

**840**

**TABOR STREET**  
LAKEWOOD, CO 80401

**\$1,975,000** ~~**\$2,400,000**~~  
**SALE PRICE**

**NNN**  
**RESTAURANT**



**10 YEAR LEASE**  
**8.5% CAP RATE**



**DENVER INFILL**  
**SPECIALISTS**



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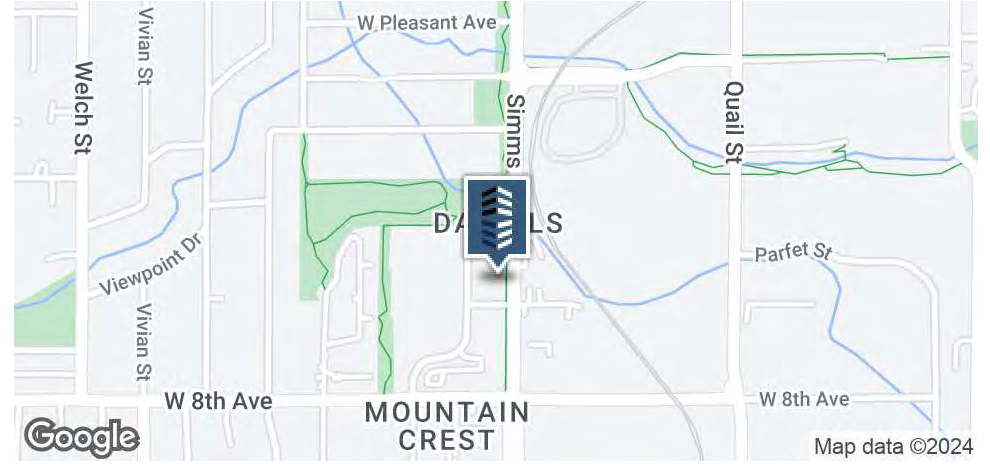
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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Address:	840 Tabor Street
City, State, Zip:	Lakewood, CO 80401
County:	Jefferson
Year Built:	2004
Building Size:	3,097 SF
Renovated:	2023
Zoning:	M-G-S
Sale Price:	\$1,975,000
NOI:	\$168,000
Cap Rate:	8.5%

## PROPERTY OVERVIEW

Campfire Lakewood is the second location of their popular wood-fired pizza and barbecue restaurant. They opened their doors in 2023 in response to the overwhelming demand for their delicious food and friendly service. Like their first location in Evergreen, Campfire Lakewood offers a casual and relaxed atmosphere, perfect for families and friends to gather and enjoy a delicious meal. Their pizzas are made in an oven that was handcrafted in Italy, and their barbecue is wood-fired.

This location also has a full bar, with a wide selection of beers, wines, and cocktails. With few restaurants offering a family friendly environment to relax on a patio or hang out around a fire, Campfire Lakewood is uniquely positioned for continued growth over the coming years as one of the best options to dine in Lakewood. Continuing to foster a warm, friendly and entertaining environment is the key to their initial success. With six different hotels in ½ mile and over 500 apartment units within walking distance, there's a strong customer base to capitalize on close to the property.

## PROPERTY HIGHLIGHTS

- Recent full renovation in 2023
- Traffic counts of 33,689 vpd on Simms and 6th Ave
- Strong Demographics with \$100,500+ household income in 5-mile radius
- 543 multifamily units within ½ mile
- 433 hotel rooms within ½ mile



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# LEASE ABSTRACT



Tenant: Campfire Lakewood

Guarantor: Campfire Concepts Ltd.

Address: 840 Tabor St Lakewood, CO 80401

Lease Structure: NNN

Building Size: 3,097 SF

Lot Size: 29,900 SF (0.69 AC)

Year Built | Renovated: 2004 | 2023

Lease Term Remaining: 10 Years

NOI: \$168,000

Rental Increases: 2% Annually

Renewal Options: 2 x 5-Year Options

Rate On Renewal: 10% Bumps Every 5 Years

Renewal Notice: Six Months Written Notice

Lease Type: Absolute NNN

Landlord Responsibilities: Parking, Roof, Structure

## RENT SCHEDULE

Period	Dates	Years	Annual Rent	Monthly Rent	Increases
Base	7/15/2024	1	\$168,000.00	\$14,000.00	2%
	7/15/2025	2	\$171,360.00	\$14,280.00	2%
	7/15/2026	3	\$174,787.20	\$14,565.60	2%
	7/15/2027	4	\$178,282.92	\$14,856.91	2%
	7/15/2028	5	\$181,848.60	\$15,154.05	2%
	7/15/2029	6	\$185,485.56	\$15,457.13	2%
	7/15/2030	7	\$189,195.24	\$15,766.27	2%
	7/15/2031	8	\$192,979.20	\$16,081.60	2%
	7/15/2032	9	\$196,838.76	\$16,403.23	2%
	7/15/2033	10	\$200,775.48	\$16,731.29	2%
Option 1	07/15/2034-07/15/2039	11-15	\$220,853.04	\$18,404.42	10% Every five years
Option 2	07/15/2039-07/15/2044	16-20	\$242,938.34	\$20,244.86	10% Every five years



# ABOUT THE GUARANTOR



Campfire Lakewood is one of five restaurants being operated by Campfire Concepts Ltd. in Colorado. Campfire Concepts is an established restaurant group with unmatched experience in customer satisfaction. Campfire Concepts is focused on creating spaces where people can come together to share a meal, laugh, and make memories. With a strong presence in the Denver Metro area, they've become a staple in the city's culinary scene boasting a strong reputation and loyal customer base.

Established in 2009, Campfire Concepts has demonstrated the ability to operate profitably and efficiently. This has fueled their expansion and further solidifies their strength as a guarantor. Campfire Concepts' proven track record establishes a solid foundation, underscoring their superior strength and reliability as a tenant with excellent credit.

## ADDITIONAL PHOTOS



# RETAILER MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	649	2,159	11,740
Average Age	41	40	40
Average Age (Male)	40	40	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	277	923	5,490
# of Persons per HH	2.3	2.3	2.1
Average HH Income	\$102,047	\$102,962	\$99,196
Average House Value	\$608,601	\$627,459	\$601,749

*Demographics data derived from AlphaMap*

