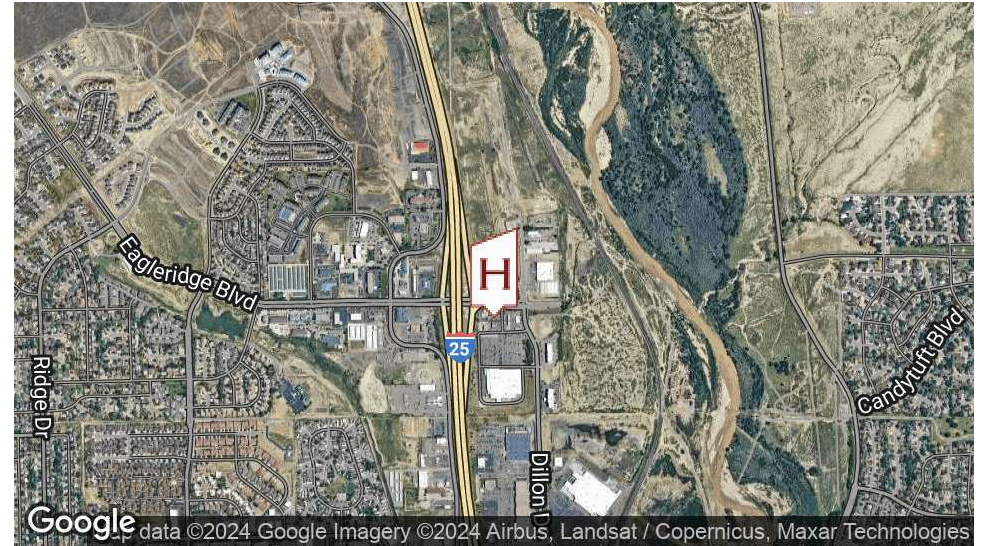


Big'O Tires - Pueblo, Colorado

430 EAGLERIDGE BOULEVARD PUEBLO, CO 81008



OFFERING SUMMARY

Sale Price:	\$1,935,000
Cap Rate:	6.51
Lot Size:	0.68 Acres
Building Size:	5,204 SF
Year Built:	1999
Zoning:	B3
Year 1 NOI:	\$126,000
Lease Structure:	Absolute NNN
Rent Increases:	10% Every 5 Years
Lease Term:	20 Years
Term Remaining:	19+ years

PROPERTY OVERVIEW

Prime investment opportunity with a national brand tenant, Big'O Tires, located in a high-traffic retail corridor. There are 20 years remaining with an absolute triple net (NNN) lease structure. This investment provides predictable cash from a strong credit tenant with a proven track record. The property is also equipped with solar panels, enhancing energy efficiency and reducing operational costs for the tenant, making it a forward-thinking, eco-friendly investment. The Pueblo, CO Metro area boasts a population of 169,000 placing it on the top 10 list of most populated cities in CO.

PROPERTY HIGHLIGHTS

- High visibility on Eagleridge Blvd with access to I-25.
- Located at the primary entry point to national retailers including Walmart, Home Depot, Sam's Club and Starbucks.
- Growing commercial area with a solid mix of retail, dining, and services
- Strong Tenant profile with proven track record



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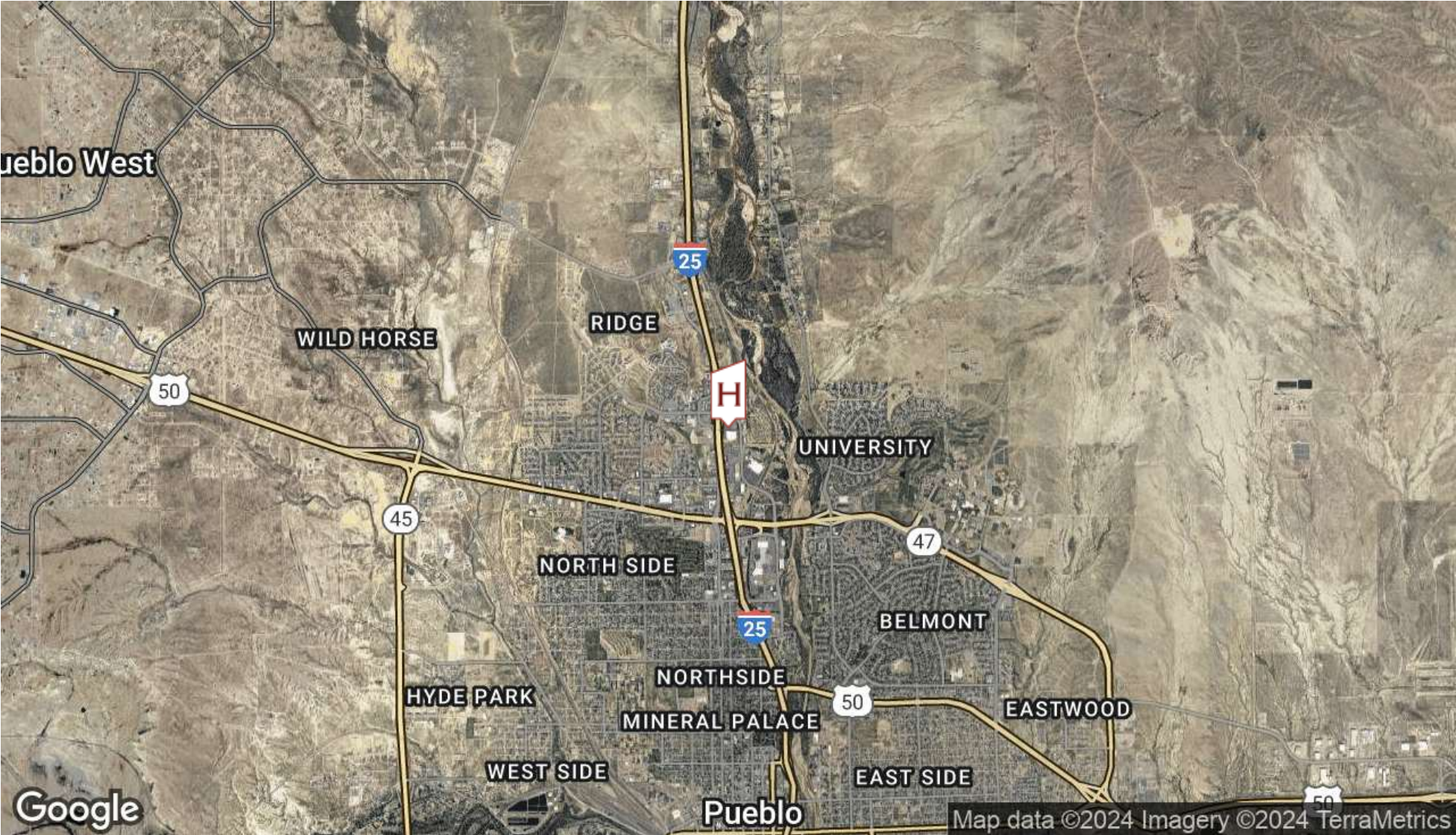
Regional Map

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Additional Photos - Big'O Tires - Pueblo, Colorado

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Lease Abstract - Big'O Tires - Pueblo, Colorado

430 EAGLERIDGE BOULEVARD PUEBLO, CO 81008

LEASE SUMMARY

Property Type	Retail
Tenant	Big O Tires
Primary Lease Term	20 Years
Lease Commencement	10/1/2024
Lease Term Remaining	19+
Lease Type	Absolute NNN
Rental Increases	10% increase every 5 years
Renewal Options Remaining	Two (2) Five (5) -Year Options

RENT SCHEDULE

	Annual Rent	Monthly Rent	Rent Increase
Years 1-5	\$126,000	\$10,500	
Years 6-10	\$138,600	\$11,550	10%
Years 11-15	\$152,460	\$12,705	10%
Years 16-20	\$167,706	\$13,976	10%
Option 1- Years 21-25	\$184,477	\$15,373	10%
Option 2- Years 26-30	\$202,924	\$16,910	10%

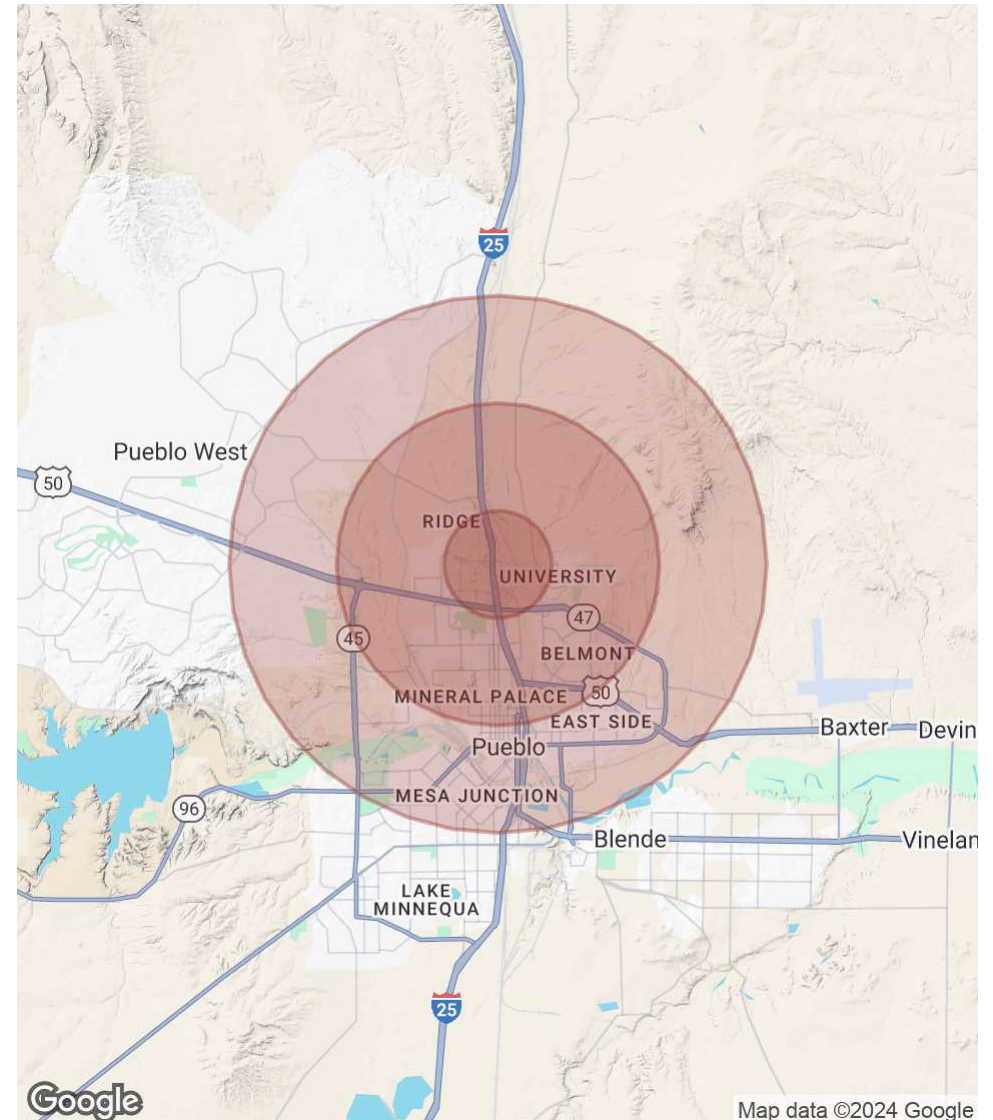
Big'O Tires - Pueblo, Colorado

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,850	39,940	72,709
Average Age	42	41	40
Average Age (Male)	40	40	39
Average Age (Female)	44	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,125	16,248	29,339
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$82,312	\$75,679	\$69,112
Average House Value	\$303,436	\$287,800	\$271,358

Demographics data derived from AlphaMap



Map data ©2024 Google

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