



Dunkin'

HIGH-IDENTITY LOCATION WITH DRIVE-THRU | CLOSE PROXIMITY TO DOWNTOWN DENVER

THORNTON, CO (DENVER MSA)



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Colorado Broker #EC.100085004



Listing Team

CHRIS KOSTANECKI
 ck@cppcre.com
 PH: 415.274.2701
 CA DRE# 01002010

CHRIS PETERS
 cpeters@cppcre.com
 PH: 415.274.2703
 CA DRE# 01339983

ZEB RIPPLE
 zripple@cppcre.com
 PH: 415.274.2702
 CA DRE# 01242540

TREVOR MORSE
 tmorse@cppcre.com
 PH: 415.274.2714
 CA DRE# 01996197

SCOTT REID
PARASELL, INC.
 scott@parasellinc.com
 PH: 949.942.6585
 CO LIC# EC.100085004

In Association with ParaSell, Inc.
 PH: 949.942.6585
 A Licensed Colorado Broker
 #EC.100085004

Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners and CP Partners Commercial Real Estate, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.

Dunkin'

8775 WASHINGTON STREET, THORNTON CO 80229 [↗](#)

\$2,091,000

PRICE

5.45%

CAP RATE

NOI	\$113,960
LEASE TYPE	Absolute NNN
GUARANTOR	Sizzling Platter, LLC
BUILDING SIZE	2,960 SF
LAND AREA	1.08 AC



Dunkin' has operated at the subject property for 11 years, and recently executed an early 10-year lease extension

This Thornton, CO, Dunkin' features an absolute NNN lease structure, as well as a corporate lease guaranty with Sizzling Platter, LLC, an established franchisee with over 750 locations nationwide across 8 brands. The attractive, well located subject property is equipped with a drive-thru and outdoor dining patio on over an acre of land.

The Offering – Passive QSR Deal in Colorado

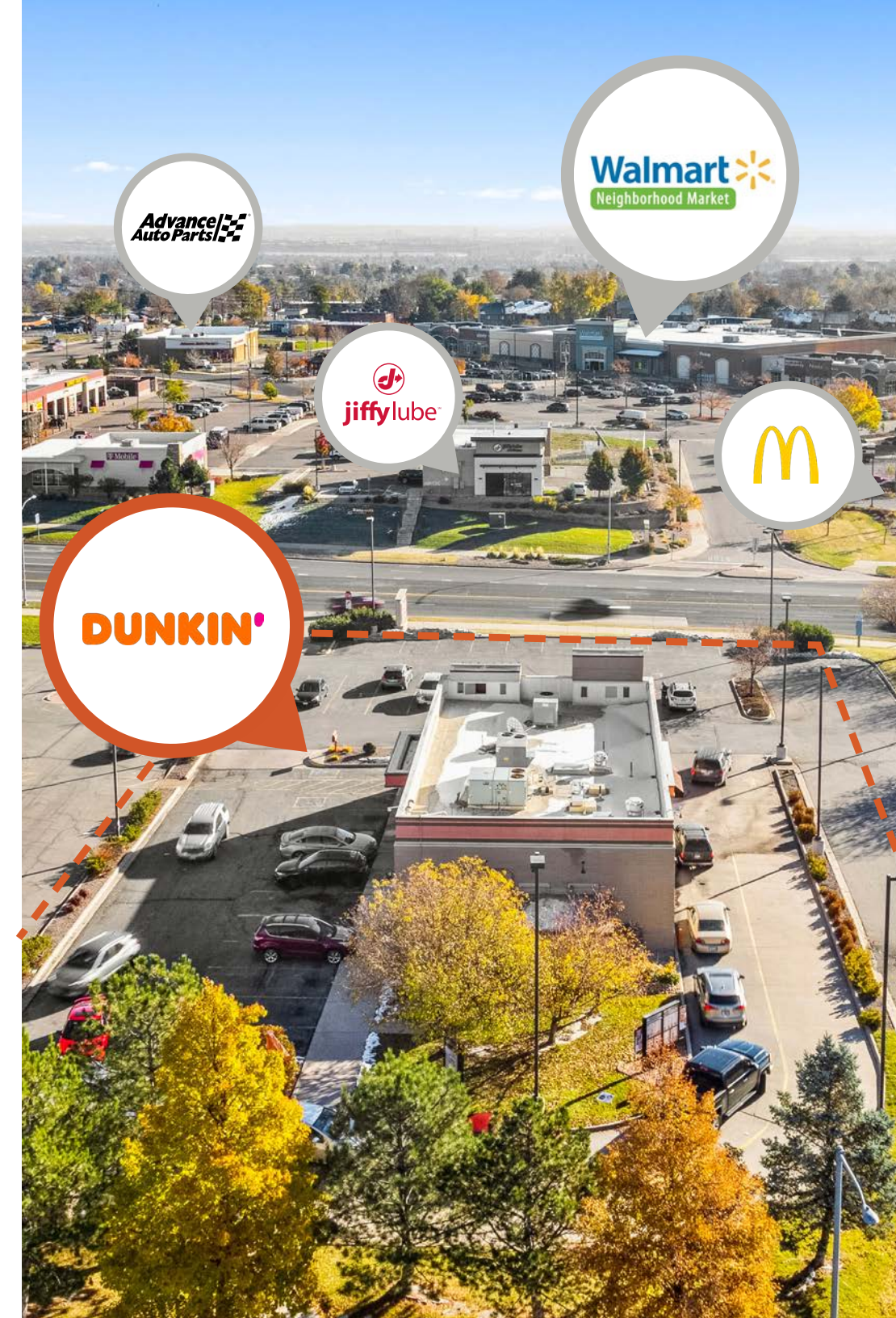
- A single-tenant Dunkin' located in Thornton, which is less than 10 miles north of downtown Denver
- Leased to Sizzling Donuts, LLC featuring a corporate guaranty from Sizzling Platter, LLC - a large and experienced multi-brand franchisee with over 750 QSR and casual dining stores across the US
- The tenant has operated at this location for 11 years; early 10-year lease extension in 2020, showing a commitment to this site
- 10% rental increases at the start of each Option; absolute NNN lease structure

Top Performing Store in CO (Placer.ai) | Strong Demographics

- According to Placer.ai, the subject property ranks in the 93rd percentile in terms of annual foot traffic across all Dunkin' locations in Colorado
- Well-located along Washington Street, a busy north-south road that has high traffic counts of over 30,000 vehicles per day
- Adjacent to a Walgreens; Directly across the street from the subject property is a Walmart grocery anchored shopping center
- There are over 303,000 residents within a 5-mile radius

High-Growth Submarket of Denver

- Thornton is situated just north of downtown Denver; the subject property is ~20 miles west of the Denver International Airport
- According to the U.S. Census Bureau, since 2010 the population of Thornton has grown by 22.01%
- Thornton is the 6th largest city in Colorado, and boasts average household incomes that exceed \$115,000
- The subject property is easily accessible from Interstate 25, a crucial north-south freeway that runs from Fort Collins down and through Colorado Springs



		CURRENT
Price		\$2,091,000
Capitalization Rate		5.45%
Building Size (SF)		2,960
Lot Size (AC)		1.08
Stabilized Income		\$/SF
Scheduled Rent	\$38.50	\$113,960
Less		\$/SF
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$113,960



Tenant Info		Lease Terms		Rent Summary				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Dunkin' Donuts	2,960	01/01/21	12/31/30	\$113,960	\$9,497	\$113,960	\$3.21	\$38.50
	Option 1	01/01/31	12/31/35		\$10,446	\$125,356	\$3.53	\$42.35
	Option 2	01/01/36	12/31/40		\$11,491	\$137,892	\$3.88	\$46.59
TOTALS:	2,960			\$113,960	\$9,497	\$113,960	\$3.21	\$38.50

Premises & Term

TENANT	Sizzling Donuts, LLC
GUARANTOR	Sizzling Platter, LLC
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	12/31/2030
OPTIONS	Two 5-Year
YEAR BUILT	2013

Expenses

TAXES

Tenant pays directly to the taxing authority

INSURANCE

Tenant shall carry and maintain (i) commercial general liability insurance, and (ii) business interruption or loss of income insurance

Landlord shall carry and maintain "all risk" property insurance; Tenant reimburses the full amount of Landlord's insurance costs

UTILITIES

Tenant pays for all utilities directly to the utility provider

MAINTENANCE

Tenant is responsible for the maintenance, repair, and replacement of all interior and exterior portions of the premises, including roof, structure, and HVAC

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).



LEGEND

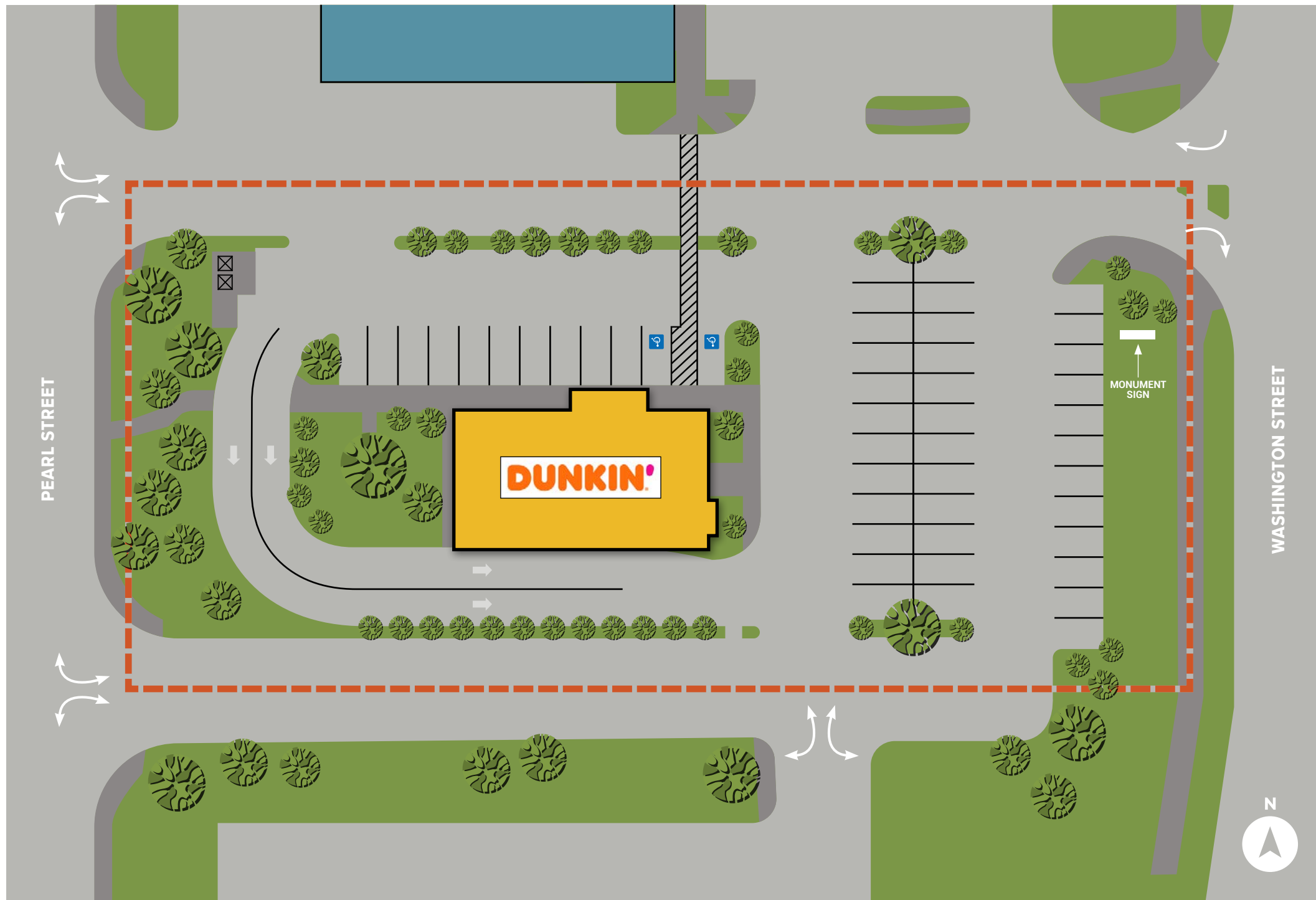

Property Boundary

2,960
Rentable SF

1.08
Acres

48
Parking Spaces


Egress



Largest coffee and donuts brand in the United States.



13,200+

STORES
WORLDWIDE

\$11.9 Billion

U.S. SALES
IN 2023

40

GLOBAL
MARKETS



About Dunkin'

- Dunkin' is a global coffee and doughnut company best known for its diverse range of coffee beverages, baked goods, and breakfast items
- Founded in 1950 in Quincy, MA, by William Rosenberg, Dunkin' has grown into one of the largest coffee and baked goods chains worldwide, with over 12,000 locations across 40+ countries
- Dunkin' has leveraged technology to expand its reach, offering mobile ordering, a rewards program, and delivery partnerships with major food delivery platforms

Inspire Brands

- In 2020, Dunkin' Brands, which includes Baskin-Robbins, was acquired by Inspire Brands, joining a portfolio with other major brands including Arby's, Baskin-Robbins, Buffalo Wild Wings, Jimmy John's, and Sonic
- Inspire brands boasts 13 consecutive years of positive same-store sales
- With more than 32,600 restaurants spread across nearly 60 global markets, Inspire Brands have tremendous runways for growth

[Tenant Website](#)

DENVER



LAKEWOOD



30,045 VPD

19,038 VPD

WASHINGTON STREET

88TH AVENUE



Located in a thriving Denver submarket

205

DIRECTLY ADJACENT RESIDENTIAL UNITS

30,045

VEHICLES PER DAY ALONG WASHINGTON STREET

9.3 miles

TO DOWNTOWN DENVER



WaterWorld

genOa healthcare

ROCKY MOUNTAIN ELEMENTARY SCHOOL

ROCKY MOUNTAIN METROPOLITAN AIRPORT

ExtraSpace Storage

OCCUPATIONAL MEDICAL PARTNERS

HCA HEALTHONE MOUNTAIN RIDGE

PREMIER SPINE & PAIN INSTITUTE

CITY OF THORNTON

Walmart Supercenter
sam's club
THE HOME DEPOT
SKY ZONE TRAMPOLINE PARK

THORNTON HIGH SCHOOL

NORTH STAR ELEMENTARY SCHOOL

RedRoof

ExtraSpace Storage

AMF

87

INTERSTATE 25

CENTER FOR SPINE & ORTHOPEDICS

SUN POWERSPORTS

MOTOR HARLEY-DAVIDSON COMPANY

SUN POWERSPORTS

CARPET EXCHANGE
Your floor store.

JIM NEEDHAM
REAL ESTATE, FINANCIAL SERVICES

SUBJECT PROPERTY
DUNKIN'

Walgreens

JUMPING JACK CASH

ProClean AutoWash

SONIC

CIRCLE K

88TH AVENUE

MVA

30,045 VPD

WASHINGTON STREET

T Mobile

Tires LES SCHWAB

CHURCH'S TEXAS CHICKEN

El Rey

McDonald's

jiffylube

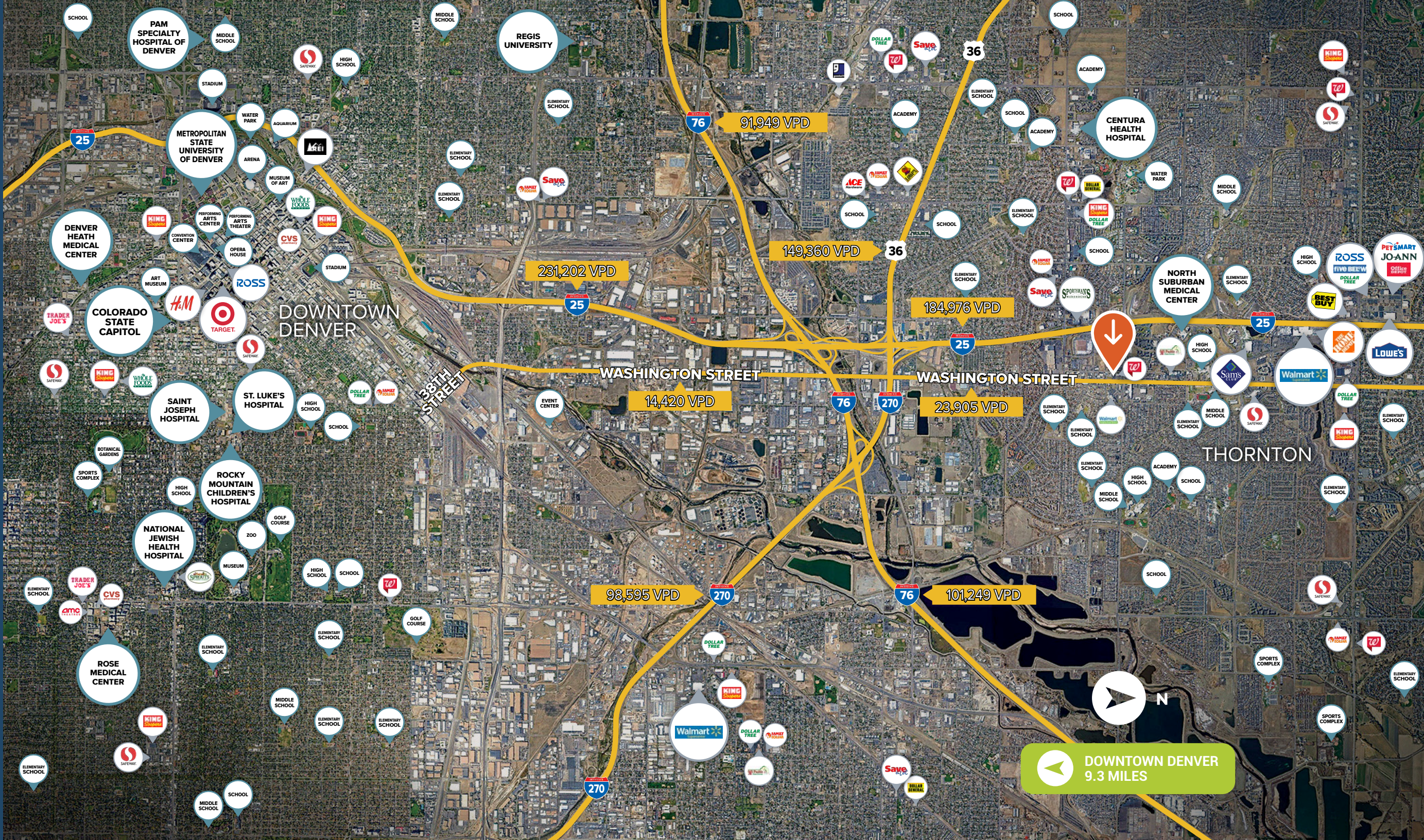
Immediate Trade Area



NORTH SUBURBAN MEDICAL CENTER

VIBRA HOSPITAL OF DENVER

DOWNTOWN DENVER 9.3 MILES



DOWNTOWN DENVER
 9.3 MILES

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2023	18,325	143,426	310,585

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$77,702	\$85,414	\$94,174
Median	\$67,437	\$72,252	\$76,755

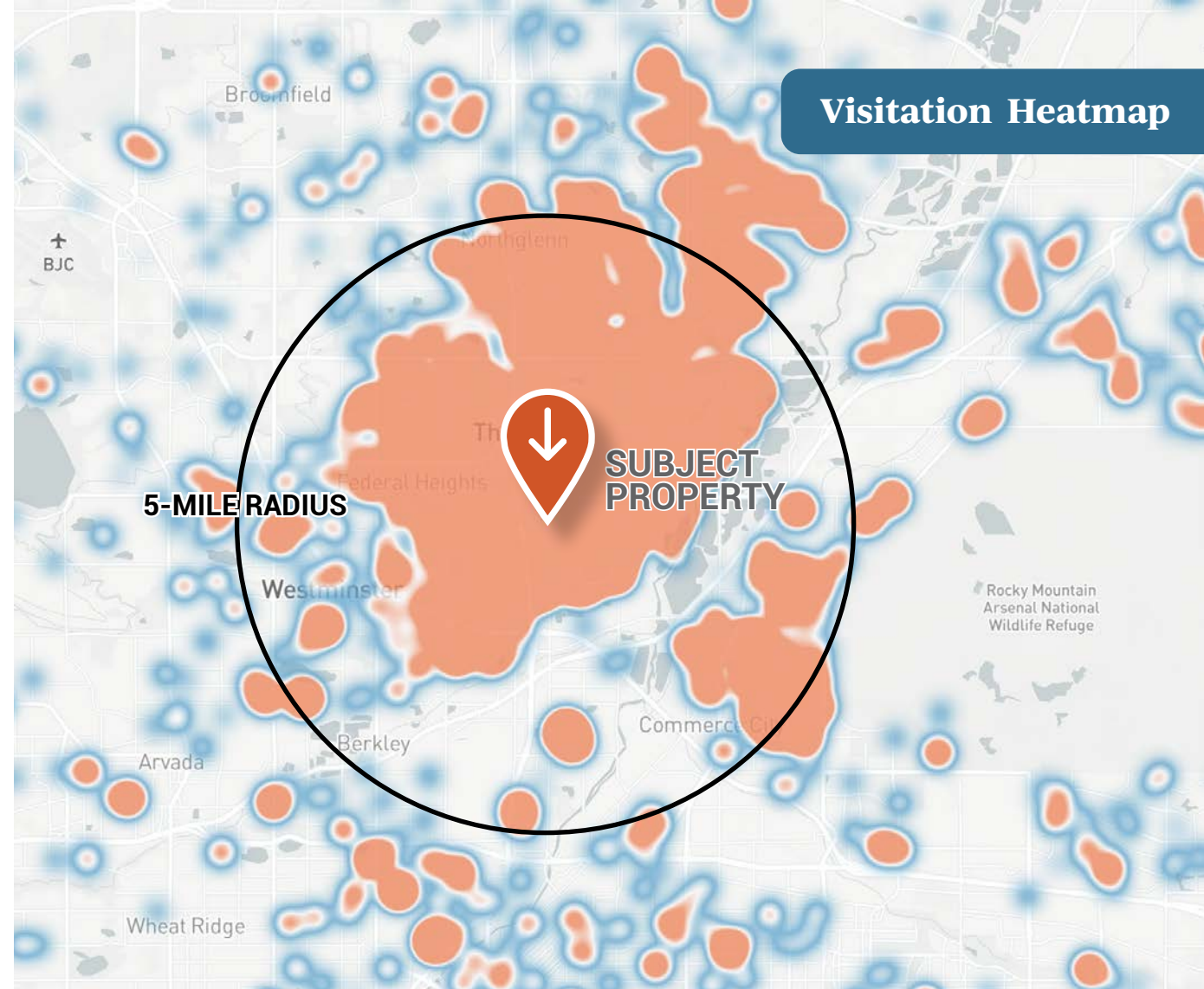
The subject property ranks in the **93rd percentile** of all Dunkin' chains in Colorado, in terms of visits.

211.4 K Visits

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

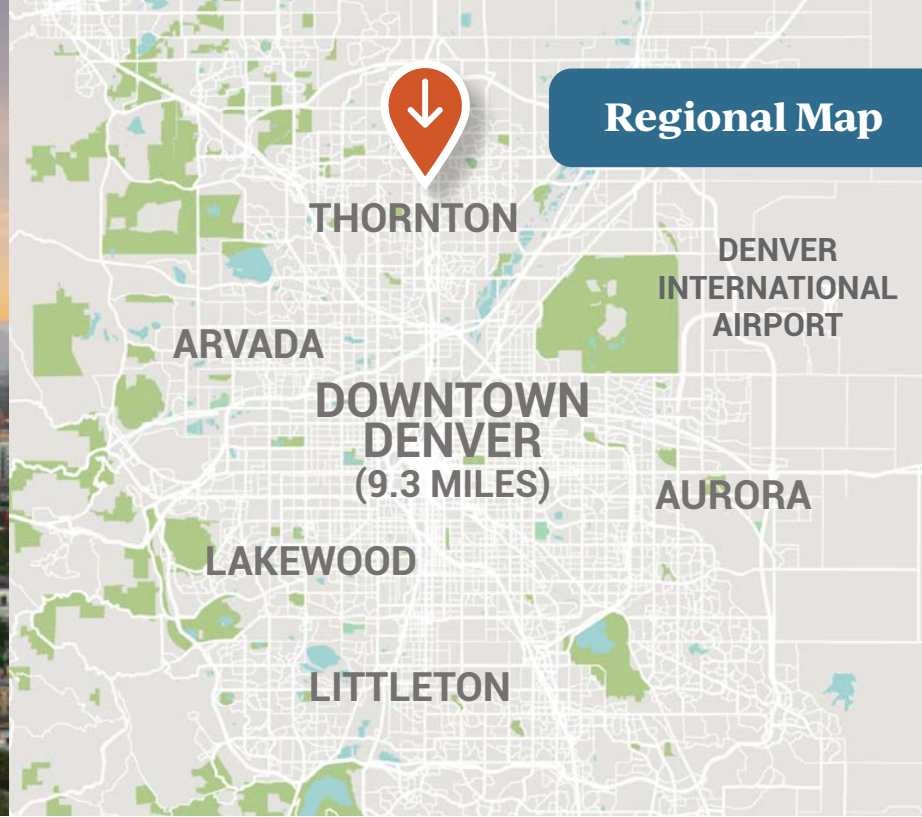
8 Minutes

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



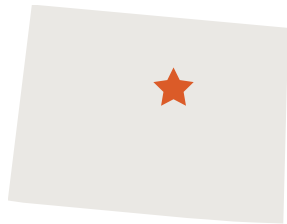
The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Thornton, CO

A FAST GROWING DENVER SUBURB



2.9 Million

DENVER MSA
ESTIMATED POPULATION

\$288 Billion

DENVER MSA GDP

An Outdoor Haven

- Thornton is situated in Adams and Weld counties and is part of the Denver-Aurora-Lakewood Metropolitan Statistical Area
- The city benefits from proximity to I-25, which runs north-south through the city, providing easy access to downtown Denver and Fort Collins
- Thornton is home to approximately 145,000 residents, making it one of the larger cities in Colorado
- Major employment sectors in Thornton include retail, healthcare, education, and professional services
- Several large retailers and health organizations operate within Thornton, with top employers including Amazon, North Suburban Medical Center, and United Parcel Service (UPS)
- The city hosts a variety of community events, such as Thorntonfest, WinterFest, and the Harvest Fest, fostering a strong sense of community

DOWNTOWN DENVER



O'Reilly
AUTO PARTS

SONIC

DUNKIN'

Walgreens



CP PARTNERS
COMMERCIAL REAL ESTATE

Listing Agents

CHRIS KOSTANECKI

ck@cppcre.com
PH: 415.274.2701
CA DRE# 01002010

CHRIS PETERS

cpeters@cppcre.com
PH: 415.274.2703
CA DRE# 01339983

ZEB RIPPLE

zripple@cppcre.com
PH: 415.274.2702
CA DRE# 01242540

TREVOR MORSE

tmorse@cppcre.com
PH: 415.274.2714
CA DRE# 01996197

SCOTT REID PARASELL, INC.

scott@parasellinc.com
PH: 949.942.6585
CO LIC# EC.100085004

In Association with ParaSell, Inc.
PH: 949.942.6585
A Licensed Colorado Broker
#EC.100085004