

10100 TWENTY MILE ROAD

PARKER, CO 80134



PRESENTED BY

NICK HIER

303.688.3105 x4

nick.hier@hierandcompany.com

Hier & Company Brokerage LLC

LONG TERM NET LEASE INVESTMENT OPPORTUNITY

10100 TWENTY MILE ROAD

PARKER, CO 80134



PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Hier & Company Brokerage, LLC is pleased to present the sale of a fully occupied, three-tenant, newly constructed flex building in the rapidly growing affluent Denver suburb of Parker, Colorado. The asset has a 14,428 square foot floorplate on a 1.4 acre lot. All tenants recently signed new 7 or 10 year triple-net (NNN) annual Base Rent escalating leases, with options to extend. All leases are personally guaranteed by financially strong guarantors. Leases commenced in early/mid-2024.

LOCATION DESCRIPTION

The property is located in the heart of Parker, one block west of Parker Road, one block south of Lincoln Avenue and only 1.5 miles from E-470. Adjacent to Lowe's, Vehicle Vault, and American Academy with easy access off of Twenty-Mile Road. Parker, Colorado is home to unbridled opportunity and growth. This is where businesses and families come to put down roots, grow and thrive. In Parker, there are no limits to the possibilities available to businesses and residents. Whether you are an entrepreneur looking to launch a company, a large business seeking to expand, or a family in search of a safe and appealing community - Parker has everything you're looking for.

Parker's impressive demographics, thriving economy, robust business center, family-friendly environment, great schools, and extensive cultural and recreational activities are the reasons why CNN Money rated it #2 on the 2020 Best Places to Live in America list.

PARKING DESCRIPTION

541 shared parking spaces amongst the project at completion.

CONSTRUCTION DESCRIPTION

Structure was built as to accommodate a multitude of uses under the flexible PUD zoning providing long-term value for any owner. The underlying zoning allows a plethora of uses enhancing the marketability to a broad set of end-users should the tenants opt to vacate after their extensive initial terms and/or renewals. The building was built with the ability to demise into 8 separate units. While the front-facing exterior presents an appealing retail aesthetic, the rear structurally includes eight, 10x12-foot roll-up doors, that can be framed in if not needed. Building construction consists of flat metal panels with stucco and stone facade. Roof is a TPO membrane with a 20-year manufacturer warranty. Building has two, 7.5-ton and servicing the end cap units and six, 5-ton Carrier RTU's servicing the interior units. Building is fully sprinkled and alarmed. Plentiful exterior signage opportunities facing busy Twenty-Mile Road.



[NICK HIER](#) 303.688.3105 X4 NICK.HIER@HIERANDCOMPANY.COM

HIER & COMPANY BROKERAGE LLC | 823 SOUTH PERRY ST, SUITE 120, CASTLE ROCK, CO 80104 | HIERANDCOMPANY.COM

10100 TWENTY MILE ROAD

PARKER, CO 80134



PROPERTY DETAILS & HIGHLIGHTS

Property Type	Flex Space
APN	223316105008
Building Size	14,428 SF
Lot Size	1.372 Acres
Year Built	2023
Construction Status	Existing
Roll Up/Garage Doors	Eight 10x12' Roll Up Doors
Roof	60 mil TPO Roofing with 20-Year Manufacturer Warranty
Heating/Cooling	Two, 7.5-ton and Six, 5.0-ton Carrier RTU's
Fire Suppression	Fully Sprinkled and Alarmed

Hier & Company Brokerage, LLC is pleased to present the sale of a fully occupied, three-tenant, newly constructed flex building in the rapidly growing affluent Denver suburb of Parker, Colorado. The asset has a 14,428 square foot floorplate on a 1.4 acre lot. All tenants recently signed new 7 or 10 year triple-net (NNN) annual Base Rent escalating leases, with options to extend. All leases are personally guaranteed by financially strong guarantors. Leases commenced in early/mid-2024.

This tremendous asset is being offered at \$5,500,000.



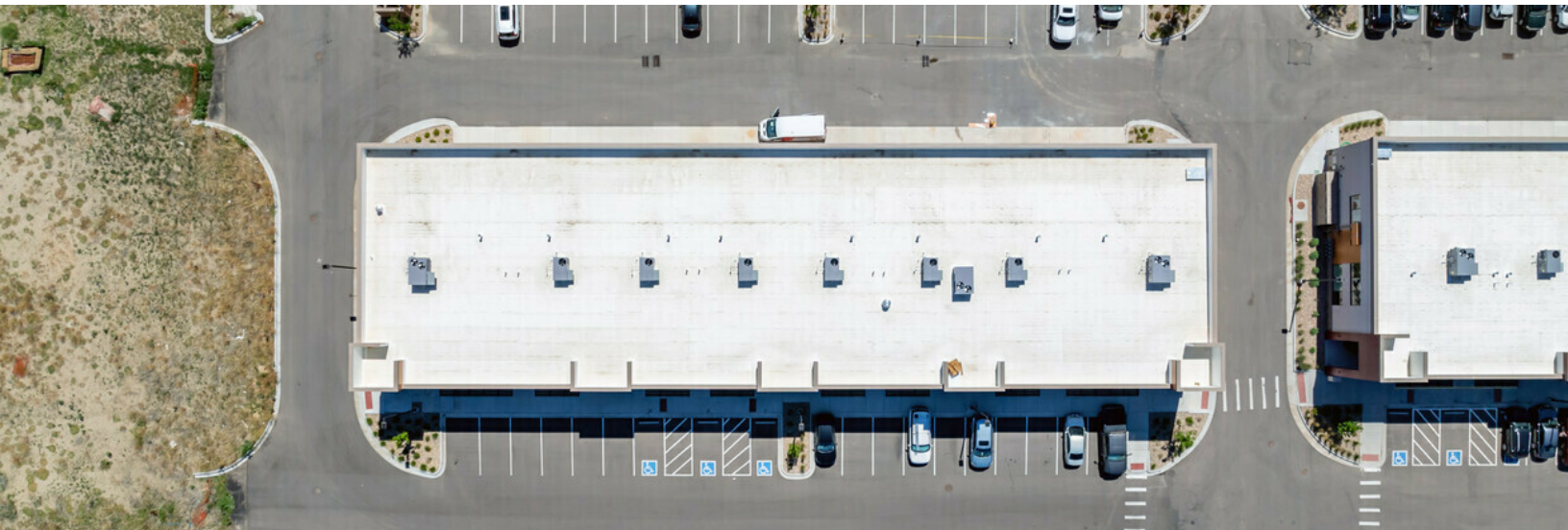
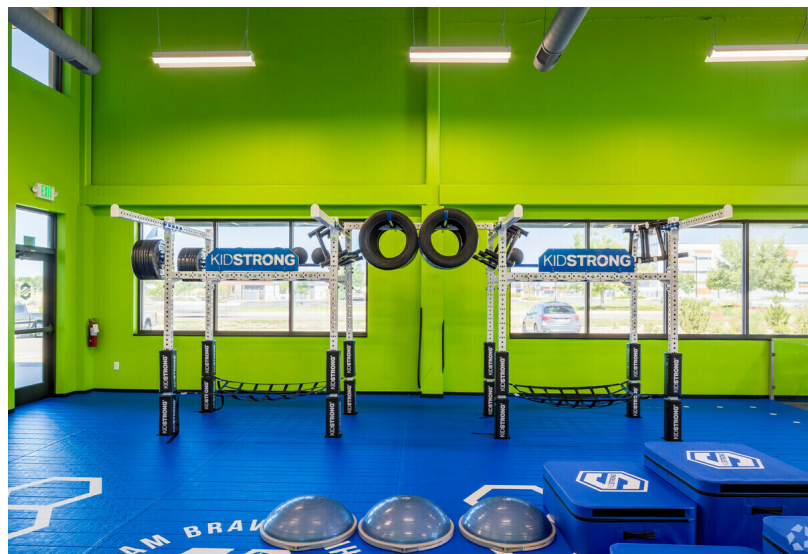
- Brand New Construction - Complete in 2023 (Core & Shell)
- Three, triple-net (NNN) leases with 7-10 year initial terms
- Annual Base Rent escalations for all tenants
- Strong personal guarantors underlying leases
- National Franchisors backing majority of tenants
- Flex building and zoning allows for variety of future uses
- Located in the growing and demographically strong Parker, Colorado

[NICK HIER](#) 303.688.3105 X4 NICK.HIER@HIERANDCOMPANY.COM

10100 TWENTY MILE ROAD
PARKER, CO 80134



ADDITIONAL PHOTOS



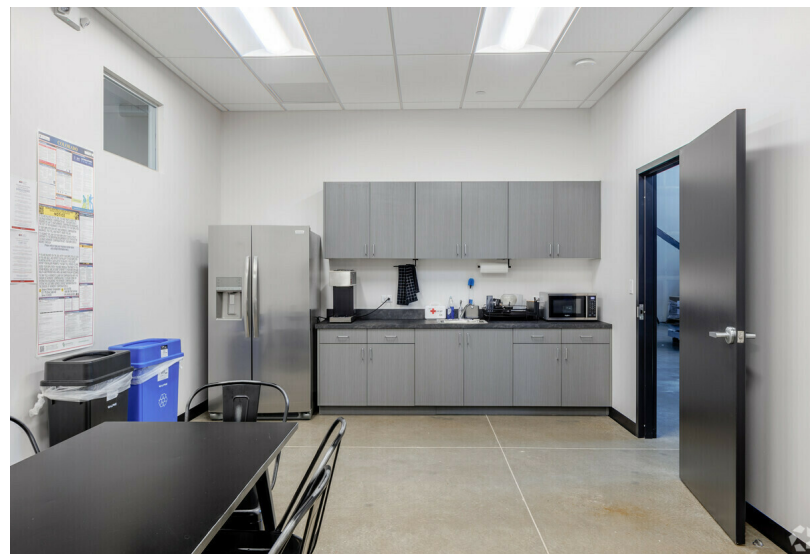
[NICK HIER](mailto:NICK.HIER@HIERANDCOMPANY.COM) 303.688.3105 X4 NICK.HIER@HIERANDCOMPANY.COM

HIER & COMPANY BROKERAGE LLC | 823 SOUTH PERRY ST, SUITE 120, CASTLE ROCK, CO 80104 | HIERANDCOMPANY.COM

10100 TWENTY MILE ROAD
PARKER, CO 80134



ADDITIONAL PHOTOS



[NICK HIER](#) 303.688.3105 X4 NICK.HIER@HIERANDCOMPANY.COM

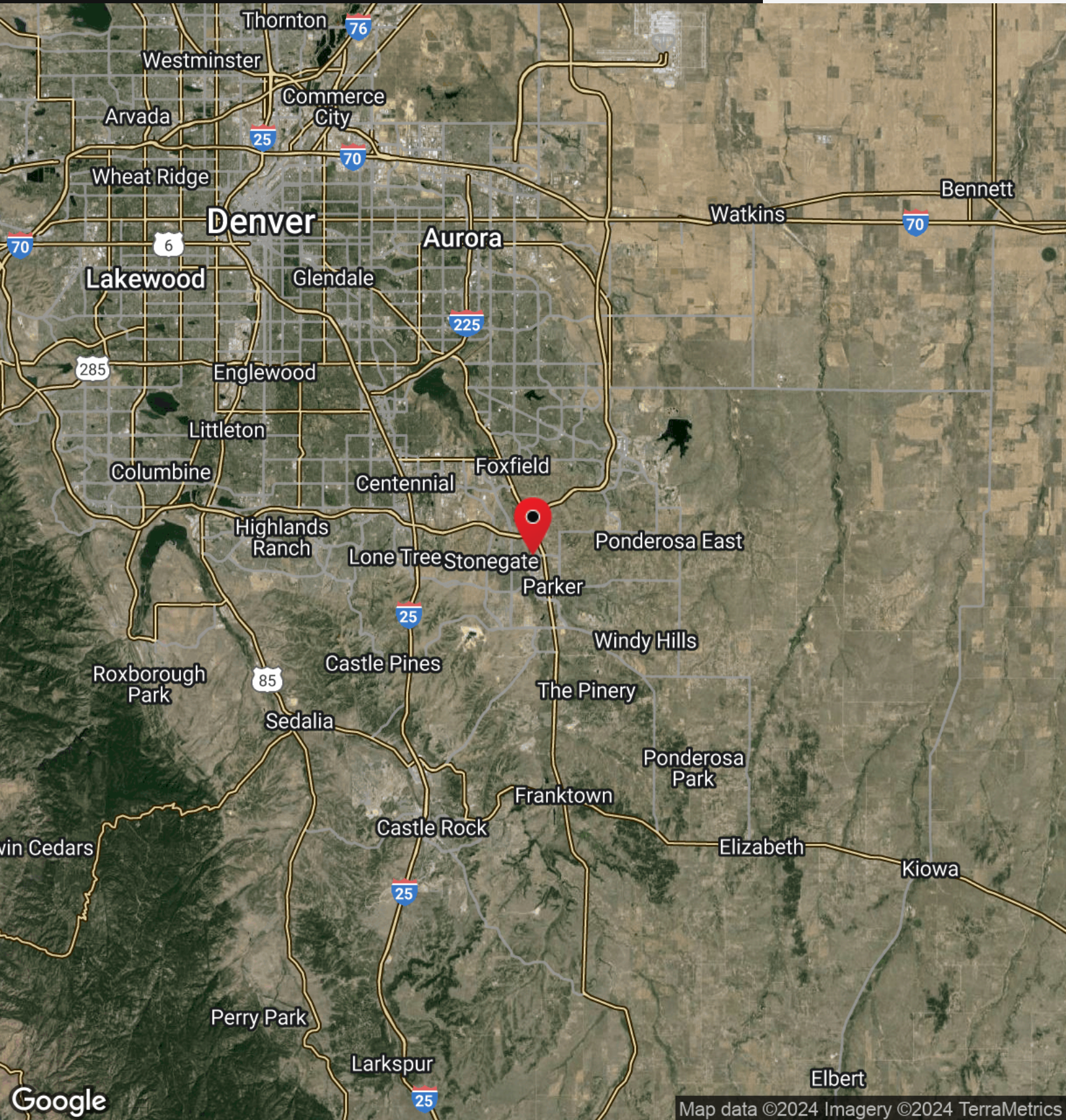
HIER & COMPANY BROKERAGE LLC | 823 SOUTH PERRY ST, SUITE 120, CASTLE ROCK, CO 80104 | HIERANDCOMPANY.COM

10100 TWENTY MILE ROAD

PARKER, CO 80134



AERIAL MAP



Google

Map data ©2024 Imagery ©2024 TerraMetrics

[NICK HIER](#) 303.688.3105 X4 NICK.HIER@HIERANDCOMPANY.COM

HIER & COMPANY BROKERAGE LLC | 823 SOUTH PERRY ST, SUITE 120, CASTLE ROCK, CO 80104 | HIERANDCOMPANY.COM

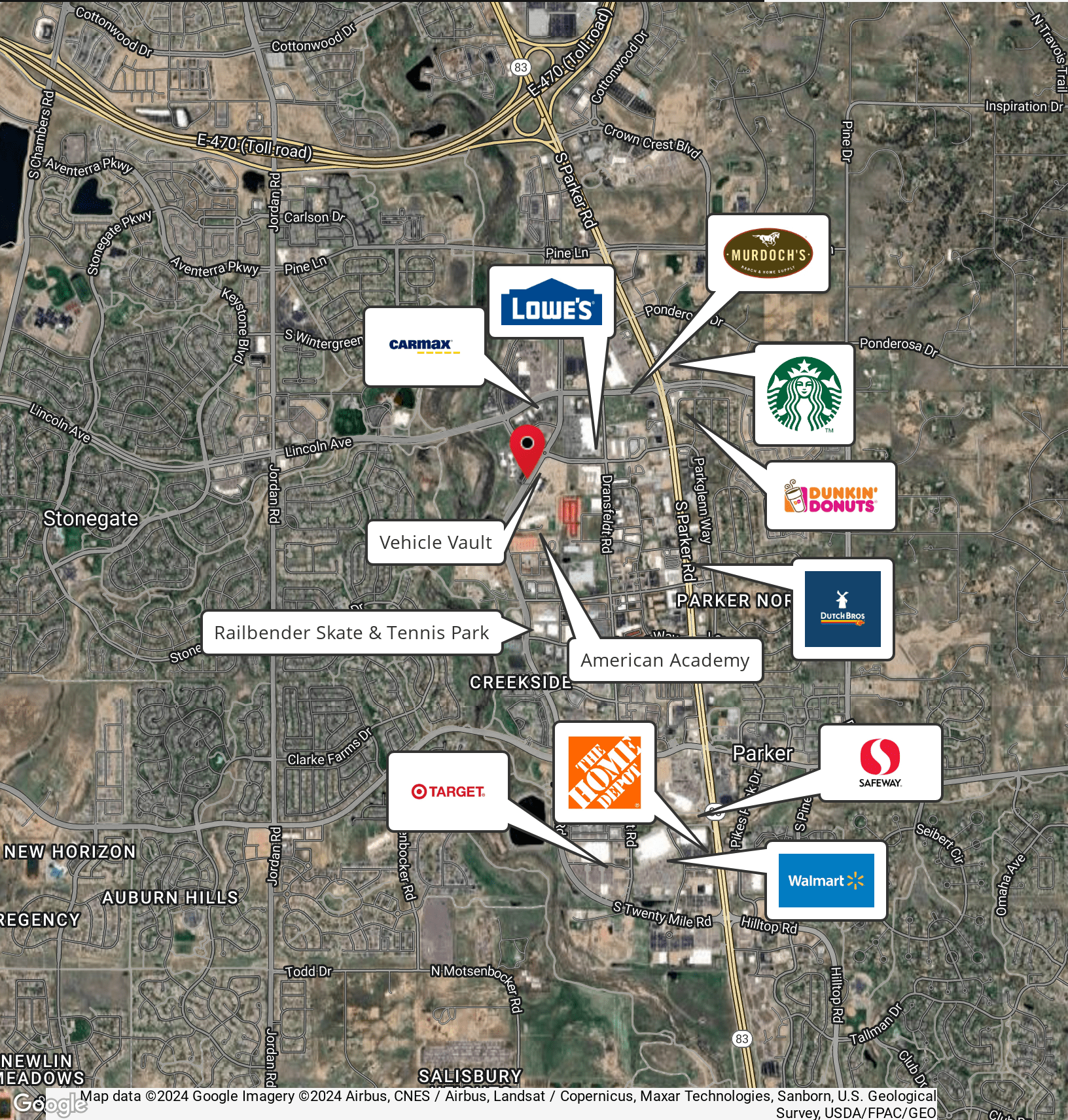
10100 TWENTY MILE ROAD

PARKER, CO 80134



HIER & COMPANY, INC.

LOCATION MAP



Map data © 2024 Google Imagery © 2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO

NICK HIER 303.688.3105 X4 NICK.HIER@HIERANDCOMPANY.COM

HIER & COMPANY BROKERAGE LLC | 823 SOUTH PERRY ST, SUITE 120, CASTLE ROCK, CO 80104 | HIERANDCOMPANY.COM

10100 TWENTY MILE ROAD
PARKER, CO 80134



RENT ROLL

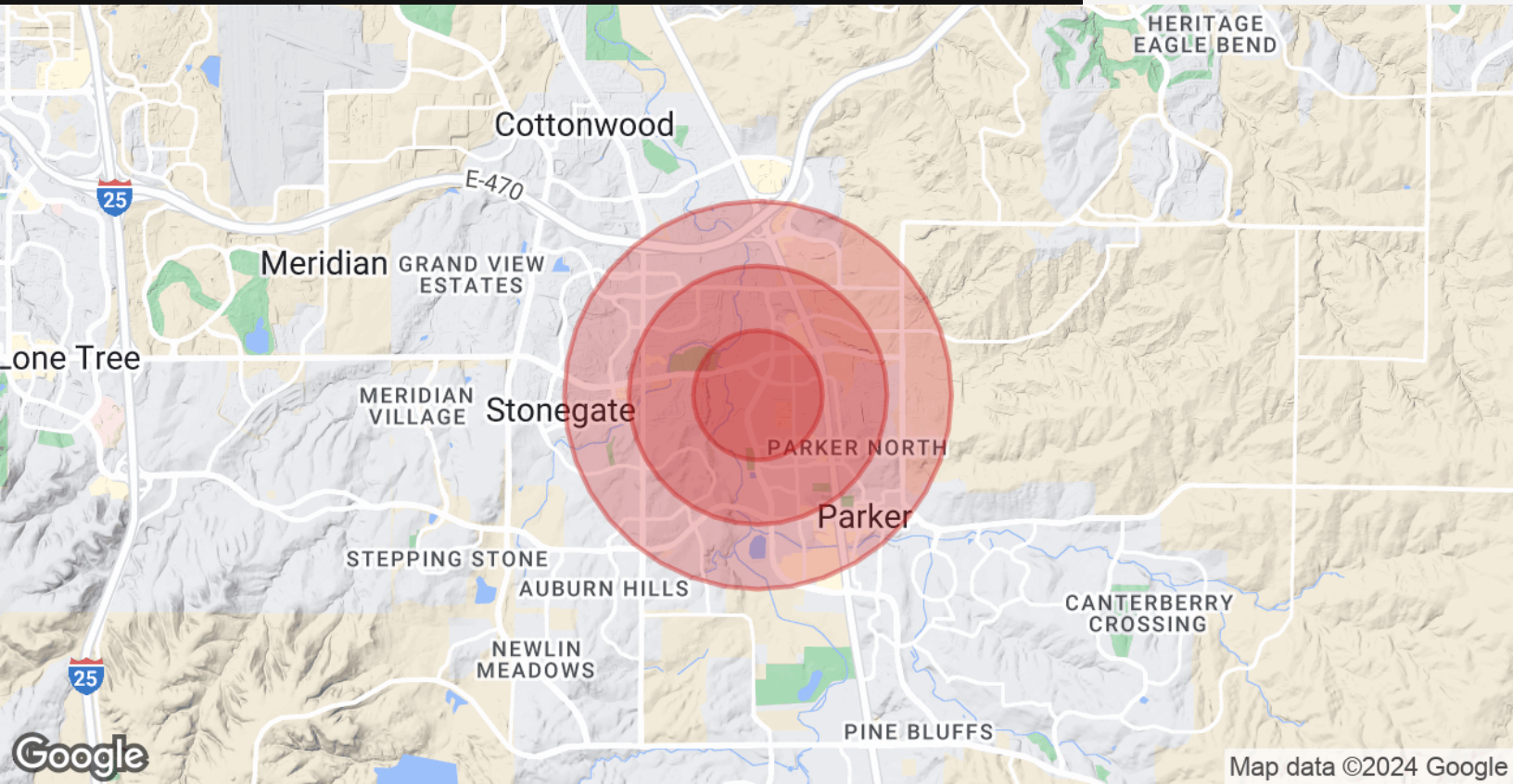
SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Units 100-102	Synergy Sports And Rehab LLC	5,602 SF	\$25.00	\$140,050	April 1, 2024	June 30, 2034
Units 103-105	Generator Superstore	4,715 SF	\$23.00	\$108,445	April 1, 2024	June 30, 2031
Units 106-107	KidStrong Gym	4,111 SF	\$25.24	\$103,762	February 1, 2024	April 30, 2034
TOTALS		14,428 SF		\$352,257		
AVERAGES		4,809 SF	\$24.41			

10100 TWENTY MILE ROAD

PARKER, CO 80134



DEMOGRAPHICS MAP & REPORT



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,849	9,144	21,339
Average Age	32.4	35.3	35.8
Average Age (Male)	31.7	33.0	33.3
Average Age (Female)	33.4	36.5	37.9

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	764	3,394	8,169
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$88,082	\$106,366	\$108,233
Average House Value	\$257,613	\$325,510	\$316,798

2020 American Community Survey (ACS)

[NICK HIER](#) 303.688.3105 X4 NICK.HIER@HIERANDCOMPANY.COM



NICK HIER

nick.hier@hierandcompany.com

Direct: **303.688.3105 x4** | Cell: **303.877.0409**

PROFESSIONAL BACKGROUND

Nick is responsible for developing Hier & Company, Inc. into a multi-faceted real estate firm providing brokerage, development, consulting, and management services for all property types and Common Interest Communities. Nick has held his brokerage license for over two decades and brings unique and deep understanding of asset management and real estate financial underwriting to maximize the value of his client's investments. Nick's diversified brokerage, underwriting, and development portfolio is in the billions of dollars of assets across the Untied States.

As a 6th generation Douglas County Colorado native, Nick is a Board member of the Castle Rock Economic Development Council, prior Board member of the Castle Rock Downtown Development Authority, and served on the Design Review Board of Castle Rock. Nick his BS at the Leeds Business School at the University of Colorado at Boulder and subsequently obtained his Master's Degree in Real Estate and Construction Management from the Daniels College of Business at the University of Denver.

EDUCATION

- Bachelor of Science from the Leeds Business School at the University of Colorado at Boulder
- Master's Degree in Real Estate and Construction Management from the Daniels College of Business at the University of Denver

MEMBERSHIPS

- Board member of the Castle Rock Economic Development Council
- Prior Board member of the Castle Rock Downtown Development Authority
- Served on the Design Review Board of Castle Rock
- Member of Denver Metro Association of Realtors

Hier & Company, Inc.
823 South Perry St Suite 120
Castle Rock, CO 80104
303.688.3105