

SUBJECT PROPERTY PHOTO

**\$2,725,000 @ 4.88% Cap**

- ❖ Absolute NNN Lease with  $\pm$  9.5 Years Remaining
- ❖ Located on Hwy 287 - Approx. 43,000+ AADT
- ❖ Strategically located along a retail Corridor
- ❖ Located within the Denver MSA
- ❖ Perfect 1031 Exchange Property for Passive Investors

**1905 West 6th Ave | Broomfield, Colorado**

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Exclusively Listed by



# OFFERING OVERVIEW



PRICE: **\$2,725,000**

NOI: **132,897/Year**

Cap Rate: **4.88%**

Remaining Term: **± 9.5 Years**

## ***Wendy's in Broomfield, Colorado***

Net Lease Realty Partners is pleased to present this free-standing, ±2,720 SF property, net leased to Bodan dba Wendy's. The site features excellent visibility and convenient access on Hwy 287 with 43,000+ vehicles per day, along a prominent retail corridor. Neighboring uses include The Chop Shot, First Watch, Hunter Douglas Training Facility, Taco Bell, McDonald's and Global Sound Studios.

Located at 1905 W 6th Ave in Broomfield, Colorado.

The triple net lease has approximately 9.5+ years of primary term remaining and four 5-year options to extend. The lease is also subject to 7.5% increases in the every 5 years including the option periods. The lease is guaranteed by, Bodan Incorporated who has a successful sales history, and has demonstrated a strong operational commitment to the Wendy's Brand. Bodan, Inc. is an award-winning Wendy's franchisee. Wendy's operates 18 locations in Colorado, Wyoming and Nebraska. The combination of a nationally recognized brand, experienced operator, substantial lease term and superior demographics makes this an attractive net lease investment opportunity.

- ❖ **Single Tenant NNN Lease to Bodan Incorporated with ± 9.5 Years Remaining** - The property is currently under an Absolute Triple Net (NNN) Lease with no landlord responsibilities (see lease overview).
- ❖ **Denver Metro Area Population is Growing** - The Denver metro area has experienced a strong population growth in comparison to other metro areas, rising 33% from 2004 to 2025, compared to 18% on average.
- ❖ **Well Trafficked Area** - Located on HWY 287 with over 43,000+ VPD and near US Route 36 with 90,000+ VPD

# PRICING OVERVIEW



SITE ADDRESS:



**1905 West 6th Ave,  
Broomfield, CO 80020**

ASKING PRICE:

**\$2,725,000**

NET INCOME (NOI):

**\$132,897 / YEAR**

CAP RATE:

**4.88%**

Gross Leasable Area (GLA):

**±2,720 SF**

Current Rent per SF:

**\$48.86 /YR**

Lot Size:

**.975 ACRES**

Year Built:

**2019**

Ownership Type:

**Fee Simple**

Tenant:

**Wendy's**

Operator:

**Bodan Incorporated**

Guarantor:

**Franchisee**

Lease Type:

**Absolute Triple Net (NNN)**

Rent Commencement:

**June 25, 2015**

Original Lease Term:

**20-Years**

Lease Expiration:

**June 30, 2035**

Remaining Term:

**± 9.5 Years**

Tenant Options:

**Four (4) X 5 Year Options**

Right of First Refusal:

**None**

Rental Increases:

**7.5% Every 5 years**



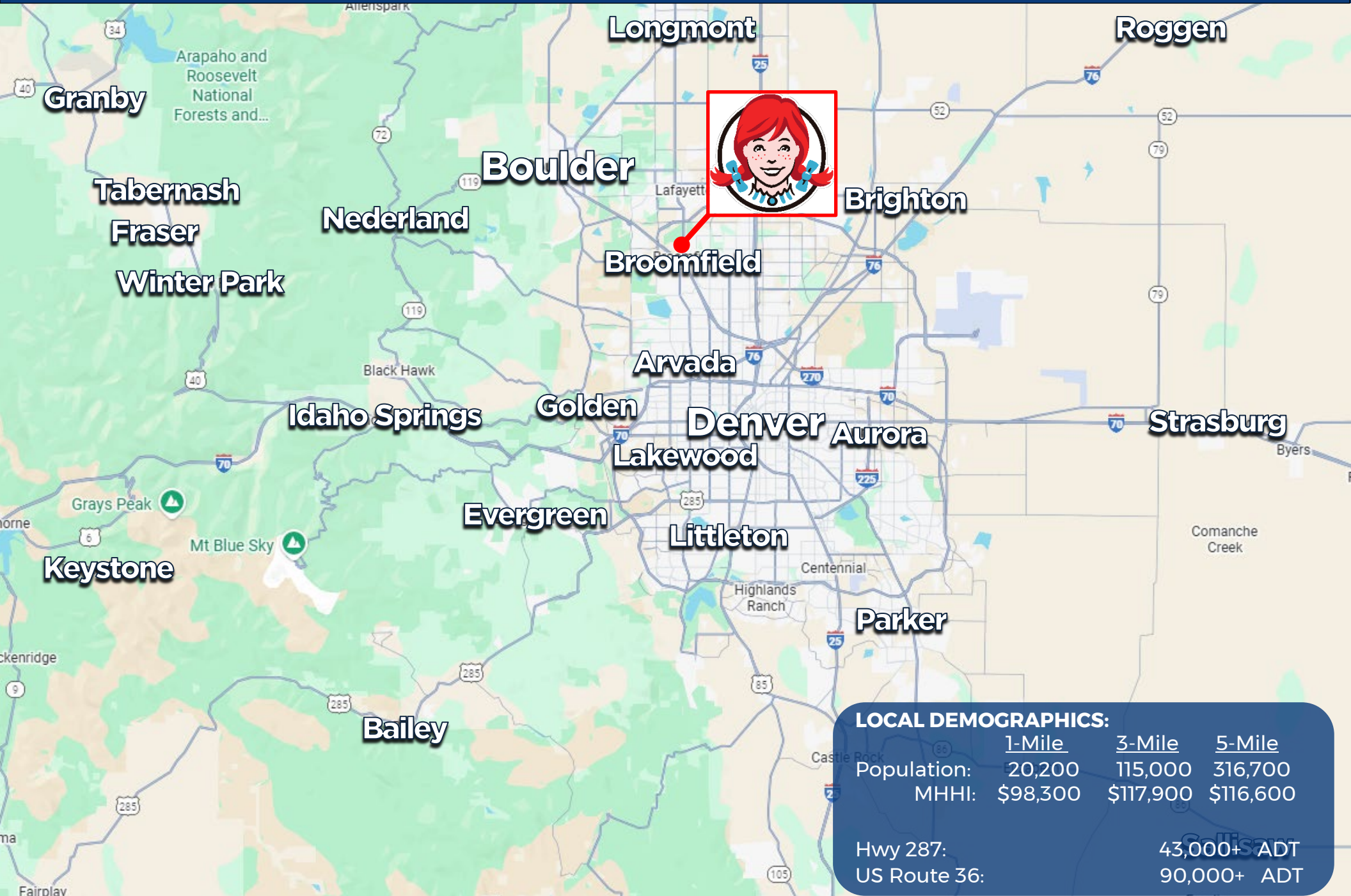
<u>Term:</u>	<u>Annual Rent:</u>	<u>Monthly Rent:</u>
Year 1-5	\$115,000	\$9,583.34
Year 6-10	\$123,625.00	\$10,302.09
Year 11-15	\$132,897.00	\$11,074..75
Year 16-20	\$142,865.00	\$11,905.42
Option 1	\$153,580.00	\$12,798.34
Option 2	\$165,099.00	\$13,758.25
Option 3	\$177,481.00	\$14,790.09
Option 4	\$190,792.00	\$15,899.34

**Current Rent**

All projections, opinions, assumptions, or estimates are supplied for example only, and may not represent current or future performance of the property. Any information about location demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of the information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



# REGIONAL MAP



## LOCAL DEMOGRAPHICS:

	1-Mile	3-Mile	5-Mile
Population:	20,200	115,000	316,700
MHHI:	\$98,300	\$117,900	\$116,600

Hwy 287: 43,000+ ADT  
US Route 36: 90,000+ ADT



# AERIAL VIEW



FIRST WATCH

Hwy 287 - 43,000+ ADT



36 90,000+ ADT

Emerald Elementary  
404 Students



# AREA OVERVIEW



## BROOMFIELD, COLORADO

Broomfield, Colorado, is a well-established and steadily growing suburban community located along the U.S. Highway 36 corridor between Denver and Boulder. Positioned within the heart of the Denver-Aurora-Lakewood metropolitan area – one of the fastest-growing regions in the Mountain West – Broomfield benefits from exceptional regional connectivity and access to major employment and transportation networks, including U.S. Highway 36, Interstate 25, and Northwest Parkway (E-470). With a population of approximately 75,000 residents and direct access to a broader regional population of over 3 million across the Denver metro area, Broomfield serves as a key residential, corporate, and service-oriented hub on the northern Front Range. The city's strategic location provides convenient access to downtown Denver, Boulder's technology and research corridor, Denver International Airport, and a dense concentration of aerospace, technology, energy, bioscience, and healthcare employers active throughout the region.

The Denver metropolitan employment base has diversified and expanded consistently over the past several decades and currently supports more than 1.7 million workers. Employment growth remains strong across sectors such as aerospace, technology, healthcare, life sciences, energy, logistics, and professional services. Colorado's workforce development pipeline is supported by nationally recognized higher education and research institutions, including the University of Colorado Boulder, Colorado State University, Metropolitan State University of Denver, and a robust network of community colleges and technical training centers that supply highly skilled labor aligned with regional industry demand.

The Northern Front Range economy is anchored by high-value industries, including aerospace and defense, software and technology services, life sciences, advanced manufacturing, renewable energy, logistics, and healthcare. Broomfield has experienced sustained growth in corporate campuses, Class A office development, multifamily housing, and destination retail, reinforcing its role as a premier employment and residential center between Denver and Boulder. The city benefits from significant infrastructure investment, a pro-business regulatory environment, and strong regional transportation connectivity. Broomfield's extensive open space system and proximity to outdoor recreation amenities contribute to quality of life, long-term residential demand, and corporate attraction.

Major area employers within Broomfield and the broader Denver metro include Ball Aerospace, Oracle, Vail Resorts, UCHHealth, Kaiser Permanente, Lockheed Martin, and numerous technology, bioscience, and professional services firms. The healthcare, technology, and aerospace sectors continue to expand, supported by strong population growth, corporate relocations, and ongoing private and public investment throughout the region. Broomfield's local economy benefits from continued residential absorption, expansion of mixed-use and commercial districts, and sustained spillover economic activity from both Denver and Boulder's robust employment bases.

	Population	Households	Median Income
1-Mile	20,200	9,351	\$98,300
3-Mile	115,000	46,975	\$117,900
5-Mile	316,000	124,668	\$116,600





# The Wendy's Company



**Wendy's** was founded in 1969 by Dave Thomas in Columbus, Ohio. Dave built this business on the premise, "Quality is our Recipe ®," which remains the guidepost of the Wendy's system. Wendy's is best known for its made-to-order square hamburgers, using fresh, never frozen beef, freshly-prepared salads, and other signature items like chili, baked potatoes, and the Frosty® dessert. The Wendy's Company(NASDAQ:WEN) is committed to doing the right thing and making a positive difference in the lives of others. This is most visible through the Company's support of the Dave Thomas Foundation for Adoption® and its signature Wendy's Wonderful Kids® program, which seeks to find every child in the North American foster care system a loving, forever home. Wendy's and its franchisees employ hundreds of thousands of people across more than 7,000 restaurants worldwide, with a vision of becoming the world's most thriving and beloved restaurant brand. Currently, Wendy's is the world's number three hamburger chain in terms of locations (only behind McDonald's and Burger King).

**NASDAQ | TICKER | \$8.53**

Exchange:	NASDAQ (US Dollar)
Price:	<b>\$8.53</b>
Change (%):	<b>+0.05 (+0.59%)</b>

As of 1/15/2026

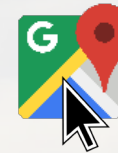




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## **Net Lease Property Disclaimer:**

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