



CAPWISE
COMMERCIAL ADVISORS



Parker Marketplace

9749 - 9751 S. Parker Rd, Parker, CO 80134

SPROUTS
FARMERS MARKET



Confidential Offering Memorandum
CapWise Commercial Advisors, Inc.



Exclusively Listed By

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Shopping Center Name: Parker Marketplace

Property Address: 9749 - 9751 S. Parker Rd, Parker, CO 80134

- **Premier Grocery-Anchored Destination** - The property is a multi-tenant asset anchored by Sprouts Farmers Market and Bevy's Liquor World, combining necessity and destination retail that consistently drives traffic and stability.
 - **Sprouts Farmers Market** has occupied the property since 2008 under a corporate-guaranteed lease (NASDAQ: SFM). The current term runs through October 2033.
 - **Bevy's Liquor World** has been a tenant since 2009, with the current lease extending through July 2030.
- **Tenant Credit:** Sprouts (Corporate / NASDAQ: SFM), Bevy's Liquor World (Regional, Established 2009)
- NN Lease Structure - Landlord Responsible for roof, exterior walls, foundation, and structural elements of the building.
- Standalone APN: 223310308009 - part of the larger Parker Marketplace (186,819 SF Center / 100% leased)
- Year Built: 1994
- Building Size (GLA): 51,743 SF
- Lot Size: 4.62 Acres
- Parking: 335 spaces / 6.56 ratio per 1,000 SF

Investment Summary

Price / PSF: Unpriced - Best Offer

Year 1 NOI: \$874,544

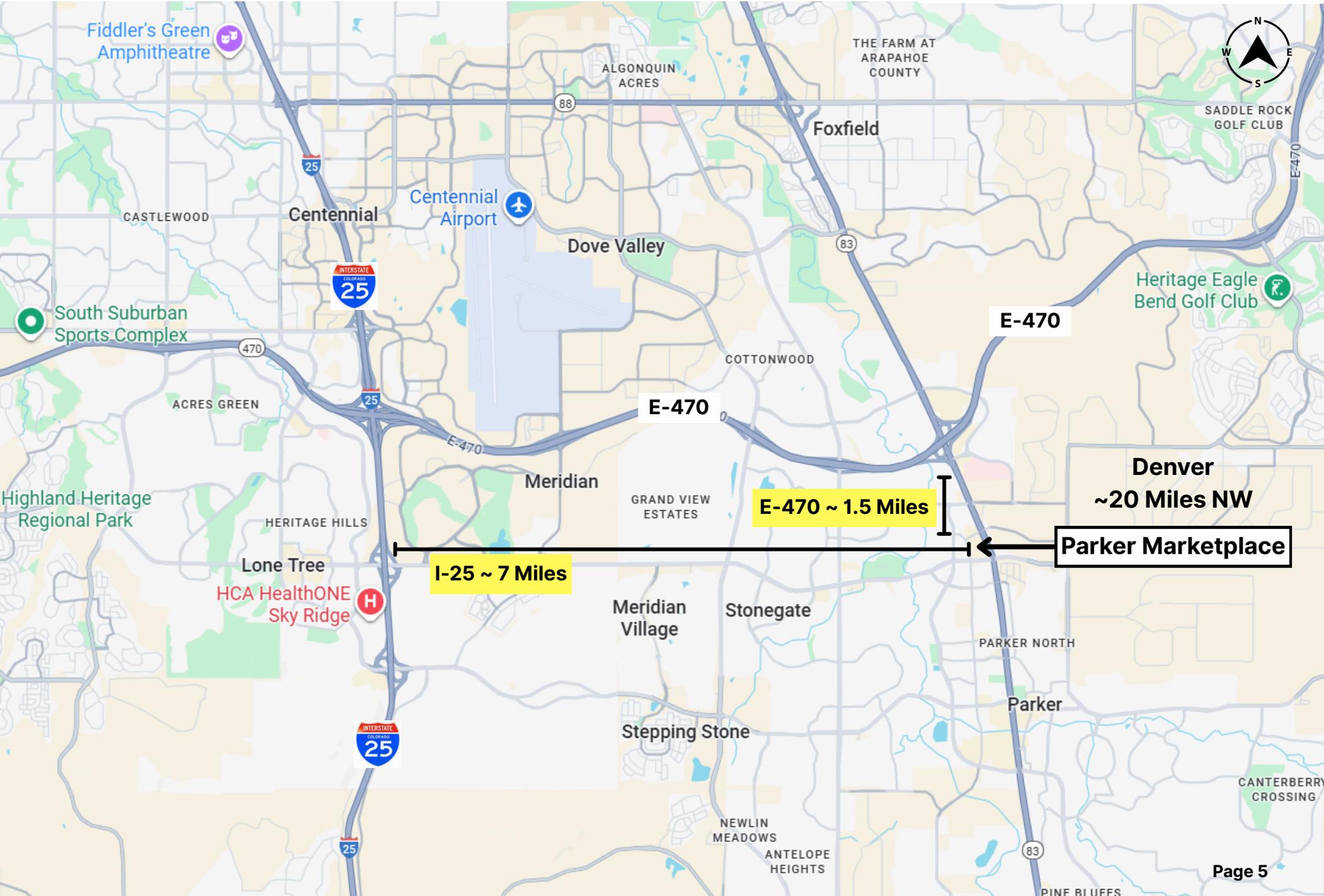
100% Occupied - Necessity & Destination Retail Mix – Sprouts Farmers Market - grocery anchored asset complemented by Bevy's Liquor World, a high-traffic specialty retailer providing a consistent and recurring consumer draw.

Investment Highlights



- **High Demand Center** - Parker Marketplace is a 186,819 SF shopping center that is 100% leased to a diverse and well-established tenant mix.
- **Early Lease Renewal** - In 2022, SFM executed a 10-year lease extension, underscoring their long-term commitment to the center.
- According to Placer.ai, this location **ranks #8 among all Sprouts in Colorado and #3 within a 15-mile radius.**
- **Strong surrounding demographics** – 149K population and \$122K median household income within 5 miles.
- **Prime retail corridor** – nearby retailers include Murdoch’s Ranch & Home Supply, Lowe’s, Home Depot, Target, Walmart, Caliber Collision, CarMax, In-N-Out Burger, Wells Fargo, Chase Bank, and PNC Bank.
- **Strategic Location** – The site fronts South Parker Road (Hwy 83, ~54K ADT), a major corridor connecting Parker to I-225, I-25, E-470, and downtown Denver (22 miles), serving as a gateway to the greater metro area.
- **Healthcare Expansion** – AdventHealth Parker’s \$300M, seven-story hospital expansion—located just 1.1 miles from Parker Marketplace—broke ground in February 2025 and is scheduled for completion in 2027. The project will add new beds, operating rooms, and medical services, bringing significant job growth and increased regional traffic to the area.

Location Map



Looking Northwest

Downtown Denver

Enclave at Cherry Creek
285 Units

The Depot at Twenty Mile
200 Units

Pine + Parker
170 Units

Global Village Academy
Audi Parker
Greenwood Automotive



Cobblestone Car Wash



Looking Northeast



Sierra Middle School

Pine Lake Elementary School



CALIBER COLLISION



SPROUTS FARMERS MARKET



SKY ZONE TRAMPOLINE PARK



Looking South



- 1) Parker Modern Dentistry and Orthodontics
- 2) Starbucks, Einstein Bros Bagels, Teriyaki Madness, Appliance Factory, Rocky Mountain Eurosport Parker
- 3) Dunkin, Wingstop, Santortas Mexican Sandwiches, Tokyo Joe's

- 4) Texas Road House, Chili's, Best Buy, Kohls, Michaels, Hobby Lobby, Planet Fitness, 24 Hour Fitness
- 5) National self storage providers within a 3-mile radius include CubeSmart, Extra Space, Public Storage, and StorQuest.

Financial Overview

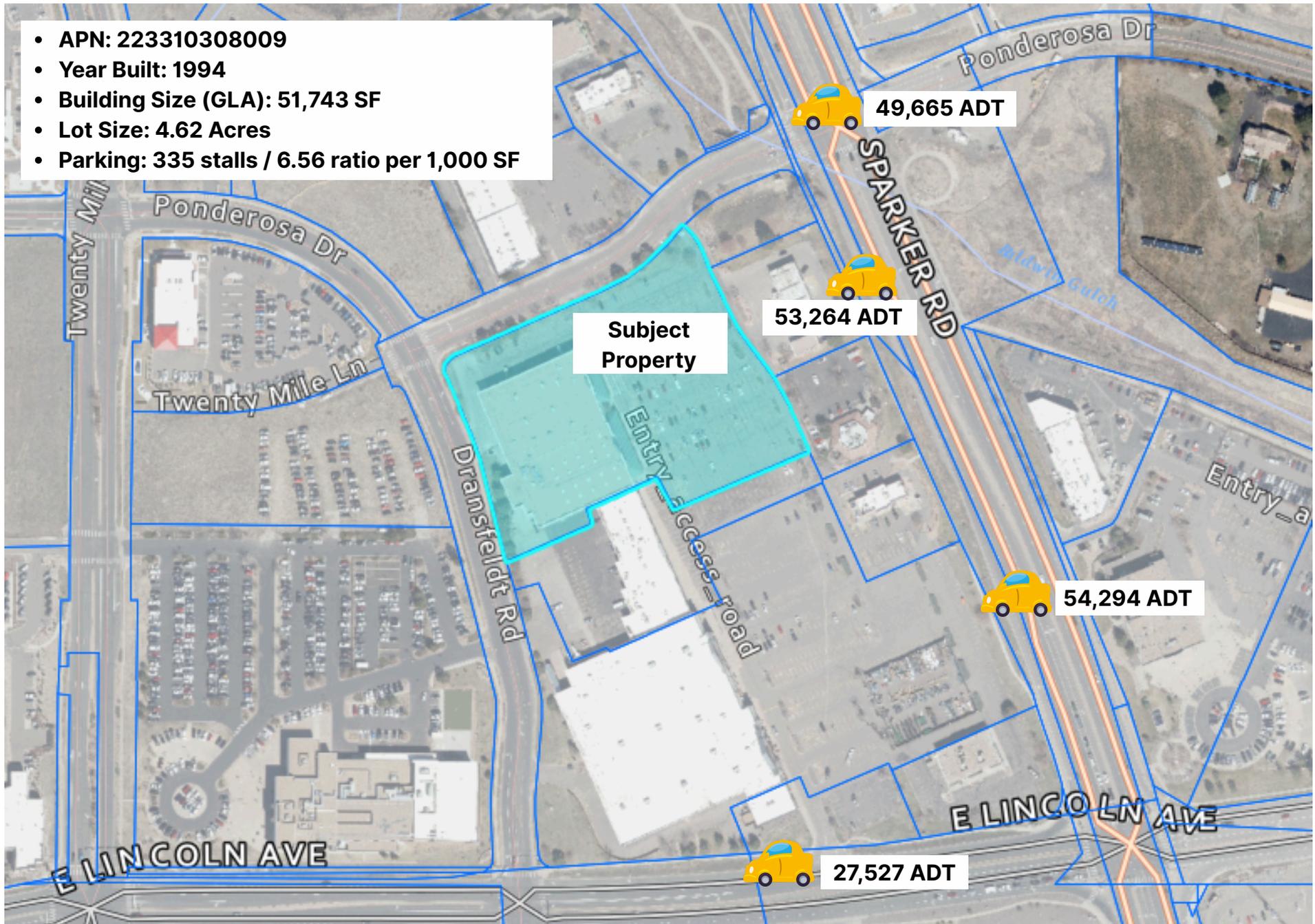
Income		Annual	PSF
Base Rent		922,290	17.82
CAMs		103,237	2.00
Insurance Reimbursement		29,921	0.58
Taxes Reimbursement		123,986	2.40
Potential Gross Income		1,179,433	22.79
Less Vacancy	0%	-	-
Effective Gross Income		1,179,433	22.79
Operating Expenses			
CAMs		113,048	2.18
Management Fees		40,285	0.78
Insurance		28,458	0.55
Real Estate Tax		117,924	2.28
Total Expenses		299,715	5.79
Reserves	0.10	5,174	0.10
Net Operating Income		874,544	16.90



Ownership completed approximately \$60k in Parking Lot capital improvements in 2025.

Property Information / Parcel Map

- APN: 223310308009
- Year Built: 1994
- Building Size (GLA): 51,743 SF
- Lot Size: 4.62 Acres
- Parking: 335 stalls / 6.56 ratio per 1,000 SF





Sprouts Farmers Market, Inc. (NASDAQ: SFM)

Lease Exp: October 31, 2033	Square Feet: 26,599
Current Rent PSF: \$18.95	Options: Three 5-Year

Founded in 2002 and headquartered in Phoenix, Arizona, Sprouts Farmers Market has grown into one of the largest and fastest-growing specialty grocers in the United States. With a distinctive farmers market-style format, Sprouts places fresh produce at the center of its stores and curates a wide selection of natural, organic, and lifestyle-friendly products, including plant-based, gluten-free, and specialty items. The company's mission is to inspire healthy living through high-quality, affordable food and exceptional customer service.

- **National Footprint:** Sprouts employs approximately 31,000 team members and operates more than 440 stores across 28 states.
- **Financial Strength:** In 2024, the company reported \$7.7 billion in total net sales, with Sprouts-branded products contributing ~23% of total sales.
- **Growth Strategy:** Under its five-year expansion plan, Sprouts aims to increase its store count by ~10% annually, strengthening its presence in both new and existing markets.
- **Local Commitment:** At the subject property, Sprouts extended its lease term through October 2033, underscoring the tenant's long-term commitment to this location.



Lease Exp:
July 31, 2030

Square Feet:
25,144

Current Rent PSF:
\$16.50

Options:
One 5-Year

Bevy's Liquor World – A Colorado Original

Founded by longtime local entrepreneur Adam Krier, Bevy's Liquor World is a community-driven retailer redefining the liquor store experience. With a focus on making alcohol shopping both fun and approachable, Bevy's blends competitive pricing, curated selections, and exceptional customer service into a distinctive retail brand.

- **Local Roots:** Headquartered in Colorado, Bevy's is locally owned and operated, with Krier having lived and worked in the community for more than 25 years.
- **Customer Experience:** Bevy's elevates the traditional liquor store model with in-store tastings, a walk-in humidor, a dedicated tasting bar, and staff that includes certified sommeliers, spirits specialists, and cicerones.
- **Product Selection:** Bevy's offers one of the region's largest assortments of wine, beer, and spirits, paired with everyday low prices and a popular rewards program.
- **Community Presence:** Currently operating two Colorado locations in Littleton and Parker, Bevy's has become a local destination known for its friendly service, vibrant atmosphere, and strong customer loyalty.
- **Brand Identity:** "Bevy" not only refers to an adult beverage but also to the "bevy of deals" the company is committed to delivering. Their vintage-inspired mascot embodies the store's fun, approachable personality and dedication to quality.

Rent Roll

SUITE	TENANT	RENTABLE SQ. FT.	LEASE START	LEASE EXPIRE	RENT CHANGE DATE	RENT PER SF/YR	MONTHLY BASE RENT	ANNUAL BASE RENT	PRO RATA SHARE	EXP. METHOD	SECURITY DEPOSIT	
9751	Sprouts Farmers Market	26,599	10/17/08	10/31/33	Current	\$18.95	42,004	504,051	51.41%	NN	None	
					11/1/28	\$20.84	46,194	554,323				
					Option 1	11/1/33	\$22.93	50,826				609,915
					Option 2	11/1/38	\$25.22	55,902				670,827
					Option 3	11/1/43	\$27.74	61,488				737,856
9749	Parker Bevy's Inc.	25,144	10/12/09	7/31/30	Current	\$16.50	34,565	414,782	48.59%	NN	None	
					8/1/26	\$16.83	35,256	423,078				
					8/1/27	\$17.16	35,962	431,539				
					8/1/28	\$17.51	36,681	440,170				
					8/1/29	\$17.86	37,414	448,974				
					Option 1	One (1) Five (5) Year w/ 2% ann. Inc.	\$18.21	38,163				457,953

Rentable Square Feet	SQ. FT.	%
Total Leased	51,743	100.00%
Total Vacant	0	0.00%
Total Square Feet	51,743	100%

Note: All lease provisions to be independently verified by buyer during the due diligence period. The information contained herein has been obtained from sources we deem reliable.

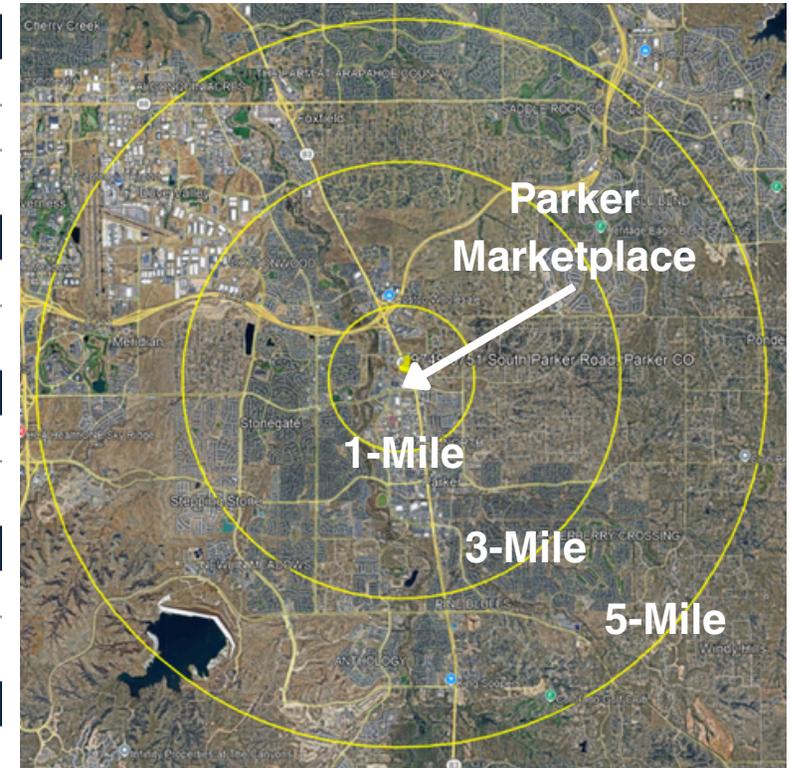


The property benefits from its location within the **Denver–Aurora–Lakewood Metropolitan Statistical Area (MSA)**, one of the fastest-growing regions in the country:

- **Population Base** –
 - Over 3.1 million residents, projected to reach 3.6 million by 2030, driven by strong in-migration and a highly educated workforce.
 - The Denver metropolitan area has grown ~ 2.8% from 2020 to 2024, adding ~82,000 people.
- **Economic Scale** – A \$310+ billion economy with diverse industries including aerospace, tech, energy, healthcare, and financial services.
- **Educated Talent Pool** – Nearly 50% of adults hold a bachelor's degree or higher, supporting strong labor force participation.
- **Growth & Infrastructure** – Significant investment in housing, transportation, and mixed-use projects across the metro, with suburban markets like Parker capturing demand for family housing, retail, and services.
- **Regional Connectivity** – Easy access to Denver International Airport (DIA), one of the busiest airports in the U.S., and a central hub for national distribution.

Demographics

POPULATION	1 Mile	3 Mile	5 Mile
2024 Population	4,728	71,713	149,360
2029 Population	5,482	81,111	164,213
5-Yr Growth	16.0%	13.2%	10.1%
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2024 Households	1,971	26,220	54,652
2029 Household Proj.	2,293	29,710	60,163
INCOME	1 Mile	3 Mile	5 Mile
2024 Median Income	\$ 91,140	\$116,367	\$121,623
2024 Average Income	\$113,623	\$138,694	\$146,626
HOME VALUE	1 Mile	3 Mile	5 Mile
Median Home Value	\$601,942	\$582,929	\$636,109
Median Year Built	2003	2001	2004
EDUCATION	1 Mile	3 Mile	5 Mile
Bachelor's Degree or Higher	42%	51%	53%



Situated on the northern edge of Parker, the property enjoys proximity to both the affluent Douglas County suburbs and major Denver employment hubs. Parker is one of metro Denver’s fastest-growing and most affluent suburban communities, offering a unique blend of small-town charm, high-income households, and strong connectivity to the broader Denver market. The town is investing heavily in infrastructure, healthcare, and placemaking to support continued growth.



Affluent Community – Parker has a population of 65,000+ with a median household income above \$140,000, one of the highest in the metro.

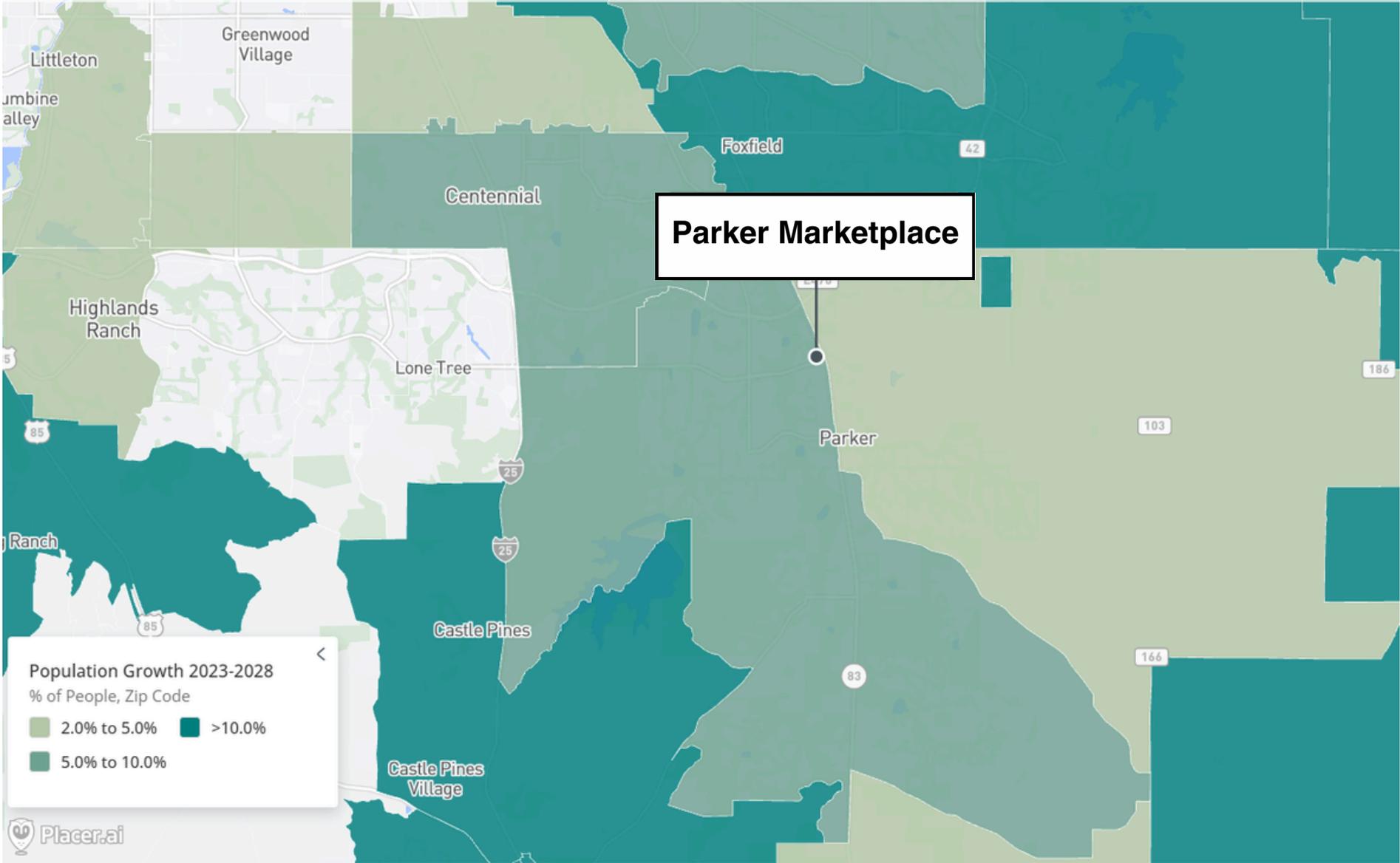


Retail & Services Demand – Strong household incomes and owner-occupied housing (75%+) drive consistent demand for neighborhood retail, healthcare, and service-oriented tenants.



Quality of Life – Rated 86% excellent/good in the 2024 Community Survey; residents value strong schools, open space, and family-friendly amenities.

Population Growth Expectations



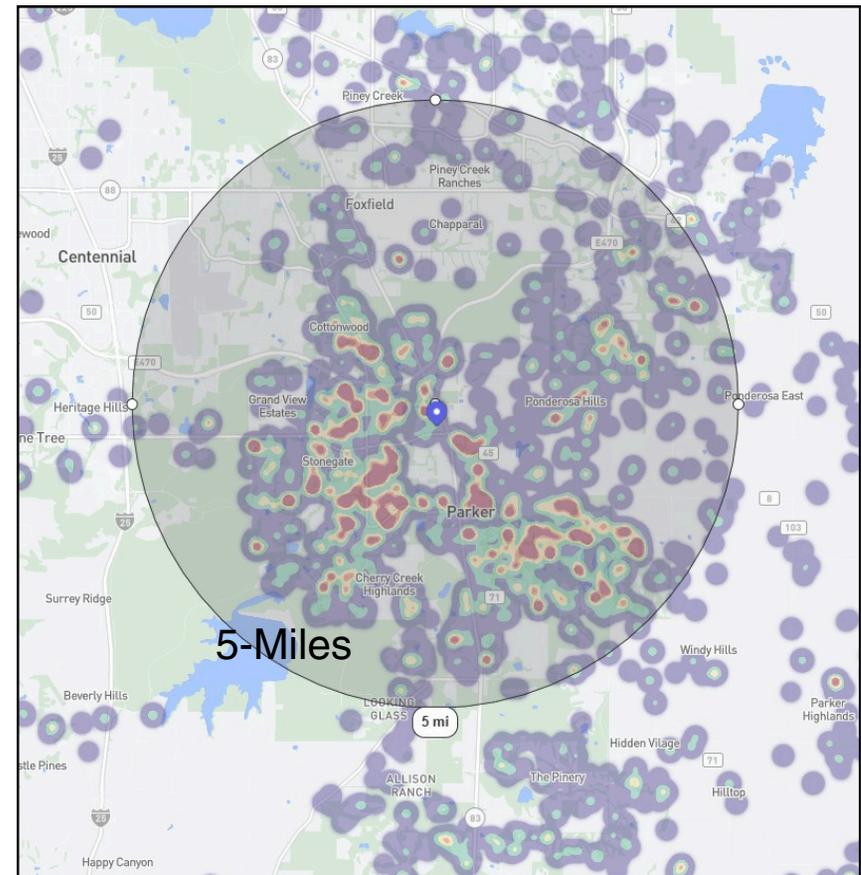
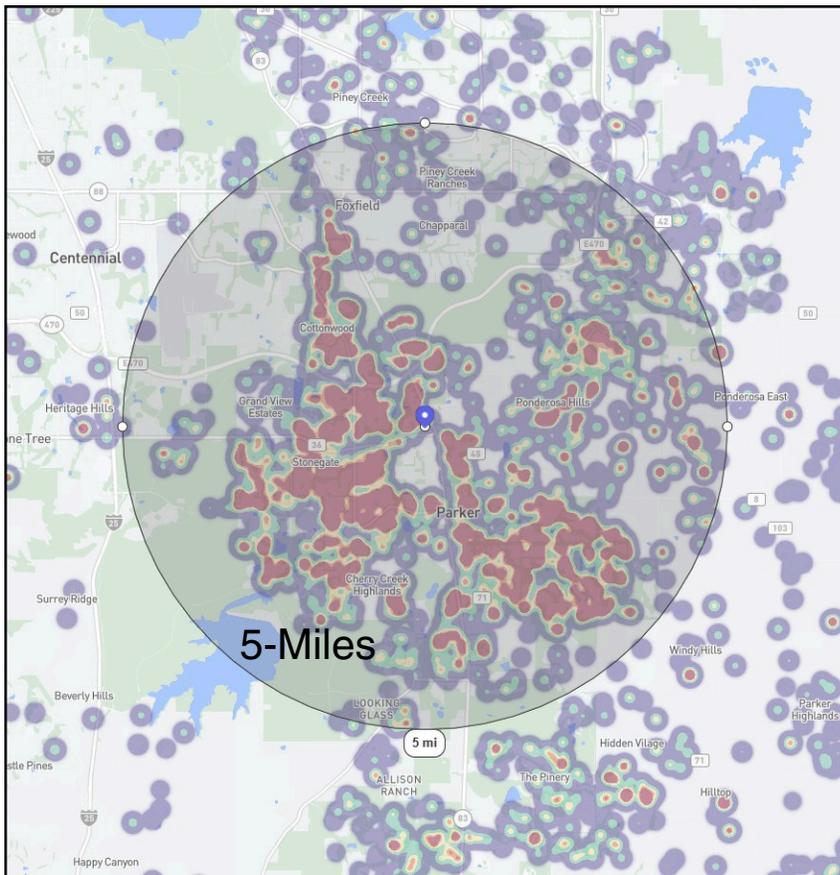
Note: Map and data on this page are provided by Placer.ai, which leverages anonymized mobile device location data to model visitation patterns and demographic trends for physical properties nationwide.

Sprouts Farmers Market

- 375k visits over the past 12 months.
- Within 5-miles ~ 307k visitors (81.80%) have visited Sprouts Farmers Market at least 12 times in the past 12 months.
- Average dwell time is 21 minutes.
- This store ranks #8 of 32 SFM locations statewide.

Bevy's Liquor World

- 254k visits over the past 12 months.
- Within 5-miles ~ 183k visitors (72.12%) have visited Bevy's Liquor World at least 12 times in the past 12 months.
- Average dwell time is 16 minutes.



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