



Single-Tenant Net Lease Investment
8070 Sheridan Blvd | Arvada, CO 80003

\$1,636,364



BRIAN BROCKMAN

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DEAL SUMMARY



Address

8070 Sheridan Blvd
Arvada, CO 80003

Asking Price

\$1,636,364

Cap Rate

5.50%

Annual Rent

\$90,000*

Price Per SF

\$313

Lease Term

13.8 Years Remaining

Rent Per SF

\$17.24



**Additional solar income of approx \$1,700 yearly, Inquire with broker for more details.*

LEASE SUMMARY

Tenant Name	Big Brand Tire & Service
Lease Guarantor	Corporate
Address	8070 Sheridan Blvd Arvada, CO 80003
Building Size	5,220 SF
Lot Size	0.42 AC
Lease Type	NN
Landlord Responsibilities	Roof, Structure, & Photo-voltaic Solar System
Year Built / Year Renovated	1976 / 2016
Renewal Options	2, 5-Year Options
Rent Increases	7% on July 1, 2028 2% annually thereafter starting July 1, 2029

Lease Term	Annual Rent	Cap Rate
Current - 6/30/2028	\$90,000	5.50%
7/1/2028- 6/30/2029	\$96,300	5.89%
7/1/2029-6/30/2030	\$98,226	6.00%
7/1/2030-6/30/2031	\$100,191	6.12%
7/1/2031-6/30-2032	\$102,194	6.25%
7/1/2032-6/30-2033	\$104,238	6.37%
7/1/2033-6/30/2034	\$106,323	6.50%
7/1/2034-6/30/2035	\$108,449	6.63%
7/1/2035-6/30/2036	\$110,618	6.76%
7/1/2036-6/30/2037	\$112,831	6.90%
7/1/2037 - 6/30/2038	\$115,087	7.03%



INVESTMENT HIGHLIGHTS



▶ Long-Term Lease | Minimal Landlord Responsibilities

The property features a 15-year initial lease term with 13.5+ years remaining. The subject property is leased to a market leader in the tire industry and features minimal landlord responsibilities making this an ideal hands-off investment for any prospective investor.

▶ Corporate Guarantee | 6th Largest Operator in the Space

Lease is corporately backed by the 6th largest operator in the automotive repair industry with 210 locations spread throughout Arizona, Nevada, California, Colorado and aggressive growth plans to penetrate core Texas markets. Read [Here](#) for more information on Big Brand's expansion plans.

▶ High Traffic Retail Corridor | King Soopers Adjacent

The subject property is conveniently located along Sheridan Blvd, a primary East-West arterial that sees over 43,000 vehicles per day with proximity to the Denver-Boulder Turnpike, which sees a daily traffic count in excess of 138,000 VPD. The immediate intersection is surrounded by a variety of high-traffic national retailers including King Soopers directly across the street, Wal-Mart, Lowe's, Target, & Costco all within 1 mile.

▶ Dense, Affluent Denver Suburb | Proximity to Downtown

Big Brand Tire sits conveniently in the heart of one of Denver's more densely populated suburbs, Arvada, CO, an established suburb located directly North and West of Downtown Denver and only a short 15-minute drive away. The area demographics consist of over 336,000 people residing within 5 miles and an average household income just north of \$106,000.

▶ Attractive Lease Fundamentals | Inflation-Resistant Cash Flows

Offering features favorable rental increases towards the back-half of the initial term with an upcoming 7% increase in 2028 followed up with rare annual bumps through 2037 and into the option periods.

▶ Additional Income Potential | Long Operating History

Offering features additional supplementary monthly income from the recent installation of solar panels on the roof (please inquire with broker for further details) and lengthy operating history. With 10 bays, the property has operated as a tire store for 20+ years becoming a quality automotive repair option for area residents.

TENANT PROFILE

Big Brand Tire & Service is recognized as the best one-stop tire and auto repair provider. They deliver their customers the highest level of satisfaction while investing in the lives of the hardworking, dedicated people who make up their team.



Why choose Big Brand Tire & Service? Their goal is to provide complete customer satisfaction and great value for their customers. Big Brand Tire & Service offers a long list of services including Alignments, Brakes, Oil Changes, Suspension, Custom Lifting or Lowering of your vehicle and much more. They also have a list of FREE Services, FREE Alignment Checks, FREE Flat Repairs, FREE Tire Rotations, and FREE Inspections and FREE Estimates of your vehicle's needs.



WEBSITE	www.bigbrandtire.com
HEADQUARTERS	Moorpark, CA
FOUNDED IN	1969



LOCATED IN
AZ, CA, CO, & NV



NO. OF STORES
210+ *Locations*



GUARANTY
Corporate



TOTAL REVENUE
\$67.9 Million

PROPERTY PHOTOS



PROPERTY AERIAL



Walmart
HOBBY LOBBY BEST BUY

COSTCO
WHOLESALE

petco BARNES & NOBLE JOANN
five BELOW Party City ULTA BEAUTY
DOLLAR TREE ROSS DSW
DRESS FOR LESS DESIGNER SHOE WAREHOUSE

LOWE'S

24 FITNESS

CHASE

BIG BRAND
TIRE & SERVICE

KING
Scopers

TACO BELL

BURGER KING

W 80th Avenue - 22,231 VPD

Kum & Go

Sheridan Boulevard - 40,109 VPD

PROPERTY AERIAL

Downtown Denver
~ 11 Miles



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W 80th Avenue - 22,231 VPD



Sheridan Boulevard - 40,109 VPD

PROPERTY AERIAL

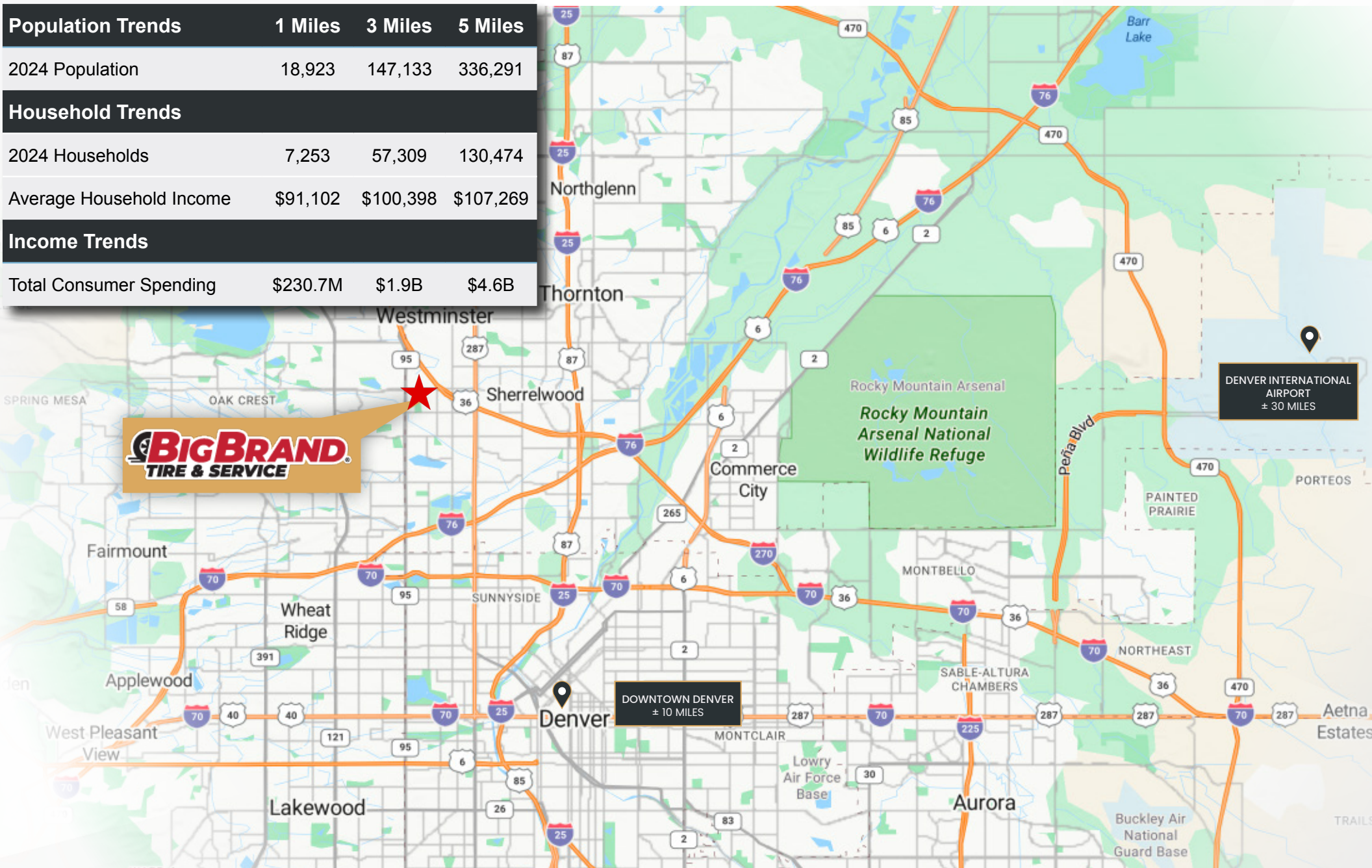


W 80th Avenue - 22,231 VPD

Sheridan Boulevard - 40,109 VPD

DEMOGRAPHICS - Arvada, CO

Population Trends	1 Miles	3 Miles	5 Miles
2024 Population	18,923	147,133	336,291
Household Trends			
2024 Households	7,253	57,309	130,474
Average Household Income	\$91,102	\$100,398	\$107,269
Income Trends			
Total Consumer Spending	\$230.7M	\$1.9B	\$4.6B



LOCATION OVERVIEW - Denver, CO

Welcome to Denver, where 300 days of sunshine, a thriving cultural scene, diverse neighborhoods and natural beauty combine for the world's most spectacular playground. A young, active city at the base of the Colorado Rocky Mountains, Denver's stunning architecture, award-winning dining and unparalleled views are all here, year-round. Denver is a consolidated city and county, the capital, and most populous city of the U.S. state of Colorado. It is the 19th most-populous city in the United States and the 5th most populous state capital. It is the principal city of the Denver-Aurora-Lakewood metropolitan statistical area, the most populous MSA in Colorado. Metro Denver has a population of more than three million people, and has a growth rate that has consistently outpaced the national rate every decade since the 1930s. The region grew steadily in the past 10 years, and by 2030, Metro Denver's population is anticipated to increase to more than 3.6 million. Metro Denver brings natural, urban culture and an energetic workforce together into an environment filled with a sense of adventure and purpose. With more than 70 small, medium and large cities, a renowned international airport, and the top talent in the U.S., Metro Denver offers opportunities of all shapes and sizes.

- *Voted the **No.3 airport in the world**, Denver International Airport (DEN) sits smack in the middle of the county, no more than 4 hours from virtually anywhere in the United States with nearly **69 million passengers** traveling through it each year.*
- *Denver is home to **9 of the top money-making companies in the country** - including **4 in Denver** according to the **2024 Fortune 500 list**.*
- *Denver is consistently ranked among the **top cities in the U.S. for its quality of life** with a balance of urban amenities and its proximity to outdoor recreational activities (U.S. News & World Report's Best Places to Live 2023-2024)*
- *Denver ranks **4th** on "**The Best Places For Business And Careers**" on Forbes Magazine.*
- *In 2022, **CNBC named Colorado the #1 state for workforce** due to skills, training programs, talent attraction at all levels, and the human capital offered based on productivity and economic output.*

18% INCREASE
2000-2022 Denver MSA
Population Growth

#1 LARGEST
City in Colorado

2,963,000
Current 2024 Denver
MSA Population



LOCATION OVERVIEW - Arvada, CO

Arvada, Colorado, with a population just over 120,000, is the 7th largest city in the state and the 5th largest in the Denver Metro area. Located just northwest of Denver, this lively city seamlessly combines urban amenities with the scenic allure of the Rocky Mountain foothills. Much of the community's charm stems from the turn-of-the-century Main Street Americana ambiance of Olde Town Arvada, with its numerous restaurants, bars, breweries, galleries and shops.

120,492

Current 2024 Population

#7 LARGEST

City in Colorado

#5 LARGEST

City in Denver MSA

Economic Growth

Arvada is dedicated to enhancing both community well-being and economic growth through recent initiatives aimed at upgrading infrastructure, urban design, and green spaces. The city's strategic planning involves modernizing roadways, parking facilities, open spaces, and pedestrian pathways to make Arvada more accessible and enjoyable. By pursuing these enhancements, Arvada is solidifying its role as a dynamic and expanding community within the Denver Metro area.

Wadsworth Bypass

A prominent commercial center in Arvada is the Wadsworth Bypass Retail Corridor, also known as the New Town Arvada Sub-Market or the I-70 Corridor. Spanning 258.5 acres and centered around Wadsworth Blvd, this district features a blend of shopping, business, and residential areas. It connects the RTD (Regional Transportation District) G Line tracks to the north with I-70 to the south, serving as a crucial retail hub for Arvada and nearby communities. The corridor generates approximately 25% of the city's sales tax revenue and accommodates over 75,000 vehicles daily, accessible via exits 269A and 269B from I-70.



<https://www.arvadaco.gov>



EXCLUSIVELY PRESENTED BY:

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