

SINGLE TENANT CORPORATE NNN

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



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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 #1100095112.

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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
SALE PRICE

5.75%
CAP RATE

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.



COMPANY OVERVIEW

\$72.9B

NYSE: STOCK SYMBOL

170

OF LOCATIONS

21

OF STATES

\$510M

MARKET CAPITALIZATION

4K+

GOOD4U EMPLOYEES

1955

YEAR FOUNDED

WWW.NATURALGROCERS.COM

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	755	2,810	7,572

Data Source: ©2024, ESRI



Frisco, Colorado



Single Tenant Corporate NNN

970 N TEN MILE DR, FRISCO, CO 80443

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