financing Available!

## Location Overview

Located on the Montview Blvd and surrounded by a major Residential neighborhood and centered between and near major markets, such as Central Park, Fitzsimmons redevelopment, Anschutz Medical, the largest VA Medical Center, and a few blocks away from the Stanley Market Place.

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**CENTRAL BUSINESS DISTRICT  
DENVER, CO**

**Health ONE** | **Rose Medical Center**  
**422 BEDS**

**EMPOWER FIELD AT MILE HIGH**  
85,000+ CAPACITY  
TENANTS:  
DENVER BRONCOS

**DENVER ZOO**

**COORS FIELD**  
50,000+ CAPACITY  
TENANTS:  
COLORADO ROCKIES

**COMMUNITY COLLEGE OF DENVER**  
**7,091 STUDENTS**

**METROPOLITAN STATE UNIVERSITY OF DENVER**  
**15,848 STUDENTS**

**WESTERLY CREEK ELEMENTARY SCHOOL**

**CENTRAL PARK**

**U-HAUL**

**NEW LEGACY CHARTER SCHOOL**

**Stanley MARKETPLACE**

**Barbe & Buns**

**Maw & Paw**

**Mason's**

**MERCADO AZTECA**

**EL MERCADO**

**Tacos Y Tortas Valentin**

**Sinclair**

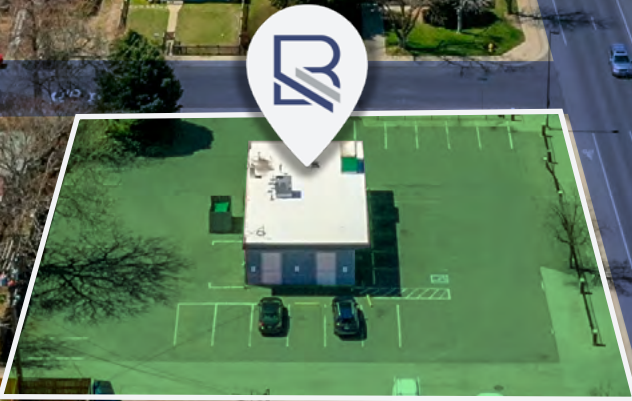
**Costco**

**ACE AUTO REPAIR**

**Fulton St**

**E Montview Blvd**

**uhealth** | **University of Colorado Anschutz Medical Campus**  
COLORADO CENTER FOR PERSONALIZED MEDICINE  
**678 BED**



# PROPERTY PHOTOS

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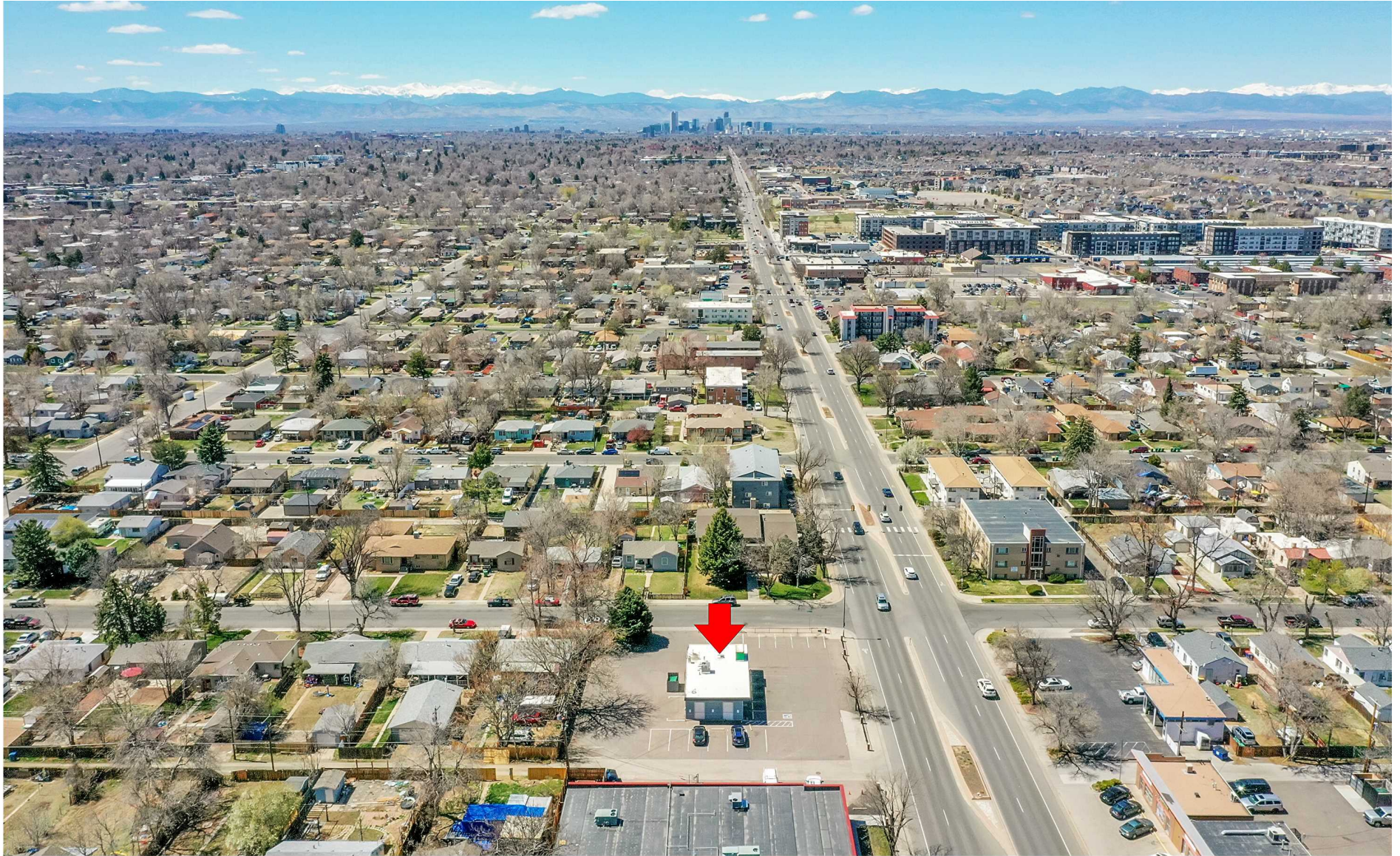
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# LEASE & TENANT OVERVIEW

10100 EAST MONTVIEW BOULEVARD



## Current Lease

- Absolute Net Lease
- Corporate Guaranty by Schwazze (OTCQX: SHWZ)
- The tenant has started the second of three lease options, with one more three-year option left and a 10% rent increase.



Star Buds is a neighborhood dispensary with several convenient retail locations throughout the greater Denver metro area and across Colorado. They pride themselves on providing communities with exceptional customer service, competitive pricing, and access to a diverse selection of cannabis products and strains.

Schwazze (OTCQX: SHWZ) (Cboe: SHWZ) is a regional, data-driven, cannabis retail operator. The Company's acquisitive growth and operational strategy is designed to outpace the market and deliver industry-leading profitability. As a vertically-integrated MSO, Schwazze is well-positioned to take advantage of a hyper growth industry ripe for rapid consolidation.

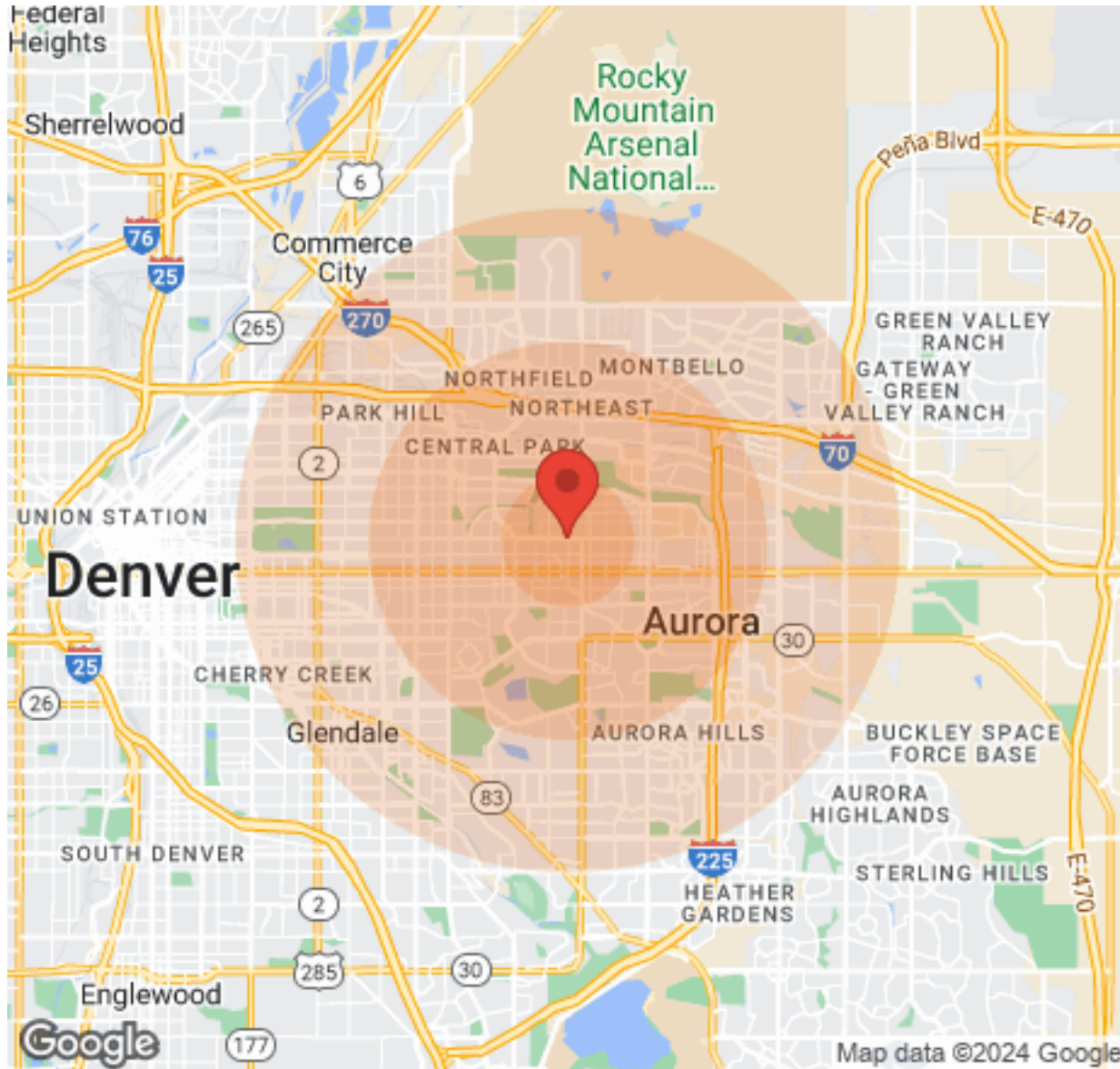
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# DEMOGRAPHICS

10100 EAST MONTVIEW BOULEVARD



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Male	11,463	74,185	183,582
Female	11,334	74,463	188,725
Total Population	22,797	148,648	372,307
<b>Age</b>			
Ages 0-14	6,588	36,037	84,240
Ages 15-24	3,423	19,675	46,232
Ages 25-54	9,685	60,144	153,358
Ages 55-64	1,918	14,988	40,457
Ages 65+	1,183	17,804	48,020
<b>Race</b>			
White	10,064	85,768	223,176
Black	2,977	24,726	64,030
Am In/AK Nat	158	627	1,402
Hawaiian	18	131	274
Hispanic	16,510	62,000	134,288
Multi-Racial	18,096	67,248	147,788
<b>Income</b>			
Median	\$29,282	\$36,400	\$41,570
< \$15,000	2,035	10,656	26,850
\$15,000-\$24,999	1,534	7,953	19,250
\$25,000-\$34,999	1,056	6,400	17,876
\$35,000-\$49,999	1,116	7,934	22,386
\$50,000-\$74,999	975	8,170	24,616
\$75,000-\$99,999	337	4,519	13,809
\$100,000-\$149,999	177	4,532	12,823
\$150,000-\$199,999	21	1,985	4,983
> \$200,000	N/A	1,891	6,146
<b>Housing</b>			
Total Units	8,268	59,850	165,122
Occupied	7,351	54,720	151,875
Owner Occupied	2,271	26,880	73,630
Renter Occupied	5,080	27,840	78,245
Vacant	917	5,130	13,247

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# PROFESSIONAL BIO

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# DISCLAIMER

10100 EAST MONTVIEW BOULEVARD



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