



## Ziggis Coffee (Rare Corporate Lease)

### LEASE

This is a brand-new lease with "Micaza Enterprises Incorporated" and guaranteed by "Ziggis Coffee Franchise LLC," which is the corporate entity for Ziggis Coffee. The property is currently under construction and will feature a new 20-year absolute NNN lease with rent increases of 7.50% every 5 years through the property term and each of the six, 5-year renewal options. Construction is expected to be completed late summer 2024.

### PROPERTY

The property features Ziggis' latest prototypical 624 SF building with a double drive-thru on 0.510 acres of land in highly desirable Parker, CO. The area is exploding with growth in all directions with high barriers to entry on Denver's southeast side. When completed, the property will feature a double drive-thru on the morning side of traffic, perfect for a quick serve coffee user.

### TRADE AREA

Parker is on the southeast side of Denver, which is a 2.9 million person MSA. Parker itself boasts over 64,000 people and is the 20th most populated city in the state of Colorado. The entire Denver MSA is a high growth market with new developments taking place all around the property. Denver has grown by over 100,000 people in the past 5 years alone. Population is expected to grow from 2.9 million people to 4 million by 2040. Denver has a \$7.4 million mass transit system under development, has the 6th busiest airport in the country with 60 million passengers/yr, and is home to five professional sports teams.

### TENANT

Ziggis Coffee is a national coffee chain with over 100 locations across 12 states and growing. They have an additional 50+ stores currently under development and will quickly be approaching the 200-unit mark. The company is privately owned by its original founders who have been in the coffee business 20+ years. They are one of the fastest growing franchisee concepts in the country. The property is guaranteed by corporate, speaking to the strength of this location and the company's desire to expand within the Denver MSA.



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Price: \$2,830,769

Cap Rate: 6.50%



**New 20-Year Lease**



**Zero Landlord Responsibilities**



**Rent Increases Every 5-Years**



**Corporately Guaranteed**



**2.9M Person Denver MSA**



**150+ Locations Nationally**



**64,121 People within 3 Miles**



**\$164,338 HH Income within 3 Miles**

<b>Location:</b>	19731 E. Parker Square Drive, Parker, CO 80134
<b>County:</b>	Douglas County
<b>Tenancy:</b>	Single Tenant
<b>Property Type:</b>	Retail – Restaurant (Coffee)
<b>Building Size:</b>	± 624 SF
<b>Land Area:</b>	± 0.510 Acres
<b>Year Built:</b>	2024
<b>Occupancy:</b>	100%
<b>Ownership Interest:</b>	Fee Simple
<b>Environmental:</b>	Clean Phase I from 4-14-23

**Chris Adams**

Vice President

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[Contact Broker](#)