

# 16330 East Arapahoe Road

Foxfield, CO 80016

FOR SALE  
**\$3,270,000**

Absolute NNN Ground Lease



FOR MORE INFORMATION:

**JAKE MALMAN**

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**MALMAN**  
COMMERCIAL REAL ESTATE

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## Property Facts

Price	\$3,270,000
NOI	\$196,390.70
Cap Rate	6.01%
Lease Type	Absolute NNN/Zero Landlord Responsibilities Ground Lease
Building Size	5,051 SF
Transaction Type	Fee Simple
Price Per SF Building	\$647.40/SF
Land Size	44,823 SF (1.03 AC)
Price Per SF Land	\$72.95/SF
Parking	17+ Spaces
County	Arapahoe
Year Built	2006
Taxes	\$87,731.84 (2023)

## Highlights

- Convenience Store/Car Wash + Canopied Six-Pump Fueling Station (Canopy not included in 5,051 SF)
- Absolute NNN lease with zero landlord responsibilities
- 100% leased to Waterway Gas & Wash with corporate guaranty
- Strong tenant with long operating history at the property since 2006
- Highly desirable location at high trafficked intersection in Foxfield, CO
- Easy access to I-25, I-225 and C-470



# Tenant Overview

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In 1970, in the St. Louis suburb of Kirkwood, Henry Dubinsky and a group of friends opened the first Waterway® car wash. Now, more than 50 years later, Waterway operates 29 locations in five cities and is a nationally recognized leader in the car wash industry. Through the years, Waterway has remained true to its original concept: build distinctive facilities, hire only the best people and deliver a quality experience. The Waterway process and technology have been honed over many years to safely, completely and quickly clean cars and serve customers. No one else can guarantee the same high level of personal service, care and attention to detail that are the hallmarks of the Waterway difference.

[www.Waterway.com](http://www.Waterway.com)

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# Lease Abstract

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**Square footage:** 5,051 SF

**Lease Commencement Date:** April 1, 2008

**Lease Expiration Date:** April 1, 2028

**Options:** Six (6) 5-year options with 10% rent increases every 5 years

**Lease Type:** Absolute NNN (Ground Lease)

Lease Period	NOI	Cap Rate
Lease Years 16-20 (Current Term)	\$196,390.70	6.01%
Lease Years 21-25 (First Option)	\$216,029.77	6.61%
Lease Years 26-30 (Second Option)	\$237,632.75	7.27%
Lease Years 31-35 (Third Option)	\$261,396.02	7.99%
Lease Years 36-40 (Fourth Option)	\$287,535.62	8.79%
Lease Years 41-45 (Fifth Option)	\$316,289.18	9.67%
Lease Years 46-50 (Sixth Option)	\$347,918.1	10.64%

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<b>POPULATION</b>	<b>1 mile</b>	<b>5 mile</b>	<b>10 mile</b>
2020	7,298	237,718	837,848
2024	7,132	239,620	851,540

<b>HOUSEHOLDS</b>	<b>1 mile</b>	<b>5 mile</b>	<b>10 mile</b>
2020	2,717	87,128	323,925
2024	2,646	88,097	328,956

<b>INCOME</b>	<b>1 mile</b>	<b>5 mile</b>	<b>10 mile</b>
Average HHI	\$129,599	\$129,731	\$121,657
Median HHI	\$100,694	\$105,866	\$95,135



**Regis Jesuit High School**

**Valley Country Club**

**Cornerstar Shopping Center**

**S Parker Rd**

**S Lewiston Way**

**S Olathe St**

**E Arapahoe Rd**



**Traffic >>**

Collection Street	Cross Street	Traffic Vol	Last Measu...	Distance
E Arapahoe Rd	S Parker Rd W	43,886	2021	0.08 mi
East Arapahoe Road	S Parker Rd W	50,656	2022	0.10 mi
East Arapahoe Road	S Lewiston Way W	48,480	2022	0.14 mi
State Hwy 83	E Arapahoe Rd NW	39,842	2022	0.18 mi
State Hwy 83	E Costilla Ave SE	40,003	2022	0.18 mi
ARAPAHOE RD	S Olathe St E	41,883	2022	0.20 mi
E Arapahoe Rd	S Olathe St W	41,634	2022	0.28 mi
South Parker Road	E Davies Dr W	39,345	2022	0.33 mi
E Arapahoe Rd	State Hwy 83 E	52,000	2017	0.33 mi
E Arapahoe Rd	S Cornerstar Way W	54,539	2022	0.33 mi

## Meet the Broker



**Jake Malman** represents sellers, landlords, tenants and buyers with their leasing and disposition needs across all product types including office, industrial, retail, and land.

Jake has a passion for commercial real estate and is extremely knowledgeable in all asset types. Jake prides himself on superior customer service, helping clients with creative, out-of-the-box solutions no matter how difficult.

Jake has a strong understanding of the Colorado market. He has been involved in the sales and leasing of many high profile properties in Colorado and can assist in any of your commercial real estate needs. Jake has completed over \$250M of transactions in the Colorado market.



The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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