

FOR SALE

The Shops at HighPointe Park

Thornton, CO (Denver MSA)

**BLUE
WEST
CAPITAL**



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PROPERTY OVERVIEW

PURCHASE PRICE:	\$4,731,000
NOI:	\$307,540
CAP RATE:	6.50%
TOTAL GLA:	10,956 SF
PRICE PER SF:	\$432
LAND SIZE:	1.72 AC
YEAR BUILT:	2008

INVESTMENT HIGHLIGHTS

- 100% leased, stabilized multi-tenant strip center
- NNN leases with limited landlord responsibilities
- Occupied by mix of national, regional, and service-oriented tenants
- Built-in rent growth through scheduled increases
- Signalized hard-corner location with visibility to 62,000+ VPD
- Immediate access to I-25 (156,000+ VPD)
- Average household income of \$115,000 in 5-mile radius
- Located in Thornton, CO, one of Colorado's fastest growing markets
- Exceptional retail trade area with nearby retailers including Walmart, The Home Depot, Sam's Club, Safeway, and more

CONTACTS

Eric Diesch

DIRECTOR

720.794.8034

Eric@BlueWestCapital.com

Bryce McNeely

ASSOCIATE DIRECTOR

720.738.0037

Bryce@BlueWestCapital.com

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