

Starbuck Offering Memorandum

59 Bush Street, Brighton, CO 80601

Price: \$1,150,000



PROPERTY DESCRIPTION:

Full-service Starbucks in a prime location, just off the US 85 highway in Brighton, CO. This location is visible to 19,000 vehicles per day who exit the US 85 directly in front of the Starbucks signage. Property is surrounded by compatible retailers and businesses in a community that has above average income. The tenant has exercised its second five-year option in May of 2021 and has three more 5-year options remaining. This is a NNN lease with limited landlord obligation.

PROPERTY HIGHLIGHTS:

- Three five-year options remaining
- 10% Rent Increase on 5/1/2026
- Top Rated Location for the Area
- 20 Miles to Downtown Denver
- Constructed in 2005

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TABLE OF CONTENTS

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Property Summary

Property Type	Retail
Purchase Price	\$1,150,000
Useable SF	1,550
Cap Rate	4.63%
Lot Size.	0.41 Acres

Location Overview

	<u>0.25 mile</u>	<u>.5 mile</u>	<u>1 mile</u>
Traffic Count	18,000	39,000	50,000
Total Households	267	1,022	3,478
Total Population	654	2,490	8,880
Average household income	\$75,000	\$72,853	\$76,846

INVESTMENT DETAILS



Starbucks
59 Bush Street | Brighton, CO 80601

PROPERTY

Property Type	Retail
Property	Starbucks
Property Address	59 Bush Street, Brighton, CO 80601
Year Constructed	2005

PURCHASE INFORMATION

Purchase Price	\$ 1,150,000.00
Tenants	single

Total Rentable Sq. Ft.	1,550
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INCOME & EXPENSE

Operating Income - Projected	\$ 59,675.04
CAMS	\$ 4,262.71
Insurance Received	\$ 923.40
Total Annual Expenses	\$ 11,567.24
NOI	\$ 53,293.91

FINANCIAL INFORMATION

All Cash

DETAILS UPON EXECUTED NDA



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59 Bush Street, Brighton Colorado

2021 Profit and Loss Statement

Base Rent Received	\$	57,866.68
Sign Rent	\$	3,600.00
Cams Received	\$	4,983.12
Total	\$	66,449.80
Expenses		
Insurance		\$3,331.00
Repairs		\$832.00
HOA Expenses		12896
Total		\$17,059.00
NOI	\$	49,390.80

2022 Profit and Loss Statement

Base Rent Received	\$	59,675.04
Sign Rent (Wash so didn't include)	\$	-
Cams Received	\$	4,059.72
Insurance Received	\$	923.40
Total	\$	64,658.16
Expenses		
Insurance (From 2021)		\$3,331.00
Repairs (From 2021)		\$832.00
HOA Expenses -Adjusted after corrected	\$	10,605.48
Total		\$14,768.48
NOI	\$	49,889.68

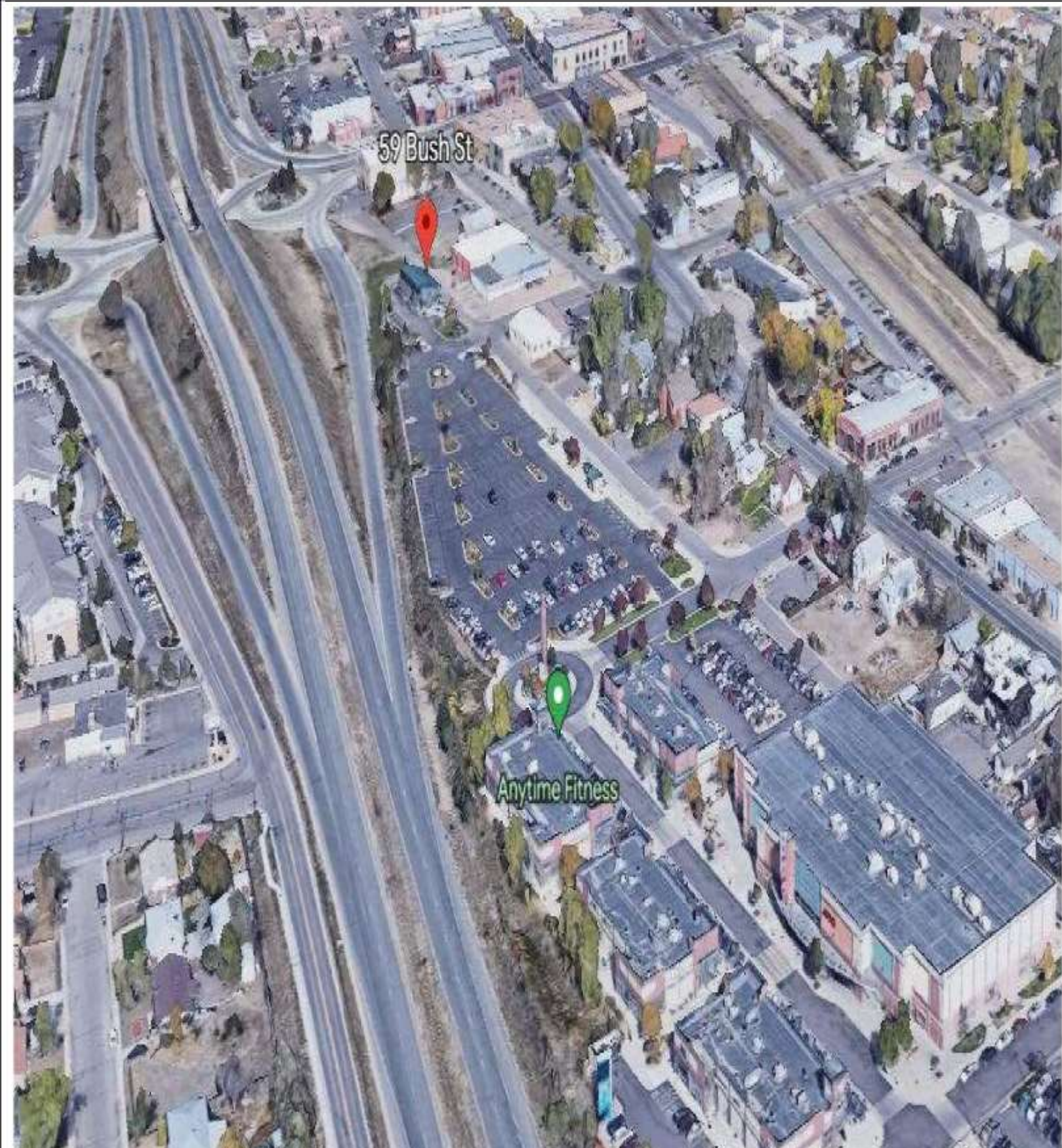
59 Bush Street, Brighton Colorado

2023 Profit and Loss Statement

Base Rent Received	\$	59,675.04
Sign Rent (Wash so didn't include)	\$	-
Cams Received	\$	4,262.71
Insurance Received		\$923.40
Total Income	\$	64,861.15
Expenses		
Insurance (From 2021)		\$3,331.00
Repairs (From 2021)		\$832.00
HOA Expenses -Adjusted after corrected	\$	7,404.24
Total Expenses		\$11,567.24
NOI	\$	53,293.91

AERIAL

Starbucks
59 Bush Street | Brighton, CO 80601



DEMOGRAPHICS

Starbucks

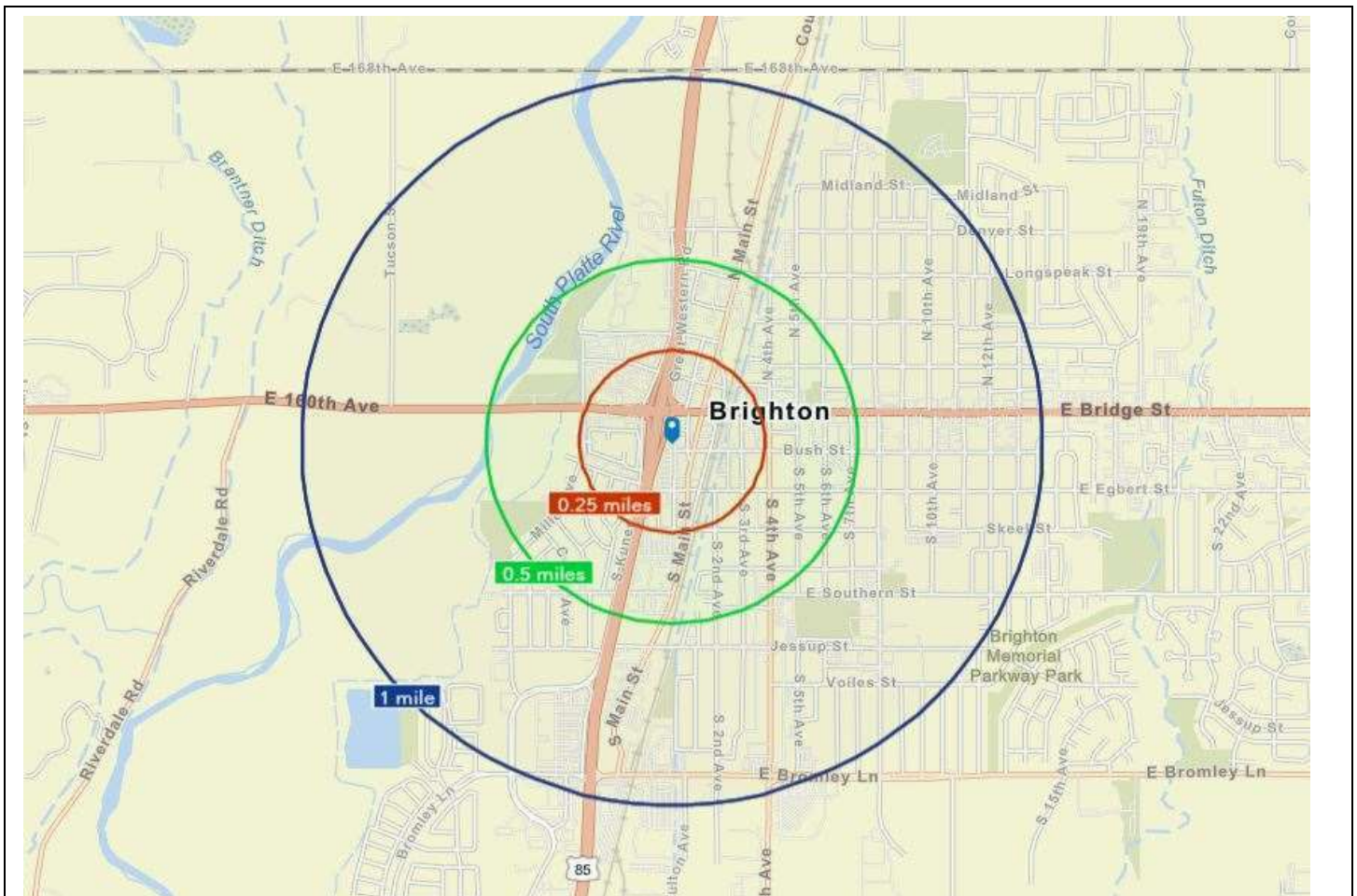
59 Bush Street | Brighton, CO 80601



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	654	2,490	8,880
Average Age	37.3	35.2	36.5
Average Age (Male)	39.3	35.1	35.7
Average Age (Female)	38.0	38.3	38.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	267	1,022	3,478
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$85,268	\$88,993	\$78,207
Average House Value	\$1,157,268	\$554,587	\$424,682

* Demographic data derived from 2020 ACS - US Census



ASSESSOR INFORMATION



Starbucks
59 Bush Street | Brighton, CO 80601

DEMOGRAPHICS
Offering Memorandum



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12567 West Cedar Drive | Lakewood, CO 80226

Summary

Account Id R0170470
Parcel Number 0156907228013
Situs Address 59 BUSH ST BRIGHTON
Legal SUB:BRIGHTON PAVILIONS 1ST AMENDMENT LOT:1B

Value

Area Id	Mill Levy	
603 - 603	109.8420000	
	Actual	Assessed
COMM LND MERCHANDIS - 2112	153,255	44,440
SPECIAL PURPOSE - 2230	341,845	99,140
Total Value	495,100	143,580
Taxes		\$15,771.12

DUE DATES:

First Half Payment Due March 1
Second Half Payment Due June 15
OR
Full Payment Due April 30

