

FOR SALE

SafeSplash Swim School

12240 Lioness Way | Parker, CO 80134

**BLUE
WEST
CAPITAL**



PROPERTY OVERVIEW

PURCHASE PRICE:	\$3,266,000
NOI:	\$212,283
CAP RATE:	6.50%
BUILDING SIZE:	8,900 SF
PRICE/SF:	\$367
RENT/SF:	\$24
LAND SIZE:	1.04 AC
YEAR BUILT:	2006

INVESTMENT HIGHLIGHTS

- New 15-year Triple-Net (NNN) lease commencing January 2026
- Scheduled 2.0% annual rental increases hedge against inflation
- Positioned off E Lincoln Ave (37,750 VPD) with great accessibility to I-25 (160,500 VPD)
- Affluent demographics with an Average HH Income of \$173K+ (3 miles)
- Major recent capital improvements and expenditures (\$1.3M+)
- Located between the RidgeGate mixed-use master planned communities, including the Lone Tree City Center

CONTACTS

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OFFERING MEMORANDUM