

THE SHOPS @
SHOENBERG FARMS



DENVER MSA, CO



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THE SHOPS @ SHOENBERG FARMS

WESTMINSTER, CO

7201 SHERIDAN BLVD, WESTMINSTER, CO 80003

OFFERING PRICE
\$3,450,000

CAP RATE
6.38%

Net Operating Income	\$220,252
Current Capitalization Rate	6.38%
Current Occupancy	100%
Price Per Square Feet	\$538
Year Built/Renovated	2017
Rentable Area (SF)	6,412
Lot Size (Acres)	0.96
APN	29-364-23-055

Excellent Multi-Tenant Investment Opportunity

- ⚓ NNN Leases with Limited Landlord Responsibilities; Roof/Structure
- ⚓ Tenant Responsibilities; Taxes, Insurance, Common Area Maintenance, and HVAC
- ⚓ Quality Construction Delivered in 2017
- ⚓ Weighted Average Lease Term: 6.3 Years Remaining
- ⚓ Denny's has 2 Rent Increases Remaining in Primary Term

Outstanding Location in Denver MSA, CO

- ⚓ High Traffic Corridor; 39,000+ Cars per Day at Sheridan Blvd
- ⚓ Affluent and Dense Pocket of Denver; 346,000+ Population and \$101,000 Average Household Income within 5 Miles
- ⚓ Positioned within Shoenberg Farms; New Construction Residential Neighborhood with 118 Single Family Homes, Retail Shops and Dining
- ⚓ Sits Directly Infront of Hidden Lake Homes
 - ⚓ Newer Construction Apartment Community
 - ⚓ 72 Luxury Units
- ⚓ National Surrounding Retailers Include; Walmart, 7-Eleven, McDonalds, Ace Hardware, Planet Fitness, Dollar Tree
- ⚓ Located Approximately 10 miles from Downtown Denver

THE SHOPS AT SHOENBERG FARM - WESTMINSTER, CO



DOWNTOWN DENVER
10 MILES



Walmart

Great Clips

39,780 VPD

SHERIDAN BLVD

usbank

FRH
Regional Housing
72 UNITS

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DEMOGRAPHICS

Radius	Population	Average HH Income
1-Mile	17,668	\$83,144
3-Mile	137,707	\$90,187
5-Mile	346,014	\$101,211



THE SHOPS @
SHOENBERG FARMS



FRP
FOOTHILLS
Regional Housing
72 UNITS



Great Clips

SHERIDAN BLVD
39,780 VPD

ARCHWAY
COMMUNITIES
154 UNITS

DEMOGRAPHICS

Radius	Population	Average HH Income
1-Mile	17,668	\$83,144
3-Mile	137,707	\$90,187
5-Mile	346,014	\$101,211







OPERATING CASHFLOW	
	CURRENT
Cap Rate	6.38%
Occupancy	100%
REVENUES	
Gross Potential Rent	\$228,918
Expense Reimbursement	\$127,343
Total Gross Revenue	\$356,261
Vacancy	Actual
EFFECTIVE GROSS REVENUE	\$356,261
OPERATING EXPENSES	
RE Taxes:	(\$52,949)
Insurance:	(\$6,612)
CAM:	(\$65,649)
Management Fee:	(\$10,800)
TOTAL OPERATING EXPENSES:	(\$136,010)
Net Operating Income (NOI):	\$220,252

Tenant	Suite	SF	% SF	LEASE TERM		CURRENT RENT				
				Start	End	Start	Monthly	Annually	PSF	Type
Denny's	100	3,750	58%	10/10/17	10/09/37	Current	\$13,200	\$158,400	\$42	NNN
						10/09/27	\$14,520	\$174,240	\$46	
						10/09/32	\$15,972	\$191,664	\$51	
						4 Options @ 10%				
Cricket Wireless	400	1,190	19%	09/15/17	02/29/28	Current	\$2,197	\$26,358	\$22	NNN
						1 - 5yr Option @ 3%				
AT&T	500	1,472	23%	09/15/17	09/14/29	Current	\$3,680	\$44,160	\$30	NNN
						2 - 5 yr Options				
OCCUPIED SF:		6,412	100%				\$19,077	Monthly		
VACANT SF:		0	0%				\$228,918	Annually		
TOTALS:		6,412								

*All information to be independently verified during due diligence review period.



T&T Inc., headquartered in Dallas, Texas, is one of the world's largest telecommunications and technology companies. Founded in 1877, it has been a leader in shaping modern communications and connectivity. The company serves over 100 million customers nationwide through wireless, broadband, and digital entertainment services.

A Fortune 50 corporation with an investment-grade credit rating, AT&T is known for its financial strength, operational stability, and extensive infrastructure. Its main business segments—Mobility, Business Wireline, and Consumer Wireline—provide essential 5G, fiber, and enterprise network services that power both consumer and commercial communications.

AT&T operates thousands of properties across the U.S., including retail stores, offices, and network facilities vital to its daily operations. With a strong brand, nationwide reach, and continued investment in next-generation technology, AT&T remains a cornerstone of the telecommunications industry and a critical provider of reliable, high-speed connectivity across the country.

Public (NYSE: T) | Locations 5,800+ Locations

<https://www.att.com/>



Denny's Corporation, headquartered in Spartanburg, South Carolina, is one of America's most recognized full-service restaurant brands. Founded in 1953, Denny's operates and franchises more than 1,600 restaurants across the United States and internationally. Known as "America's Diner," the brand is celebrated for its all-day breakfast, classic comfort food, and welcoming atmosphere that appeals to guests of all ages and backgrounds.

The company operates primarily through a franchise model, with most locations owned and managed by independent operators under long-term agreements. This structure supports steady growth, operational efficiency, and brand consistency across markets.

Denny's long-standing reputation, nationwide presence, and strong customer loyalty reflect its enduring role in American dining culture. By focusing on value, accessibility, and hospitality, Denny's continues to maintain its position as a trusted and familiar destination within the casual dining industry, delivering reliable service and comfort food for over seven decades.

Private | 1,600 Locations

<https://www.dennys.com/>



Cricket Wireless, headquartered in Atlanta, Georgia, is a leading prepaid wireless service provider and a subsidiary of AT&T Inc. Founded in 1999, Cricket offers affordable, no-annual-contract mobile plans focused on simplicity, value, and nationwide coverage. Operating on AT&T's robust 5G and 4G LTE networks, Cricket delivers reliable service to millions of customers across the United States.

The company operates thousands of retail stores and authorized dealer locations, serving a broad customer base seeking budget-friendly and dependable wireless options. Cricket's straightforward pricing, strong network performance, and wide device selection make it a preferred choice among value-conscious consumers.

As part of AT&T, Cricket benefits from the parent company's extensive infrastructure, financial stability, and technological leadership. Its growing national presence and focus on accessibility position Cricket Wireless as a trusted and essential player in the U.S. prepaid mobile market, combining affordability with the reliability of AT&T's network.

Wholly-Owned Subsidiary of AT&T | 4,500+ Locations

<https://www.cricketwireless.com/>

Denver, CO

Denver, Colorado is the economic, cultural, and geographic hub of the Front Range, offering a vibrant urban environment supported by a diverse economy, extensive transit infrastructure, and a highly educated workforce. As the state’s capital and largest city, Denver anchors the broader metropolitan region—including suburbs such as Westminster—providing the central business district, major employment clusters, and the region’s primary cultural and entertainment destinations.

The city’s economy is fueled by key sectors such as aerospace, technology, healthcare, financial services, energy, and professional services. Denver International Airport, one of the busiest in the world, further strengthens regional connectivity and positions the city as a gateway for domestic and global business activity. Redevelopment and infill projects throughout neighborhoods like RiNo, Union Station, Cherry Creek, and the Highlands continue to elevate Denver’s urban character, drawing residents who want walkability, transit access, and proximity to dense employment centers.

Denver’s outdoor lifestyle remains one of its leading attractions. Framed by the Rocky Mountains to the west, the city offers an extensive network of parks, trails, and open spaces, along with quick access to world-class skiing, hiking, and mountain recreation. These amenities complement the region’s active culture and are a key factor in attracting talent and new residents.

Housing in Denver ranges from historic single-family homes and classic brick bungalows to modern high-rise apartments and renovated warehouse lofts, offering a range of options for both urban and suburban lifestyles. Communities like Westminster benefit from Denver’s economic strength while offering quieter residential environments and strong local amenities, making the broader metro area highly interconnected.

With its balance of economic opportunity, cultural depth, and access to the outdoors, Denver continues to be one of the most desirable cities in the Mountain West.



LOCAL HIGHLIGHTS



Favorable Business Climate

Denver offers a strong business climate with a diverse economy, skilled workforce, and supportive incentives, though growth challenges like higher housing costs and some regulatory delays remain factors for companies.



Growing Population

Denver’s population continues to rise, driven by steady job growth, strong in-migration, and a high quality of life. The metro area has expanded consistently in recent years as new residents relocate for economic and lifestyle opportunities.



Outdoor Recreation

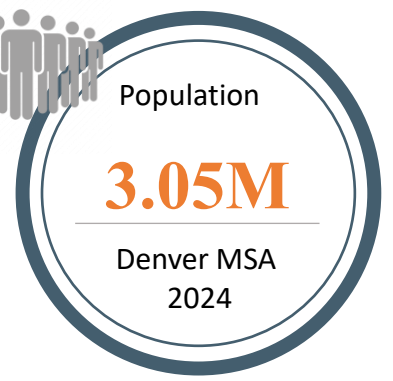
Denver offers abundant outdoor recreation, with easy access to hiking, biking, skiing, and mountain activities. Its extensive parks, trail systems, and proximity to the Rockies make it a hub for year-round adventure and active lifestyles.



ECONOMY

- ⚓ A new expansion at Denver International Airport significantly boosted regional infrastructure capacity in 2022-2023. The airport now supports hundreds of thousands of jobs statewide and contributes tens of billions in economic value annually to Colorado’s economy.
- ⚓ In 2024 the MSA added nearly 20,000 new apartment homes — a historic high — now totaling over 434,000 units region-wide, reflecting how housing and population growth are reshaping Denver’s urban footprint.
- ⚓ The broader metro economy remains strong: with diverse sectors from technology to healthcare and aerospace, the region supports a large workforce, attracts venture-capital investment, and maintains one of the largest metro-economy footprints in the U.S.

DEMOGRAPHICS



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