

Offering  
Memorandum ]

Long-Term NNN  
Retail Investment



Two Prime Retail Spaces  
In Frisco, Colorado

PRESENTED BY

**Todd Strickland**

todd@sunvista.com | 505 450 1121

**Rob Bridges** CCIM

rob@sunvista.com | 505 977 5094

**Steve Etkind**

Keller Williams Realty | 505 263 1500

**Terrence Pace**

Greenwood CRE | 303 999 9884

**NAISunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**Greenwood**  
CRE

## Financials

Sale Price	<b>\$5,197,000</b>
CAP Rate	<b>8.53%</b>
In-Place Net Operating Income	<b>\$443,328</b>

## Locations

Total Space: ±15,094 SF

- 1 Base Camp Wine & Spirits  
223 Lusher Ct. | Unit 1  
Frisco, Colorado 80433  
±5,177 SF
- 2 Epic Mountain Gear  
223 Lusher Ct. | Units 2-6  
Frisco, Colorado 80433  
±9,917 SF

## Highlights

- 100% leased
- Two A+ locations in Frisco, Colorado
- Adjacent to Whole Foods
- Located within one hour of eight major ski resorts



Properties ]



**223 Lusher Ct. | Units 1-6**  
**Frisco, CO 80433**

Demographics	5 Mile	10 Mile	20 Mile
Total Population	16,277	28,207	38,022
Average HH Income	\$149,578	\$149,725	\$152,518
Daytime Employment	12,692	22,545	37,158

2025 Forecasted by Esri





**223 Lusher Ct. | Unit 1**  
**Frisco, CO 80433**

**Sale Price:** \$2,280,491

**CAP Rate:** 8.25%

**SF:** ±5,177

**Year Built:** 2013

**LEASEHOLD INTEREST**

**Master Ground Lease Details:**

- \$50,539/Year
- 2% Annual Increases
- Initial Term Ends May 2044
- Four 5-Year Options to Extend

**LEASE DETAILS**

**Lease End Date:** 11/30/2029

**Options:** 3 x 5 Years

**Increases:** 2.5% Yearly

**Next Increase:** 3% December 2026

**Gross Income:** \$238,680

**NOI:** \$188,141

**Base Rent per SF:** \$46.10





**223 Lusher Ct. | Units 2-6  
Frisco, CO 80433**

**Sale Price:** \$2,916,425

**CAP Rate:** 8.75%

**SF:** ±9,917

**Year Built:** 2013

**LEASEHOLD INTEREST**

**Master Ground Lease Details:**

- \$96,813/Year
- 2% Annual Increases
- Initial Term Ends May 2044
- Four 5-Year Options to Extend

**LEASE DETAILS**

**Lease End Date:** 4/30/2027

**Options:** 3 x 5 Years

**Increases:** 10% Every 5 Years

**Next Increase:** 10% May 2027

**Gross Income:** \$352,000

**NOI:** \$255,187

**Base Rent per SF:** \$35.49





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505 878 0001 | [sunvista.com](http://sunvista.com)

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

**kw**

KELLERWILLIAMS. REALTY

505 271 8200

6703 Academy Rd. NE | Albuquerque, NM 87109

**Greenwood  
CRE**

303 999 9884

[greenwoodcre.com](http://greenwoodcre.com)