



9111 E 40TH AVE
DENVER, COLORADO
(CENTRAL PARK NEIGHBORHOOD)

5.50% CAP RATE NEXT YEAR!

Corporate-Guaranteed Wendy's Ground Lease

±21.5 Years Remaining | Attractive 10% Rent Increases

High-Performing Infill Location | Trophy Freeway Location

1 Mile AHHI of \$234,576



NNLG NATIONAL NET LEASE GROUP

CUSHMAN & WAKEFIELD

UPE URBAN PROPERTY GROUP

» **Corporate Wendy's Ground Lease | Absolute NNN**

Wendy's Properties, LLC signed a new 25-year ground lease with rent commencing November 2022.

» **± 21.5 Years Remaining | Built-In Growth**

Secure in-place income with 10% rent increases every five (5) years, growing NOI from -\$247K to \$362K+ during the base term, with additional upside through four (4) 5-year renewal options.

» **High-Performing Asset | 2023 Construction with Dual-Lane Drive-Thru**

Brand new construction featuring Wendy's latest high-efficiency prototype with a dual-lane "Y" drive-thru, designed to maximize throughput, enhance customer experience, and support strong, sustained unit-level performance.

» **Irreplaceable Infill Location | Signalized Corner + I-70 Exposure**

Positioned at E. 40th Ave & Central Park Blvd with -50K VPD and immediate access to I-70 (252K+ VPD), offering exceptional visibility, access, and regional connectivity within one of Denver's most active retail corridors.

» **Premier Retail Corridor with Dominant Anchors**

Located within the rapidly expanding Runway South development and minutes from The Shops at Northfield (1.2M SF), surrounded by top national retailers and daily traffic drivers—creating a highly synergistic retail environment that supports long-term tenant performance.

» **Affluent, High-Growth Denver MSA Trade Area**

Dense and affluent demographics (122K+ residents within 3 miles; \$234K+ avg HH income within 1 mile) combined with strong population and economic growth underpin durable retail demand and long-term real estate fundamentals.



\$4,950,000
ASKING PRICE



± 21.5 YEARS
TERM REMAINING



ABSOLUTE NNN GROUND LEASE
LEASE TYPE



CORPORATE
LEASE GUARANTOR



10% EVERY 5 YRS
RENT INCREASES
(NEXT INCREASE 12/2027)



2023
YEAR BUILT



DUAL LANE
DRIVE-THRU



DENVER, CO 23

INFORMATION REQUEST

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