

4987 Factory Shops Boulevard
CASTLE ROCK, COLORADO 80108

NAI Shames Makovsky



PREPARED BY

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Promenade at

CASTLE ROCK

INVESTMENT OVERVIEW

Promenade at Castle Rock

Location | 4987 Factory Shops Boulevard | Castle Rock, CO
Building Size | 6,277 SF
Land Area | 1.33 AC (57,935 SF)
Year Built | 2017
Zoning | PD (Planned Development)
Parking | 57 Spaces



Price | **\$3,355,000**
Cap Rate | **7.15%**
NOI | **\$239,770**

The Promenade at Castle Rock is a rare opportunity to purchase a multi-tenant property in the Promenade at Castle Rock. The Promenade is Colorado's #1 shopping destination featuring nearly 1,000,000 square feet of retail including anchor tenants such as Sam's Club, King Soopers, Whole Foods and Lowe's as well as almost 1,000 residential units, creating a vibrant mixed-use shopping and lifestyle destination for the south Denver communities.

The property is prominently located at the Promenade's main entrance at the intersection of Factory Shops Blvd and Meadows Parkway, which is the main exit off the 25 Freeway for accessing the Promenade and the Outlets with daily traffic counts of 44,000 vehicles per day.





HIGHLIGHTS

- Newer Top Quality **2017 Construction**
- Rare **Drive-Thru** Building in Castle Rock
- Located across from The Outlets at Castle Rock - The 4th **Most Popular Tourist Attraction** in Colorado
- Excellent **Access and Visibility** to I-25 and Highway 85
- Strong Demographics - Douglas County is the 6th **Wealthiest County** in the U.S.
- Strong **Service-Oriented** Tenancy

The subject property is newly built with internet-resistant national brands on triple-net leases. Zoë's Kitchen, a publicly traded restaurant group with 245 locations across 20 states and growing, the company continues to report strong revenue and earnings, with the latest annual reports showing earnings up more than 21 percent year-over-year.

Pearle Vision provides eye care and prescription glasses, and is a subsidiary of Luxottica, the largest eye care conglomerate in the world (NYSE: LUX). Pearle Vision relocated from a successful site just outside the Promenade, in line with a King Soopers grocery store, which also relocated into the Promenade. The tenant invested considerable capital to take advantage of the premier access, visibility and traffic this prime location within the Promenade provides. The relocation affords an investor the best of both worlds – a proven, historical operating history and a new, long term lease.



EXECUTIVE SUMMARY

Income

Scheduled Base Rent	\$239,770	\$38.20/SF
Expense Reimbursements	\$172,453	\$27.47/SF
Gross Income	\$412,223	\$65.67/SF

Expenses

CAM Expenses	\$30,132	\$4.80/SF
Management Fee	\$1,569	\$0.25/SF
Admin Fee	\$9,321	\$1.48/SF
Insurance	\$3,678	\$0.59/SF
Property Taxes	\$127,753	\$20.35/SF
Total Operating Expenses	\$172,453	\$27.47/SF
Net Operating Income	\$239,770	\$38.20/SF

*Unit B-110 is vacant. Seller will guarantee rent and expenses for up to 2 years from the date of Closing.

**Zoe's reimburses 3.5% for Mgmt, 12.5% for Admin; Pearle reimburses 4% for Mgmt, and 15% for Admin.

RENT ROLL

Suite	Tenant	SF	% GLA	Start	Expires	Rent/Year	Rent/SF	Options
B-100	Zoe's Kitchen	2,887	46.0%	6/20/17	6/30/27	\$113,315	\$39.25	4 5-yr options w/ 10% increases
B-110	Seller Rent Guarantee	1,829	29.0%	At Closing	2 Years	\$64,015	\$35.00	TBD
B-120	Pearle Vision	1,561	25.0%	11/7/17	2/28/28	\$62,440	\$40.00	2 5-yr options w/ 10% increases
		6,277	100.0%			\$239,770		





TENANT PROFILE



Lessee Name		Zoe's Colorado, LLC
Parent Company		Cava Group
Ownership		Public
Revenue		+\$276M
Year Founded		1995
Total Locations		+/-245
Headquartered		Plano, TX, US

Company Overview

Founded in 1995 in Birmingham, Alabama, Zoe's Kitchen is the market leader in the fast-casual Mediterranean restaurant segment. With **245 locations** across **20 states** and growing, the company continues to report strong revenue and earnings, with the latest annual reports showing **\$276M in annual revenue** and earnings up more than **21 percent year-over-year**. Headquartered in Plano, Texas.

Zoe's Kitchen serves a menu of fresh, made from scratch Mediterranean-inspired dishes delivered with warm hospitality. With no microwaves or fryers, grilling is the predominate method of cooking along with an abundance of fresh fruits and vegetables, fresh herbs, olive oil, and lean proteins. Zoe's Kitchen provides families a wide selection of affordable and healthy options, plus beer and wine, to complement a well-balanced lifestyle.

TENANT PROFILE



Lessee Name		West Point Optical Group
Parent Company		Luxottica
Ownership		Franchisee
Revenue		+\$9.793B
Year Founded		1961
Total Locations		+/-532
Headquartered		Mason, OH, US

Franchisee Overview

Pearle Vision Licensed Owners are independent business owners who enjoy an association with Luxottica, which has **more than 7,265 optical locations** worldwide. West Point Optical Group is one of the fastest growing optical licensed operators in the United States. Established in 2013, West Point Optical Group has flourished, now operating **over 50 Pearle Vision locations** across the country. The franchisee maintains its' overall commitment to serve the community through a doctor-centered business model.

Company Overview

Pearle Vision is one of the **largest franchised optical retailers** in North America that has been a leading optical brand for more than five decades. Focused on genuine eye care, Pearle Vision allows local business operators to **provide trusted eye care** to their patients with the support and resources of the Pearle Vision brand. In 2004 Pearle Vision was acquired by the **publicly traded Luxottica**.



AERIAL



SURROUNDING RETAIL







CASTLE ROCK OVERVIEW

Located at the midpoint between Denver and Colorado Springs, Castle Rock is the 10th fastest growing city in America. With quick access to both the buzz of the big city and the calm of the Rocky Mountain Front Range, a low crime rate, near-perfect high school graduation rate and a growing job market, the community continues to attract increasing numbers of both families and professionals each year. What began as a bedroom community of Denver, just 30 miles south of downtown and 20 miles south of the Denver Tech Center, is emerging as a stand-alone community where residents are able to work, shop and play.

Rapidly Growing Population

Castle Rock is the county seat of Douglas County, one of the fastest growing counties in the United States. Between 2000 and 2007, Douglas County grew 63% and was ranked as the 11th fastest growing county in the nation. Meanwhile, Castle Rock itself is the 10th fastest growing city in America according to a recent U.S. Census Data Survey. Based upon an incredibly high population increase throughout the past several years, the town is forecasted to grow another 12% throughout the next four years.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
Population (Current)	4,258	36,261	72,633
Population (5 Yr. Forecast)	4,480	38,290	76,702
Percent Growth (5 Yr. Forecast)	5.21%	5.6%	5.59%
Households			
Total Households (Current)	1,857	13,026	25,711
Total Households (5 Yr. Forecast)	1,982	13,909	27,449
Percent Growth (5 Yr. Forecast)	6.73%	6.78%	6.76%
Population by Race			
White	3,527	32,372	65,316
Black	114	451	951
Asian	103	951	1,870
Native American & Alaska Native	48	232	376
Other Race	317	1,140	1,977
Two or More Races	149	1,115	2,143
Income			
Median Household Income	\$69,575	\$136,074	\$134,917
Average Household Income	\$94,141	\$160,699	\$154,857
Labor			
Total Employees	1,246	8,471	16,050
Total Businesses	190	937	1,833
Consumer Spending			
Total Retail Sales	\$159,195,000	\$531,750,000	\$1,282,119,000
Total Consumer Expenditures	\$125,962,000	\$1,117,125,000	\$2,220,504,000

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The logo for NAI Shames Makovsky, featuring the letters 'NAI' in a bold, white, sans-serif font, followed by 'Shames Makovsky' in a smaller, white, sans-serif font. The background is a solid red rectangle.

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