



FOR SALE - Absolute NNN Investment

**12801 Colorado Boulevard
Thornton, Colorado**

Offered at \$2,300,000

PRESENTED BY:

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EXECUTIVE SUMMARY

We are pleased to offer for sale an exceptional investment opportunity: A premier absolute triple net (NNN) investment property fully occupied by Key Bank located in Thornton, Colorado. This property represents a rare chance to invest in a high-quality, low-maintenance asset with a stable, long-term income stream.

Location: Thornton, Colorado, strategically situated on a spacious corner lot in a high-traffic area with excellent visibility and accessibility, enhancing the property's value and appeal.

Tenant Profile: Key Bank, a highly reputable and financially stable tenant with a strong credit rating, ensuring a reliable income flow.

Lease Type: Absolute NNN ground lease, wherein the tenant is responsible for all property expenses, including taxes, insurance, and maintenance, offering the landlord a hassle-free investment.

Lease Term: A long-term lease with Key Bank, with 5+ years remaining, providing a secure and predictable income stream.

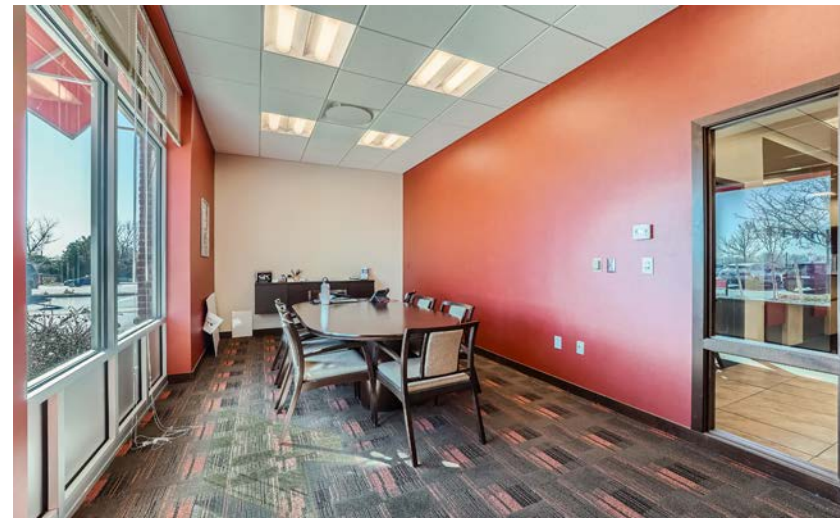
Property Size: 1.12 acres, featuring a state-of-the-art banking facility that includes drive-thru banking lanes, ample parking, and a timeless architectural design.

Property Details

Building Size	4,373 SF
Lot Size	48787.2 SF (1.12 AC)
Year Built	2009
Property Type	Absolute NNN Lease
Construction	Masonry
Roof & Structure	Tenant Responsibility

INVESTMENT HIGHLIGHTS

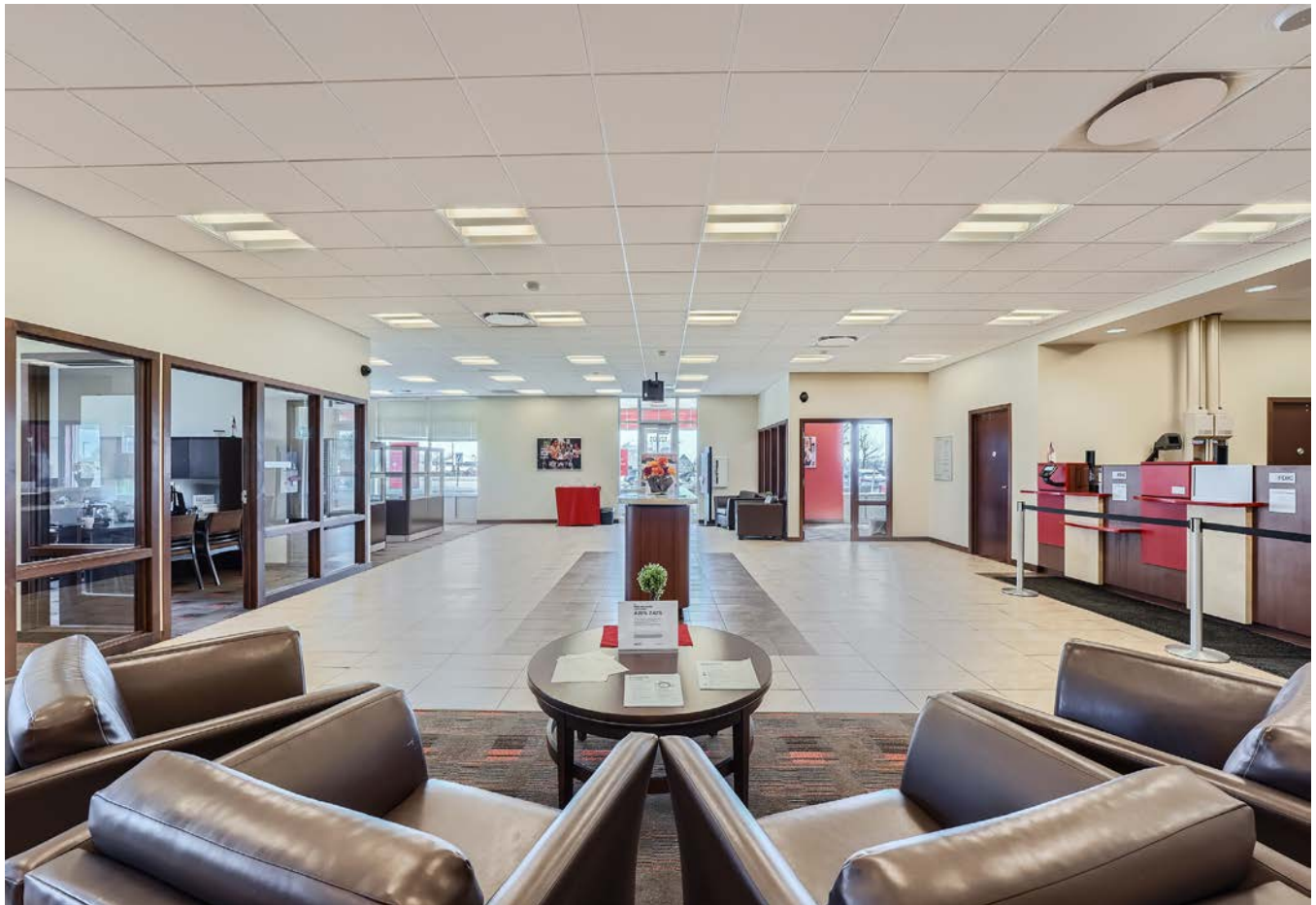
- **STABLE INCOME STREAM:** The absolute NNN lease structure guarantees a steady income without any landlord obligations for property expenses, making it an ideal passive investment.
- **CREDIT WORTHY TENANT:** Key Bank's strong financial standing and commitment to the location provide a secure investment backdrop.
- **STRATEGIC LOCATION:** Thornton, Colorado, is a rapidly growing area, benefiting from economic growth and increased demand for banking services.
- **APPRECIATION POTENTIAL:** The property's prime location and the tenant's investment in the site suggest potential for capital appreciation over time.



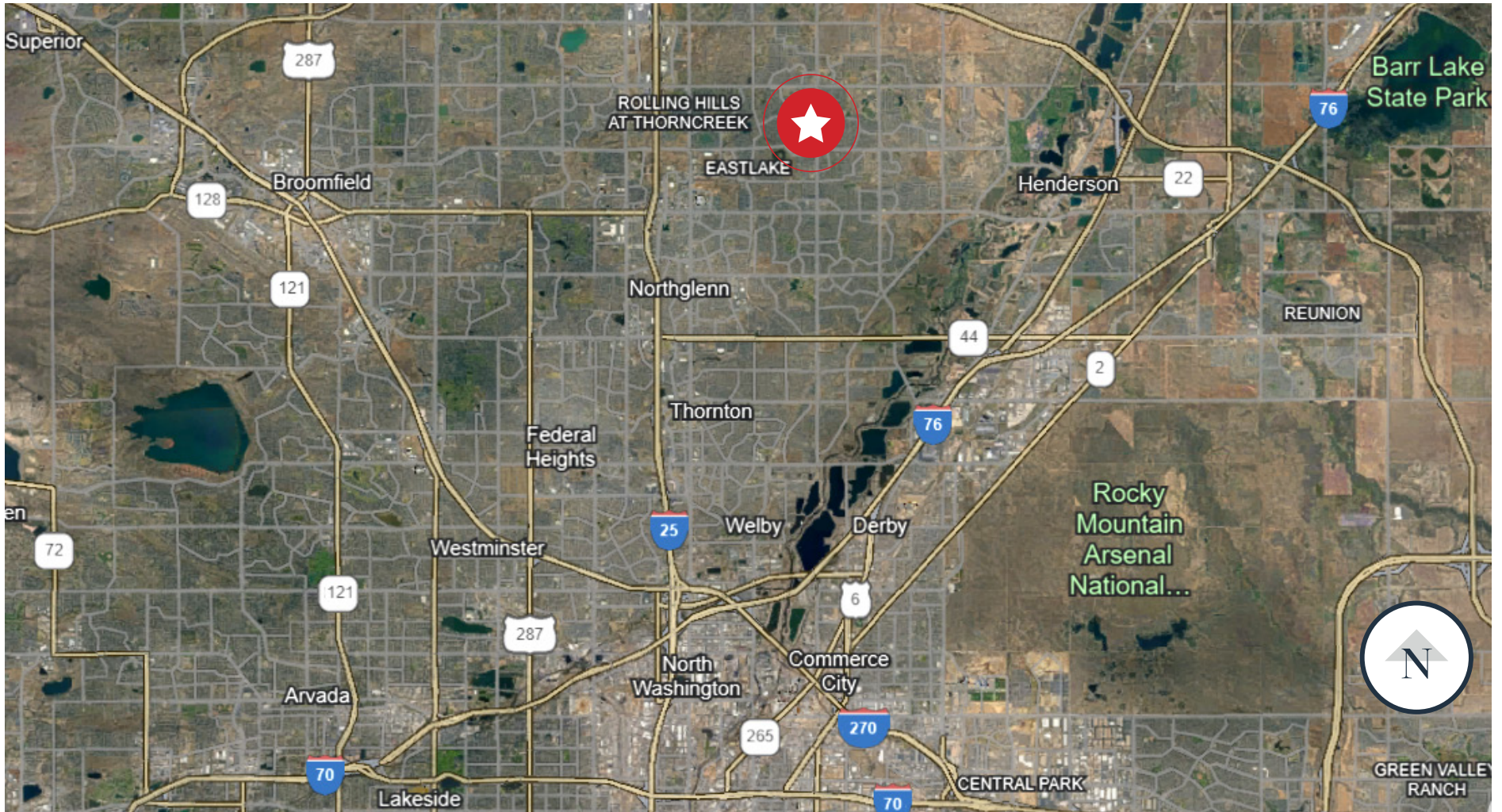
EXTERIOR PHOTOS



INTERIOR PHOTOS



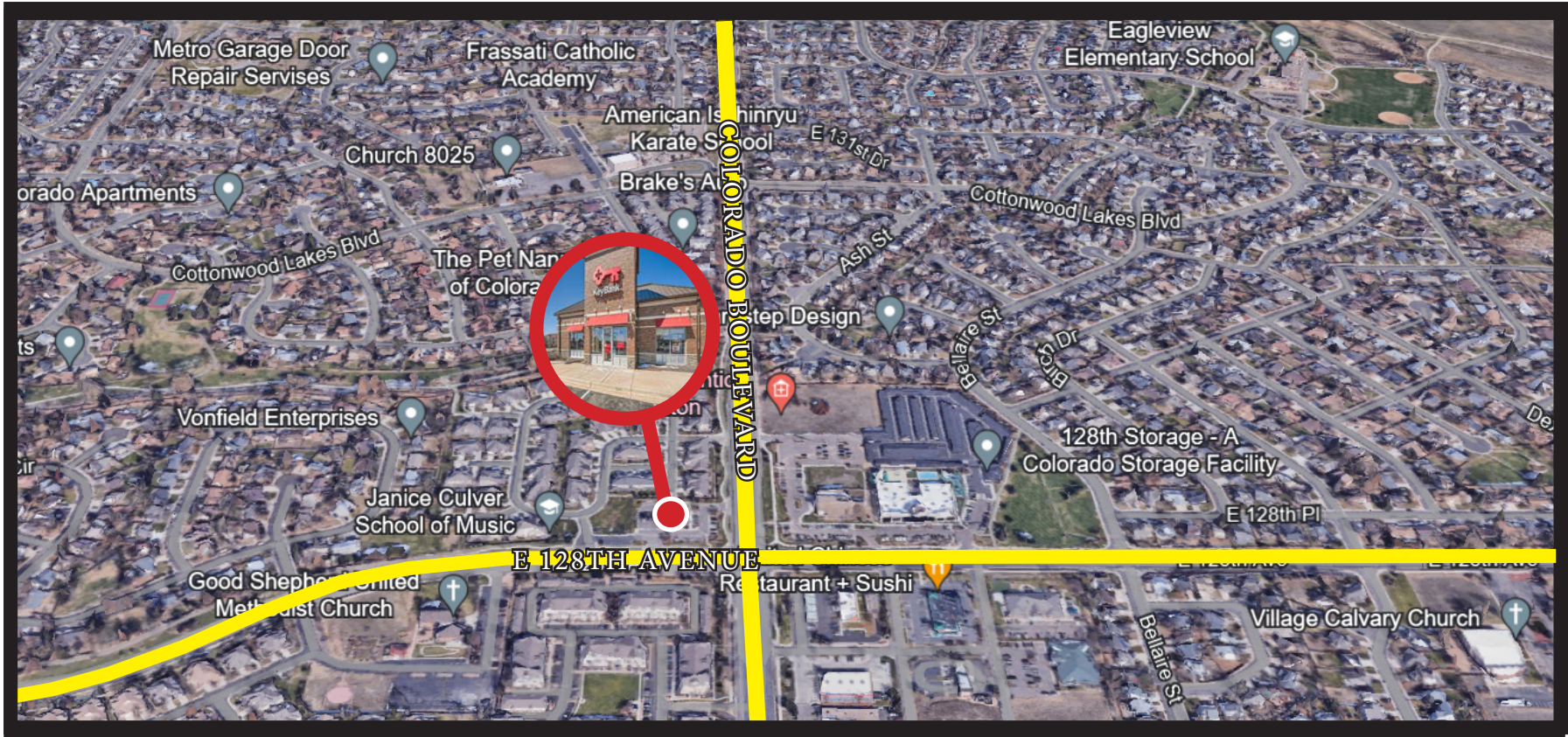
Property Location



THORNTON, COLORADO

Thornton, Colorado embodies a vibrant blend of suburban charm and urban accessibility. Boasting a diverse community and a thriving economy, Thornton offers a high quality of life with its array of amenities and recreational opportunities. The city's scenic parks, such as Thornton Trail Winds Park and Open Space, provide ample space for outdoor activities, while its cultural attractions, including the Anythink Libraries and the Carpenter Recreation Center, cater to a range of interests. With its strategic location near Denver, Thornton serves as a hub for commerce and industry, contributing to its dynamic growth and development. From its well-planned neighborhoods to its bustling commercial districts, Thornton stands as a testament to the vitality and resilience of modern suburban living in Colorado.

Area Map



DEMOGRAPHICS

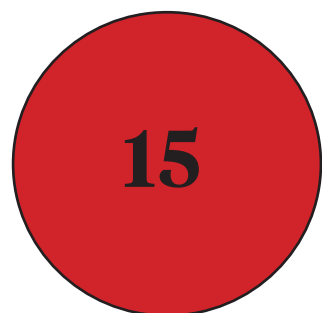
POPULATION 2023	1 mi	21,350
	3 mi	67,768
	5 mi	106,147
HOUSEHOLDS 2023	1 mi	7,460
	3 mi	23,681
	5 mi	37,614
AVERAGE HOUSEHOLD INCOME	1 mi	\$118,370
	3 mi	\$118,156
	5 mi	\$113,779

DAYTIME EMPLOYEES	1 mi	1,958
	3 mi	8,208
	5 mi	18,315
DAYTIME BUSINESSES	1 mi	274
	3 mi	1,038
	5 mi	2,156
TOTAL CONSUMER SPENDING	1 mi	\$310,675,412
	3 mi	\$973,518,409
	5 mi	\$1,501,459,717

THE INVESTMENT



KeyBank, headquartered in Cleveland, Ohio, stands as one of the largest regional banks in the United States, offering a comprehensive suite of financial services to individuals, businesses, and institutional clients. With a rich history spanning over a century, KeyBank has established itself as a trusted partner in the communities it serves, operating a network of branches across 15 states. Renowned for its commitment to customer satisfaction and innovation, KeyBank delivers tailored solutions in banking, lending, investment management, and wealth advisory, empowering clients to achieve their financial goals. Through its dedication to community development and corporate responsibility, KeyBank demonstrates a steadfast commitment to making a positive impact, driving sustainable growth, and fostering prosperity for all stakeholders.



States



Full-Service
Branches



Assets
(YE - 2023)



Revenue
FY 2023

INVESTMENT SUMMARY

SALE PRICE	\$2,400,000
CAP RATE	6.94%
TENANT	Key Bank
LEASE TYPE	Absolute NNN Ground Lease
LEASE EXPIRATION	June 29, 2029
INITIAL LEASE TERM	20 Years (+ 4-5 Year Options)

CURRENT RENT SCHEDULE

TERM	MONTHLY RENT	ANNUAL RENT	RENT INCREASES
6/30/2019-6/29/2024	\$12,308	\$147,700	-
6/30/2024-6/29/2029	\$13,310	\$159,720	8.14%
6/30/2029-6/29/2034*	\$14,641	\$175,692	10.00%
6/30/2034-6/29/2039*	\$16,105	\$193,261	10.00%
6/30/2039-6/29/2044*	\$17,716	\$212,587	10.00%
6/30/2044-6/29/2049*	\$19,487	\$233,846	10.00%

*Options



Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Kentwood Commercial and Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum and no legal commitment or obligation shall arise by reason of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of any interested parties.

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12801
COLORADO BOULEVARD
THORNTON, COLORADO



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