


FOR SALE | CONFIDENTIAL OFFERING MEMORANDUM

3505 S KIPLING STREET

LAKEWOOD, CO 80235



INVESTMENT HIGHLIGHTS:

-  20-YEAR SALE LEASEBACK WITH 10% INCREASES EVERY (5) YEARS AND (4) 5 YEARS OPTIONS
-  HIGH BARRIER TO ENTRY MARKET WITH LIMITED COMPETITION
-  GUARANTEED BY EXPERIENCED 10-UNIT OPERATOR
-  STRONG SURROUNDING DEMOGRAPHICS (\$114,297 AVG HHI WITHIN A 3 MILE RADIUS)



INVESTMENT OVERVIEW

PRICE:	\$3,200,000
CAP:	7.75%
BRAND	Sinclair
PROPERTY	3505 S Kipling St, Lakewood, CO 80235
BUILDING SIZE (SF)	360
LOT SIZE (AC)	0.45
YEAR BUILT/RENOVATED	1976/2021
REMAINING LEASE TERM	20 Years
LEASE TYPE	Absolute Tiple-Net

LEASE OVERVIEW

INITIAL LEASE TERM	20 Years
RENT COMMENCEMENT DATE	Date of Closing
EXPIRATION DATE	20 Years from Closing Date
LEASE TYPE	Absolute Triple-Net
ROOF & STRUCTURE	Tenant
OPTIONS	4 x 5-Year
LEASE GUARANTOR	Corporate (10 Units)



RENT SCHEDULE

TERM	MONTHLY RENT	ANNUALIZED RENT	RENT INCREASE	CAP RATE
Year 1 – Year 5	\$20,666.67	\$248,000		7.75%
Year 6 – Year 10	\$22,733.33	\$272,800	10%	8.53%
Year 11 – Year 15	\$25,006.67	\$300,080	10%	9.38%
Year 16 – Year 20	\$27,507.33	\$330,088	10%	10.32%
(Option 1) Year 21 – 25	\$30,258.07	\$363,097	10%	11.35%
(Option 2) Year 26 – 30	\$33,283.87	\$399,406	10%	12.48%
(Option 3) Year 31 – 35	\$36,612.26	\$439,347	10%	13.73%
(Option 4) Year 36 – 40	\$40,273.49	\$483,282	10%	15.10%



LOCATION OVERVIEW



DEMOGRAPHICS

Households		Avg HH Income	
1 Mile	4,217	1 Mile	\$94,331
3 Mile	40,126	3 Mile	\$114,297
5 Mile	103,630	5 Mile	\$112,631

FOR SALE | CONFIDENTIAL OFFERING MEMORANDUM

3505 S KIPLING STREET

LAKEWOOD, CO 80235



INVESTMENT CONTACT:

PETER PELUSO

VICE PRESIDENT

T 312-758-8652

PPELUSO@PINNACLAREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com