

KEN CARYL CENTER

12652 W Ken Caryl Avenue | Littleton, CO 80127



INVESTMENT CONTACTS

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EXECUTIVE SUMMARY

Pinnacle Real Estate Advisors is pleased to announce they have been retained as the exclusive marketing advisor for a multi-tenant neighborhood strip center at 12652 Ken Caryl Avenue in Littleton, Colorado.

Qualified investors have the unique opportunity to acquire this 100% occupied neighborhood strip center in high-income Denver suburb. The subject property is a fully occupied strip retail center located in a highly affluent area of Denver. The shopping center has five total tenants all paying at or below market rents on triple net leases with complete pass through of operating expenses including management. The property is located at a major intersection/off-ramp in West Denver.

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PROPERTY OVERVIEW

KEN CARYL
CENTER



KEN CARYL CENTER

12652 KEN CARYL AVENUE | LITTLETON, CO 80127

SALE PRICE: \$4,372,378

Building Type:	Retail Strip Center
Total Rentable Size:	10,000 SF
Price Per Square Foot:	\$437.24
Occupancy:	100%
Land Area:	1.40 Acres
Lease Type:	Net Leases
Year Built:	2004
Parking:	64 Spaces
Parking Ratio:	6.4/1,000 SF

PROPERTY HIGHLIGHTS

- 5.37% population growth (2010-2019)
- 33,312 employees in a five mile radius
- Projected 11.6% growth in consumer spending in a five mile radius (2019-2024)
- Strong visibility
- Offered free and clear of debt
- Monument signage
- Strong household incomes
- Seasoned tenants
- Service based businesses



PROPERTY OVERVIEW

DESIRABLE LOCATION AND EXCELLENT VISIBILITY

- Easy-to-manage, “daily needs” center featuring five tenants, with a prominent position at the southeast corner of W Ken Caryl Avenue and C-470 in Littleton, Colorado. Property boasts area average household incomes exceeding \$122,000 within a one-mile radius.
- Center is has prominent frontage on Ken Caryl Drive (23,892 VPD), which is a primary east/west arterial in Littleton and the gateway to the very affluent Ken Caryl residential neighborhood.
- The shopping center is adjacent to a 46,000 square foot Safeway, and just down the street from a 75,286 square foot King Soopers anchored center.
- More than 126,258 people live within a 5-mile radius and average household incomes exceed \$115,114.
- Ken Caryl/Littleton is one of the most desirable residential communities in metro Denver and is approximately 9.7 miles (25 minute drive) from downtown Denver.



QUALITY CONSTRUCTION

- Built in 2004, the property features handsome brick, stucco and glass construction, prominent facades for maximum retailer signage exposure, and ample parking

UPSIDE RENTS, STAGGERED LEASE EXPIRATIONS, 100% PASS THROUGH NET LEASES

- Shop/inline rents for the adjacent centers average between \$24.00 - \$30.00/SF. Average rents for the Ken Caryl Shopping Center are \$25.30/SF, indicating potential upside.
- Market/below-market rents and staggered lease expirations mitigate rollover risk
- 100% passthrough net leases for all tenants



PROPERTY OVERVIEW

KEN CARYL
CENTER



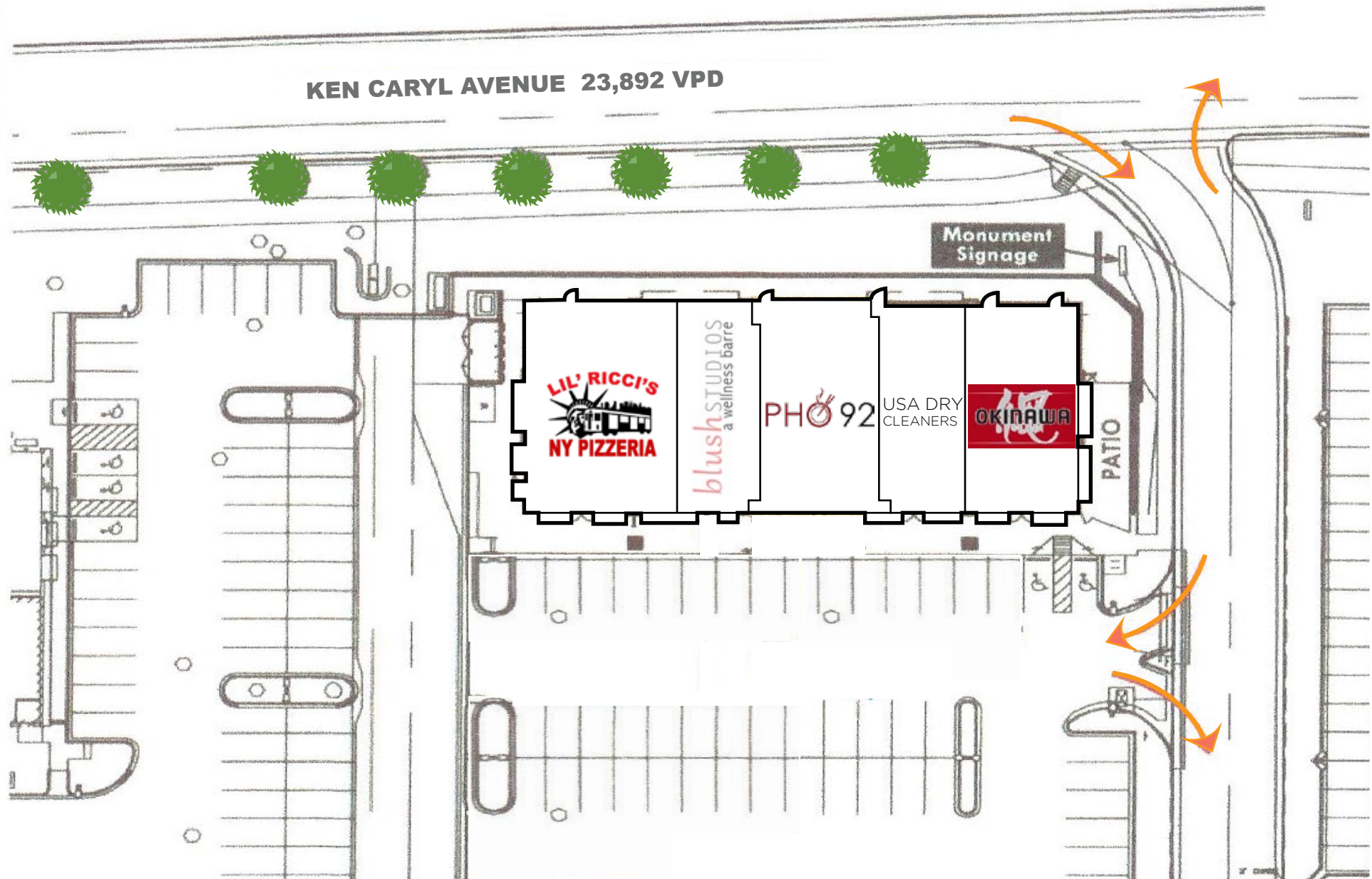
PROPERTY SITEPLAN

KEN CARYL
CENTER



PROPERTY SITEPLAN

KEN CARYL
CENTER



TENANT SUMMARY



Lil' Ricci's NY Pizzeria

Lil' Ricci's New York Pizza offers a wide range of tasty Italian cuisine, from pizza to pasta and everything in between. Its extensive menu also includes vegetarian and gluten free options, and dine-in customers also enjoy a full bar. Lil' Ricci's prides itself on its family atmosphere and hosts a number of events throughout the year, such as summertime's Music on the Patio, and also hosts birthday parties, fund raisers, and group parties. Lil' Ricci's also offers takeout as well as catering services

Website: www.lilriccisnypizza.com/



Blush Studios and Wellness Barre

Blush Studios is a lifestyle studio and activewear boutique, featuring workout classes as well as activewear retail items. Blush Studios features barre and yoga classes, providing one-hour, full body workouts and a motivating community.

Website: www.blushstudioslifestyle.com



PHO 92

Pho 92 is a casual dining Vietnamese restaurant, specializing in dishes such as pho noodle soup, grilled noodle bowls, and banh mi. Pho 92 offers both dine-in and take-out, and is well reviewed for its tasty, sizably-portioned dishes, and for its quick and friendly service.

Website: www.pho92co.com



USA Dry Cleaners

USA Dry Cleaners offer dry cleaning services at reasonable prices with a quick turn-around time.



Okinawa Sushi

Okinawa Sushi serves authentic Japanese cuisine and Sushi. With its trendy decor, patio seating, sushi bar, flat screen televisions, and happy hour specials, Okinawa has received excellent reviews, and prides itself on its ambiance and excellent food. Okinawa also offers online ordering, catering services, and is well equipped for hosting private events.

Website: www.okinawalittleton.com

LOCATION OVERVIEW

KEN CARYL CENTER



AREA DEMOGRAPHICS



POPULATION

1 mile	5,526
3 mile	61,885
5 mile	126,258



HOUSEHOLDS

1 mile	2,194
3 mile	23,554
5 mile	48,796



AVERAGE HH INCOME

1 mile	\$122,649
3 mile	\$118,878
5 mile	\$115,114



12652 W KEN CARYL AVENUE

AREA OVERVIEW

LITTLETON



DOWNTOWN LITTLETON

Downtown Littleton is located approximately nine-miles south of downtown Denver. There are over 220 businesses in downtown. Main Street is lined with charming art galleries, antique shops, unique clothing boutiques and popular restaurants and bars. Downtown hosts numerous events including: a weekly Farmer's Market, Mardis Gras celebration, fireworks, concerts and art shows. The 87th annual Western Welcome Week celebration is a community favorite hosting 40 events benefiting local civic and charitable organizations.

SOUTHWEST CORRIDOR LIGHT RAIL LINE

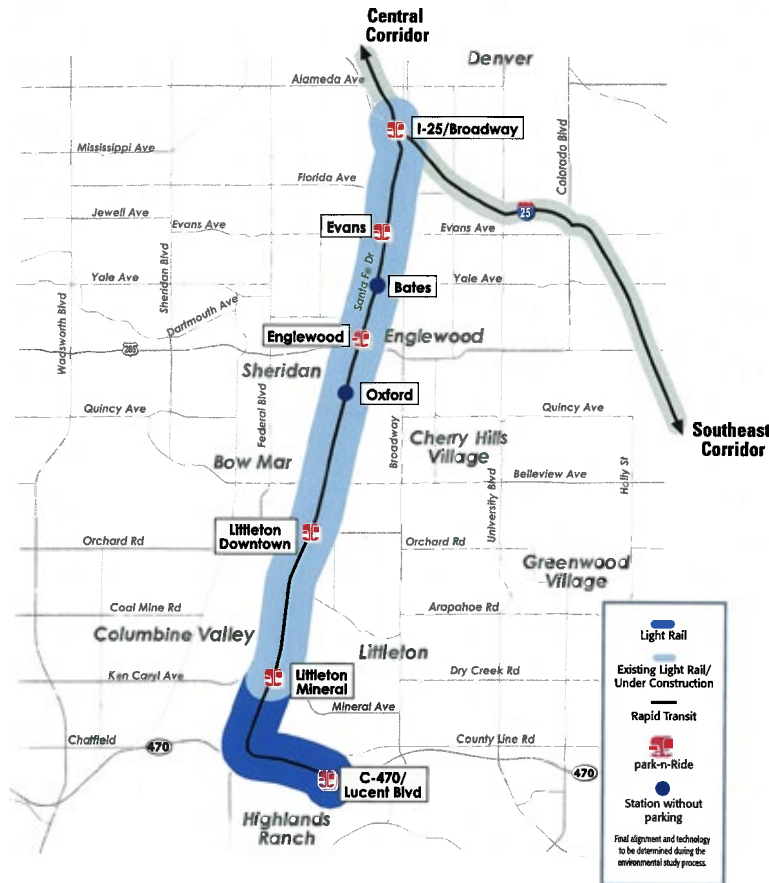
The Southwest Corridor is an 8.7-mile light rail line from I-25/ Broadway to Mineral Avenue in Littleton. There are five stations and approximately 2,600 parking spaces. There is a planned extension from Mineral Avenue to C-470/Lucent Boulevard. The extension will add 2.5 miles of additional light rail and 1,000 more parking spaces.

ARAPAHOE COMMUNITY COLLEGE

ACC is a 51-acre campus located adjacent to downtown Littleton and currently has over 7,500 full-time students, and 2,500 part-time students. With a track record of over 48 years of operation, Arapahoe Community College is recognized throughout the region as Colorado's premier community college. They have a highly qualified and dedicated faculty and staff, and a student population that reflects the growing diversity of Colorado.

LITTLETON ADVENTIST HOSPITAL

Littleton Adventist Hospital is a full-service 231-bed acute care facility. The hospital has been serving the south metro Denver area for more than 20 years. The hospital is currently undergoing a \$30 million renovation and expansion. Annually, the hospital has 9,250 admissions and 37,430 emergency room visits. The hospital is home to a Level III NICU, a Level II Trauma Center and a nationally accredited breast center. Littleton Adventist Hospital is one of 15 hospitals in the Centura Health system of care and is part of the Adventist Health System. The U.S. News & World Report ranks Littleton Adventist Hospital as one of the nation's 1,500 best hospitals for excellence and expertise in urology care.



RENT ROLL

<i>Tenant Name</i> <i>Unit</i>	<i>Lease Start</i>	<i>Lease End</i>	<i>Suite Sq Ft</i>	<i>Percentage of GLA</i>	<i>Base Rate /SF</i>	<i>Per Month</i>	<i>Annual</i>
Lil Ricci's* A	2/20/2005	2/28/2020	2,800	28.00%	\$29.28	\$6,832	\$81,985
Blush Studios* B	10/31/2014	12/31/2019	1,500	15.00%	\$21.22	\$2,652	\$31,824
PHO 92* C	7/3/2012	6/1/2026	2,000	20%	\$24.25	\$4,042	\$48,504
USA Cleaners* D	5/1/2006	5/31/2021	1,700	17%	\$25.25	\$3,577	\$42,925
Okinawa Sushi* E	4/28/2011	7/31/2025	2,000	20.00%	\$26.50	\$4,417	\$53,000
Total Occupied SqFt		10,000		Total Square Feet:			10,000
Total Available SqFt		0		Occupancy			100.0%
*Base rent as of 6/1/2019							



CASH FLOW

	<i>Estimated - As Is</i>	<i>PER SF</i>
Lil Ricci's*	\$81,985	\$29.28
Blush Studios*	\$31,824	\$21.22
PHO 92*	\$48,504	\$24.25
USA Cleaners*	\$42,925	\$25.25
Okinawa Sushi*	\$53,000	\$26.50
SCHEDULED BASE RENTAL REVENUE	\$258,238	\$25.82
CAM Payments (2018 P&L)	\$121,826	\$12.18
Tenant Reimbursables (2018 P&L + mgmt est)	\$48,774	\$4.88
Other Income (2018 P&L)	\$9,691	\$0.97
TOTAL POTENTIAL GROSS REVENUE	\$438,529	\$43.85
General Vacancy (3.00%)	(\$13,156)	(\$1.32)
EFFECTIVE GROSS REVENUE	\$425,373	\$42.54
Admin (2018 P&L)	\$5,749	\$0.57
Association Dues (2018 P&L)	\$1,338	\$0.13
Building Maintenance (2018 P&L)	\$300	\$0.03
Insurance (2018 P&L)	\$4,417	\$0.44
Security (2018 P&L)	\$2,262	\$0.23
Signage (2018 P&L)	\$1,380	\$0.14
Site Maintenance (2018 P&L)	\$7,278	\$0.73
Taxes (2018 P&L)	\$84,689	\$8.47
Utilities (2018 P&L)	\$4,173	\$0.42
HVAC Maintenance (2018 P&L)	\$3,325	\$0.33
Legal (2018 P&L)	\$1,485	\$0.15
Trash (2018 P&L)	\$13,456	\$1.35
Water & Sewer (2018 P&L)	\$20,267	\$2.03
Management (Estimated at 5%)	\$12,912	\$1.29
Total Operating Expenses	\$163,030	\$16.30
NET OPERATING INCOME	\$262,343	\$26.23



	<i>Estimated - As Is</i>	<i>PER SF</i>
NET OPERATING INCOME	\$262,343	\$26.23
Cap Rate (based on Acquisition Price)	6.00%	

Annual Debt Service (\$214,708)

<i>Net Returns</i>	
Cash Flow After Debt	\$47,635
Cash On Cash	3.63%
Principal Reduction	\$63,108
Total Return	\$110,743
Total Return (percentage)	8.44%

ACQUISITION:

Acquisition Price:	\$4,372,378	\$437.24 psf
Loan Amount:	\$3,060,665	70.00% LTV
Initial Equity:	\$1,311,714	30.00%
Interest Rate/Amortization:	5.00%	25 Years
Monthly/Annual Amortization Payments:	\$17,892	\$214,708
Property Square Feet:		10,000 SF

*Base rent as of 6/1/2019



DISCLOSURE



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC (“Pinnacle REA”) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 12652 West Ken Caryl Avenue located in Littleton, Colorado (the “Property”) and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum in not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



\$703M
TRANSACTION VOLUME
IN 2018

50
SPECIALIZED BROKERS
SALE OF COMMERCIAL REAL ESTATE

348
DEALS CLOSED
IN 2018

60,912 TOTAL DATABASE
CONTACTS

115,877 ANNUAL
OUTBOUND CALLS

673 TOTAL SALES
IN PAST TWO YEARS

DENVER
BUSINESS JOURNAL
HEAVY HITTERS

 CoStar Group™
POWER BROKER FOR TOP SALES


BROKER OF THE YEAR

THE DENVER POST
TOP 100 WORKPLACES

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