

NNN INVESTMENT SALE

11652 W. 64TH AVE.

ARVADA, CO 80004



For More Information
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Investing in the future through people

OFFERING SUMMARY



PROPERTY:

3,527 SF Building

1.43 AC



PRICE:

\$2,325,000



CAP RATE:

6.50%

TRAFFIC COUNTS:

W 64th Ave. & Simms St.
23,279 VPD

INVESTMENT HIGHLIGHTS

- **Brand New 10 Year Lease** – Tenant will sign new 10 year NNN lease with 2% annual increases. Two (2) Five 5 year extension options
- **Franchisee's Corporate Guarantee** – Edit Real Estate, LLC will guarantee the lease. Operating 48 locations throughout Texas, Colorado, and the Midwest.
- **Fundamentally Excellent Real Estate** – This freestanding drive thru building is well positioned just down the street from King Soopers (Kroger) in densely populated Arvada, CO (Denver MSA) with over 228,000 people within a 5 mile radius. Strong income demos and net positive migration to the area make this asset recession resistant.
- **About Tide Cleaners** – A Proctor and Gamble company, Tide Cleaners is America's number 1 Dry Cleaner. Unlike traditional dry cleaners, Tide Cleaners never uses harsh chemicals like perc. Instead, Tide Cleaners uses GreenEarth Cleaning solvent, which is a silicone-based solvent, which is better for the environment and lender friendly.

AREA DEMOGRAPHICS

2 MILE

Total Households | **19,530**
Total Population | **48,554**
Average HH Income | **\$117,834**

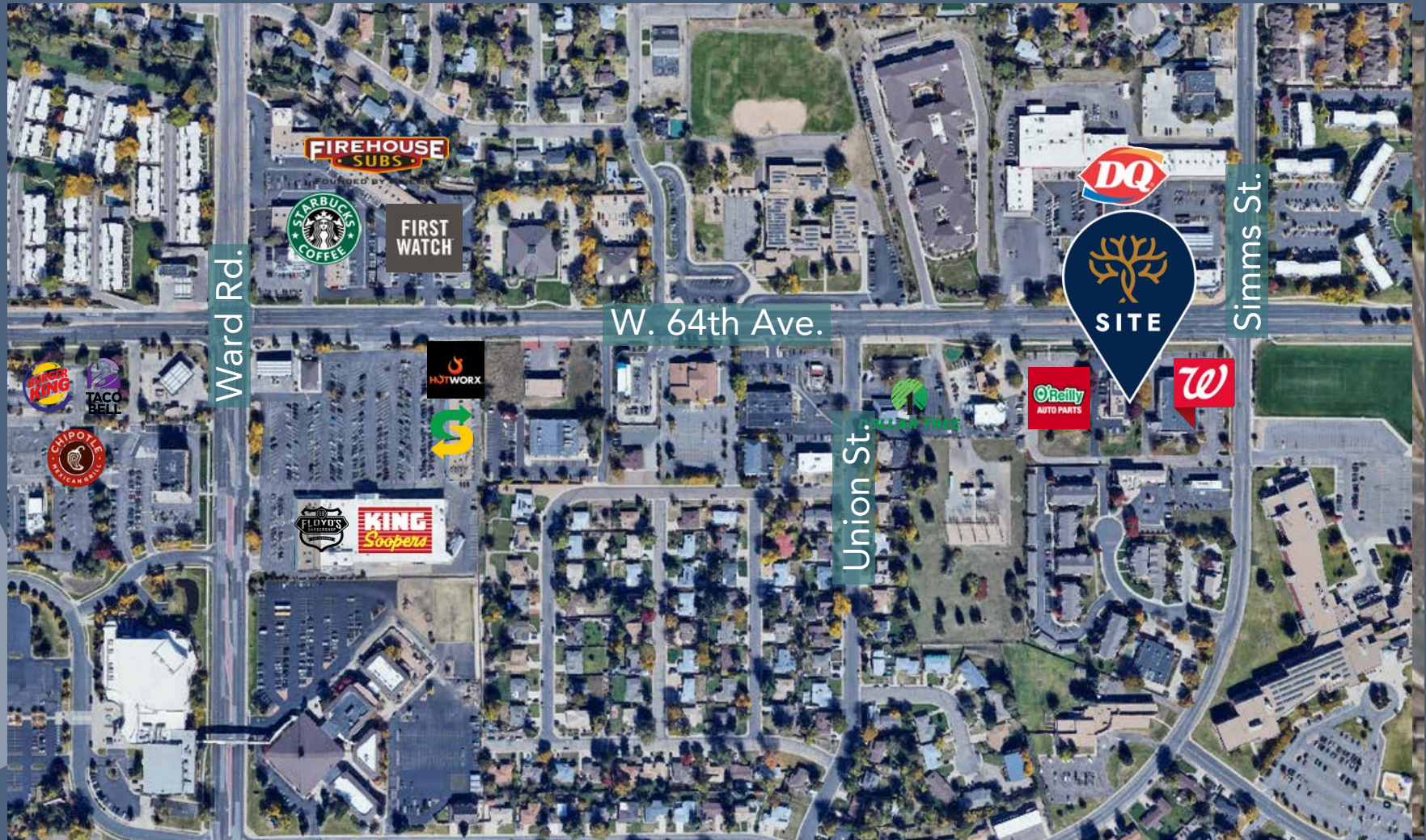
5 MILES

Total Households | **95,114**
Total Population | **228,868**
Average HH Income | **\$112,849**

10 MILES

Total Households | **375,692**
Total Population | **901,243**
Average HH Income | **\$103,775**





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