



# SHERWIN-WILLIAMS®



1370 N. NEWPORT RD., COLORADO SPRINGS, CO

OFFERING MEMORANDUM

**BANG**  
REALTY

**BRIAN L. BROCKMAN**  
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# INVESTMENT OVERVIEW

Sherwin Williams | 1370 N. Newport Road, Colorado Springs, CO

## **EXECUTIVE SUMMARY**

Sherwin-Williams Company is the world's largest paint and coatings manufacturer, operating in over 120 countries. It's 2024 Revenue was approximately \$23.1 Billion, and the company operates over 5000 company owned stores. In 2024, Sherwin Williams replaced Dow Inc. in the Dow Jones Industrial Average, reflecting its status as a leading blue chip stock.

The Sherwin Williams located at 1370 N. Newport Road in Colorado Springs is a key resource for professionals in Colorado Springs, offering a comprehensive range of products and services to support various painting and coating projects. The location offers paint and also spray equipment repair, rental, cleaning, parts and accessories. The location also contains a Sherwin-Williams Floor Covering Store, providing flooring materials and installation services for multifamily, healthcare, commercial, residential, and educational

**PRICE:**  
**\$1,850,000**

**2025 CAP 5.70%**  
**2027 CAP 6.27%**

\* CAP RATE BASED ON GROSS NNN RENT.

- ✓ Conveniently Located near the Colorado Springs Airport.
- ✓ Tenant just exercised at 5 year lease extension almost 3 years early.
- ✓ Below Market Rent.
- ✓ Blue Chip Tenant
- ✓ Colorado Springs is a dynamic and growing city of nearly 500,000 residents.

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The information contained herein has been obtained from sources that we believe to be reliable; however we make no representations and provide no warranties as to the accuracy of the information. Potential purchasers are advised to conduct through independent due diligence and verify all information. Purchaser assumes all risk for any use of then information contained herein. Purchaser should not use the information contained herein in making any investment decisions.



# LEASE SUMMARY

Sherwin Williams, 1370 N. Newport Road, Colorado Springs, CO

## Lease Summary

Initial Term	10 Years
Termination Date	January 31, 2032
Lease Type	NNN
Rent Increases	10% Every Five (5) Years
Renewal Options	Three (3) Five (5) Year Options

## Annual Rent

Years 1-5 (Expired January 31, 2022)	\$95,855.04 (5.18% CAP RATE)
Years 6-10 (Expires January 31, 2027)	\$105,442.44 (5.70% CAP RATE)
Option 1—Exercised—2027-2032	\$115,985.56 (6.27% CAP RATE)
Option 2 -2032-2037	\$127,583.04 (6.90% CAP RATE)
Option 3—2037-2042	\$140,341.32 (7.59% CAP RATE)



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## Tenant Summary

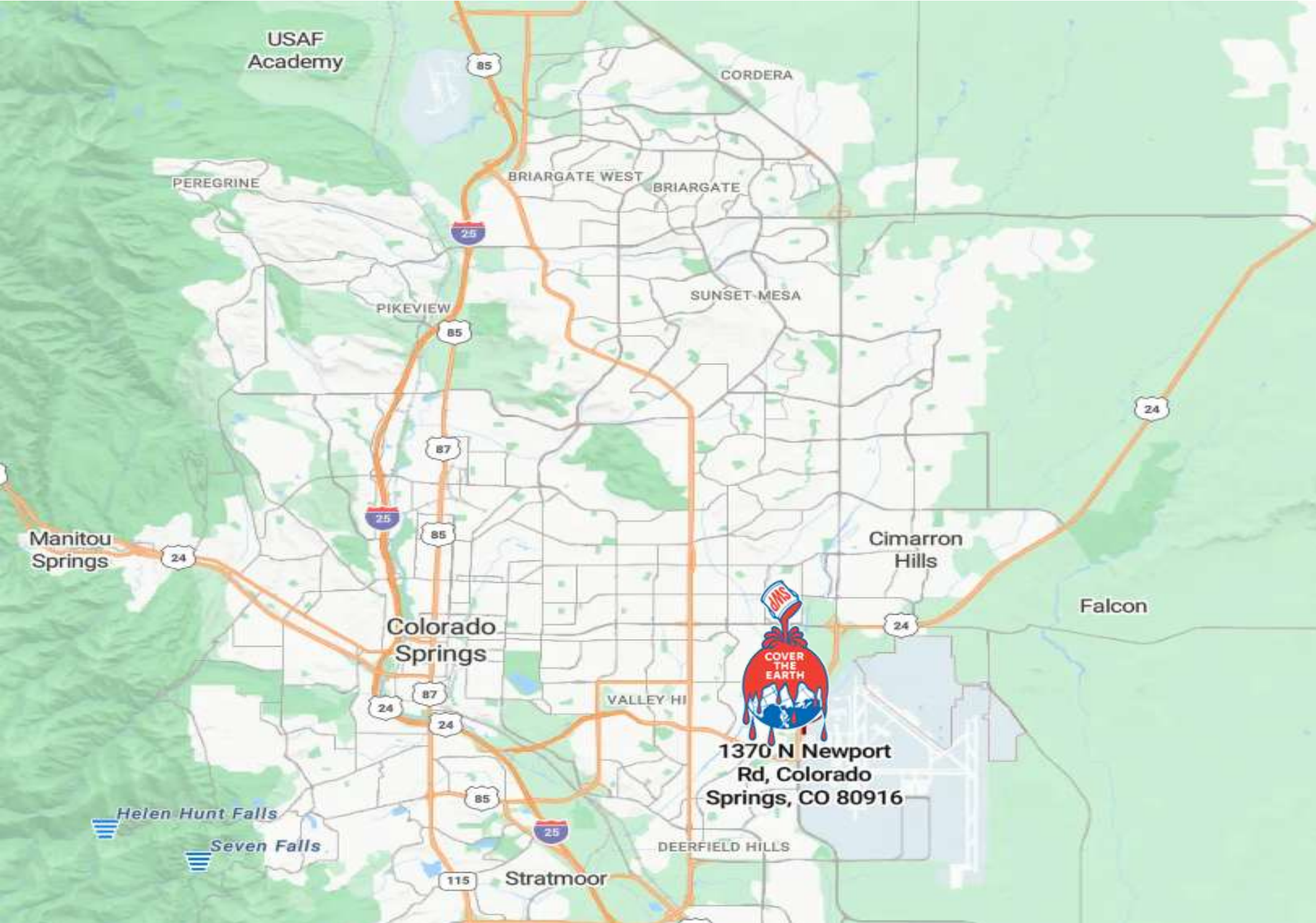
Sherwin-Williams Company (NYSE: SHW), headquartered in Cleveland, Ohio, is the world's largest paint and coatings manufacturer, with a global presence in over 120 countries. Founded in 1866, the company operates through three primary segments: the Americas Group, Consumer Brands Group, and Performance Coatings Group. It offers a diverse portfolio of products under well-known brands such as Sherwin-Williams®, Valspar®, HGTV HOME® by Sherwin-Williams, Dutch Boy®, Krylon®, Minwax®, Thompson's® Water Seal®, Cabot®, and more .

As of the end of 2024, Sherwin-Williams reported annual revenues of approximately \$23.1 billion and net income of \$2.68 billion. The company employs approximately 63,890 individuals worldwide and operates nearly 5,000 company-owned stores. In 2024, Sherwin-Williams was added to the Dow Jones Industrial Average, replacing Dow Inc., reflecting its status as a leading blue-chip stock.



## Tenant Summary

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[GOOGLE MAPS](#)

[GOOGLE STREET VIEW](#)

[GOOGLE EARTH](#)





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CONTACT US FOR MORE INFORMATION

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