

AUTOZONE GROUND LEASE

18643 GREEN VALLEY RANCH BLVD, DENVER, CO 80249



OFFERING MEMORANDUM

Marcus & Millichap



GAYLORD ROCKIES™
RESORT & CONVENTION CENTER
Colorado

DICK'S
SPORTING GOODS
PARK

COSTCO WHOLESALE **Hilton Garden Inn**
Walmart Neighborhood Market **TOWNEPLACE SUITES**
OUTBACK STEAKHOUSE **STARBUCKS** **MARRIOTT SONIC**

DEN
DENVER INTERNATIONAL AIRPORT
±82 Million
Passengers in 2025

AutoZone

DENVER ZOO

Walmart DISCOUNT TIRE
THE HOME DEPOT **BEST BUY** **Chick-fil-A** **petco**
CHIPOTLE **noodles & COMPANY**

DOWNTOWN DENVER

University of Colorado Hospital
UNIVERSITY OF COLORADO HEALTH

Children's Hospital Colorado



BUCKLEY SPACE FORCE BASE

UNIVERSITY OF DENVER
±13,400 Students

WINGS
OVER THE ROCKIES.

COSTCO WHOLESALE **TARGET**
ACE Hardware **DICK'S SPORTING GOODS** **LOWE'S**
SPROUTS FARMERS MARKET **PETSMART**



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Executive Summary

18643 Green Valley Ranch Blvd, Denver, CO 80249

FINANCIAL SUMMARY

Price	\$1,617,000
Cap Rate	4.10%
Net Cash Flow	4.10% \$66,284
Building Size	±7,381 SF
Year Built	2008
Lot Size	0.93 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Ground Lease
Tenant	AutoZone Development Corporation
Lease Commencement Date	June 17, 2008
Lease Expiration Date	June 30, 2028
Lease Term Remaining	2+ Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 6/30/2028	\$66,283.80	4.10%
Renewal Options	Annual Rent	Cap Rate
Option 1 (7/1/2028 – 6/30/2033)	\$72,912.18	4.51%
Option 2 (7/1/2033 – 6/30/2038)	\$80,203.40	4.96%
Option 3 (7/1/2038 – 6/30/2043)	\$88,223.74	5.46%
Option 4 (7/1/2043 – 6/30/2048)	\$97,046.11	6.00%

Base Rent	\$66,284
Net Operating Income	\$66,284
Total Return	4.10% \$66,284





28,500 CPD
N TOWER ROAD



OMAR D. BLAIR
CHARTER SCHOOL
±750 Students

SANDRA TODD-
WILLIAMS ACADEMY
±120 Students



GREEN VALLEY RANCH
RECREATION CENTER

SHOPS AT GREEN VALLEY
RANCH TOWN CENTER



24,760 CPD
GREEN VALLEY RANCH BLVD





KIPP NORTHEAST DENVER MIDDLE SCHOOL
±470 Students

COSTCO WHOLESALE

GREEN VALLEY RANCH HIGH SCHOOL
±565 Students

KIPP NORTHEAST DENVER LEADERSHIP ACADEMY
±560 Students

SONIC

Arby's

POPEYES
LOUISIANA KITCHEN

MCDONALD'S

NATURAL GROCERS

CAVA

KFC

28,500 CPD
N TOWER ROAD

Wendy's

MAVERIK

Walgreens

KING Soopers

uhealth

GREASE MONKEY
Oil Changes & More

SHOPS AT GREEN VALLEY RANCH TOWN CENTER

Comfort dental

TACO BELL

Domino's



DENVER PUBLIC LIBRARY

24,760 CPD
GREEN VALLEY RANCH BLVD

AutoZone

Cornerstone HOME LENDING





INDUSTRIAL













28,500 CPD
N TOWER ROAD



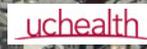














24,760 CPD
GREEN VALLEY RANCH BLVD













SHOPS AT GREEN VALLEY RANCH TOWN CENTER



Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute NNN Ground Lease with AutoZone (NYSE: AZO) - Extremely Low Ground Rent**
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **AutoZone is the Leading Distributor of Auto Parts in the U.S. with ±7,775 Locations Worldwide**
- » Dense Denver Infill with 134,722 Residents within a 5-Mile Radius
- » **Households and Population Projected to Increase 8%+ in the Immediate Area by 2030**
- » Situated at a Busy Retail Intersection, Outparcel to King Soopers Grocery Store and Surrounded by National Retailers: Walgreens, Natural Grocers, McDonald's, and More
- » **Average Household Income Exceeds \$112,000 within a 1-Mile Radius**
- » Easy Freeway Access, Less Than 2 Miles Off Interstate 70
- » **Located Near the Corner of Green Valley Ranch Blvd and N Tower Road, Easily Accessible by a Combined ±53,000 Cars per Day**
- » 10 Minutes from Denver International Airport (±82 Million Passengers in 2025)



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	21,448	85,336	143,106
2025 Estimate	19,747	78,326	134,722
Growth 2025 - 2030	8.61%	8.95%	6.22%

Households

2030 Projections	6,950	28,754	48,132
2025 Estimate	6,416	26,329	45,146
Growth 2025 - 2030	8.32%	9.21%	6.61%

Income

2025 Est. Average Household Income	\$112,124	\$106,042	\$97,912
2025 Est. Median Household Income	\$99,344	\$92,273	\$84,293

Tenant Overview



MEMPHIS, TENNESSEE

Headquarters



±7,775

Locations



NYSE: AZO

Stock Symbol



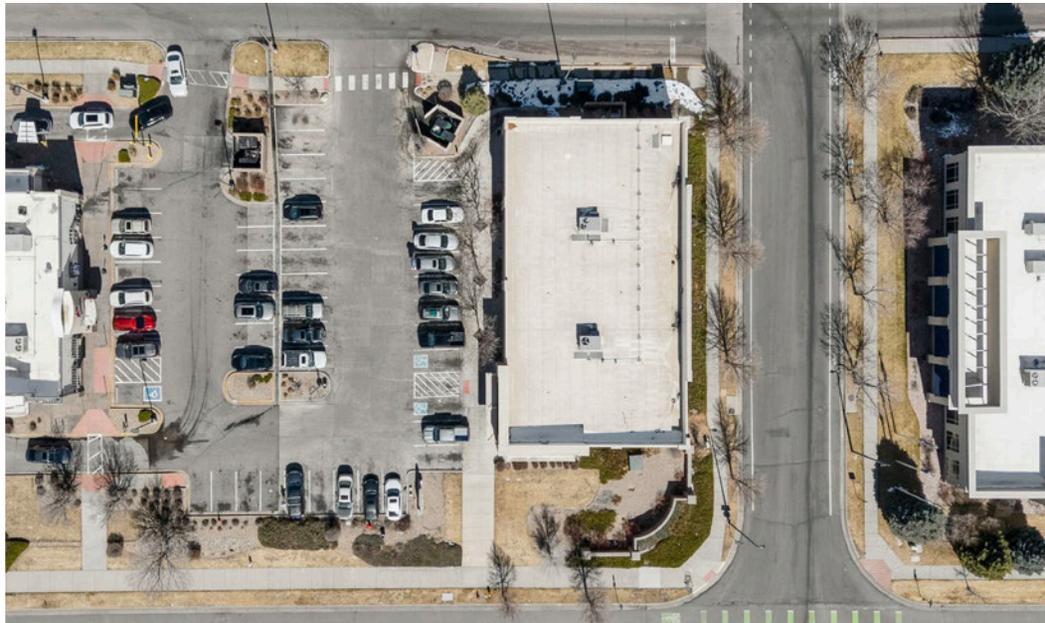
WWW.AUTOZONE.COM

Website

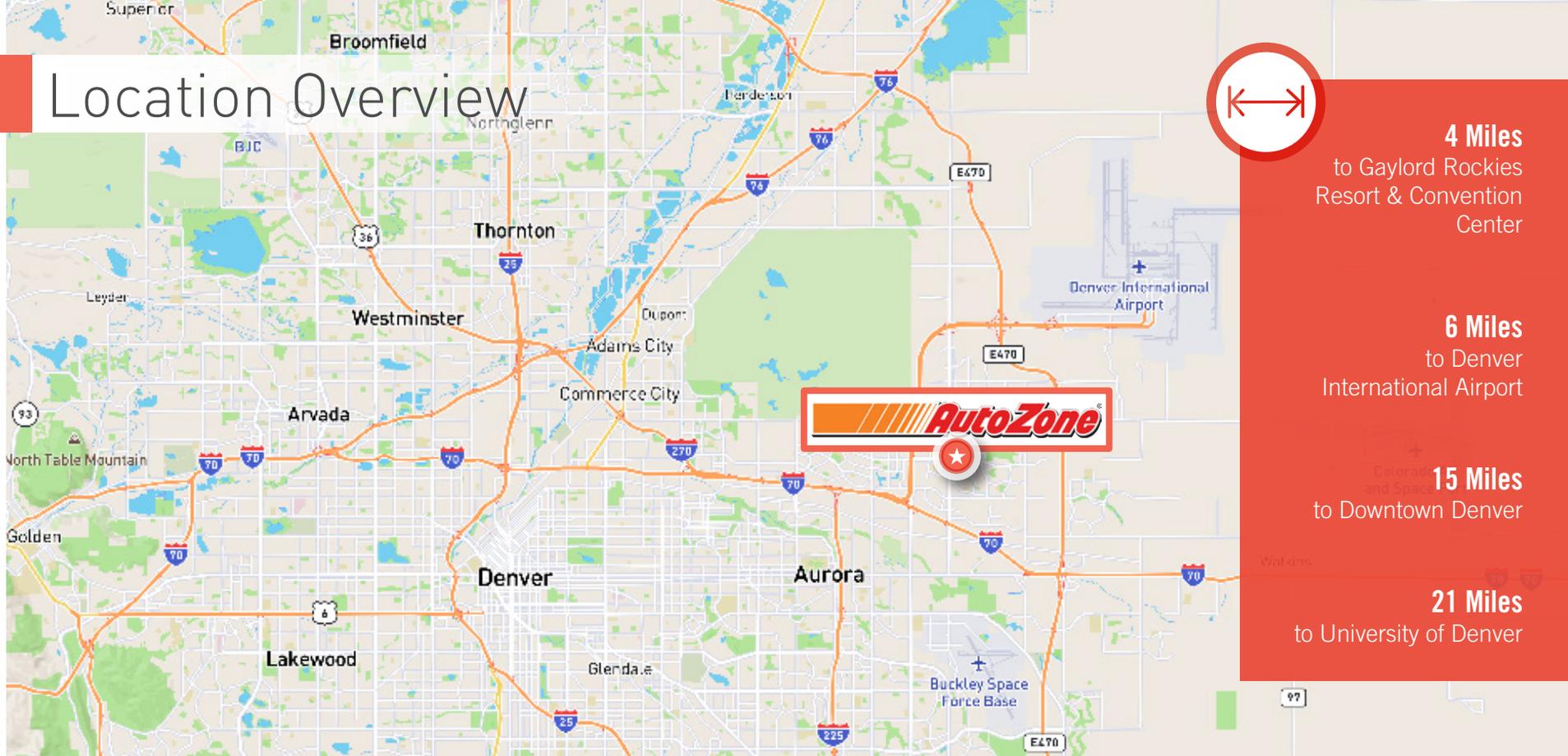
AutoZone is the nation's leading retailer and a leading distributor of automotive replacement parts and accessories with approximately 7,775 stores in the US, Puerto Rico, Mexico, and Brazil as of February 2026. Each store carries an extensive line for cars, sport utility vehicles, vans and light trucks, including new and remanufactured hard parts, maintenance items and accessories. AutoZone also sells automotive diagnostic and repair software through ALLDATA, diagnostic and repair information through alldatadiy.com, and auto and light truck parts and accessories through their website.

For more than 30 years, AutoZone has been committed to providing the best parts, prices and customer service in the automotive aftermarket industry. Since opening its first store in Forrest City, Arkansas on July 4, 1979, the company has joined the New York Stock Exchange (NYSE: AZO) and earned a spot in the Fortune 500. Today, AutoZone is the leading distributor of auto parts in the United States.

Property Photos



Location Overview



Denver is a city in, and the county seat of, Denver County, situated at the center of Colorado's Front Range. The city is home to 742,800 residents, making it the most populous city in the state. With an elevation of 5,280 feet above sea level, Denver is known as the "Mile High City." Over the next five years, the Denver metro is expected to add 162,400 new residents, as the market benefits from household migration trends that emerged from the health crisis.

The Denver metro is home to over three million people with 1.2 million households. Denver's economy is expanding, with the annual change in the metro's gross metropolitan product (GMP) expected to exceed two percent this year. The area benefits from its position as a regional business and government hub. Key

drivers of the local economy include aerospace, bioscience, energy, financial services, healthcare, aviation, information technology, and telecommunications. The Denver metro is home to ten Fortune 500 firms, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group, and VF Corporation.

The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor recreation opportunities. Home to five professional sports teams, a vibrant local arts community, and ample recreation opportunities at the Rocky Mountain National Park, the Denver metro area will continue to grow as the area's high quality of life attracts new residents.

[exclusively listed by]

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the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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