



AUTO PARTS

18364 East 104th Avenue
Commerce City, CO 80022

Confidential Offering Memorandum



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18364 EAST 104TH AVENUE

Commerce City, CO 80022

LIST PRICE: \$2,415,000

CAP RATE: 5.5%

PROPERTY DESCRIPTION

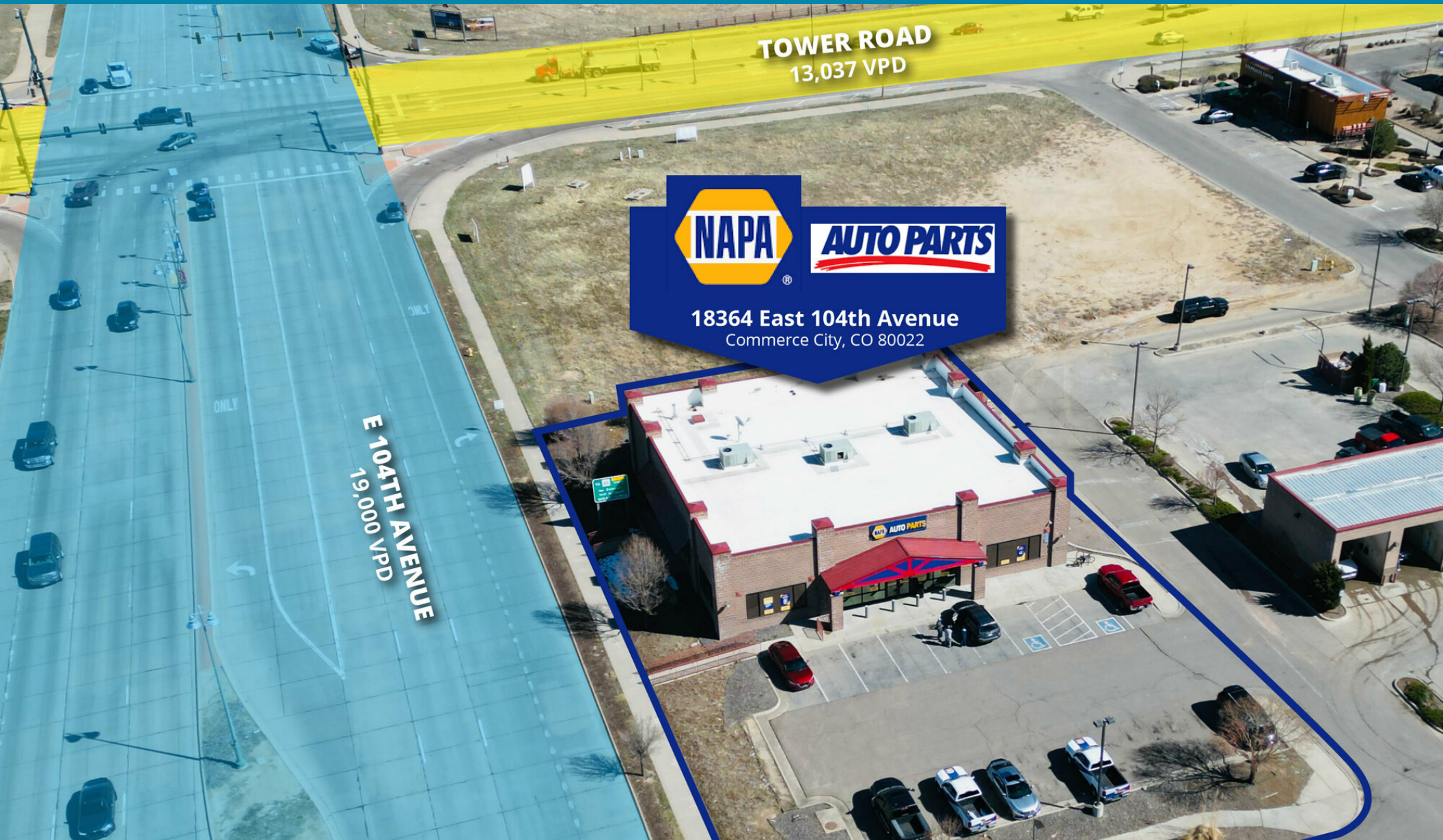
Building Type:	Retail
Building Size:	7,225 SF
Lot Size:	0.57 Acres
YOC:	2007
Construction Type:	Masonry
Parking:	19 Surface Spaces

PROPERTY FEATURES

- Corporate guarantee by Genuine Parts Co.
- 5 1/2 years remaining on lease before options periods. Two years until next rental increase.
- \$500k in recent improvements
- Below market rents



PROPERTY OVERVIEW



TOWER ROAD
13,037 VPD

18364 East 104th Avenue
Commerce City, CO 80022

E 104TH AVENUE
19,000 VPD

PROPERTY OVERVIEW





TENANT OVERVIEW

Company:	Genuine Parts Company
Founded:	1928
Locations:	6,000 Stores
Headquarters:	Atlanta, GA
Website:	www.genpt.com

COMPANY OVERVIEW

Genuine Parts Company (GPC) is an American service organization engaged in the distribution of automotive replacement parts, industrial replacement parts, office products and electrical/electronic materials. GPC serves numerous customers from more than 2,600 operations around the world, and has approximately 48,000 employees.



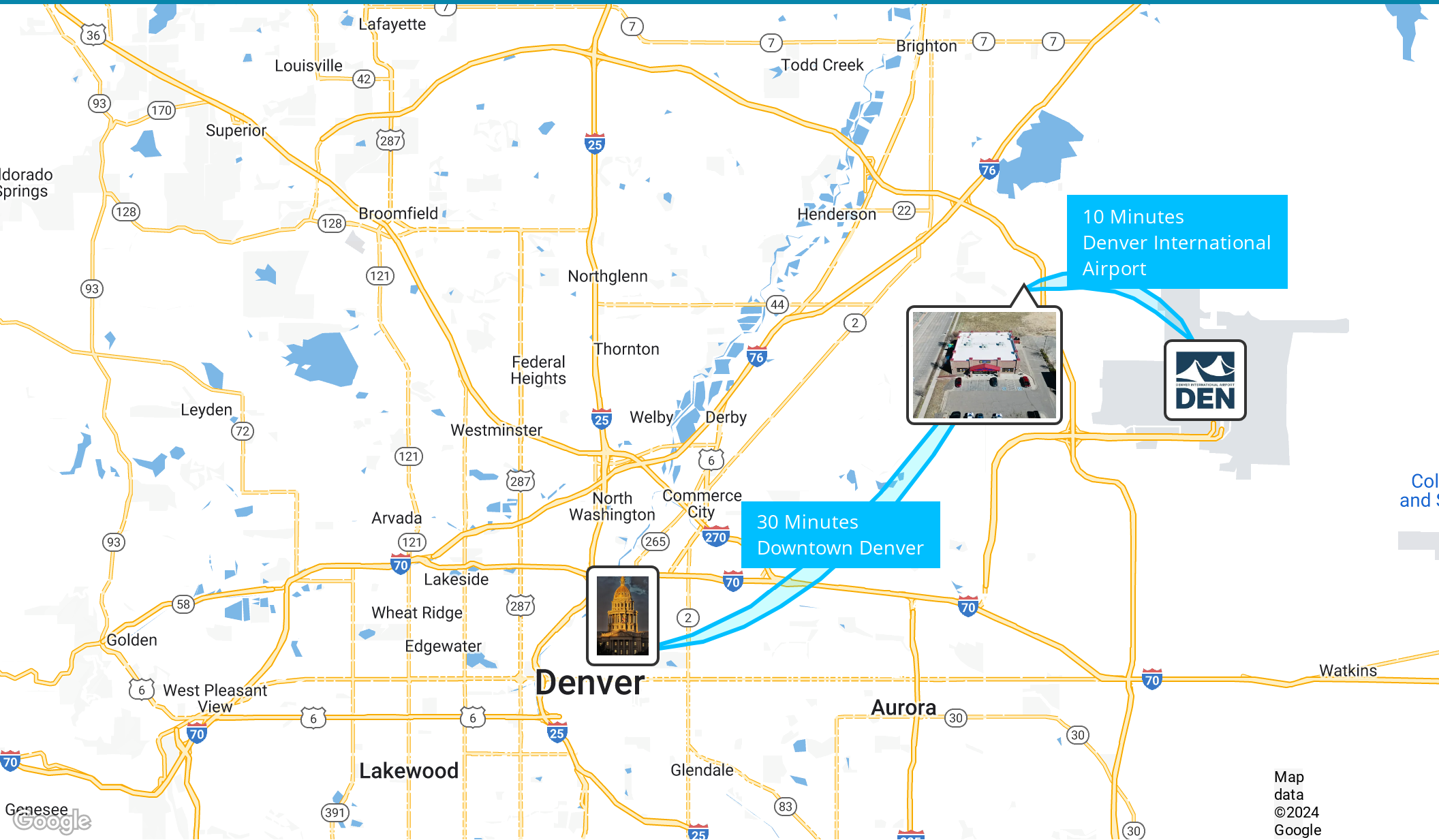
LOCATION OVERVIEW



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

Google

LOCATION MAP



COMMERCE CITY

As one of the state's fastest growing communities, Commerce City is redefining itself for the next generation, building on historic values of community, industry, agriculture and family. Centrally located along Colorado's bustling Front Range, Commerce City is a quality community for a lifetime.

It's a safe, diverse and welcoming community with 25 miles of trails, a championship golf course, 840 acres of open space and parks, 1,300 thriving businesses, one of the country's largest soccer complexes and the nation's largest urban wildlife refuge.

Commerce City, Colorado is a Home Rule Municipality home to over 1,400 companies, ranging from international and national headquarters to small businesses and entrepreneurs.

NEIGHBORHOOD PROJECTS

The city regularly undertakes projects and programs aimed at enhancing areas around the city. These may include neighborhood improvements, master plans, infrastructure updates, revitalization efforts and much more.

Building off the Historic Preservation Plan adopted by the city in 2015, Commerce City is working toward creating a program that preserves places and landmarks with historic value to help tell the story of the community's heritage.



The Commerce City Civic Center at 60th Avenue and Trenton Street.



Dick's Sporting Goods Park in Commerce City, home of the Colorado Rapids Major League Soccer franchise.

COMMERCE CITY
POPULATION
58,449

MEDIAN HOME
VALUE
\$290K

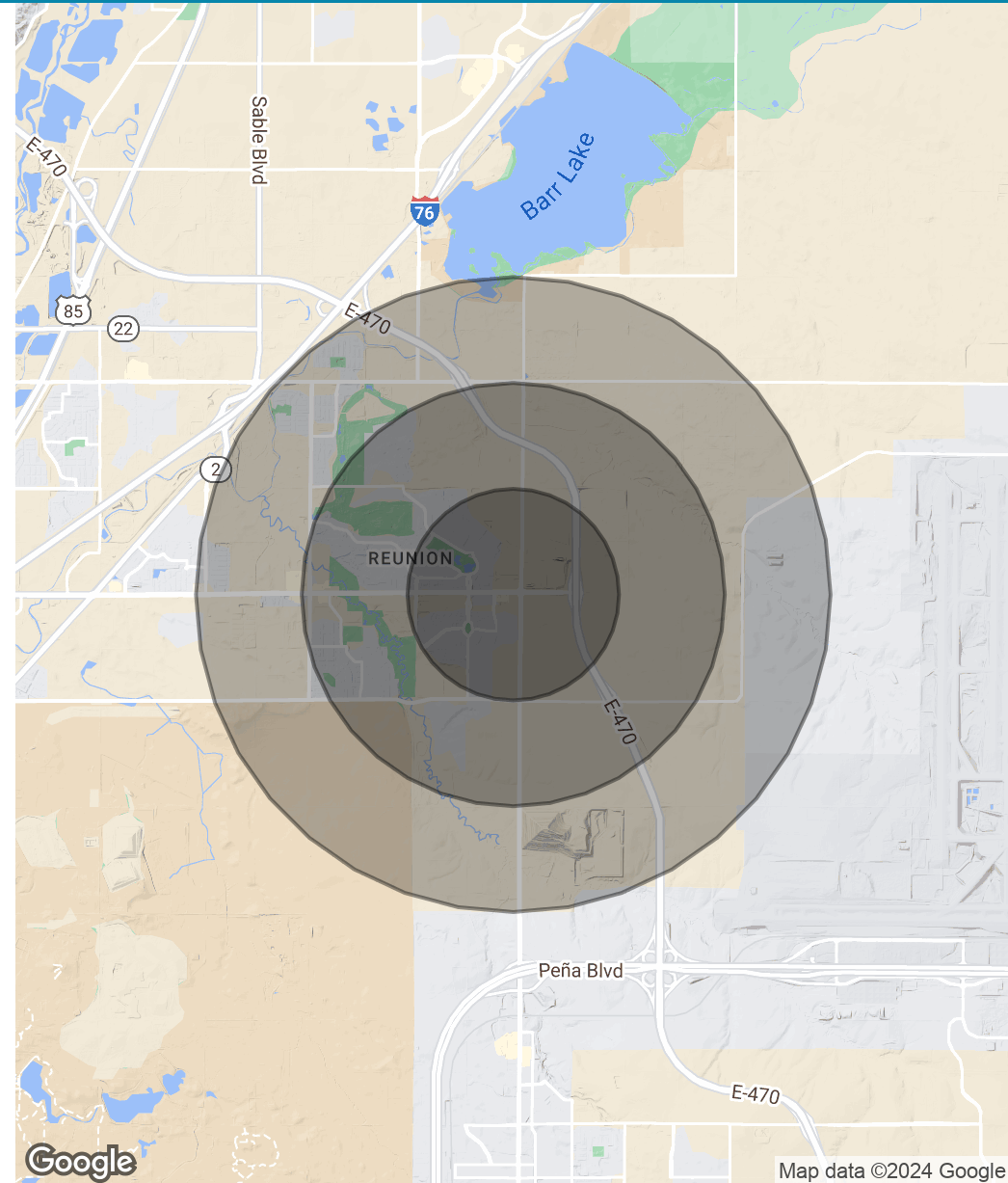
LABOR FORCE
IN GOLDEN
26,545

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,864	13,242	19,812
Average Age	33.6	33.9	32.9
Average Age (Male)	33.4	32.8	32.1
Average Age (Female)	33.8	34.4	33.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,252	4,159	6,118
# of Persons per HH	3.1	3.2	3.2
Average HH Income	\$156,212	\$128,067	\$125,341
Average House Value	\$417,357	\$396,889	\$393,101

* Demographic data derived from 2020 ACS - US Census



Map data ©2024 Google

DISCLOSURE



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 18364 East 104th Avenue located in Commerce City, CO (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



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INVESTMENT SERVICE GROUP

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