FOR SALE

STARBUCKS

+ GRAND OPENING JULY 2024

+ HIGH TRAFFFIC WITH 20,000 + VPD ON HIGHWAY 50

+ 10% RENT INCREASE STARTING YEAR 6.

ASKING: **$3,397,000**

2779 ACRIN AVE. GRAND JUNCTION, CO

# STARBUCKS

- FULLY LEASED SINGLE-TENANT BUILDING

- 2,200 SF BUILDING ON 1.14 ACRES

- EXCELLENT CREDIT TENANT WITH NO EARLY TERMINATION RIGHTS

- OFFERED AT INITIAL 5% CAP RATE WITH AN AVERAGE CAP RATE OF 5.5% OVER THE PRIMARY TERM OF TEN (10) YEARS

- NOI (ANNUAL RENT-2025) $169,800.00

- **DRONE VIDEO LINK**

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ORCHARD MESA, COLORADO

- NICELY LANDSCAPED THROUGHOUT

- DRIVE THROUGH ACCESS

- OUTDOOR PATIO SEATING WITH COVERED AREA

- AMPLE OFF-STREET PARKING WITH LIGHTING (35 SPACES)

- SIDEWALKS, CURB, AND GUTTER SURROUNDING THE PROPERTY

- 1,500 GALLON GREASE TRAP

THIS FREE-STANDING BUILDING IS LOCATED IN A HEAVILY TRAVELED AREA WITH GREAT VISIBILITY OFF OF HWY 50, ONE OF THE CITY'S MAIN THOROUGHFARES, IN GRAND JUNCTION, COLORADO.

THIS AREA IS COMPOSED OF VARIOUS RESTAURANTS, GROCERY STORE, AND FAST FOOD BUSINESSES. GRAND JUNCTION IS AN EVER-GROWING CITY AND HAS SEEN AN OVERALL 3.36% GROWTH IN POPULATION FROM 2021-2023.

NAMED ONE OF NEW YORK TIMES' "52 PLACES TO GO IN 2023". GRAND JUNCTION IS WELL KNOWN FOR IT'S OUTDOOR RECREATIONAL ACTIVITIES AND POPULAR ATTRACTIONS SUCH AS THE COLORADO NATIONAL MONUMENT, THE GRAND MESA, AND RATTLESNAKE ARCHES. THE CITY IS ALSO HOME TO COLORADO MESA UNIVERSITY WITH AN APPROXIMATE POPULATION OF 11,000 STUDENTS.

## STARBUCKS CORPORATION

- **10 YEAR TERM (COMMENCEMENT JULY 2024)**

- **NNN LEASE WITH NO EARLY TERMINATION OPTIONS**

- **FOUR (4) FIVE (5) YEAR OPTIONS TO EXTEND WITH 10% INCREASES EVERY FIVE (5) YEARS**

- **WELL ESTABLISHED AND SUCCESSFUL COFFEE SHOP**

US HIGHWAY 50

ACRIN AVENUE

STARBUCKS BLDG
±2,200 SF
(35 PKG SPACES)

14' MULTIPURPOSE EASEMENT
RECEPTION No. 2207249

13' UTILITY EASEMENT RECEPTION No. 1377045

10' IRRIGATION EASEMENT RECEPTION No. 2207249

N18° 37' 43"E   141.67'

N69° 26' 27"W   137.46'

S20° 36' 02"W   200.84'

S31° 57' 14"E   181.67'

N59° 04' 45"E   39.19'

RAD=326.00'
L=100.68'
CHORD=100.28
BRG=N67°55'34"E
Δ=17°41'40"

[14 SPACES]

[9 SPACES]

[5 SPACES]

[7 SPACES]
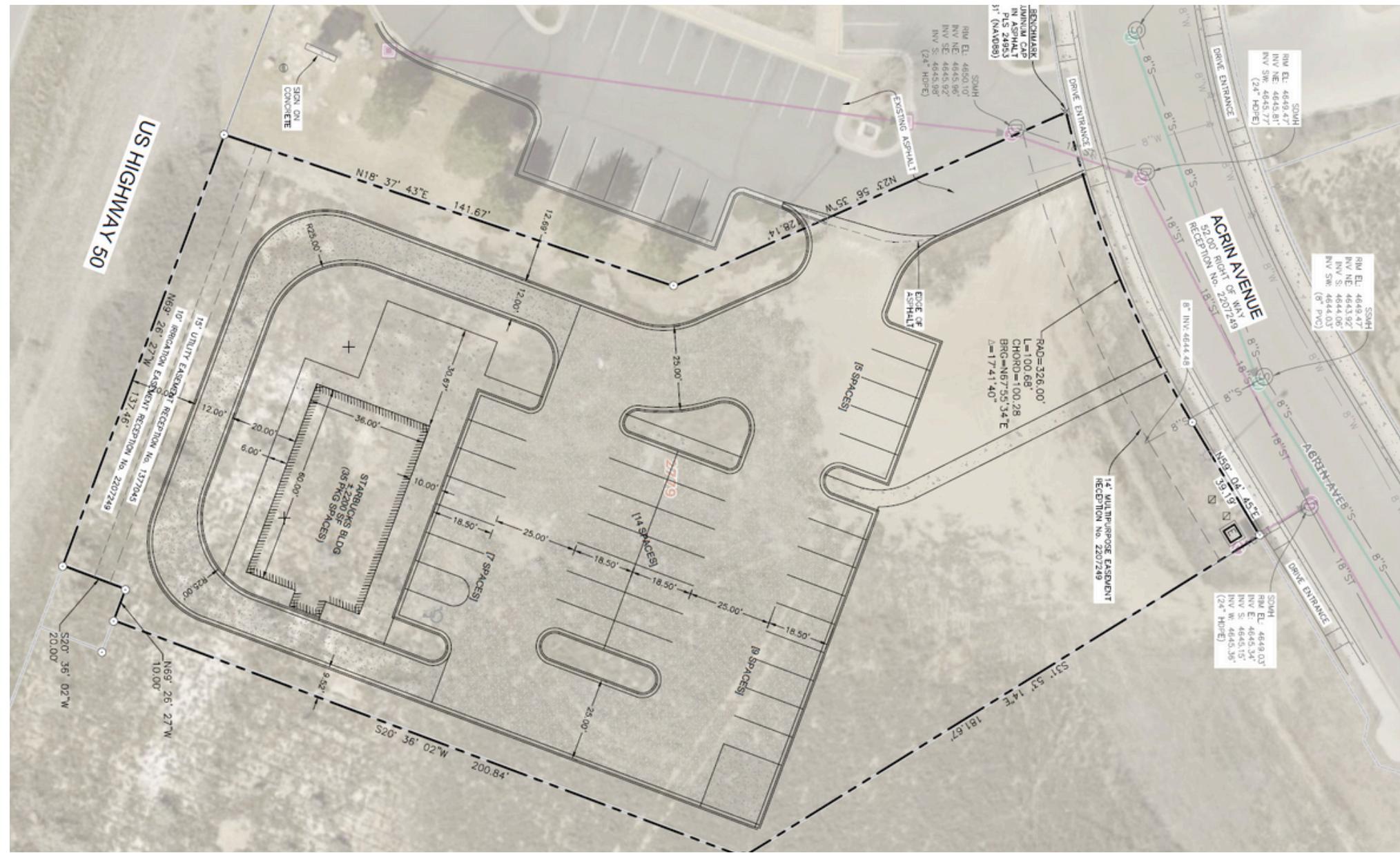
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**GRAND JUNCTION, CO 81503**

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