

OFFERING MEMORANDUM

PRICE REDUCTION



100% OCCUPIED NET LEASED RETAIL WITH UPSIDE | 7.0% CAP RATE



**4251 E 104TH AVENUE**  
Thornton, CO 80233

**Price:** \$1,850,000 \$1,720,000 | **Units:** 4



# INVESTMENT ADVISORS



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# PROPERTY SUMMARY



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# EXECUTIVE SUMMARY

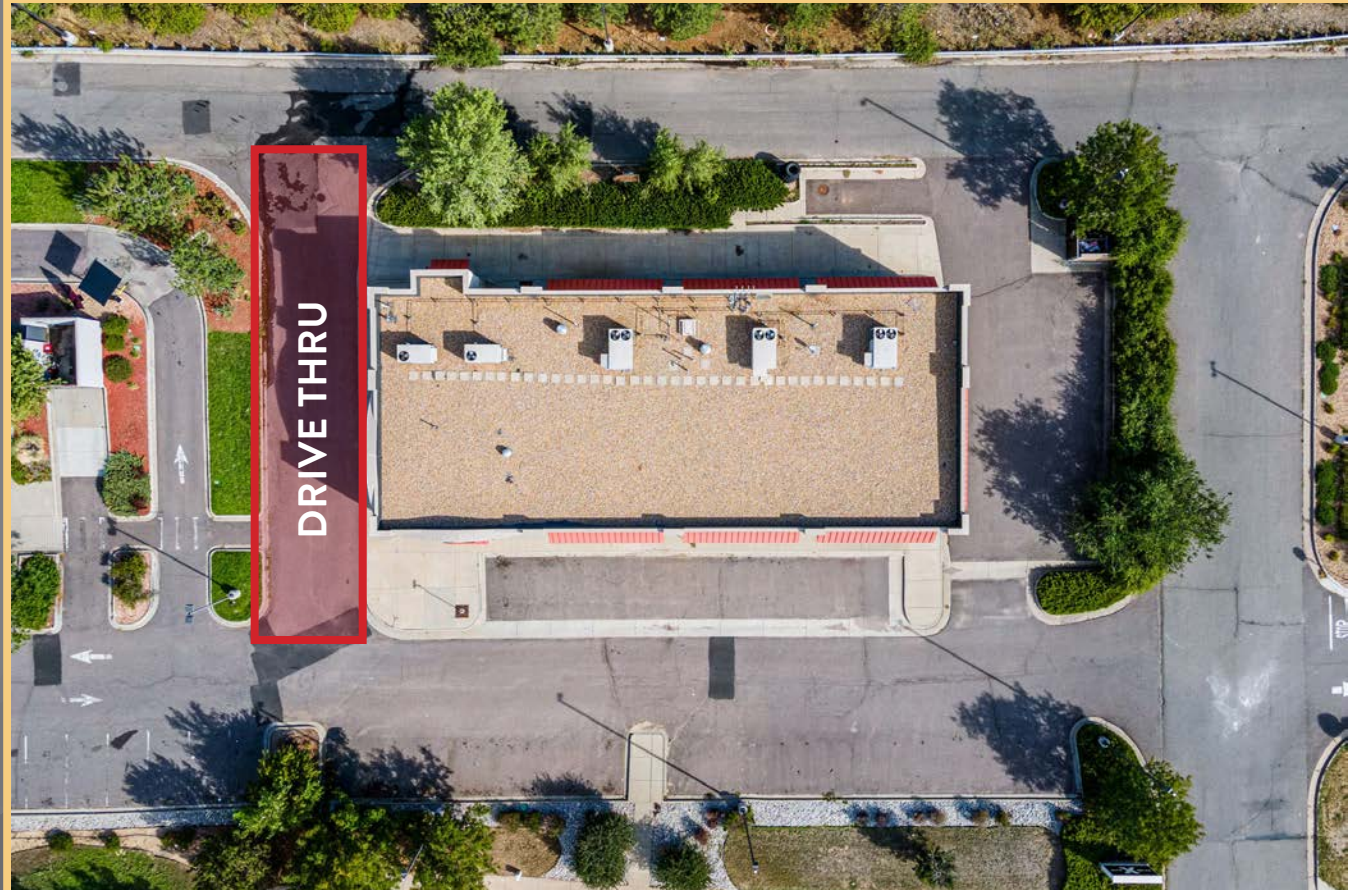
## PROPERTY DETAILS

Address	<b>4251 E 104th Ave.</b> Thornton, CO 80233
Price	\$1,720,000
Building Size	6,600 SF
Lot Size	1.11 Acres
Year Built	2007

## PROPERTY HIGHLIGHTS

- Property originally constructed as a Starbucks - anchored four unit property with drive-thru
- Potential upside in demising property into smaller units and utilizing drive-thru
- Neighboring properties are national retailers
- Tenant recently finalized extension to lease adding 5 years
- Excellent street exposure
- 2007 construction
- True 7.0% CAP NNN investment
- Priced well below similar competing properties

NorthPeak Commercial Real Estate is pleased to present for sale **4251 E 104th Avenue**, a single tenant, net leased retail building in Thornton, Colorado. The building was originally constructed as a Starbucks anchored strip center with four units and a drive-thru, but today is 100% occupied by a gym on an expiring lease. The expiring lease affords a new owner several options, including executing a new 10-year agreement or demising the property back into its original configuration and capturing higher rents.





# LEASE TERMS

LEASE TERMS			
SECOND RENEWAL TERM	PSF	MONTHLY BASE RENT	ANNUAL BASE RENT
January 1, 2025 through December 31, 2025	\$18.44	\$10,032.44	\$120,389.27
January 1, 2026 through December 31, 2026	\$19.00	\$10,333.41	\$124,000.95
January 1, 2027 through December 31, 2027	\$19.57	\$10,643.41	\$127,720.98
January 1, 2028 through December 31, 2028	\$20.16	\$10,962.72	\$131,552.61
January 1, 2029 through December 31, 2029	\$20.75	\$11,287.43	\$135,499.19



LEASE TERMS



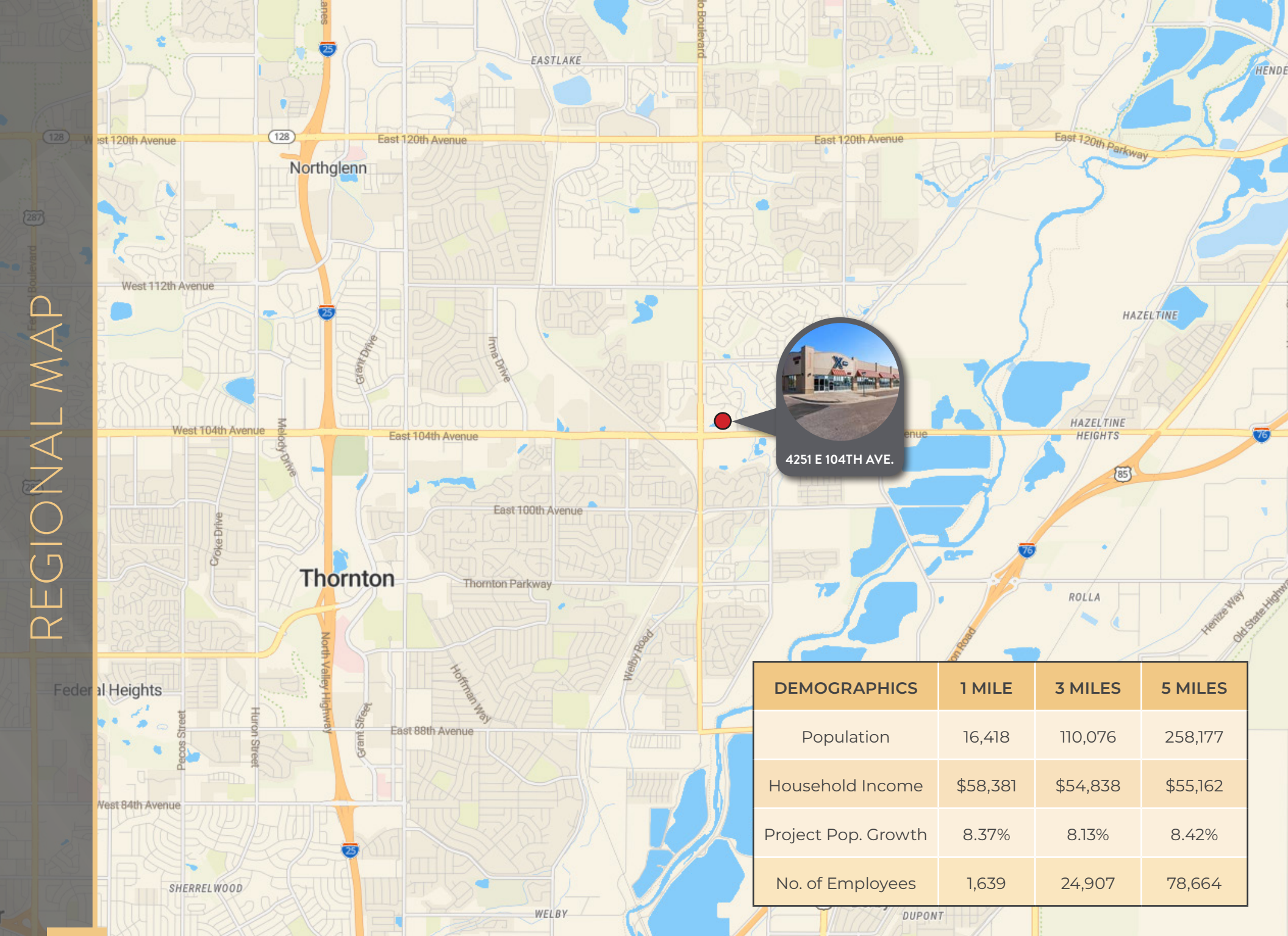


# LOCATION OVERVIEW



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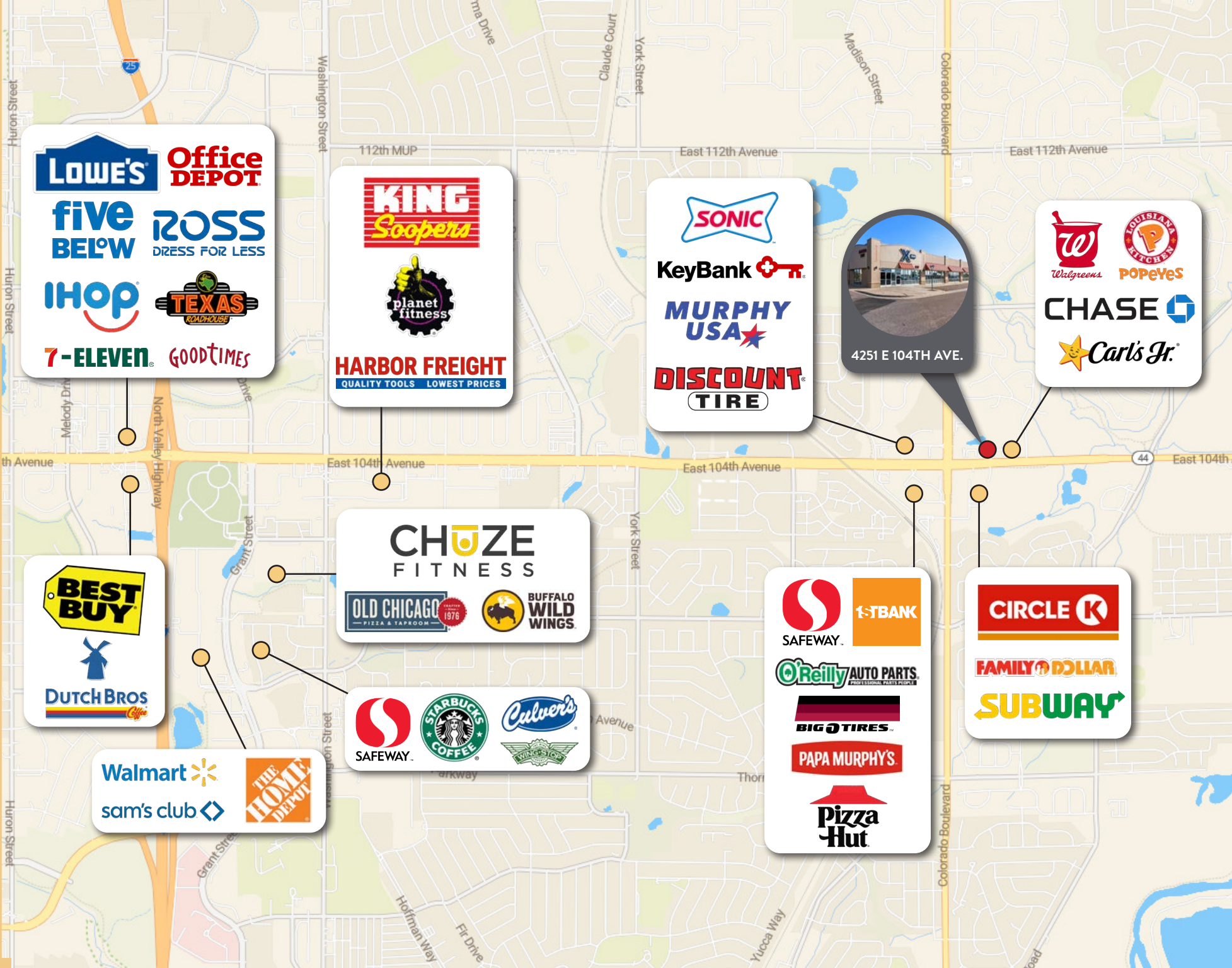




4251 E 104TH AVE.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	16,418	110,076	258,177
Household Income	\$58,381	\$54,838	\$55,162
Project Pop. Growth	8.37%	8.13%	8.42%
No. of Employees	1,639	24,907	78,664





**LOWE'S** **Office DEPOT**  
**five BELOW** **ROSS**  
 DRESS FOR LESS  
**ihop** **TEXAS ROADHOUSE**  
**7-ELEVEN** **GOODTIMES**

**KING Soopers**  
**planet fitness**  
**HARBOR FREIGHT**  
 QUALITY TOOLS LOWEST PRICES

**SONIC**  
**KeyBank**   
**MURPHY USA**  
**DISCOUNT TIRE**

**Walgreens** **LOUISIANA KITCHEN POPEYES**  
**CHASE**   
**Carl's Jr.**



**BEST BUY**  
  
**DUTCH BROS**  
 Coffee

**CHUZE FITNESS**  
**OLD CHICAGO** **BUFFALO WILD WINGS**  
 PIZZA & TAVERN

**SAFEWAY.** **1STBANK**  
**O'Reilly AUTO PARTS**  
**BIG TIRES**  
**PAPA MURPHY'S**  
**Pizza Hut**

**CIRCLE K**  
**FAMILY DOLLAR**  
**SUBWAY**

**Walmart**   
**sam's club**   
**THE HOME DEPOT**

**SAFEWAY.** **STARBUCKS COFFEE** **Culver's**









COMPARABLE  
SALES



**NORTHPEAK<sup>®</sup>**  
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**SUBJECT PROPERTY**

5241 E 104th Ave., Thornton, CO

List Price	\$1,720,000
Year Built	2007
Building Size	6,600 SF
Price/SF	\$261

2400 E 88th Ave  
Denver, CO 80229

#1

Sale Price	\$4,700,000
Year Built	1985
Building Size	18,860 SF
Price/SF	\$249

10160 Grant St  
Denver, CO 80229

#2

Sale Price	\$2,500,000
Year Built	2002
Building Size	6,440 SF
Price/SF	\$388

8400 Pearl St  
Denver, CO 80229

#3

Sale Price	\$2,025,000
Year Built	2005
Building Size	5,710 SF
Price/SF	\$355

9750 Washington St  
Thornton, CO 80229

#4

Sale Price	\$4,300,000
Year Built	2023
Building Size	10,114 SF
Price/SF	\$425

10343 Federal Blvd.  
Westminster, CO 80260

#5

Sale Price	\$19,350,000
Year Built	N/A
Building Size	43,563 SF
Price/SF	\$444



# DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) 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. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 4251 E 104th Ave., Thornton, CO 80233 (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 NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors 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. NorthPeak Commercial Advisors 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 NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is 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, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors 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. NorthPeak Commercial Advisors 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 its 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, duplicate, 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 NorthPeak Commercial Advisors. 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 NorthPeak Commercial Advisors at your earliest convenience.





4251 E 104TH AVE. | THORNTON, CO

## INVESTMENT ADVISORS:

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