

16750

E QUINCY AVE
AURORA, CO 80015

CHASE

**ABSOLUTE NNN GROUND LEASE W/
4.75 YEARS REMAINING!**

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EXECUTIVE SUMMARY

This offering is the sale of an absolute net ground lease direct with JPMorgan Chase with no landlord responsibilities whatsoever. There are approximately 4.75 years remaining on the ground lease with 3 (10-year) options, which include 10% escalations every 5-years.

HIGHLIGHTS

- Potential Seller-Carry - Contact Boker for Details
- Proximity To National Retailers
- Frontage To E. Quincy Ave.
- A+ Credit Tenant
- Drive-Thru
- Multiple Options To Renew With Escalations
- Ample Parking
- 26,000+ Vpd On Quincy Ave.
- Growing Submarket

SALE PRICE

\$3,100,000

BLDG SIZE

4,200 SF

YOC | RENOVATED

2008 • 2021

LOT SIZE

0.88 AC

CURRENT NOI

\$163,000

YEAR 1 CAP RATE

5.3%



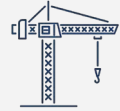
PROPERTY SUMMARY

ADDRESS



16750 E QUINCY
GOLDEN, CO 80401

YEAR OF CONSTRUCTION



2008

RENOVATED



2021

TAXES



\$
(2022)

TOTAL BUILDING SF



4,200 SF

TOTAL LAND SF



0.88 ACRES

ZONING



B-1

PARKING



37 SPACES



SITE OVERVIEW

**Nearby Major
Cross Streets:**

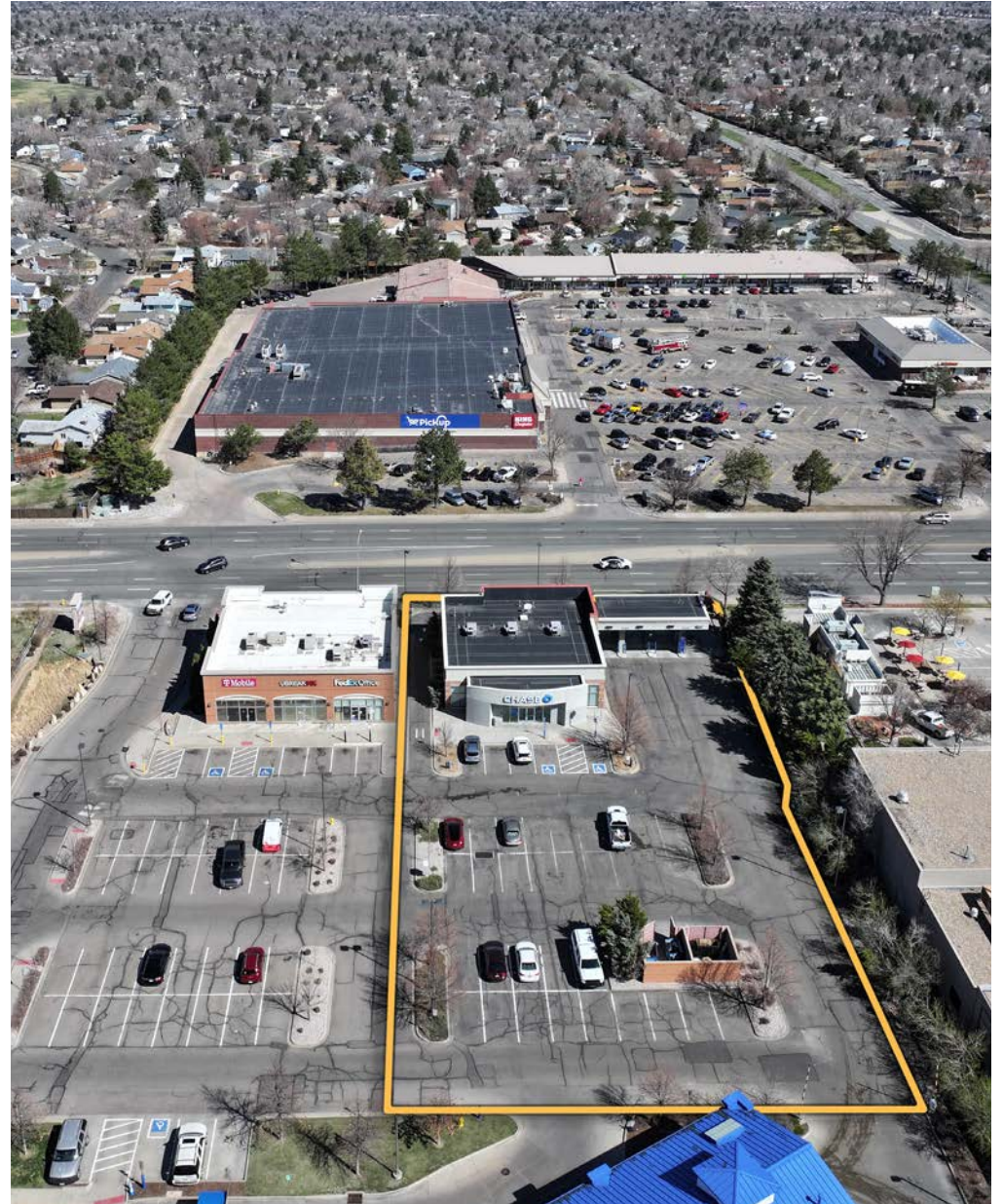
E Quincy Ave & S Buckley Rd

Land Area:

0.88 AC

Zoning:

B-1



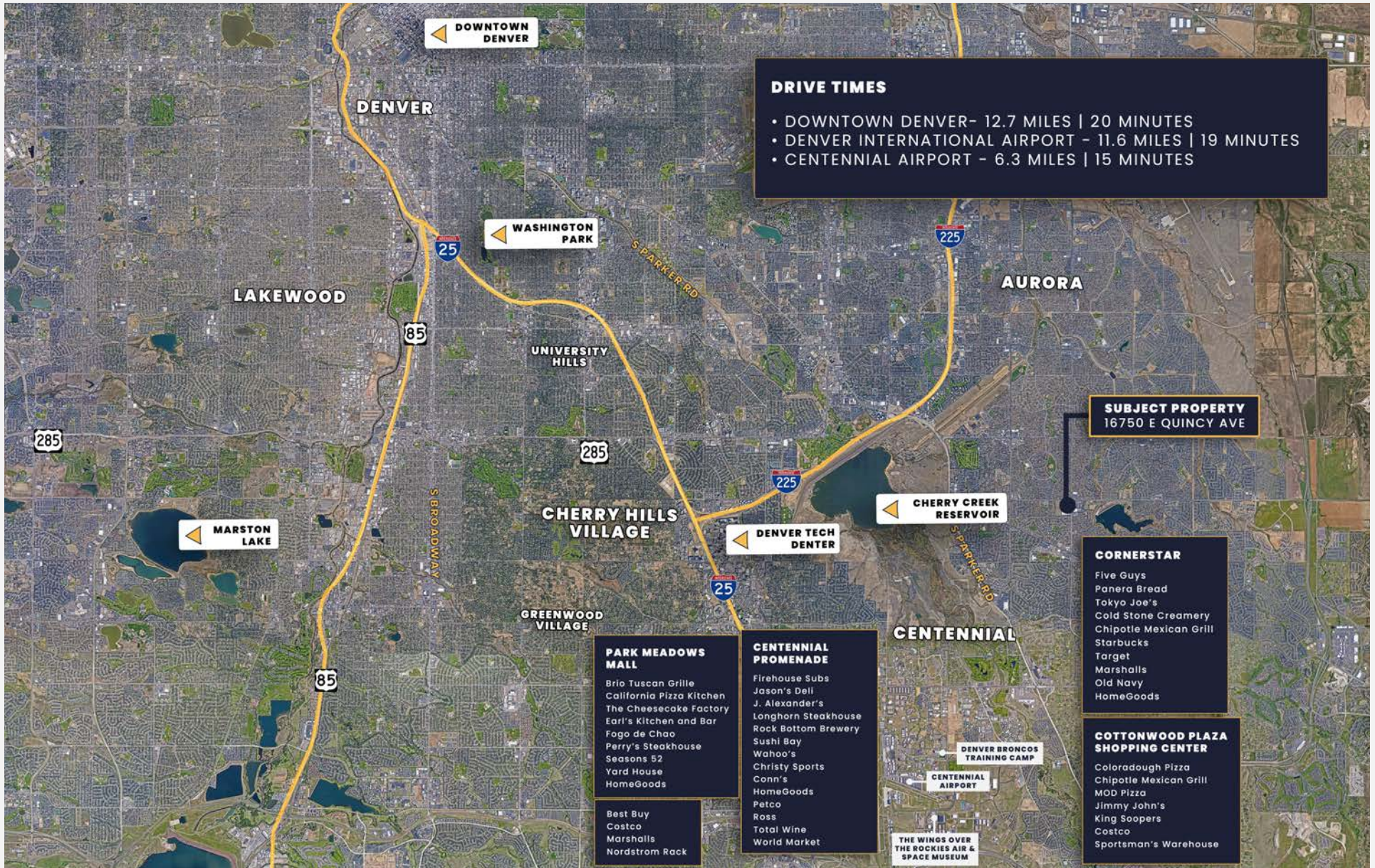
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP



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