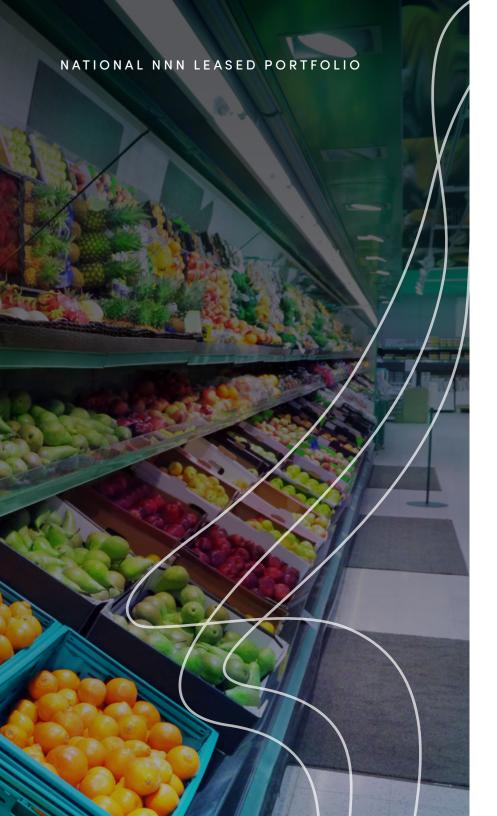
SINGLE TENANT CORPORATE NNN

Natural Grocers ±15,000 SF building / ±1.07 AC of land Frisco, Colorado









DISCLAIMER

Listed in Association with ParaSell, Inc. | Costa Mesa, California | A Licensed Broker in Arizona #CO709902000, Nevada #B.1002366.CORP, Illinois #478027307, & Utah #11475495–CN00.

Listed in Association with Jon Nesbit | A Licensed Broker in Oklahoma #200630, Texas #633814, and Wisconsin #58762–90; Kristen Zimmerman | A Licensed Broker in Maryland #669279 and Michigan #6504411293; and Remy Tams | A Licensed Broker in Colorado #II00095112.

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property or properties. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketina Brochure has been obtained from sources we believe to be reliable: however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. In addition, all prospective purchasers understand and agree that the properties will be sold in an "As-Is, Where-Is" condition.

Prospective purchasers understand and agree that Kidder Mathews is assisting Seller and acting in Seller's sole interest in connection with the proposed sale. Seller and Kidder Mathews are not offering a commission or finder's fee to prospective purchasers or any broker, finder or similar agent, representative or advisor for commission, fees or other compensation relating to any proposed transaction involving the proposed sale. Prospective purchaser agrees to: (i) indemnify and save harmless Kidder Mathew, Seller and their respective affiliates and successors and assigns against and from any loss, liability or expenses, including attorney's fees and expenses, arising out of any claim or claims by any broker, finder or similar agent, representative or advisor for commission, fees or other compensation relating to any proposed sale if such claims are based in whole or in part on alleged dealings or agreements with prospective purchaser and such broker, finder or similar agent, representative or advisor or any of prospective purchasers' representatives; and (ii) acknowledge that Kidder Mathews has no power or authority to, in any way, bind Seller with respect to any transaction involving Seller, or with regard to any of the terms and conditions of any such transaction and that Seller shall in no way be bound or be deemed to have agreed to any such transaction or the terms and conditions thereof until such time (if any) as Seller has executed and delivered a written agreement to enter into any transaction involving the proposed sale under terms and conditions that are acceptable to it in its sole discretion.

All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



970 N Ten Mile Dr Frisco, CO 80443

BUILDING SIZE	±15,000 SF
LAND SIZE	±46,783 SF (±1.07 AC)
YEAR BUILT	2015
YEAR RENOVATED	NA

\$7,680,626

5.75%

OVERVIEW

LEASE SUMMARY

Tenant Name	Natural Grocers		
Lease Commencement	May 1, 2016		
Lease Expiration	Apr 30, 2031		
Options to Renew	Three, five-year options to renew		
Rent Increases	4% every 5 years		
Lease Type	Absolute Triple Net		
Ownership Type	Fee simple – land and building		
Rental Rate/SF/Year	\$29.44 SF		
Net Operating Income	\$441,636		
ROFR	15 days		

RENT SCHEDULE

Period	Net Operating Income
May 2016 - Apr 2021	\$424,644.00
May 2021 - Apr 2026	\$441,636.00
May 2026 - Apr 2031	\$459,301.44

OPTION PERIODS

Period	Net Operating Income		
May 2031 - Apr 2036	\$477,673.44		
May 2036 - Apr 2041	\$496,744.44		
May 2041 - Apr 2046	\$516,651.60		

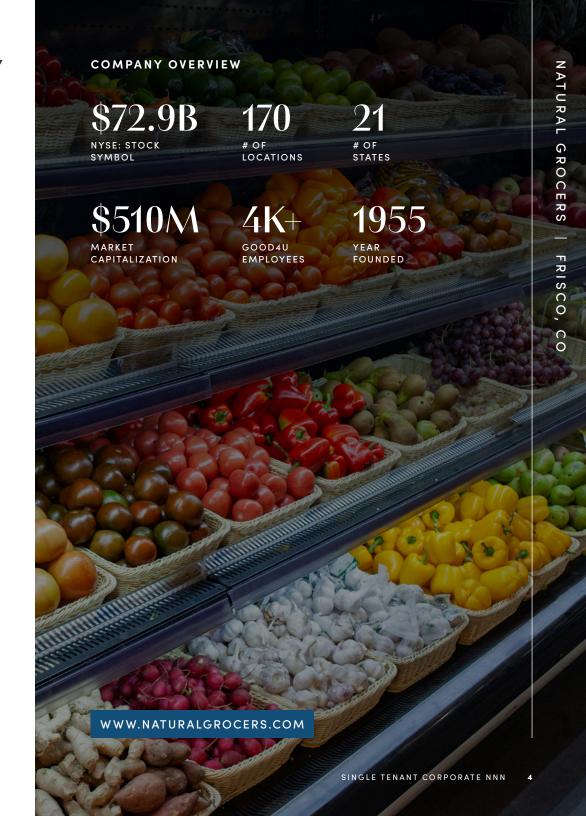
TENANT SUMMARY



Natural Grocers by Vitamin Cottage, Inc. is a specialty retailer of natural and organic groceries as well as dietary supplements.

The company operates within the natural products retail industry, where its stores offer products such as body care, pet care, household and general merchandise, books, and handouts. Its grocery products include produce; bulk food and private label products; dry, frozen and canned groceries; meats and seafood; dairy products, dairy substitutes and eggs; prepared foods; bread and baked goods, and beverages. Additionally, Natural Grocers carries a range of products associated with special diets, such as gluten–free, vegetarian, and non–dairy items. The company sells organic produce sourced from local and organic producers. Natural Grocers operates approximately 170 stores in 21 states.

Natural Grocers is a publicly traded company on the New York Stock Exchange (NYSE: NGVC) with a \$510 million market capitalization and is headquartered in Lakewood, CO.



MAIN STREET TO THE ROCKIES

Frisco, Colorado is located approximately 72 miles west of Denver (a 1 hour, 20-minute drive from Denver airport) and is considered the "Main Street to the Rockies". Frisco's location, right at the center of Summit County near Breckenridge, Dillon and Copper Mountain, makes it a natural trailhead to fun in all four seasons.

This mountain town opens up the Colorado Mountains to endless possibilities due to its close proximity to Colorado's 26 world-class ski resorts, and not much farther from many more as you head up I-70. Winter activities are obvious and throughout the Spring, Summer and Fall, visitors can find numerous options for camping, hiking, biking, fishing, rafting and boating, just to name a few.

Due to its popularity as a year-round vacation destination, the nation's most well-known hotel chains have properties in the area: Marriott, Best Western, Wyndam, Hyatt, Residence Inn, Hampton Inn & Suites, AC Hotel, Ramada, Quality Inn & Suites, La Quinta and many others. The area also boasts outstanding shopping and dining opportunities.

DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	1,542	5,855	16,219
Avg HH Income	\$200,808	\$143,927	\$149,906
Households		2,810	

Data Source: ©2024, ESRI





Single Tenant Corporate NNN

970 N TEN MILE DR, FRISCO, CO 80443

Exclusively listed by

PAULA DANKER, CCIM Kidder Mathews Senior Vice President 858.369.3054 paula.danker@kidder.com SCOTT REID
Parasell
Broker of Record
949.942.6585
broker@parasellinc.com
IL LIC N° 478027307
UT LIC N° 11475495-CN00
AZ LIC N° BR707387000
NV LIC N° B.1002366.CORP

JON NESBITT
Broker of Record
714.396.1059
jnesbitt3@aol.com
OK LIC N° 200630
TX LIC N° 633814
WI LIC N° 58762-90

KRISTEN ZIMMERMAN Broker of Record 310.796.1206 kmzbrokerage@gmail.com MD LIC N° 669279 MI LIC N° 6504411293 REMY TAMS
Broker of Record
562.413.3475
remytams@gmail.com
colic N° 1100095112

KIDDER.COM

CA LIC N° 01009448





Listed in Association with ParaSell, Inc. | Costa Mesa, California | A Licensed Broker in Arizona #CO709902000, Nevada #B.1002366.CORP, Illinois #478027307, & Utah #11475495-CN00. Listed in Association with Jon Nesbit | A Licensed Broker in Oklahoma #200630, Texas #633814, and Wisconsin #58762-90; Kristen Zimmerman | A Licensed Broker in Maryland #669279 and Michigan #6504411293; and Remy Tams | A Licensed Broker in Colorado #Il00095112.