

FOR SALE



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

501 W. TOMICHI AVENUE, GUNNISON CO

STARBUCKS

- + RENT COMMENCEMENT MARCH 2024
- + HIGH TRAFFIC WITH 14,000 + VPD ON HIGHWAY 50
- + 10% RENT INCREASE STARTING YEAR 6.



STARBUCKS



- FULLY LEASED SINGLE-TENANT BUILDING
- 2,624 SF BUILDING ON 0.53 ACRES
- EXCELLENT CREDIT TENANT WITH NO EARLY TERMINATION RIGHTS
- OFFERED AT INITIAL 5% CAP RATE WITH AN AVERAGE CAP RATE OF 5.5% OVER THE PRIMARY TERM OF TEN (10) YEARS
- NOI (ANNUAL RENT) \$135,000.00

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GUNNISON, COLORADO

- BRAND NEW CONSTRUCTION COMPLETED IN 2024.
- DRIVE THROUGH ACCESS
- OUTDOOR PATIO SEATING WITH COVERED AREA WITH FIREPLACE
- AMPLE OFF-STREET PARKING WITH LIGHTING (18 SPACES)
- SIDEWALKS, CURB, AND GUTTER SURROUNDING THE PROPERTY
- TWO- SIDED INDOOR/OUTDOOR FIREPLACE

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. THE AREA IS COMPOSED OF VARIOUS RESTAURANTS, HOTELS, RESIDENTIAL COMMUNITIES, AND COMMERCIAL BUSINESSES.

A POPULATION OF APPROXIMATELY 10,000 LOCALS LIVE WITHIN A 5-MILE RADIUS FROM THIS STARBUCKS WHOM HAVE AN AVERAGE HOUSEHOLD INCOME OF \$76,676.00. IT IS NO WONDER WHY GUNNISON IS SUCH A HIGHLY TRAVELED TOWN! IT IS ALSO WELL KNOWN FOR IT'S OUTDOOR RECREATIONAL ACTIVITIES WITHIN CLOSE PROXIMITY TO CRESTED BUTTE, BLACK CANYON OF THE GUNNISON NATIONAL PARK, AND SERVICE BY GUNNISON REGIONAL AIRPORT.

A MERE MILE DOWN THE ROAD FROM 501 W. TOMICHI AVENUE YOU WILL FIND YOURSELF AT THE ENTRANCE OF WESTERN COLORADO UNIVERSITY WITH AN APPROXIMATE POPULATION OF 3,600 STUDENTS.



STARBUCKS CORPORATION

- 10 YEAR TERM (COMMENCEMENT MARCH 2024)
- NNN LEASE WITH NO EARLY TERMINATION OPTIONS
- FOUR (4) FIVE (5) YEAR OPTIONS TO EXTEND WITH 10% INCREASES EVERY FIVE (5) YEARS
- WELL ESTABLISHED AND SUCCESSFUL COFFEE SHOP
- ONLY DRIVE THROUGH STARBUCKS WITHIN A 65 MILE RADIUS





STARBUCKS

DOWNTOWN GUNNISON, CO





STARBUCKS

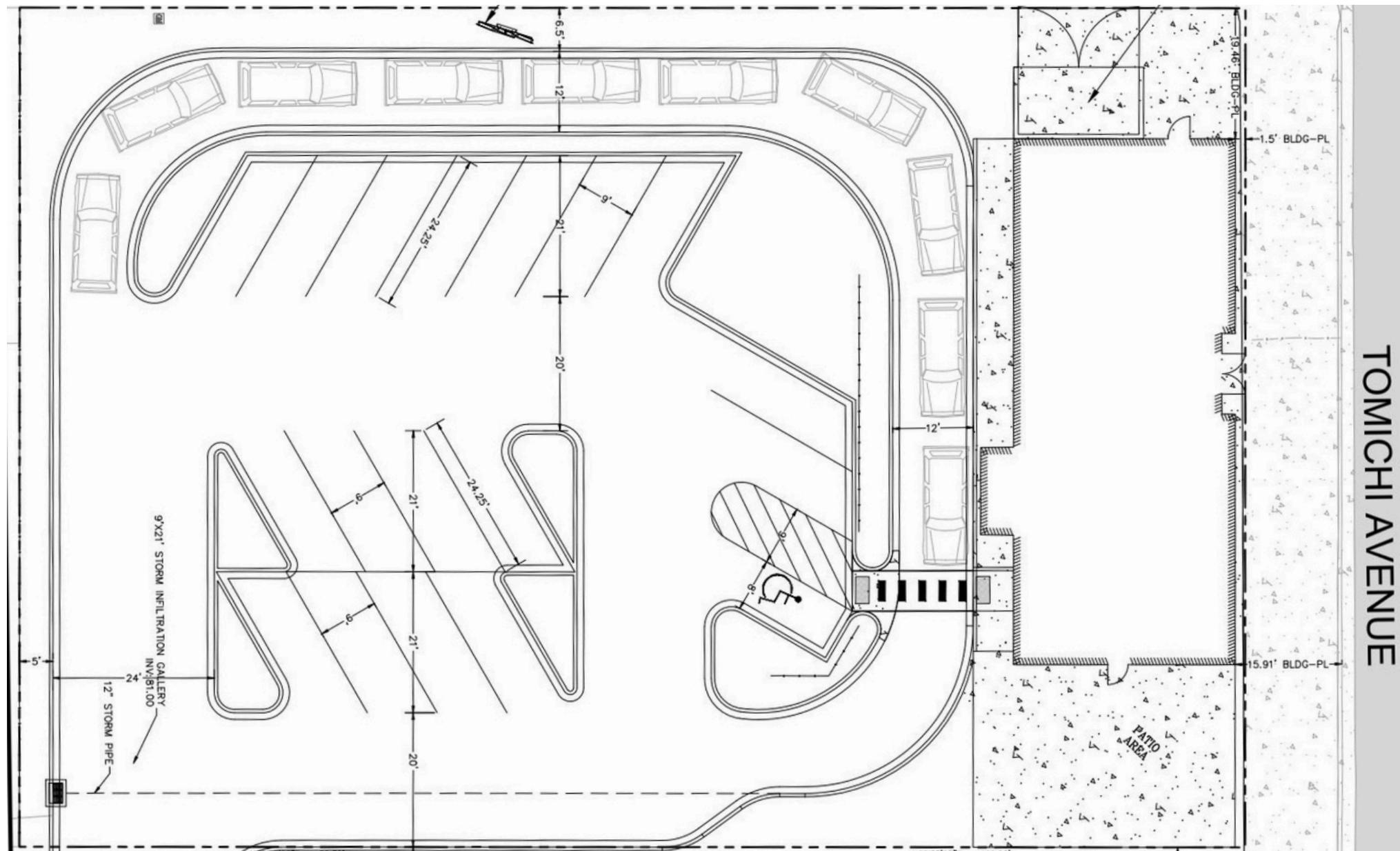
DRIVE-THROUGH AREA





STARBUCKS

SITE PLAN



501 W. TOMICHI AVENUE, GUNNISON CO, 81230



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