

AUTOZONE GROUND LEASE

18643 GREEN VALLEY RANCH BLVD, DENVER, CO 80249



OFFERING MEMORANDUM

Marcus & Millichap



**DOWNTOWN
DENVER**



**UNIVERSITY OF
DENVER**
±13,400 Students

**WINGS
OVER THE ROCKIES.**

**University of
Colorado Hospital**
UNIVERSITY OF COLORADO HEALTH

Children's Hospital Colorado



COSTCO WHOLESALE **TARGET**
ACE Hardware **DICK'S SPORTING GOODS** **LOWE'S**
SPROUTS FARMERS MARKET **PETSMART**

**BUCKLEY SPACE
FORCE BASE**



COSTCO WHOLESALE **Hilton Garden Inn**
Walmart Neighborhood Market **TOWNEPLACE SUITES**
OUTBACK STEAKHOUSE **STARBUCKS** **MARRIOTT SONIC**



GAYLORD ROCKIES™
RESORT & CONVENTION CENTER
Colorado

DENVER INTERNATIONAL AIRPORT
DEN
±82 Million
Passengers in 2025

Walmart DISCOUNT TIRE
THE HOME DEPOT **BEST BUY** **Chick-fil & petco**
CHIPOTLE MEXICAN GRILL **noodles & COMPANY**



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Executive Summary

18643 Green Valley Ranch Blvd, Denver, CO 80249

FINANCIAL SUMMARY

Price	\$1,617,000
Cap Rate	4.10%
Net Cash Flow	4.10% \$66,284
Building Size	±7,381 SF
Year Built	2008
Lot Size	0.93 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Ground Lease
Tenant	AutoZone Development Corporation
Lease Commencement Date	June 17, 2008
Lease Expiration Date	June 30, 2028
Lease Term Remaining	2+ Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 6/30/2028	\$66,283.80	4.10%
Renewal Options	Annual Rent	Cap Rate
Option 1 (7/1/2028 – 6/30/2033)	\$72,912.18	4.51%
Option 2 (7/1/2033 – 6/30/2038)	\$80,203.40	4.96%
Option 3 (7/1/2038 – 6/30/2043)	\$88,223.74	5.46%
Option 4 (7/1/2043 – 6/30/2048)	\$97,046.11	6.00%

Base Rent	\$66,284
Net Operating Income	\$66,284
Total Return	4.10% \$66,284



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28,500 CPD
N TOWER ROAD



SHOPS AT GREEN VALLEY RANCH TOWN CENTER

OMAR D. BLAIR CHARTER SCHOOL
±750 Students

SANDRA TODD-WILLIAMS ACADEMY
±120 Students

GREEN VALLEY RANCH RECREATION CENTER



24,760 CPD
GREEN VALLEY RANCH BLVD





KIPP NORTHEAST DENVER MIDDLE SCHOOL
±470 Students

COSTCO WHOLESALE

GREEN VALLEY RANCH HIGH SCHOOL
±565 Students

KIPP NORTHEAST DENVER LEADERSHIP ACADEMY
±560 Students

SONIC

Arby's

POPEYES
LOUISIANA KITCHEN

McDONALD'S

NATURAL GROCERS

CAVA

KFC

28,500 CPD
N TOWER ROAD

Wendy's

MAVERIK

Walgreens

KING Soopers

uhealth

Comfort dental

GREASE MONKEY
Oil Changes & More

TACO BELL

SHOPS AT GREEN VALLEY RANCH TOWN CENTER

Domino's

DENVER PUBLIC LIBRARY

24,760 CPD
GREEN VALLEY RANCH BLVD

AutoZone

Cornerstone HOME LENDING





INDUSTRIAL

ExtraSpace Storage
7 ELEVEN
COBBLESTONE AUTO SPA

Walmart
THE HOME DEPOT
BEST BUY
DISCOUNT TIRE
Chick-fil-A
petco
CHIPOTLE MEXICAN BOWL
noodles & COMPANY

28,500 CPD
N TOWER ROAD

Firestone
Advance
Auto Parts
jiffy lube

COBBLESTONE
AUTO SPA

MAVERIK

Walgreens

Domino's

Comfort dental

uhealth

24,760 CPD
GREEN VALLEY RANCH BLVD

Cornerstone
HOME LENDING



GREASE MONKEY
Oil Changes & More

TACO BELL

AutoZone

SHOPS AT GREEN VALLEY RANCH TOWN CENTER

DENVER PUBLIC LIBRARY



Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute NNN Ground Lease with AutoZone (NYSE: AZO) - Extremely Low Ground Rent**
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **AutoZone is the Leading Distributor of Auto Parts in the U.S. with ±7,775 Locations Worldwide**
- » Dense Denver Infill with 134,722 Residents within a 5-Mile Radius
- » **Households and Population Projected to Increase 8%+ in the Immediate Area by 2030**
- » Situated at a Busy Retail Intersection, Outparcel to King Soopers Grocery Store and Surrounded by National Retailers: Walgreens, Natural Grocers, McDonald's, and More
- » **Average Household Income Exceeds \$112,000 within a 1-Mile Radius**
- » Easy Freeway Access, Less Than 2 Miles Off Interstate 70
- » **Located Near the Corner of Green Valley Ranch Blvd and N Tower Road, Easily Accessible by a Combined ±53,000 Cars per Day**
- » 10 Minutes from Denver International Airport (±82 Million Passengers in 2025)



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	21,448	85,336	143,106
2025 Estimate	19,747	78,326	134,722
Growth 2025 - 2030	8.61%	8.95%	6.22%

Households

2030 Projections	6,950	28,754	48,132
2025 Estimate	6,416	26,329	45,146
Growth 2025 - 2030	8.32%	9.21%	6.61%

Income

2025 Est. Average Household Income	\$112,124	\$106,042	\$97,912
2025 Est. Median Household Income	\$99,344	\$92,273	\$84,293

Tenant Overview



MEMPHIS, TENNESSEE

Headquarters



±7,775

Locations



NYSE: AZO

Stock Symbol



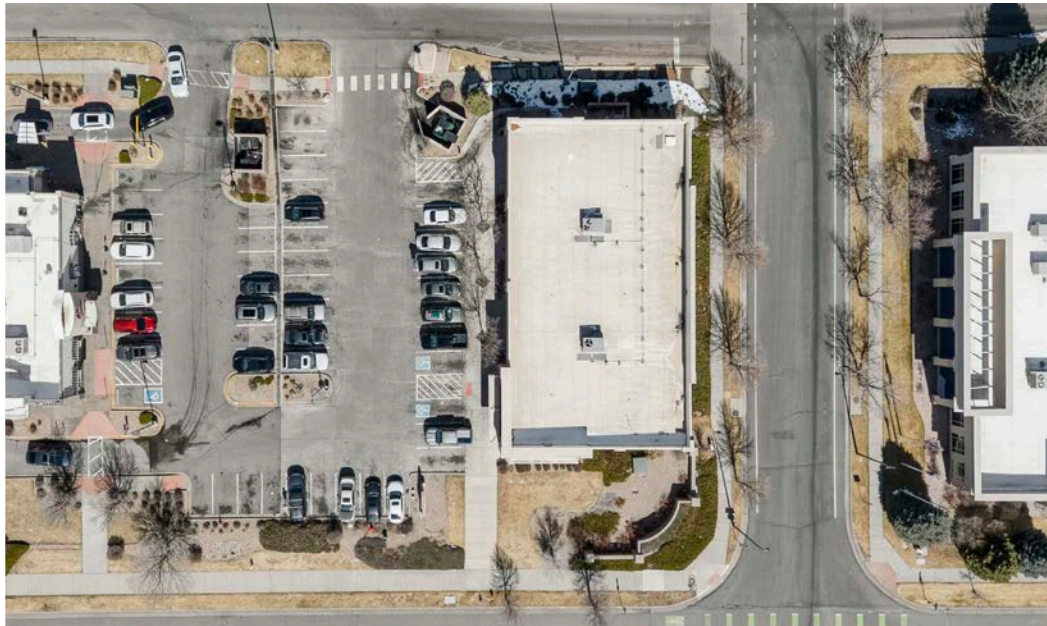
WWW.AUTOZONE.COM

Website

AutoZone is the nation's leading retailer and a leading distributor of automotive replacement parts and accessories with approximately 7,775 stores in the US, Puerto Rico, Mexico, and Brazil as of February 2026. Each store carries an extensive line for cars, sport utility vehicles, vans and light trucks, including new and re-manufactured hard parts, maintenance items and accessories. AutoZone also sells automotive diagnostic and repair software through ALLDATA, diagnostic and repair information through alldatadiy.com, and auto and light truck parts and accessories through their website.

For more than 30 years, AutoZone has been committed to providing the best parts, prices and customer service in the automotive aftermarket industry. Since opening its first store in Forrest City, Arkansas on July 4, 1979, the company has joined the New York Stock Exchange (NYSE: AZO) and earned a spot in the Fortune 500. Today, AutoZone is the leading distributor of auto parts in the United States.

Property Photos



[exclusively listed by]

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Broker of Record
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Offices Nationwide
www.marcusmillichap.com

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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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