



Absolute NNN Leased – ZERO Landlord Responsibility

Single Tenant Conoco Gas Station (with Rocket Mini Mart) Corporate Guaranteed Lease

Located next to Safeway Anchored Center across from 1,000+ units of Apartment Living

5 miles from Colorado Springs Airport



1475 S. MURRAY BLVD, COLORADO SPRINGS, CO 80916

#2

150 BEST PLACES TO LIVE
– U.S. News & World Report, 2022–23

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01 EXECUTIVE SUMMARY



This offering represents the opportunity to acquire the fee simple interest (land and building) in a freestanding, corporate guaranteed, absolute net leased, single tenant, Conoco Gas Station (with Rocket Mini Mart) in Colorado Springs, CO. The lease features CPI adjusted rent increases (maximum 7.5%) generating steady NOI growth and hedges against inflation.

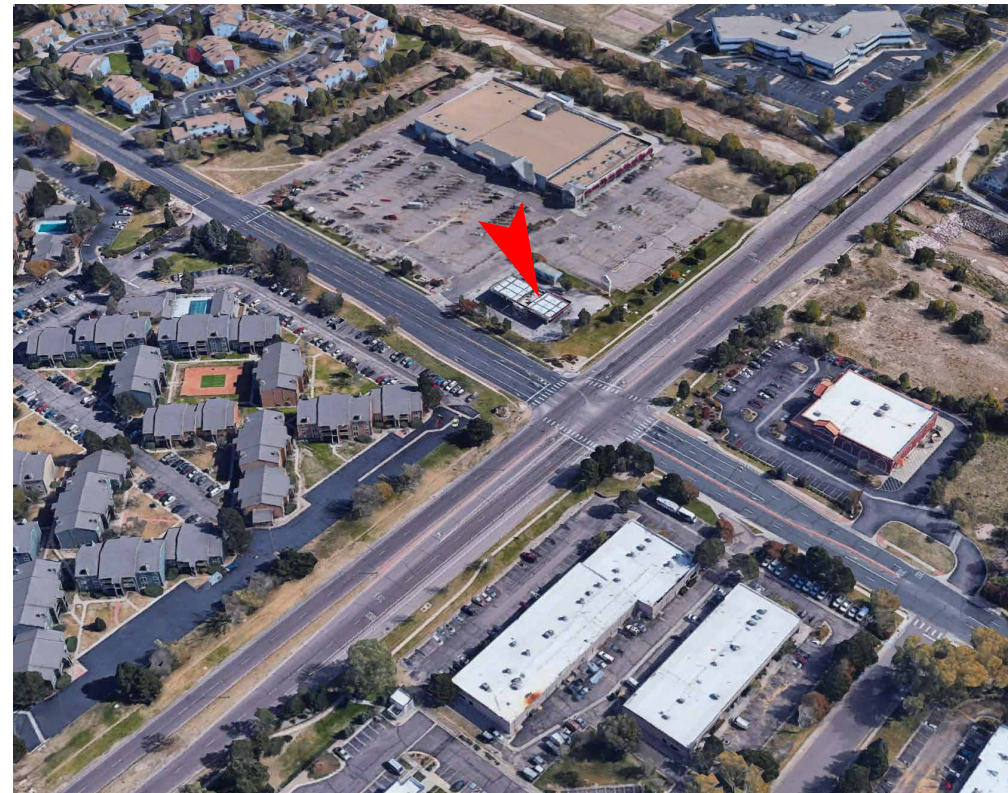
The subject property is located at the 4-way signalized intersection of S Murray Blvd and E Fountain Blvd. (36,000 vehicles per day). The Conoco Gas Station is an outparcel to a shopping center anchored by Safeway Market with local national tenants within a 3-mile radius including Starbucks, Holiday Inn, Walmart, Home Depot and The Citadel Mall. Colorado Springs is a vibrant, young city in the heart of El Paso County and this area has experienced tremendous population growth in the past decade. Colorado Springs is home to the North American Aerospace Defense Command (NORAD), U.S. Northern Command (NORTHCOM), the Air Force Academy and the U.S. Olympic Committee headquarters. Aerospace, defense, cybersecurity, software, advanced manufacturing, healthcare, and MedTech, are the top employers in the community.

OFFERING SUMMARY

Pricing	\$1,390,000
Net Operating Income	\$77,591(7/1/2025)
Cap Rate	5.56% (Based on 7/1/2025 Increase)
Guaranty	Corporate Absolute
Lease Type	NNN
Landlord Responsibilities	None

PROPERTY SPECIFICATIONS

SF Land Area	35,680SF (.82 Acre)
Property Address	1475 S Murray Blvd, Colorado Springs, CO 80916
Parcel Number	64234-08-161 01
Ownership	Fee Simple (Land and Building)
Tenant	APRO, LLC
Guarantor	APRO, LLC
Implied Credit	Phillips 66 & Fortress Investment Group
ROFO	Yes, 15-days
Estoppel	20-Day Turnaround



INVESTMENT HIGHLIGHTS



CORPORATE GUARANTEED LEASE W/ SCHEDULED INCREASES

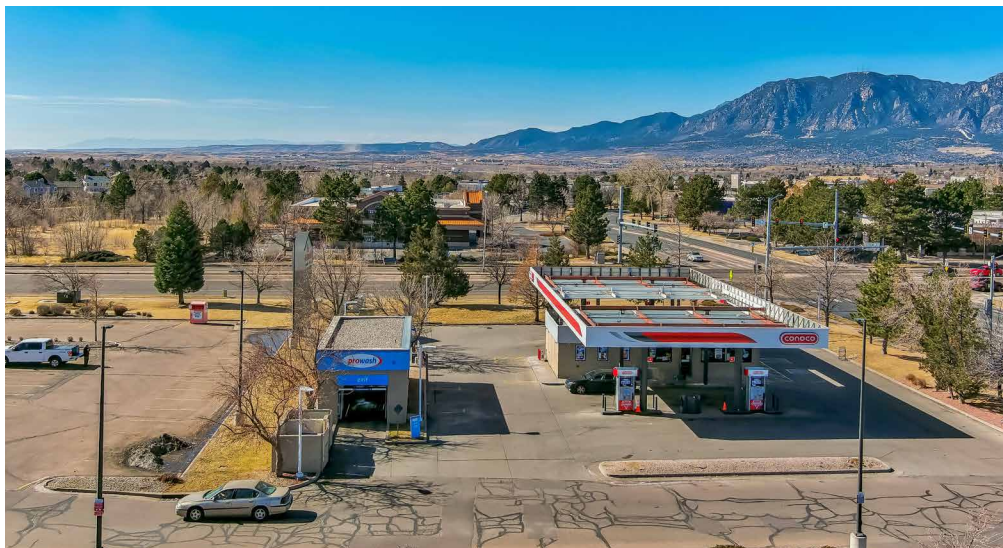
- UNITED PACIFIC CORPORATE GUARANTEED LEASE WITH 500+ UNIT OPERATOR
- 11 YEARS REMAINING ON 20 YEAR ABSOLUTE NNN LEASE
- CPI ADJUSTED RENT INCREASES EVERY 5 YEARS (MAXIMUM 7.5%), NEXT INCREASE JULY 1, 2025

ABSOLUTE NNN LEASE / FEE SIMPLE OWNERSHIP

- NO LANDLORD RESPONSIBILITIES
- ALL EXPENSES PAID BY TENANT



- Property is ideally located at the 4-way signalized, hard corner intersection at S Murray Blvd and E Fountain Blvd (State Route 24)
- Pad site to Safeway Shopping Center
- Site features convenience store and car wash
- Excellent street frontage and visibility
- Major national tenants within the surrounding area include Starbucks, Holiday Inn, Subway, Supercuts, Walmart, Home Depot
- Across from Antero Apartment community (1,000+ units)
- 5 Miles to Colorado Springs Airport



FINANCIAL SUMMARY

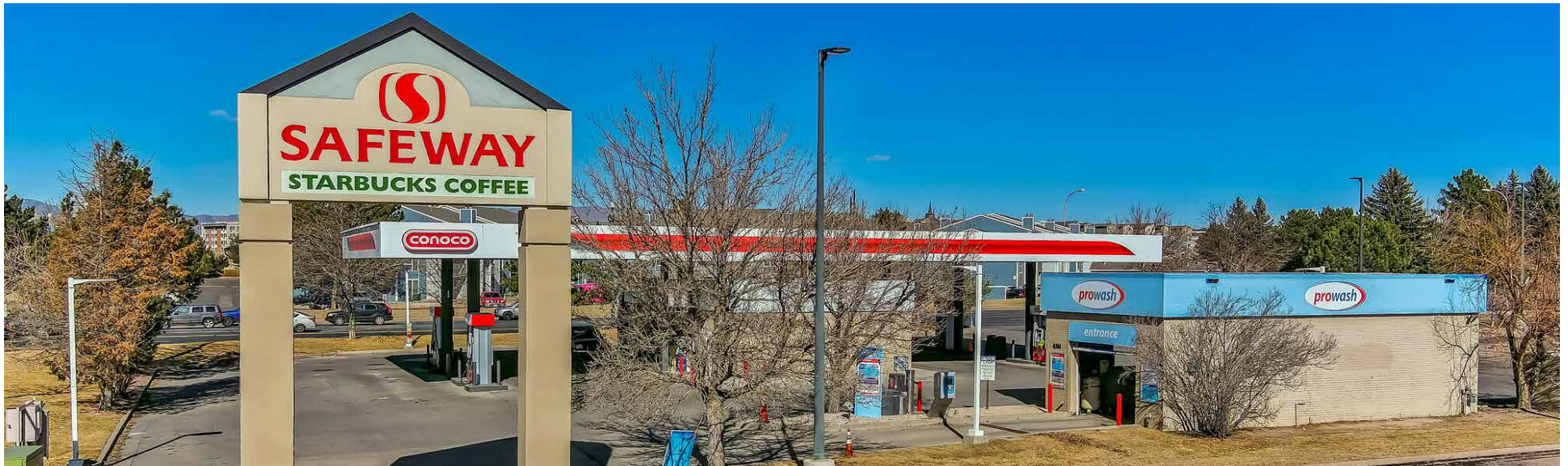
7/1/2025 NOI Summary

7/1/2025 NOI \$77,591
 Sales Price \$1,390,000
 Cap Rate 5.56%



Tenant	Approx. Gross Building Area	Lot Size	Lease Start	Lease End	Monthly Minimum Rent
APRO LLC - Conoco Gas Station	1,152 SF	.82 Acre	July 1, 2015	June 30, 2035	\$6,014.83

Renewal Options	Three, 5-Year
Final Lease Expiration:	May 3, 2050
Current Rent Monthly	\$6,014.83 ***Rent Increase Occurs 7/1/2025***
Current Rent Annually	\$72,178
Lease Escalations:	7.5% every 5 years






 COLORADO SPRINGS
 parks · recreation · cultural services
MEMORIAL PARK


VALLEY HI
 GOLF COURSE

S ACADEMY BLVD







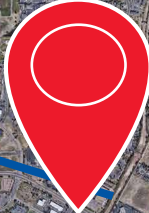




CITADEL MALL


INTERSTATE
25

FOUNTAIN BLVD














KOHL'S







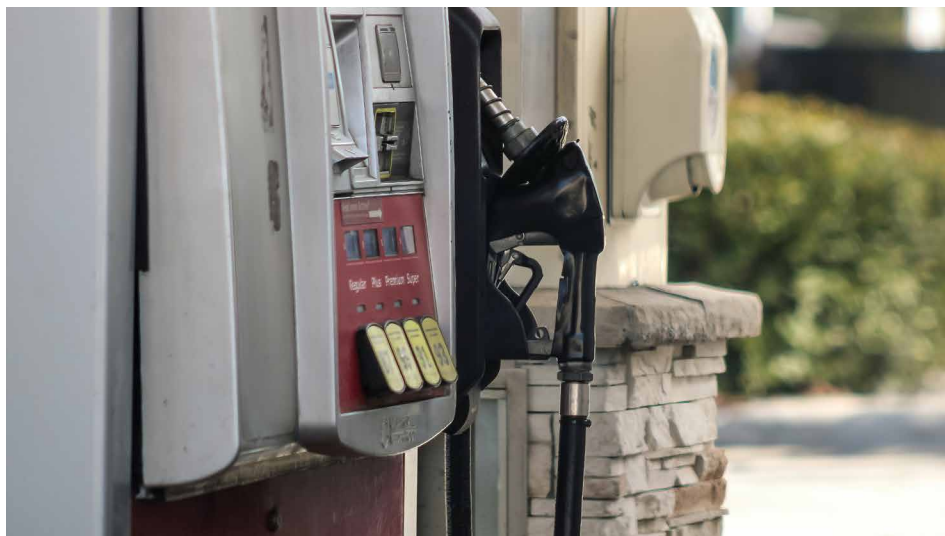
COLORADO SPRINGS AIRPORT

COMPANY OVERVIEW



UNITED PACIFIC

United Pacific based in Long Beach, California, operates 509 fuel and convenience stores (“c-stores”) throughout California, Washington, Oregon, Colorado, and Nevada. Through its retail convenience locations and its retail and wholesale fuel distribution network, United Pacific has established itself as one of the largest independent owners and operators of gas stations and convenience stores in the Western United States. United Pacific offers motor fuels products under the 76, Conoco, Shell, Chevron, and United Oil flags. It also offers convenience items through the We Got It! Food Mart, My Goods Market and Rocket brands.



- United Pacific is the parent organization of APRO, LLC
- Currently operating or fee-operating over 500 locations with a goal to reach over 750 locations
- APRO is owned by Phillips 66 (Moody's A3 Rating), Fortress Investment Group, LLC - each with 48% ownership and 50% voting interests
- Phillips 66 is an American multinational energy company headquartered in Houston, Texas
- Fortress is a diversified global investment manager with approximately \$52.7 billion of assets under management,
- Fortress is a majority (90.01%) owned subsidiary of SoftBank Group,
- The Company is a portfolio business of Fortress Investment Group LLC, a leading, highly diversified global investment management firm
- APRO has a 20 year consignment agreement between APRO and Phillips 66 in place
- United Pacific was founded in 1955 and based in Long Beach, CA
- United Pacific is one of the largest independent owners, suppliers, and operators of gas stations and convenience stores in the Western United States
- In 2014, Fortress Investment Group acquired United Oil Co. which operated more than 130 sites at the time
- In 2015, United Oil was renamed to United Pacific after acquiring a portfolio of 251 c-stores from Pacific Convenience & Fuels
- In 2020 the company acquired 95 gas station and convenience store assets from Platinum Energy and its related entities
- Phillips 66 & Fortress Investment Group Implied Credit Enhancement!



SAFeway
STARBUCKS COFFEE

anoco

prowash

Recycling
Station

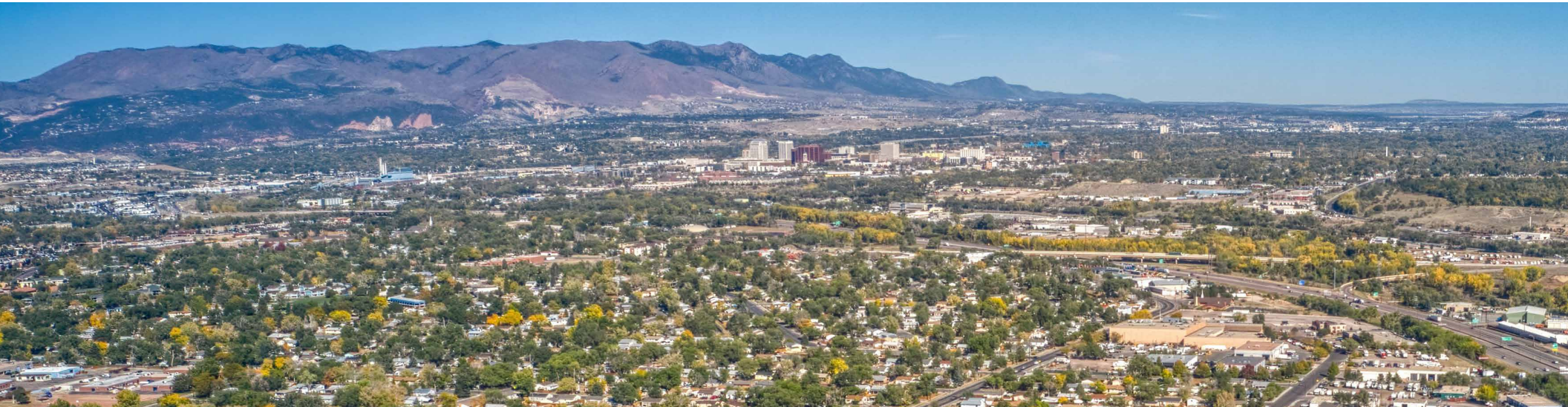
COLORADO SPRINGS

In 2020, Colorado Springs, CO had a population of 472k people with a median age of 34.6 and a median household income of \$67,719. Between 2019 and 2020 the population of Colorado Springs, CO grew from 464,871 to 471,686, a 1.47% increase and its median household income grew from \$64,712 to \$67,719, a 4.65% increase. In 2020, the median property value in Colorado Springs, CO was \$294,500, and the homeownership rate was 60.2%.

Colorado Springs is the largest city by area in Colorado and is the county seat and the most populous municipality of El Paso County. Colorado Springs is situated along Fountain Creek and is in the east-central portion of the state,

approximately 60 miles south of Denver. The city has a 2020 population of 487,333 residents, making it the second most-populous city in the state, behind Denver. The Colorado Springs metro area, or Pikes Peak Region, is comprised of El Paso County and the less-populated Teller County and is home to an estimated population of 765,830 residents. Colorado Springs is included in the Front Range Urban Corridor – a growing area situated along the Front Range of the Rocky Mountains in Colorado and Wyoming with over 4.8 million residents.

The aerospace, aviation, and defense industry service sectors are Colorado Springs' top economic engines. Colorado





COLORADO SPRINGS Demographics

Springs’ culture and economy are heavily influenced by the military and a significant number of defense corporations and bases located within the area. The city is home to Fort Carson and the United States Air Force Academy, the county’s top two largest employers with a total of 43,141 jobs supported. There are over 240 aerospace and defense companies in the area that have the world’s most advanced technologies in global positioning, cybersecurity, and satellite communications. Significant investments have been made in the city by major corporations such as Northrop Grumman Corporation, Aerospace Corporation, Boeing, Raytheon, Science Applications International Corporation, and Lockheed Martin.



2022 Summary	1 Mile	3 Mile	5 Mile
Population	20,554	97,027	231,873
Households	7,957	36,384	91,567
Families	4,936	21,564	53,139
Average Household Size	2.58	2.60	2.45
Owner Occupied Housing Units	3,369	16,937	49,489
Renter Occupied Housing Units	4,589	19,447	42,078
Median Age	28.4	31.5	34.4
Median Household Income	\$52,228	\$51,216	\$56,904
Average Household Income	\$63,990	\$63,739	\$76,439
2027 Summary	1 Mile	3 Mile	5 Mile
Population	21,397	100,231	239,322
Households	8,259	37,417	94,445
Families	5,098	22,140	54,417
Average Household Size	2.59	2.62	2.46
Owner Occupied Housing Units	3,591	17,911	51,482
Renter Occupied Housing Units	4,668	19,506	42,963
Median Age	27.8	31.5	35.2
Median Household Income	\$58,141	\$59,378	\$67,898
Average Household Income	\$77,556	\$78,388	\$93,148

Sales Contact:

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Broker of Record

JOHN SCHINKEL

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