Maverick Gas & Convenience Store

700 East Victory Way
Craig, Colorado

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Any projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions.

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Executive **Summary**

Investment Overview

Colliers is pleased to present an exceptional investment opportunity: an Maverik Gas & Convenience store located at 700 East Victory Way in Craig, Colorado. The property features a approximately 6,277 square foot, retail building situated on a 2.50 acre parcel, offers strong street presence and convenient vehicle access.

Built-to-suit in 2016, the asset is secured by the original 20-year lease with four successive five-year options to extend. The absolute net lease recently completed a merger with Maverik, Inc. and has a full corporate guarantee from Maverik Group, LLC. It also includes scheduled rent escalations every five years and at the commencement of each option period, providing predictable, long-term cash flow and zero landlord responsibilities.

The Maverik Gas & Convenience Store at 700 East Victory Way, sits along Victory Way (U.S. Highway 40), one of Craig's primary commercial corridors, providing strong visibility and highway access. The area includes retail, healthcare, and service-oriented businesses. The station operates 24/7 and serves as a convenient stop for commuters, students, and nearby residents. This property also offers 8 Tesla Superchargers (Up to 250kW max) and a CCS1 Magic Dock Adapter for charging other EV's.

Financial

Address	700 East Victory Way
City, State, Zip	Craig, Colorado 81625
Price	$5,758,000
***NOI**	$331,086.56*
Cap Rate	5.75%
Price/SF	$917.32
Rent/SF	$52.75

NOI Based Off January 1, 2027 Increase

Operational

Lease Type	Triple Net
Guarantor	Maverick Group, LLC
Lease Commencement	12/21/2016
Lease Expiration	12/31/2036
Rentable SF	6,277 SF
Lot Size	2.5 Acres (108,900 SF)
Occupancy	100%
Year Built	2016

Investment **Highlights**

- Colorado Located Maverik Opportunity
- Absolute Net Lease – Zero Landlord Responsibilities
- Over 530,000 Visits 2025, Top 87% in Colorado (Placer.ai)
- 7.5% Increases Every 5 Years, 5% Each Option
- Separate Diesel Fueling Pumps and Tesla Supercharging Stations
- May Qualify for Bonus Depreciation – Consult Your Tax Professional

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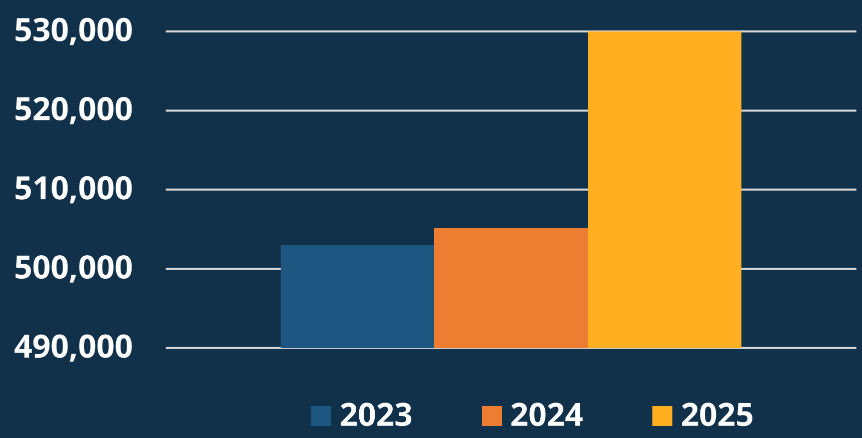
Market-Leading Convenience Location One of the Most Visited Stores in Colorado

Based on mobile location analytics showing **530K annual visits**, ranking this store **172 out of 1,408** in Colorado and **87TH percentile nationwide.**

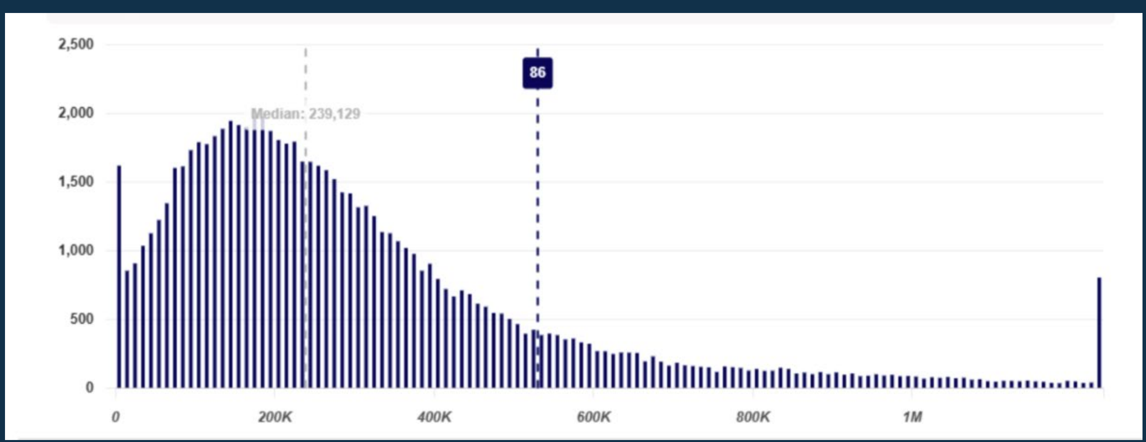
530,00 Annual Visits

$88,208 Average Household Income

Yearly Visit Trends



Last 12 Months: **530K**



FAST + FREQUENT

7.7

Visits Per Visitor/Year

QUICK TURNOVER

8 Minute

Average Dwell Time

#172

Maverik Location

IN COLORADO FOR 2025

GROWING TRAFFIC

Visits

Up 7.7% vs. 3 Years

Source: Placer.ai

Property **Photos**

Property **Photos**

Property **Photos**

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Property **Photos**

Aerial **Map**

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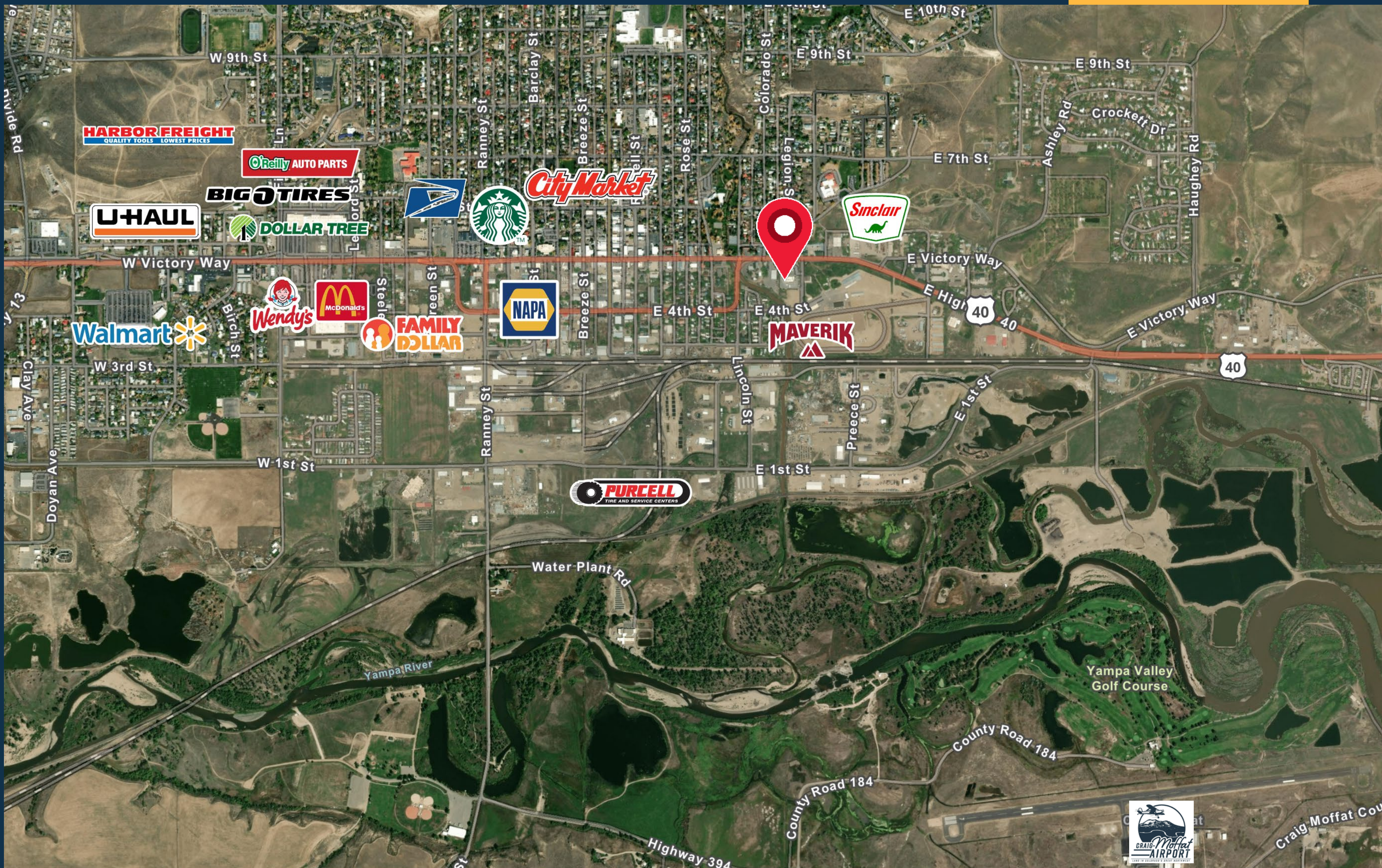
Retailer **Map**



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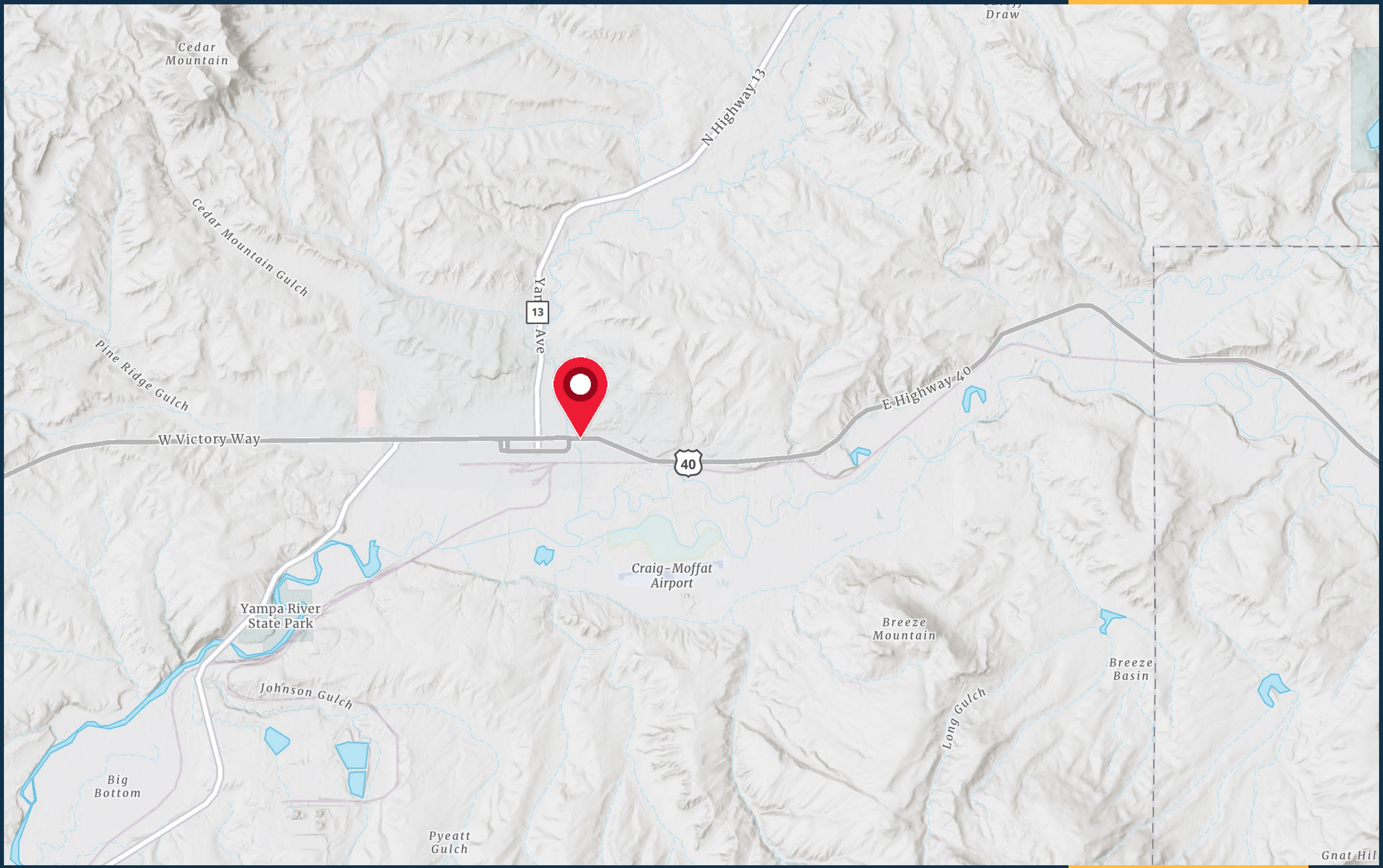
Location **Map**



Financial **Details**

Price
$5,758,000

Cap Rate
5.75%

Price/SF
$917.32

Property Description

Year Built / Renovated	2016
Gross Leasable Area	6,277 SF
Type of Ownership	Fee Simple
Lot Size	2.50 Acres (108,900 SF)

Lease Summary

Tenant	Maverick
Rent Increases	7.5% Every 5 Years & 5% Increase on Options
Guarantor	Maverick Group, LLC.
Lease Type	Absolute Triple Net
Lease Commencement	12/21/2016
Lease Expiration	12/31/2036
Renewal Options	Four, 5-Year Options
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	Yes – 14 Days

Rent Schedule

Year	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Jan 2027 - Dec 2031	$331,086.56	$27,590.55	$52.75	5.75%
Jan 2032 - Dec 2036	$355,918.05	$29,659.84	$56.70	6.18%
Option 1	$373,713.95	$31,142.83	$59.54	6.49%
Option 2	$392,399.65	$32,699.97	$62.51	6.81%
Option 3	$412,019.63	$34,334.97	$65.64	7.16%
Option 4	$432,620.62	$36,051.72	$68.92	7.51%

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Tenant **Overview**

Maverik, Inc. is a privately held U.S. chain of gas stations with attached convenience stores. was founded in 1928 in Afton, Wyoming, by Reuel Call. Maverik's Headquarters is located in Salt Lake City, Utah. As of 2025, they have over 800 locations across 20 states. They position themselves as "Adventure's First Stop," emphasizing a more outdoors / traveler-friendly brand identity.

Fuel & vehicle services offered are standard gasoline, premium fuel grades, diesel, often with truck/RV lanes, sometimes RV dump, air, etc. Convenience stores offer coffee, snacks, beverages, fresh-made food (burritos, sandwiches, pizzas) under their "BonFire" food program. Many stores operate 24/7/365. In newer builds, they include amenities for travelers (picnic areas, assisted checkout, etc.)

In 2023, Maverik's parent company, FJ Management, acquired Kum & Go, a Midwest-based convenience store chain. Maverik is expanding into new states. In 2024 they opened their first location in Montana and in 2025, they opened their first store in Michigan, marking entry into a new region. They are also entering Kansas: new stores under construction to serve their expansion into that state.

Maverik is ranked among the top convenience store and gas station chains in the United States. Following its acquisition of Kum & Go, it ranks as the 4th largest gas station chain with convenience stores nationwide and sits within the top 12 overall for total company-owned c-store count.
maverik.com

Tenant Highlights

- 800+ Locations Across 20 States
- Ranked 12th Largest Convenience & Gas Station Chain in the United States
- 8,000+ Employees
- Parent Company: FJ Management

Market **Overview**

Craig | Moffat County

Located in the northwestern corner of Colorado, Craig and Moffat County offer a distinctly Western lifestyle defined by wide-open spaces, outdoor recreation, and a strong sense of community. As the region's primary commercial hub, Craig serves as the economic and service center for a largely rural population, providing essential retail, healthcare, and professional amenities in an accessible, small-town setting.

The area is known for its natural beauty and proximity to recreational assets, including the Yampa River, Elkhead Reservoir, and expansive public lands that support hunting, fishing, hiking, and off-road activities. This outdoor-oriented lifestyle attracts both residents and visitors, supporting local businesses tied to tourism and recreation.

Craig's economy has historically been anchored in energy and agriculture, with gradual diversification into small-scale manufacturing and service-based industries. Its location along U.S. Highway 40 provides regional connectivity to Steamboat Springs and key transportation routes, supporting distribution and workforce mobility.

For businesses, Craig offers a cost-effective operating environment with lower real estate and overhead costs than larger mountain and Front Range markets. Combined with a stable workforce and quality-of-life appeal, Craig and Moffat County present a practical and increasingly attractive setting for commercial investment.

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Demographics

1-Mile Radius
700 E Victory Way | Craig, Colorado

Household & Population Characteristics

$70,866
Median Household Income

$262,799
Median Home Value

62.8%
Owner Occupied Housing Units

38.1
Median Age

47.6%
Female Population

50.0%
% Married (15 or older)

Annual Lifestyle Spending

$2,611
Travel

$27
Movie Tickets

$78
Theatre/Operas/Concerts

$72
Admission to Sports Events

$8
Online Gaming Services

Household & Population

4,785
Current Total Population

4,792
5 Year Total Population

1,976
Current Total Households

1,979
5 Year Total Households

Business

414
Total Businesses

2,994
Total Employees

2.6%
Unemployment Rate

Annual Household Spending

$1,889
Apparel & Services

$173
Computers & Hardware

$3,172
Eating Out

$5,945
Groceries

$6,358
Health Care

4,785
Population (2024)

$88,208
Average Household Income

4,563
Daytime Population (2024)

Demographics

3-Mile Radius
700 E Victory Way | Craig, Colorado

Household & Population Characteristics

$74,458
Median Household Income

$277,562
Median Home Value

63.7%
Owner Occupied Housing Units

38.1
Median Age

48.3%
Female Population

51.9%
% Married (15 or older)

Annual Lifestyle Spending

$2,731
Travel

$28
Movie Tickets

$83
Theatre/Operas/Concerts

$75
Admission to Sports Events

$8
Online Gaming Services

Household & Population

9,924
Current Total Population

9,875
5 Year Total Population

4,008
Current Total Households

4,008
5 Year Total Households

Business

678
Total Businesses

5,356
Total Employees

3.1%
Unemployment Rate

Annual Household Spending

$1,960
Apparel & Services

$180
Computers & Hardware

$3,279
Eating Out

$6,054
Groceries

$6,527
Health Care

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9,924
Population (2024)

$90,673
Average Household Income

9,111
Daytime Population (2024)

Demographics

5-Mile Radius
700 E Victory Way | Craig, Colorado

Household & Population Characteristics

$76,531
Median Household Income

$286,581
Median Home Value

64.5%
Owner Occupied Housing Units

38.4
Median Age

48.4%
Female Population

53.5%
% Married (15 or older)

Annual Lifestyle Spending

$2.802
Travel

$29
Movie Tickets

$85
Theatre/Operas/ Concerts

$78
Admission to Sports Events

$8
Online Gaming Services

Household & Population

11,030
Current Total Population

10,967
5 Year Total Population

4,471
Current Total Households

4,472
5 Year Total Households

Business

716
Total Businesses

5,787
Total Employees

3.0%
Unemployment Rate

Annual Household Spending

$1,960
Apparel & Services

$180
Computers & Hardware

$3,279
Eating Out

$6,159
Groceries

$6,667
Healthcare

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11,030
Population (2024)

$92,715
Average Household Income

9,876
Daytime Population (2024)

OFFERING MEMORANDUM

Investment Sales Advisor

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