

4501 | **S. NAVAJO STREET**
ENGLEWOOD, CO 80110

SALE PRICE
\$2,800,000



CAP RATE
5.92% (AVERAGE OVER 5 YEAR TERM)



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EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

ADDRESS: 4501 S. Navajo Street, Englewood, CO

RENTABLE SF: 9,100 SF

LOT SIZE: 49,610 SF (1.15 Acres)

Y.O.C.: 1982

ZONING: I-1 (Englewood)

CEILING HEIGHTS: 17'

LOADING: Two (2) 10' x 10' Drive Ins with Dock Access

POWER: To Be Verified

THE OFFERING

Unique Properties is pleased to present to qualified investors the opportunity to purchase 4501 S Navajo Street in Englewood, Colorado. The property is occupied by CPS Distributors Inc. which has occupied the property since 2011. CPS Distributors is a subsidiary of SRS Distribution which was just acquired by Home Depot. In August of 2024, the tenant just renewed for an additional 5 years, and the current lease expires in December 2029.

PURCHASE PRICE:

\$2,800,000

CAP RATE:

5.5%



INVESTMENT HIGHLIGHTS

LONG TERM LEASE - The tenant just signed a new five (5) year lease that commences January 1, 2025.

MINIMUM LANDLORD RESPONSIBILITY - Landlord responsible for the roof and structure.

STRONG OPERATOR - CPS Distributors, Inc is a subsidiary of SRS Distribution which was purchased by Home Depot in March 2024 for \$18.25 Billion.

RENTAL INCREASES - CPS Distributor's lease is subject to 3.5% annual increases

LONG TERM RENTAL HISTORY - CPS Distributor's, Inc has been a tenant at the property since 2011. With a recent 5 year renewal, this is a testament to their commitment to the area.

COVERED LAND PLAY - Long term, this could be a viable covered land play option. This property is in the path of development.

ADDITIONAL PHOTOS



LEASE ABSTRACT



TENANT: CPS Distributors, Inc

RENTABLE SQUARE FEET: 9,100 SF

LEASE DATE: October 11, 2011

LEASE EXPIRATION: December 31, 2029

OPTIONS: None

INCREASES: 3.5% Annually

TAXES: Tenant Responsibility

INSURANCE: Tenant Responsibility

UTILITIES: Tenant Responsibility

REPAIRS AND MAINTENANCE: Tenant Responsibility

ROOF AND STRUCTURE: Landlord Responsibility

RENT SCHEDULE

YEARS	MONTHLY RENT	ANNUAL RENT	RENT/PSF
1/1/2025 - 12/31/2025	\$12,891.67	\$154,700.04	\$17.00
1/1/2026 - 12/31/2026	\$13,342.87	\$160,114.44	\$17.59
1/1/2027 - 12/31/2027	\$13,809.91	\$165,718.92	\$18.21
1/1/2028 - 12/31/2028	\$14,293.26	\$171,519.12	\$18.85
1/1/2029 - 12/31/2029	\$14,793.51	\$177,522.12	\$19.51

Home Depot bulks up Pro-business with \$18.25 bln deal for building products supplier SRS



By [Deborah Mary Sophia](#), [Savyata Mishra](#) and [Abigail Summerville](#)

March 28, 2024 9:39 AM MDT

March 28 (Reuters) - Home Depot ([HD.N](#)), [opens new tab](#) will buy building materials supplier SRS Distribution in an \$18.25 billion deal, in the top U.S. home improvement chain's largest acquisition, as it looks to broaden its professional customer base to better tackle tepid demand.

The company and rival Lowe's Cos ([LOW.N](#)), [opens new tab](#) have projected a [slower recovery](#) this year as U.S. consumers pause big home remodeling and renovation projects due to sticky inflation.

This has put pressure on the Do-It-Yourself (DIY) segment, which makes up about half of Home Depot's business, and the company has sharpened its focus on "Pro-customers" such as professional builders and contractors to drive sales.

Thursday's deal will help Home Depot leverage SRS' warehouse network and delivery fleet to better serve existing customers.

SRS, a portfolio company of private equity firms Leonard Green & Partners and Berkshire Partners, primarily serves Pro-customers including roofers, landscapers and pool contractors. The firm, which raked in \$10 billion in revenue in 2023, will operate as an independent unit within Home Depot.

Leonard Green had bought a majority stake in SRS in a \$3.55 billion deal in 2018, a person familiar with the matter told Reuters on Thursday.

Last December, Leonard Green allowed some of its fund investors to cash out of SRS at a valuation of about \$16 billion, including debt, the source said, adding Home Depot agreed to the deal following a sale process for the company.

"This is a great deal at a great time," said Thomas Hayes, chairman at Great Hill Capital.

"You need (to) only look to the housing shortage - and young demographics of our millennials - to understand that as rates moderate construction will boom," he said.

The deal is all about "driving the customer experience" along with sales and profitability, Home Depot CFO Richard McPhail said on a call with analysts.

The company has often faced criticism from customers, particularly larger contractors, over order, delivery and logistics hiccups that could hinder timely completion of projects.

"The problem with (ordering on Home Depot's website) is when it comes to delivery, it's very sporadic ... the problem was always logistics" said Eddie Prchal, CEO of Gunner, a roofing solutions firm.

Through the deal, expected to close by the end of fiscal 2024, Home Depot will add SRS' network of more than 2,500 professional sales force in 760 plus locations to its footprint of over 2,000 U.S. stores and distribution centers.

It would also allow Home Depot to take advantage of SRS' more than 4,000 truck fleet and jobsite delivery capabilities.

"SRS is very good at delivering those things. (They have) good customer service, deliveries on time... So Home Depot will be able to start servicing and have a whole new focus on contractors," Prchal said.

SOURCE - <https://www.reuters.com/markets/deals/home-depot-buy-srs-distribution-1825-bln-deal-2024-03-28/>

BROKEN TEE
ENGLEWOOD

85



OXFORD STATION

ENGLEWOOD RECREATION CENTER

W OXFORD AVENUE



JASON PARK

W QUINCY AVENUE



ROTOLO PARK



CLAYTON ELEMENTARY SCHOOL



N

85



SITE

S. NAVAJO STREET



S. NAVAJO STREET

SITE



85

85

SITE

S. NAVAJO STREET

HEXCO

DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
Population:				2024 Households by Household Inc:			
2029 Projection	9,560	52,832	104,028	<\$25,000	623	4,646	7,229
2024 Estimate	9,413	52,499	103,522	\$25,000 - \$50,000	801	4,833	7,560
2010 Census	8,792	51,834	103,883	\$50,000 - \$75,000	698	3,710	6,820
Growth 2024-2029	1.56%	0.63%	0.49%	\$75,000 - \$100,000	608	3,092	5,545
Growth 2010-2024	7.06%	1.28%	-0.35%	\$100,000 - \$125,000	539	2,376	4,822
Median Age	38.10	38.60	39.40	\$125,000 - \$150,000	419	1,587	2,825
Average Age	39.40	40.00	40.50	\$150,000 - \$200,000	421	2,174	4,521
				\$200,000+	255	1,527	4,981
2024 Population by Race:				2024 Population by Education:			
White	7,041	36,945	72,601	Some High School, No Diploma	433	3,044	6,468
Black	196	1,458	2,526	High School Grad (Incl Equivalency)	1,464	9,364	16,589
Am. Indian & Alaskan	147	1,040	1,699	Some College, No Degree	2,305	11,331	19,689
Asian	179	1,164	2,952	Associate Degree	810	3,250	5,722
Hawaiian & Pacific Island	1	54	93	Bachelor Degree	1,840	10,306	21,807
Other	1,848	11,837	23,651	Advanced Degree	1,160	5,225	12,053
Hispanic Origin	1,760	12,445	25,337	2024 Population by Occupation			
U.S. Armed Forces:				Real Estate & Finance	316	2,374	5,035
	0	11	42	Professional & Management	3,652	17,338	35,519
Households:				Public Administration	202	1,161	2,201
2029 Projection	4,431	24,112	44,542	Education & Health	1,763	6,848	12,619
2024 Estimate	4,362	23,946	44,304	Services	1,283	5,096	9,065
2010 Census	4,075	23,559	44,285	Information	122	897	1,776
Growth 2024-2029	1.58%	0.69%	0.54%	Sales	849	6,372	12,195
Growth 2010-2024	7.04%	1.64%	0.04%	Transportation	324	1,560	2,589
Owner Occupied	2,132	10,714	23,444	Retail	529	3,502	6,586
Renter Occupied	2,230	13,233	20,861	Wholesale	75	537	1,273
2024 Avg Household Income	\$93,397	\$87,228	\$102,829	Manufacturing	402	2,105	3,769
2024 Med Household Income	\$77,467	\$65,675	\$77,446	Production	488	3,434	5,927
				Construction	440	2,463	4,654
				Utilities	138	1,206	2,218
				Agriculture & Mining	121	409	819
				Farming, Fishing, Forestry	11	88	197
				Other Services	260	1,458	2,691

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