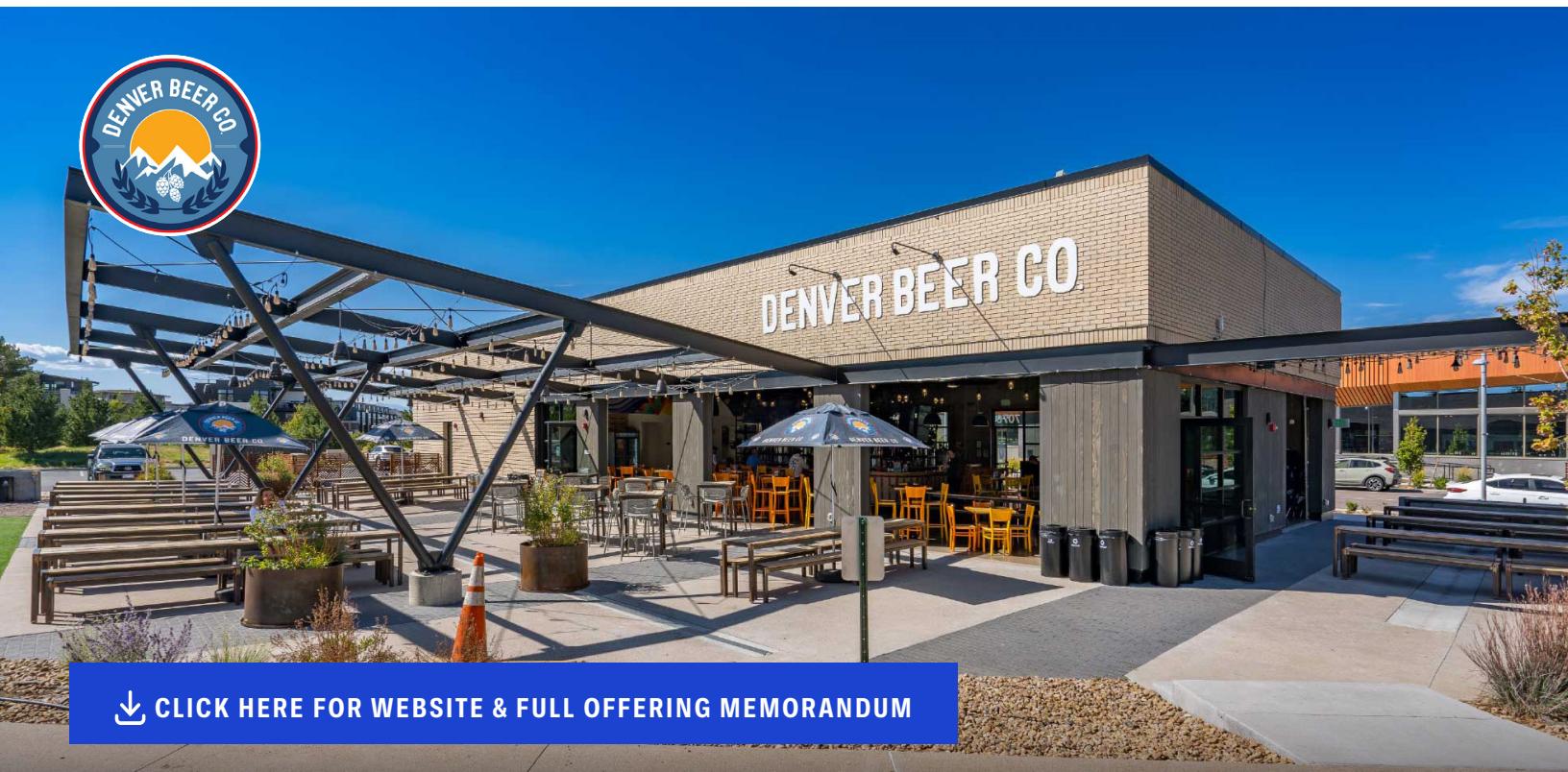


FOR SALE

Denver Beer Co - Lowry

7070 E Lowry Blvd | Denver, CO



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PROPERTY OVERVIEW

PURCHASE PRICE:	\$4,467,000
NOI:	\$268,000
CAP RATE:	6.00%
BUILDING SIZE:	4,200 SF
PRICE/SF:	\$1,063.57
RENT/SF:	\$63.81
LAND SIZE:	0.46 AC
YEAR BUILT:	2022

INVESTMENT HIGHLIGHTS

- New 10-year triple-net (NNN) lease featuring passive ownership structure
- Positioned between N Monaco St Pkwy (30,000 VPD) and Quebec St (39,000 VPD) at signalized intersection
- Scheduled rental increases throughout primary term and two, five-year options
- Corporate guarantee from Wilding Brands, a multi-concept beverage and food operator (Stem Ciders, Upslope, Great Divide, Station 26, and more)
- Affluent demographics with average household incomes of \$198,000+ within one mile
- Densely populated area with 212,485 people living within three miles
- Nearby tenants include Target, Clark's Market, Crisp & Green, Torchy's Tacos, MOD Pizza, and more

CONTACTS

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