



NET LEASE INVESTMENT OFFERING



Caliber Collision

Infill & Affluent w/ Extreme Barriers | Triple Net w/ 10% Increases

Denver, CO



Table of Contents

Offering	3
Investment Highlights	
Investment Overview	
Property	5
Aerials	
Photographs	
Site Plan	
Overview	9
Map	
Demographics	
Tenant Overview	
Location Overview	
Disclaimer	12
Disclaimer Statement	



Investment Highlights

- » **Infill Denver location** with extreme barriers to entry
- » Approximately **5 miles east of Downtown Denver** and **18 miles west of Denver International Airport**, the 6th busiest airport in the world
- » **Long-term lease** with approximately 8.5 years remaining
- » **10% rental increases** every five years
- » Absolute triple net lease with **no landlord responsibilities**
- » **Recently constructed build-to-suit** Caliber Collision (2019)
- » **Corporately guaranteed lease** (CH Hold Corp)
- » **Large parcel** (2.12-Acres)
- » **Densely populated area** with approximately 120,000 people living within 3 miles
- » Collision centers qualify for accelerated **bonus depreciation** (Consult you CPA)
- » **Extremely affluent area** with average annual **household income of \$159,000** within 3 miles
- » Positioned **just south of Interstate 70** (162,000 VPD)
- » Prime location in the **Park Hill Neighborhood** and in **Denver's highly desired "Quebec Street Submarket"**, one of Denver's original industrial nodes with approximately 12M square feet of industrial property
- » Caliber Collision is **the nation's leading and largest collision repair company** with more than 1,800 locations, and is anticipated to become publicly traded in 2026
- » **E-Commerce** and **recession-resistant** business model
- » Colorado is **the ideal market for collision centers** due to the extreme and unpredictable weather



Investment Overview



PRICE
\$6,075,500



CAP RATE
6.00%



NOI
\$364,600



ADDRESS
5050 E Smith Road
Denver, CO 80216

LEASE COMMENCEMENT:	December 16, 2019	BUILDING SIZE:	16,969 SF
LEASE EXPIRATION:	December 31, 2034	LAND SIZE:	2.12 Acres
RENTAL ESCALATIONS:	10% Every 5 Years (next on 1/1/2029)	YEAR BUILT:	2019
RENEWAL OPTIONS:	Two 5-Year		
GUARANTOR:	CH Hold Corp (Corporate)		
TENANT:	Caliber Bodyworks of Colorado, Inc.		
LEASE TYPE:	Absolute Triple Net		
LANDLORD RESPONSIBILITIES:	None		



Aerial



Aerial



DOWNTOWN DENVER
THE MILE HIGH CITY

PARK HILL
PARK

CALIBER
COLLISION

SAFeway
DISTRIBUTION CENTER
(1.5 M SF)

Colorado Blvd

70

Interstate 70 | 162,000 VPD

Dahlia St

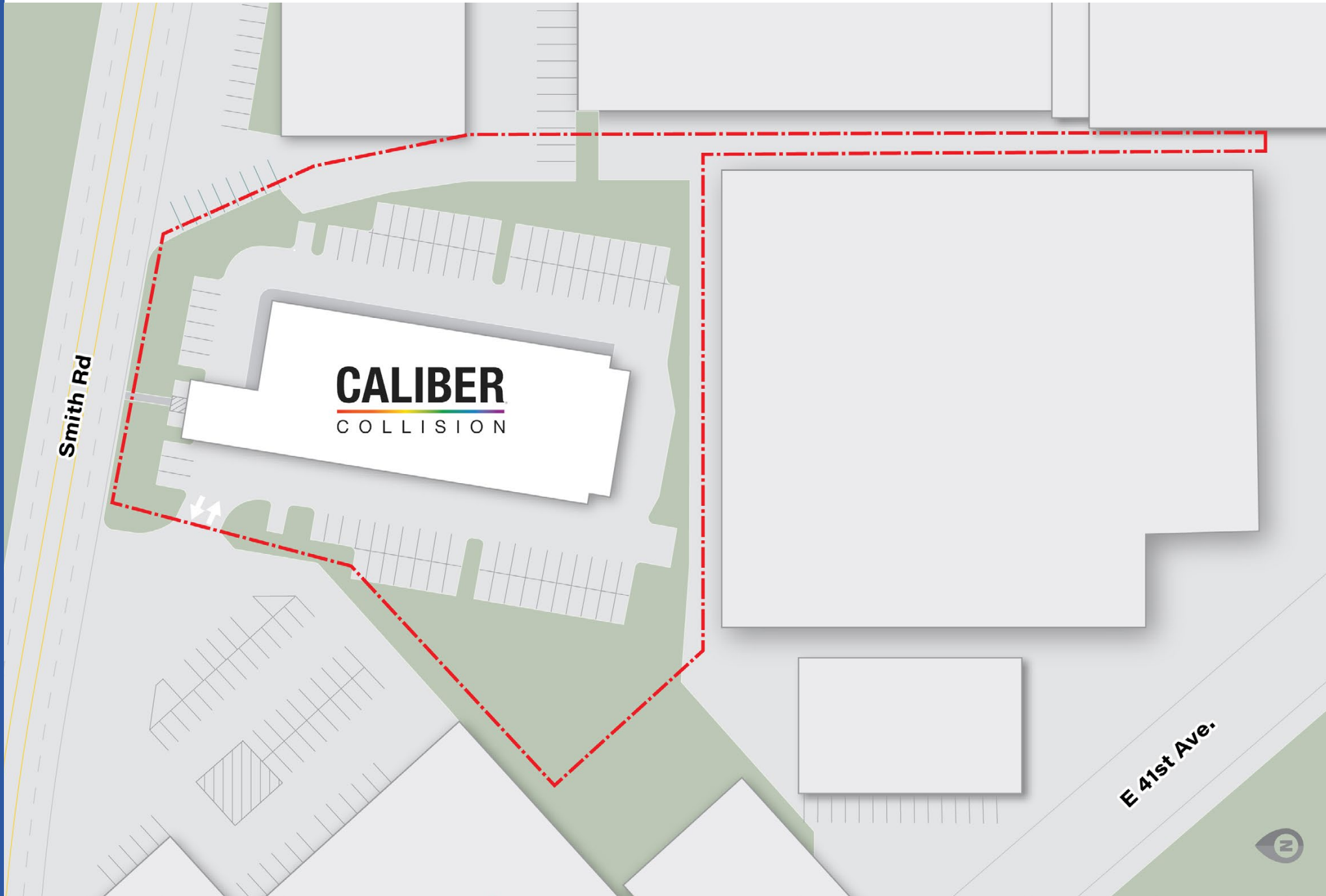


E Smith Rd

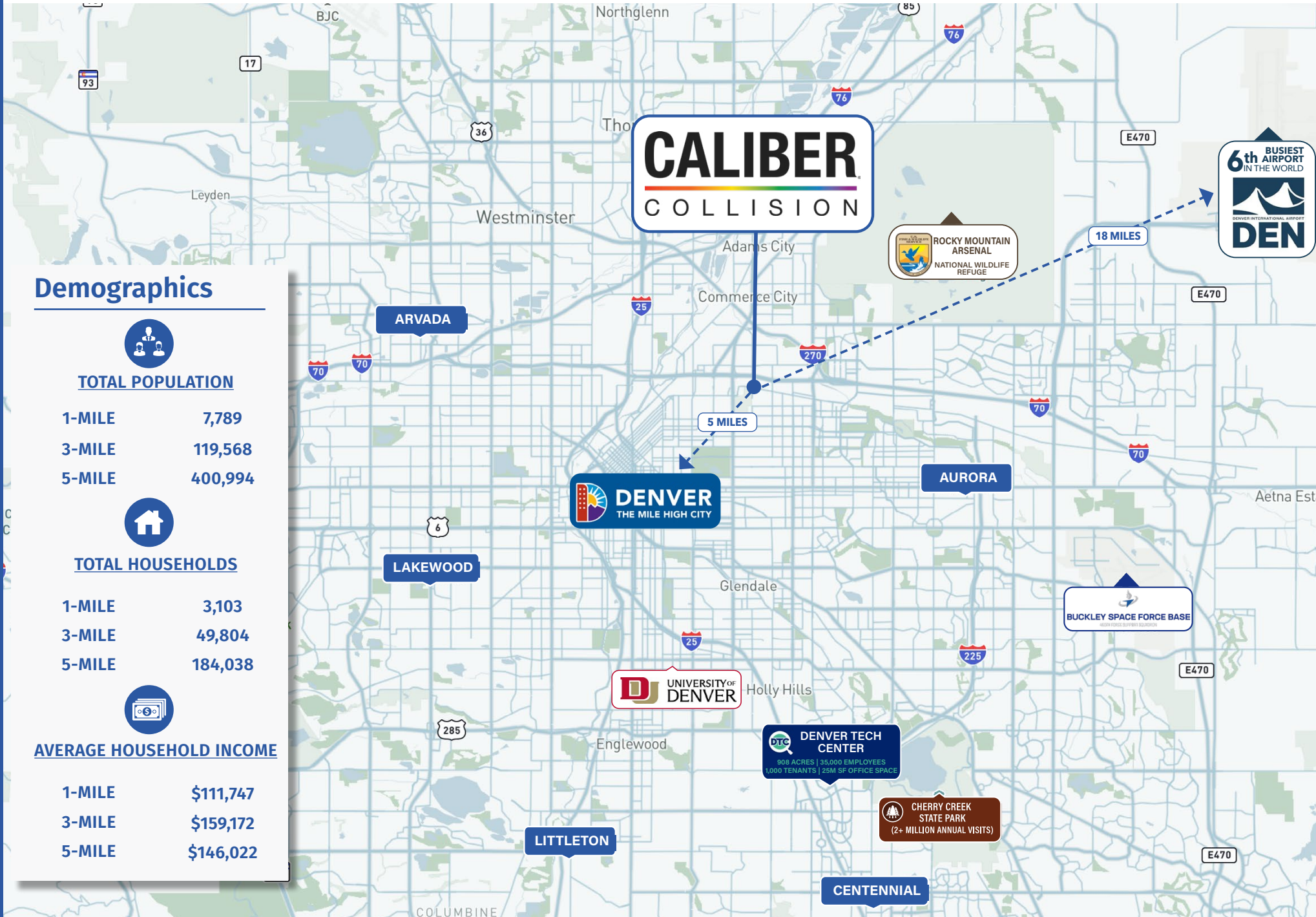
Photographs



Site Plan



Map



CALIBER
COLLISION

6th BUSIEST AIRPORT IN THE WORLD
DENVER INTERNATIONAL AIRPORT
DEN

ROCKY MOUNTAIN ARSENAL NATIONAL WILDLIFE REFUGE

BUCKLEY SPACE FORCE BASE

DENVER
THE MILE HIGH CITY

UNIVERSITY OF DENVER

DTC DENVER TECH CENTER
908 ACRES | 35,000 EMPLOYEES
1,000 TENANTS | 25M SF OFFICE SPACE

CHERRY CREEK STATE PARK
(2+ MILLION ANNUAL VISITS)

Demographics



TOTAL POPULATION

1-MILE	7,789
3-MILE	119,568
5-MILE	400,994



TOTAL HOUSEHOLDS

1-MILE	3,103
3-MILE	49,804
5-MILE	184,038



AVERAGE HOUSEHOLD INCOME

1-MILE	\$111,747
3-MILE	\$159,172
5-MILE	\$146,022

Tenant Overview



CALIBER COLLISION

Caliber Collision is the largest collision repair operator in the United States, founded in 1997 and headquartered in Lewisville, Texas. The company operates more than 1,800 locations across approximately 41 states and employs roughly 30,000 people. The company is privately owned and is primarily owned by Hellman & Friedman, an \$80B private equity firm based in San Francisco.

The company repairs more than 450,000 vehicles annually, supported by a highly scalable platform and steady insurance-driven demand. Caliber has achieved significant growth in recent years through an aggressive acquisition strategy, successfully consolidating a fragmented industry by integrating numerous local autobody operators. The company has also cultivated strong strategic relationships with 57 car dealerships across the U.S. and maintains direct repair program (DRP) partnerships with 34 major insurance carriers, including AAA, GEICO, Farmers Insurance, Liberty Mutual, Allstate, and USAA, which generate consistent referral volume and further solidify its position as a dominant national platform.

Caliber Collision is expected to become publicly traded in 2026 having filed a confidential S-1 in July 2025 with the SEC.

Website:	www.caliber.com
Headquarters:	Lewisville, TX
Number of Locations:	1,800+
Company Type:	Private





Location Overview

DENVER

Denver is the economic and cultural center of Colorado and the largest city in the Rocky Mountain region. With nearly 3.0 million residents in the MSA, the market benefits from steady population growth, a highly educated workforce, and a diversified economy.

The city is a hub for aerospace, healthcare, financial services, energy, and technology, supported by major employers such as Lockheed Martin, Ball Aerospace, Arrow Electronics, DaVita, and Molson Coors Beverage, reinforcing its role as a corporate stronghold. Denver International Airport is one of the busiest in the world enhancing connectivity and serving as a powerful economic driver, attracting commerce, tourism, and global investment.

Denver consistently ranks among the nation's best places to live, with over 300 days of sunshine annually, extensive parks and trails, and proximity to world-class outdoor recreation. Cultural amenities, a vibrant food and arts scene, and significant investment in transit and housing add to its appeal. Combining demographic strength, economic diversity, and lifestyle advantages, Denver remains a premier market for long-term real estate investment.



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



www.bouldergroup.com



EXCLUSIVELY LISTED BY:

ZACH WRIGHT

Vice President
720-604-2220
zach@bouldergroup.com

BRANDON WRIGHT

Associate
720-604-2256
brandon@bouldergroup.com

The Boulder Group | 1805 S Bellaire Street, Suite 355 | Denver, CO 80222

CONNECT WITH US

