



Investment Sale

The Learning Experience
TIMNATH

6600 RIVER PASS RD
TIMNATH, CO 80528

Property Overview

ADDRESS:

6600 RIVER PASS RD
TIMNATH, CO 80528

CAP RATE

6%

SIZE

10,000 SF

YEAR BUILT

2021

RENT COMMENCEMENT

NOVEMBER 1, 2022

TENANT

THE LEARNING EXPERIENCE

PRICE

\$5,666,666

INITIAL NOI*

\$340,000

*(INCREASES TO \$380,800 ON 11/1/2026,
CAP RATE INCREASES TO 6.7%)

TERM REMAINING

10+ YEARS



Rent Roll

TENANT

THE LEARNING EXPERIENCE

TERM	\$/SF	NOI	RENT/MONTH
11/1/2022-10/31/26	\$34.00/sf	\$340,000	\$28,333.33
11/1/2026-10/31/31	\$38.08/sf	\$380,800	\$31,733.33
11/1/2031-10/31/36	\$42.65/sf	\$426,496	\$35,541.33



Investment Highlights

- STRATEGICALLY LOCATED IN THE HEART OF THE TIMNATH RANCH COMMUNITY.
- NNN LEASE WITH MINIMAL LANDLORD RESPONSIBILITIES
- 10+ YEARS LEFT ON THE ORIGINAL TERM WITH 2 - 5 YEAR OPTIONS TO RENEW
- ACCELERATED DEPRECIATION BENEFITS
- 12% RENTAL INCREASES EVERY 5 YEARS
- CAP RATE INCREASES TO 6.7%, EFFECTIVE 11/1/2026



Timnath, CO

TIMNATH, COLORADO IS A FAST-GROWING TOWN IN SOUTH EASTER LARIMER COUNTY, ideally situated just minutes from Fort Collins with direct access to I-25, offering excellent regional connectivity. Originally founded in 1882 as an agricultural community, Timnath has evolved into a vibrant and scenic town known for its high quality of life and proximity to the Rocky Mountains. The town is experiencing a wave of thoughtful development, blending natural beauty with modern infrastructure and amenities. Its population has surged in recent years, attracting young families and professionals drawn to it's balance of lifestyle, opportunity, and open space. With thousands of new homes planned and limited existing retail and dining options, Timnath presents a prime opportunity for commercial growth.

POPULATION:

~10,848 (2024 ESTIMATE)

OWNER-OCCUPIED HOUSING UNITS:

~84.3% OF OCCUPIED UNITS

TOTAL WORKFORCE:

~68.8% WORKERS (16+, 2019-2023)

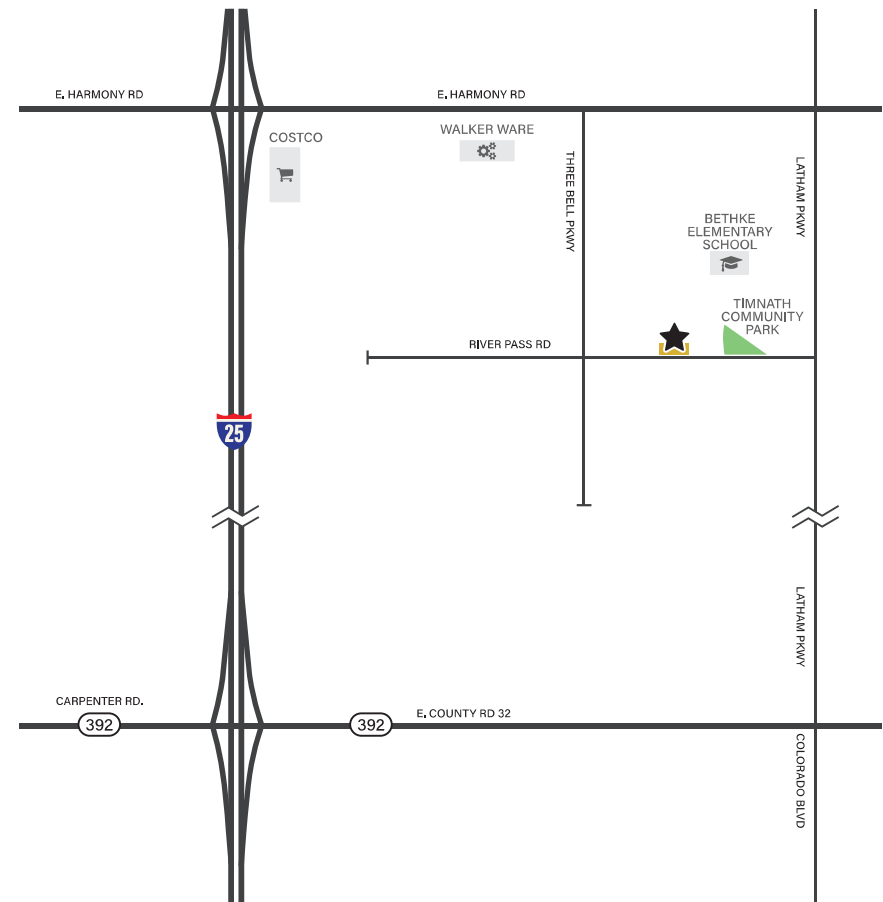
AVERAGE HOUSEHOLD INCOME (MEDIAN):

\$172,206 IN 2023 DOLLARS

POPULATION WITH A BACHELOR'S DEGREE OR HIGHER:

~73.3% (AGE 25+, 2019-2023)

*Census.gov





4184 ST CLOUD DR. #206
LOVELAND, CO 80538
970.219.1493
ALEX@SCHUMANCO.COM

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