

# HEARTLAND DENTAL

10450 CHAMBERS ROAD, COMMERCE CITY, CO 80022 (DENVER MSA)



OFFERING MEMORANDUM

Marcus & Millichap



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# Executive Summary

10450 Chambers Road, Commerce City, CO 80022

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$4,080,000</b>
Cap Rate	5.25%
Building Size	4,387 SF
Net Cash Flow	5.25% \$214,200
Year Built	2025
Lot Size	0.805 Acres

## LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Roof & Structure	Tenant Responsible
Tenant	Second Creek Dental Care
Guarantor	Heartland Dental (Corporate)
Rent Commencement Date	November 19, 2025
Lease Expiration Date	November 30, 2037
Lease Term	12 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 11/30/2030	\$214,200	5.25%
12/1/2030 – 11/30/2035	\$235,620	5.78%
12/1/2035 – 11/30/2037	\$259,182	6.35%
Renewal Options	Annual Rent	Cap Rate
Option 1 (12/1/2037 – 11/30/2042)	\$285,100	6.99%
Option 2 (12/1/2042 – 11/30/2047)	\$313,610	7.69%
Option 3 (12/1/2047 – 11/30/2052)	\$344,971	8.46%
Option 4 (12/1/2052 – 11/30/2057)	\$379,468	9.30%

<b>Base Rent</b>	<b>\$214,200</b>
<b>Net Operating Income</b>	<b>\$214,200</b>
<b>Total Return</b>	<b>5.25% \$214,200</b>





**NORTH RANGE  
CROSSINGS APARTMENTS**  
±180 Units

**TURNBERRY  
HOUSING COMMUNITY**  
±820 Homes

**THE RANGE AT REUNION**  
±180 Units

**KING  
Scopers** **ACE  
Hardware**

**uhealth**

**POPEYES**

**DUNKIN'**

**AutoZone**

**24,100 CPD**  
E 104<sup>TH</sup> AVENUE

**McDonald's**

**JIMMY JOHN'S**

**Tires LES SCHWAB**

**ih** Intermountain  
Health

**11,900 CPD**  
CHAMBERS ROAD

**Dion's**  
PIZZA • SALADS • SUBS

**1-TBANK**

**SHERWIN  
WILLIAMS.**

**WING STOP**  
**Ent**  
Credit Union

**WashFox**  
CARWASH

**Everbrook  
ACADEMY**

**HEARTLAND  
DENTAL**

**DUTCH BROS**





**STUART  
MIDDLE SCHOOL**  
±790 Students

**THE LEARNING  
EXPERIENCE**  
Division of Early Education

**24,100 CPD**  
E 104<sup>TH</sup> AVENUE

**7  
ELEVEN**

**PNC BANK**

**O'Reilly  
AUTO PARTS**

**TACO  
BELL**

**GREASE  
MONKEY**  
Oil Changes & More

**THE GODDARD SCHOOL™**  
FOR EARLY CHILDHOOD DEVELOPMENT

**DOLLAR TREE**

**Walgreens**

**PHILLIPS  
66**

**Wendy's**

**brakes  
plus**

**Dutch Bros**

**PANDA EXPRESS  
CHINESE KITCHEN**

**HEARTLAND  
DENTAL**

**WING STOP**  
**Ent**  
Credit Union

**SHERWIN  
WILLIAMS**

**McDonald's**

**JIMMY JOHN'S**

**11,900 CPD**  
CHAMBERS ROAD

**WashFox  
CARWASH**

**N**

# Property Description



## INVESTMENT HIGHLIGHTS

- » **Brand New 12-Year Absolute NNN Lease with Corporate Guaranty by Heartland Dental**
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **New High-Quality 2025 Construction**
- » Dense Trade Area in the Denver MSA - 463,747 Residents within a 10-Mile Radius
- » **The Immediate Area is Experiencing Rapid Growth - Households and Population Projected to Increase 12%+ within a 1-Mile Radius by 2029**
- » Located at the Corner of Chambers Road and East 104th Avenue, Accessible by ±36,000 Cars per Day
- » **Situated Across from King Soopers Marketplace and Surrounded by National Retailers: Walgreens, McDonald's, Dutch Bros, Dollar Tree, and More**
- » Average Household Income Exceeds \$144,000 within a 5-Mile Radius



## DEMOGRAPHICS

1-mile

5-miles

10-miles

### Population

2029 Projection	12,947	55,715	493,531
2024 Estimate	11,534	50,003	463,747
Growth 2024 - 2029	12.24%	11.42%	6.42%

### Households

2029 Projections	4,219	18,411	168,934
2024 Estimate	3,761	16,535	158,382
Growth 2024 - 2029	12.16%	11.35%	6.66%

### Income

2024 Est. Average Household Income	\$133,476	\$144,385	\$119,450
2024 Est. Median Household Income	\$119,670	\$127,336	\$103,009

# Tenant Overview



**EFFINGHAM, ILLINOIS**

Headquarters



**1,800+**  
Locations



**KKR & CO.**  
Parent Company



**1997**  
Founded



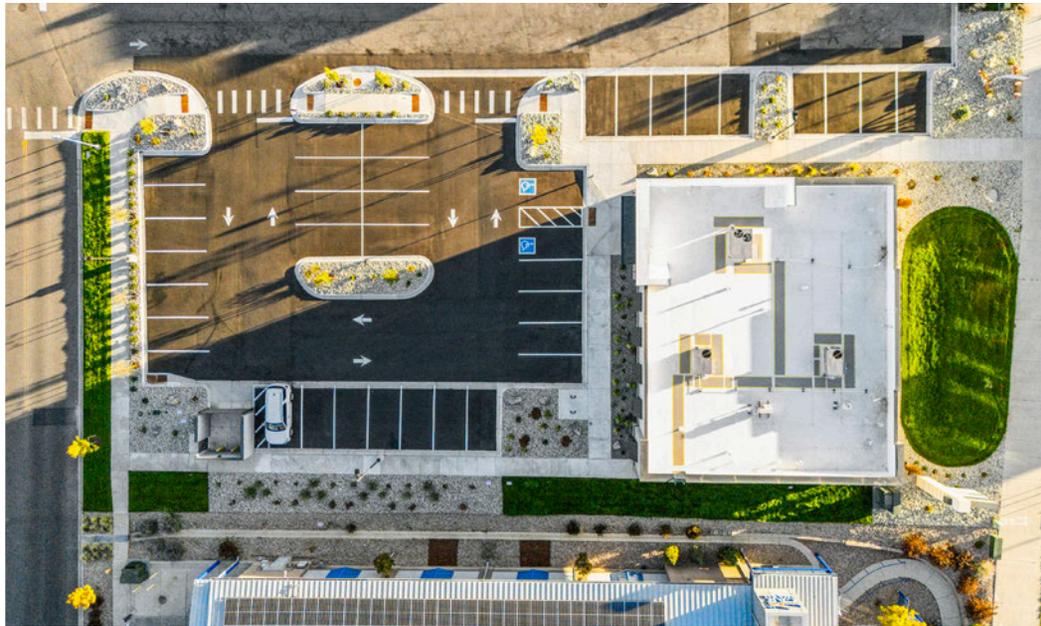
**HEARTLAND.COM**  
Website

Heartland Dental operates as a dental practice management organization with headquarters in Effingham, Illinois. It provides support through continuing education; and management services, such as staffing, human relations, purchasing, administration, financial, marketing and information technology support. Heartland Dental is focused on positively impacting dentistry with the goal of offering dentists the freedom to focus on their craft. This culture is sustained with continuing education and ongoing leadership development at all levels of the organization.

Heartland Dental has expanded to over 25,000 team members in over 1,800 supported office with over 3,000 supported doctors across 38 states. They are able to differentiate themselves from competition to become what they are today. They provide dentists, hygienists, and non-clinical team members with world-class non-clinical administrative and operational support to help them achieve sustainable professional and financial growth.

Heartland Dental has a mission to help dentists and their teams deliver the highest quality dental care and experience to the communities they serve. They do this while providing exceptional careers and creating value for their stakeholders.

# Property Photos





# [ exclusively listed by ]

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investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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For financing options, please reach out to:

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