

CVS pharmacy® The Highlands @ Thornton

13630 Quebec St | Thornton, Colorado 80241



 **THE NET LEASE GROUP**

Executive Summary

The Offering

The Net Lease Group is proud to exclusively offer for sale the fee simple interest in a brand-new, +/- 14,954 square foot freestanding CVS retail store located at 13630 Quebec St in Thornton, Colorado. The Property is occupied by CVS Pharmacy, Inc. (the "Tenant") and guaranteed by CVS Health Corporation (the "Guarantor" or "CVS Health"). The building sits on a +/- 2.07-acre parcel which will provide maximum visibility to over 20,000 cars daily. This opportunity allows prospective investors to acquire a 100% triple net (NNN) leased institutional quality asset, generating stable and predictable cash flows throughout the lease term in a growing Denver suburb.

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Confidentiality Agreement

Property Details

Address	13630 Quebec St
City, State, Zip	Thornton, CO 80241
Year Built	2025
Square Feet	+/- 14,954
Site Acres	+/- 2.07
Pharmacy Drive-Thru	Yes
Initial Term Expiration	January 31, 2042