



SUBJECT PROPERTY PHOTO

\$2,416,300 @ 5.5% Cap

- ❖ Absolute NNN Lease with ± 9 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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OFFERING OVERVIEW



Wendy's in Broomfield, Colorado

Bang Realty is pleased to present this free-standing, ±2,720 SF property, net leased to Bodan Aksan IA, LLC. 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 Shop, 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, with four 5-year options to extend. The lease is also subject to 7.5% every 5 years and during the option periods. The Lease is guaranteed by Bodan Incorporated, which has a successful sales history and has demonstrated a strong operational commitment to the Wendy's Brand. Bodan Aksan IA, LLC, is an award-winning Wendy's franchisee. Bodan operates approximately 19 locations in Colorado and Wyoming. The Combination of a nationally recognized brand, experienced operator, substantial lease term, and superior demographics makes this an attractive net lease investment opportunity.

PRICE: **\$ 2,416,300**

NOI: **132,897/Year**

Cap Rate: **5.5%**

Remaining Term: **± 9 Years**

- ❖ **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:

\$ 2,416,300

NET INCOME (NOI):

\$ 132,897 / YEAR

CAP RATE:

5.5%

Gross Leasable Area (GLA):

±2,720 SF

Current Rent per SF:

\$48.86 /YR

Lot Size:

.975 ACRES

Year Built:

2015

Ownership Type:

Fee Simple

Tenant:

Wendy's

Operator:

Bodan Aksan IA, LLC (19 Units)

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 Years

Tenant Options:

Four (4) X 5 Year Options

Right of First Refusal:

None

Rental Increases:

7.5% Every 5 years

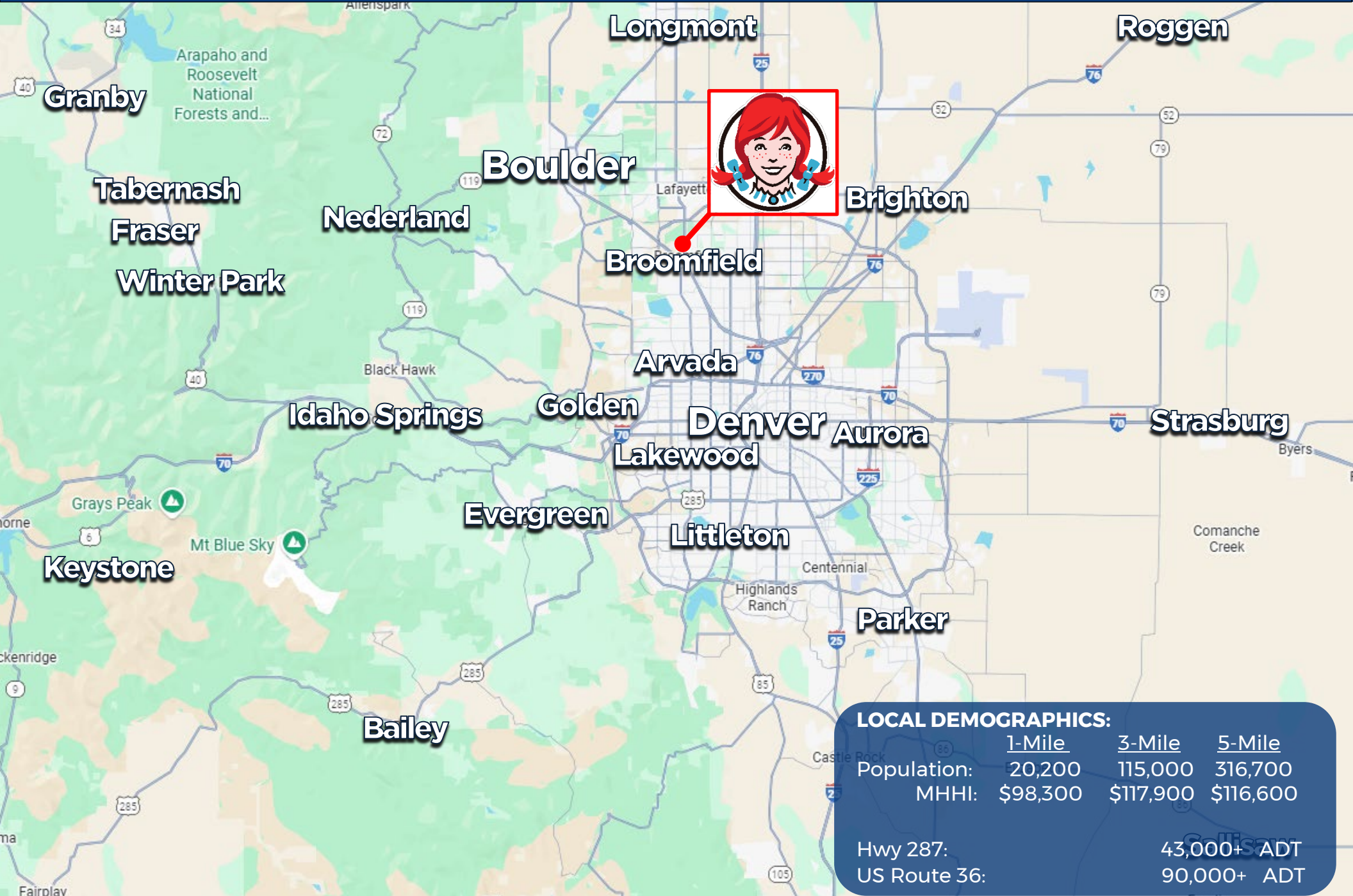


SUBJECT PROPERTY PHOTO

<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

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



WELLS FARGO



Emerald Elementary
404 Students

36 90,000+ ADT

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, UCHealth, 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.



Site Highlights



SITE HIGHLIGHTS

- Lighted, signalized corner with combined traffic of 50,000 VPD
- Easy ingress and egress on a major 4-lane highway (US-287) with approx. 43,000 CPD
- Proximity to Highways 121, 128, and Highway 36
- Well-developed area with a balanced mix of residential, industrial, and retail

Adjacent Uses & Neighbors

- Village Square Apartments
- Hunter Douglas Training Facility
- Medical Offices
- Retail Shops
- At Home Broomfield High School
- Emerald Elementary School & Kohl Elementary School
- Residential Developments

Nearby Corporate Tenants

- Crocs, Inc.
- Oracle
- SCL Health
- Hunter Douglas Corporate Offices
- West Park & Central Park Tower Offices
- Near Greenway Shopping Center, Taco Bell, McDonald's, Brother's BBQ, Wells Fargo
- Recreational Sports Complex nearby



Population & Income

Radius	Population	Med. HH Income	Income Growth by 2028	Median Age	Employees
1 Mile	20,200	\$98,300	+13%	35	17,000+
3 Mile	115,000	\$117,900	+2%	38	94,600
5 Mile	316,000	\$116,600	+16%	38	253,800

City-Wide Stats (2024)

City Population: 78,323 (2024)

Denver MSA Population: ~3,025,000

20-Year Population Growth: 94.11% (Neilsberg)

Household Median Income: \$125,000+

Bachelor's Degree or Higher: 48% of residents

Annual Sunshine: 300 days

AADT (CO DOT, 2024): 43,000

Flood Risk: 1/10—Fire Risk: 5/10

KEY INDUSTRIES & MAJOR EMPLOYERS



Top Industries by Employment

- Professional, Scientific & Technical Services (largest sector—software, engineering, and consulting)
- Management of Companies & Enterprises (corporate HQs and regional offices)
- Information / Technology (cloud computing, telecom, software, semiconductors)
- Healthcare & Social Assistance
- Advanced Manufacturing (aerospace, building materials, specialty consumer products)
- Retail Trade (centered on Flat Iron Crossing and major commercial corridors)
- Accommodation & Food Services
- Other: Construction, Finance & Insurance, Wholesale Trade, Public Administration

Major Employers

Employer	Est. Employees	Sector
Oracle America	~1,650	Enterprise Software & Technology
Intermountain Health	~1,550	Healthcare Services
BAE Systems	~1,100	Aerospace & Defense
Hunter Douglas	~950	Window Covering Manufacturing
City & County of Broomfield	~900	Municipal Government
Vail Resorts (Corp. Offices)	~750	Hospitality & Recreation
Danone North America	~600	Food & Beverage Production
Crocs	~600	Footwear Design & Corporate Operations
Broadcom Inc.	~500	Semiconductor & Technology Hardware
VMware	~450	Cloud & Virtualization Software
Children's Hospital Colorado (North)	~350+	Pediatric Healthcare Services

ACTIVE & UPCOMING DEVELOPMENT PROJECTS



Retail / Entertainment

Flatiron Crossings Revitalization - [Article](#)

New entertainment district construction with new stores aimed at revitalizing the Flatiron Crossing mall area.

Prism Places & McWhinney Mixed-Use Districts - [Article](#)

Two separate mixed-use commercial districts totaling ~676,000 SF across 213 acres in Broomfield and Loveland. Breaking ground mid-to-late 2026.

Residential / Mixed-Use

Broomfield Town Center Redevelopment - [Article](#)

Redevelopment construction beginning in 2025, per Broomfield's 2024 Year in Review.

Broomfield Town Square (by Civic Center) - [Article](#)

Located at 1st Avenue, east of Main Street and west of Spader Way. Phase 1 includes:

- ~471 multi-family apartment units + 12 townhomes
- ~63,590 SF of commercial development, including a new market hall in the former Safeway building
- Enlarged lake with trails, plaza, beach, future boathouse, restaurants, and gathering spaces
- Space for potential future expansion of Broomfield Library/Auditorium
- Parking primarily within mixed-use building structures
- Income-aligned housing (on-site units or cash-in-lieu fee option)

Construction documents and permit review are anticipated in 2026; construction to begin thereafter. Total project: 643 residential units + 187,000 SF commercial

Integra Broomfield Apartment Complex - [Article](#)

312-unit apartment complex located south of State Highway 128 and east of Indiana St within the Ridge at Broomfield PUD. East of Sheridan Parkway, south of CO 7.

Baseline—Large New Construction Project - [Article](#)

Major new construction project with significant residential and commercial planned development. See baselinecolorado.com for details.

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ACTIVE & UPCOMING DEVELOPMENT PROJECTS & GROWTH



Industrial / Specialty

Playground Garages—2360 Industrial Lane - [Article](#)

~32,000 SF development composed of approximately 1,000 SF units designed for small business, personal, and hobbyist uses. Each unit features front entry, loading, and multiple windows for natural light. Supports versatile, low-intensity commercial uses.

Healthcare

UC Health Broomfield North Campus - [Article](#)

~110-acre site at the northwest corner of I-25 and CO 7. The project includes a multi-story hospital, a four-story medical office building, and potentially residential options, advanced specialties, primary medical care, retail, dining, hospitality uses, and large green spaces.

Infrastructure

I-25 Mobility Hub Improvements (CDOT)

CDOT and Broomfield broke ground on I-25 mobility hub improvements in May 2025, enhancing regional transit access.

GROWTH PROJECTIONS

Metric	Projection
New Housing Units (next 5 years)	5,000+
Commercial Development	2.8 Million SF by 2030
1-Mile Income Growth	+13% by 2028
5-Mile Income Growth	+16% by 2028

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

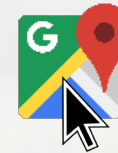
Exchange: NASDAQ (US Dollar)

Price: **\$8.53**

Change (%): **+0.05 (+0.59%)**

As of 1/15/2026

1905 West 6th Ave Broomfield, Colorado



Net Lease Property Disclaimer:

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