



MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

32 Unit Franchisee | Burger King | Absolute NNN

15340 E. Hampden Ave., Aurora, CO 80013

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EXECUTIVE SUMMARY



Mahoney & Associates is pleased to offer for sale the Burger King located at 15340 E. Hampden Avenue in Aurora, Colorado. This freestanding, drive-thru restaurant is situated on a highly visible corner at the signalized intersection of E. Hampden Avenue and S. Chambers Road, one of Aurora's busiest retail corridors with traffic counts exceeding 70,000 vehicles per day. The property features excellent ingress and egress, ample parking, and strong surrounding demographics within a densely populated trade area. Aurora, part of the thriving Denver metro region, continues to experience robust population and economic growth driven by major employers such as UCHealth Anschutz Medical Campus and Buckley Space Force Base. This offering provides investors with the opportunity to acquire a well-positioned asset with a nationally recognized tenant in a high-traffic location, supported by strong fundamentals and long-term market stability.

EXECUTIVE SUMMARY



15340 E. HAMPDEN AVE.,
AURORA, CO 80013

\$2,133,000
CAP RATE: 6.20%



RENTABLE BLDG AREA
± 4,292 SF



LOT SIZE
± 29,185 SF



REMAINING LEASE TERM
± 8 YEARS



NOI
\$132,300

LEASE SUMMARY

Tenant	Ocedon Restaurant Management, LLC 32 Locations in Colorado (Burger King has occupied this location for 30+ years)
Personal Guaranty (Franchisee)	Kenneth Donahue
Original Lease Commencement	July 22nd, 2005
Amended lease & Extension	August 8th, 2014
Lease Term Remaining	± 8 years
Current Lease Exp. Date	December 31, 2033
Lease Type	Absolute NNN
Rent	\$11,025 per month
Annual Rent	\$132,300 annually
Options	4- 5 years options to extend December 31, 2053 is final expiration *Rent during each option increases by %5
APN	2073-05-2-20-006
Parking	± 50 Spaces
Drive-Thru	Yes
Year Built	1997 / 2014



INVESTMENT HIGHLIGHTS



Absolute NNN Lease | No Landlord Responsibilities



Ocedon Restaurant Management, LLC

Burger King branded franchise restaurant
32 Locations under management.



Traffic | Conveniently Located

On the corner intersection of E Hampden Ave & S Chambers Rd. 1 Mile from Highway 83 & Interstate 225. traffic counts are estimated at ~78,000 vehicles per day.



Demand | Property is located within walking distance of national hotel brands including Holiday Inn, Staybridge Suites, and Knights Inn



Long-Term Lease | Over 8 Years remaining on the Lease and 4-5 year Options



Parcel Size | .67 Acre Lot
Building Size 4,292 SF

TAX MAP



AERIAL

SKATE CITY

CIRCLE K

WELLS FARGO


DOLLAR TREE


PIZZA
PAPA JOHN'S

Walgreens

E Hampden Ave

15340 E HAMPDEN AVE

 BOK FINANCIAL

MOJO COFFEE



DRY DOCK
BREWING Co.

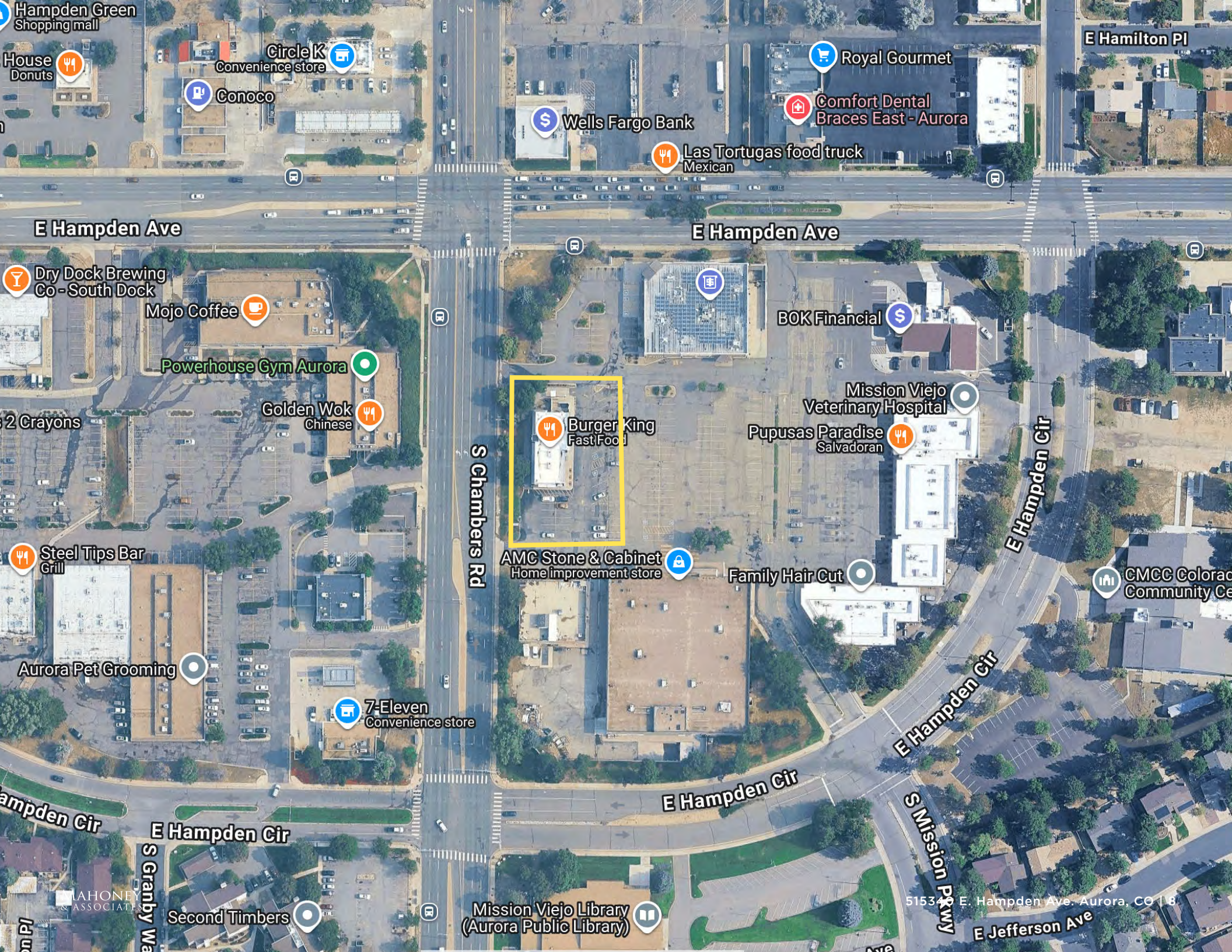

AMC
Stone & Cabinet


Papa Murphy's
TAKE 'N' BAKE PIZZA

S Chambers Rd

MISSION VIEJO
LIBRARY


7
ELEVEN



Hampden Green Shopping mall

House Donuts

Circle K Convenience store

Conoco

Wells Fargo Bank

Royal Gourmet

Comfort Dental Braces East - Aurora

Las Tortugas food truck Mexican

E Hampden Ave

E Hampden Ave

Dry Dock Brewing Co - South Dock

Mojo Coffee

Powerhouse Gym Aurora

Golden Wok Chinese

2 Crayons

Steel Tips Bar Grill

Aurora Pet Grooming

7-Eleven Convenience store

Burger King Fast Food

AMC Stone & Cabinet Home Improvement store

Family Hair Cut

Pupusas Paradise Salvadoran

Mission Viejo Veterinary Hospital

BOK Financial

CMCC Colorado Community Center

S Chambers Rd

E Hampden Cir

E Hampden Cir

S Mission Pkwy

E Jefferson Ave

S Granby Way

Second Timbers

Mission Viejo Library (Aurora Public Library)

5153 E. Hampden Ave, Aurora, CO 18



AREA OVERVIEW

Aurora, Colorado, is the state's third-largest city and one of its fastest-growing communities, located just east of Denver within the dynamic Denver–Aurora–Lakewood metropolitan area. Spanning over 160 square miles across Arapahoe, Adams, and Douglas counties, Aurora offers exceptional regional access via I-225, E-470, I-70, and Peña Boulevard, providing convenient connectivity to both Downtown Denver and Denver International Airport.

The city's economy is diverse and robust, driven by major sectors such as healthcare, aerospace, education, and logistics. Anchored by the renowned UCHealth Anschutz Medical Campus and Buckley Space Force Base, Aurora supports a highly skilled and growing workforce of over 200,000 people. With a population approaching 400,000 and a median household income of roughly \$85,000, the city benefits from a strong consumer base and favorable demographics for both retail and residential development.

Commercial corridors like East Hampden Avenue, Chambers Road, and Parker Road feature high traffic counts and a healthy mix of neighborhood retail, restaurants, and service uses. The commercial real estate market remains resilient, with steady demand across retail, industrial, and multifamily sectors, supported by ongoing population and employment growth. Combining accessibility, affordability, and a high quality of life—with more than 100 parks, thousands of acres of open space, and proximity to the Rockies—Aurora presents a strong environment for long-term investment and redevelopment opportunities.



MAHONEY & ASSOCIATES

**UNEQUALED COMMITMENT TO OUR CLIENTS' NEEDS AND SATISFACTION...
MAHONEY & ASSOCIATES WORKS TIRELESSLY ON MAXIMIZING REAL ESTATE
VALUES.**

With our Collaborative Team of Real Estate Professionals and Consultants, Mahoney & Associates works to maximize your property's potential, whether for selling, leasing or trading. In everything we do, there is just one driving principle: client satisfaction.

For over 40 years, Mahoney & Associates has been known as a local and regional trusted industry leader, founded by John Mahoney. Our clients span every industry, so we serve them with broad, creative and diverse expertise and a market knowledge that touches every facet of commercial real estate, from raw land development to sophisticated 1031 Single-and Multi-Tenant Net Leased exchanges in other states. In every transaction we enter, beyond the beams and masonry or ROI, one mission alone drives us all and that is representing your interests as if they were our own.

It will be our pleasure and duty to sit with you and listen...so we can understand your motivation, background, needs, challenges and goals in discussing potential solutions for your properties. We have learned that one solution does not fit all situations and look forward to working with you to develop a strategy that encompasses all stakeholders' interests. Nothing is more satisfying than driving by a property with which we have partnered with owners, knowing there is now a new business, a greater stream of income, a legacy honoring a family member, a community treasure restored...the list is endless in how we work with our valued clients to enrich their lives and the community in which their property sits.

SOLD PROPERTY HIGHLIGHTS

40+ Years of Commercial Real Estate Represented

\$3 BILLION
IN TRANSACTION VOLUME

1,000+
ASSETS SOLD

6,000,000
SQUARE FEET LEASED

1,750+
LEASE TRANSACTIONS

DISCLAIMER

Mahoney & Associates (M&A) hereby advises all prospective purchasers of property as follows: All materials and information received or derived from M&A and its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither M&A and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. M&A will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. M&A makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. M&A does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by M&A and in compliance with all applicable fair housing and equal opportunity laws.

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