

STONE CREEK BUSINESS CENTER

40800 US-6, VAIL, CO 81657

OFFERING MEMORANDUM





APEX MOUNTAIN SCHOOL

mountain pedaler

KIDZ

Stone Creek

SHERWIN-WILLIAMS

General Material Powers

STONE CREEK BUSINESS CENTER

40800 US-6, VAIL, CO 81657



OFFERING PRICE:

\$3,500,000



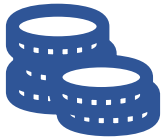
CAP RATE:

6.79%



NET OPERATING INCOME:

\$237,564



PRICE PER SQUARE FOOT:

\$200.61

GROSS LEASABLE AREA: +/- 17,447 SF

CURRENT OCCUPANCY: 92.85%

YEAR BUILT / RENOVATED: 1997

LOT SIZE: 0.99 AC

TYPE OF OWNERSHIP: Fee Simple



[CLICK TO VIEW ON GOOGLE MAPS](#)



PROPOSED FINANCING: 65% LTV / 3 YR TERM / 25 YR AMORT / 6.30% RATE

CASH ON CASH RETURN: \$56,629 / 4.62%

TOTAL RETURN: (PRINCIPAL REDUCTION) \$95,344 / 7.78%



RENT ROLL

TENANT	GLA	% OF GLA	RENT SCHEDULE				% OF TOTAL RENT	RENT COMMENCEMENT	LEASE EXPIRATION	OCCUPANCY TERM	OPTIONS	LEASE STRUCTURE
			PERIOD	MONTHLY RENT	ANNUAL RENT	RENT / SF						
Sherwin-Williams	3,874	22.20%	Current	\$9,347	\$112,160	\$28.95	37.49%	4/1/1995	6/30/2031	31 Yrs.	None	NN Cap

SHERWIN-WILLIAMS REIMBURESES \$4000/YR. FOR BOTH REAL ESTATE TAX AND CAM

Ferguson Enterprises, Inc.	6,545	37.51%	Current	\$6,742	\$80,902	\$12.36	27.04%	7/21/2012	7/31/2028	14 Yrs.	2-3 Yrs.	NNN
			Option 2	Escalations 50% Of Cumulative Increase In CPI								
			Option 3	Escalations 50% Of Cumulative Increase In CPI								

Mountain Pedaler	1,222	7.00%	Current	\$1,884	\$22,607	\$18.50	7.56%	1/1/2019	12/31/2029	6 Yrs.	None	NNN
			1/1/2027	\$1,909	\$22,913	\$18.75						
			1/1/2028	\$1,935	\$23,218	\$19.00						
			1/1/2029	\$1,960	\$23,524	\$19.25						

HHD Appliance Store	1,280	7.34%	Current	\$3,060	\$36,720	\$28.69	12.27%	6/1/2020	MTM	5 Yrs.	None	Gross
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UNDER MARKET RENT – DUE TO THE LEASE BEING GROSS / FIRST FLOOR SPACE WITH DRIVE IN DOOR

RENT ROLL

TENANT	GLA	% OF GLA	RENT SCHEDULE				% OF TOTAL RENT	RENT COMMENCEMENT	LEASE EXPIRATION	OCCUPANCY TERM	OPTIONS	LEASE STRUCTURE
			PERIOD	MONTHLY RENT	ANNUAL RENT	RENT / SF						
Apex Mountain School	724	4.15%	Current	\$620	\$7,443	\$10.28	2.49%	4/1/2021	MTM	4 Yrs.	None	NNN Cap

APEX MOUNTAIN SCHOOL CURRENTLY AT REIMBURSEMENT CAP / UNDER MARKET RENT

Vacant	1,247	7.15%	Proposed	\$1,559	\$18,705	\$15.00	---	---	---	---	---	NNN
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Youth Closet	1,853	10.62%	Current	\$2,457	\$29,488	\$15.91	9.86%	12/5/2022	11/31/2028	3 Yrs.	None	NNN
			12/1/2026	\$2,531	\$30,372	\$16.39						
			12/1/2027	\$2,607	\$31,284	\$16.88						

The Grazing Fox, LLC	702	4.02%	Current	\$824	\$9,884	\$14.08	3.30%	7/3/2021	12/31/2027	4 Yrs.	1-3 Yr.	NNN
			1/1/2027	\$840	\$10,081	\$14.36						

OCCUPIED	16,200	92.85%		\$24,934	\$299,204	\$18.47						
VACANT	1,247	7.15%		\$1,559	\$18,705	\$15.00						

INCOME & EXPENSE SUMMARY

INCOME	CURRENT	PSF	PROFORMA	PSF
Occupied Base Rent	\$299,204	\$18.47	\$317,909	\$18.22
Vacant Base Rent	\$18,705	\$15.00	\$0	\$0.00
Expense Reimbursements	\$125,066	\$7.17	\$138,783	\$7.95
Vacancy Factor	(\$18,705)	4.22%	(\$13,701)	3.00%
Effective Gross Income	\$424,270	\$24.32	\$442,992	\$25.39
Total Expenses	\$186,706	\$10.70	\$187,268	\$10.73
NET OPERATING INCOME	\$237,564	\$13.62	\$255,723	\$14.66

EXPENSES	CURRENT	PSF	PROFORMA	PSF
Real Estate Taxes	\$64,784	\$3.71	\$64,784	\$3.71
Insurance	\$5,859	\$0.34	\$5,859	\$0.34
Reserves	\$0	\$0.00	\$0	\$0.00
CAM	\$103,335	\$5.92	\$103,335	\$5.92
Management Fee (3.00% EGI)	\$12,728	\$0.73	\$13,290	\$0.76
TOTAL EXPENSES	\$186,706	\$10.70	\$187,268	\$10.73

CURRENT CAP RATE: 6.79%
PROFORMA CAP RATE: 7.31%



INVESTMENT HIGHLIGHTS

MULTI-TENANT RETAIL BUILDING

- 17,447 +/- SQUARE FEET TOTAL
- 92.85% OCCUPIED – SEVEN UNITS
- 7.15% VACANT – ONE UNIT
- BUILT IN 1997
- LOCATED ON 0.99 ACRE PARCEL
- BRICK & BLOCK CONSTRUCTION

TENANT OVERVIEW

- AVERAGE TERM LEFT OF THREE YEARS
- ANCHORED BY SHERWIN-WILLIAMS
- (22.20% OF GLA) – JUST EXTENDED FIVE YEARS
- ANCHORED BY FERGUSON ENTERPRISES, INC. (37.51% OF GLA) – RECENT THREE YEAR EXTENSION
- FIRST & SECOND FLOOR SERVICE BASED TENANTS
- MAJORITY NET LEASES

LOCATION

- GREAT VISIBILITY FROM US HIGHWAY 6
- MULTIPLE POINTS OF INGRESS/EGRESS
- MARKET OCCUPANCY OF 99% - RETAIL/OFFICE

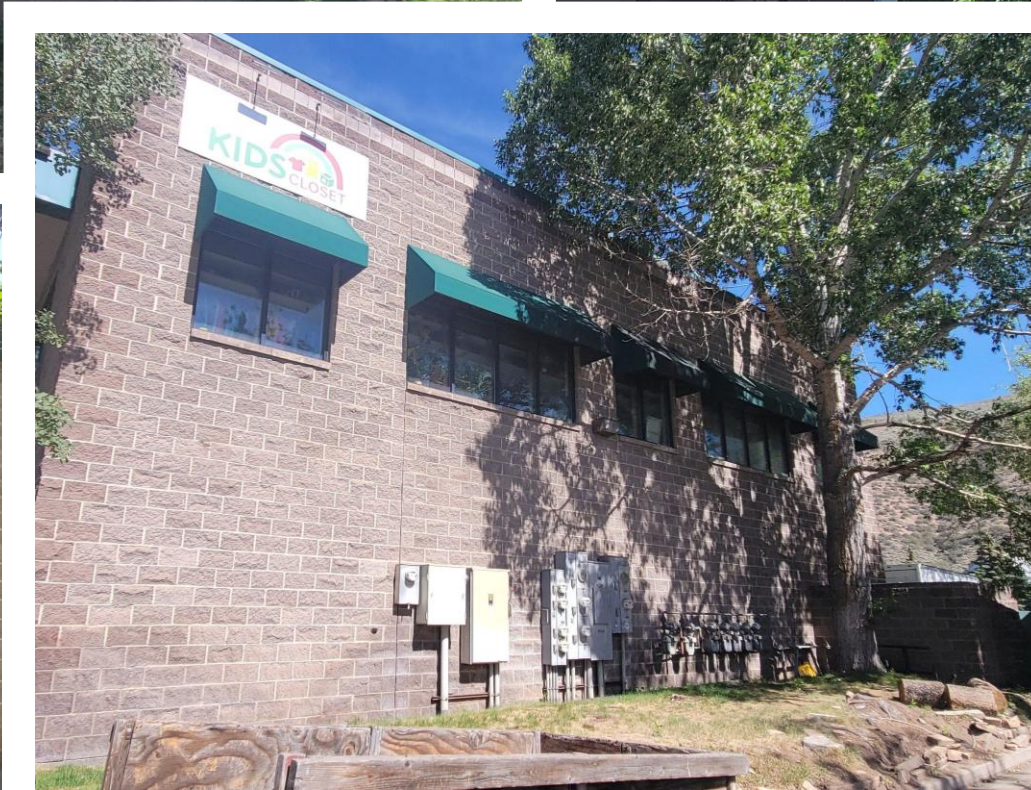
DEMOGRAPHICS

- OVER 14,400 RESIDENTS WITHIN FIVE MILES
- AVERAGE HOUSEHOLD INCOME OF \$138,610 WITHIN FIVE MILES
- TRAFFIC COUNTS – 42,580 (2024)

SIGNIFICANT VALUE-ADD OPPORTUNITY

LEASING VACANT UNIT AND RAISING MTM TENANTS TO MARKET RATE





COMMON HALLWAY



COMMON HALLWAY



VACANT UNIT



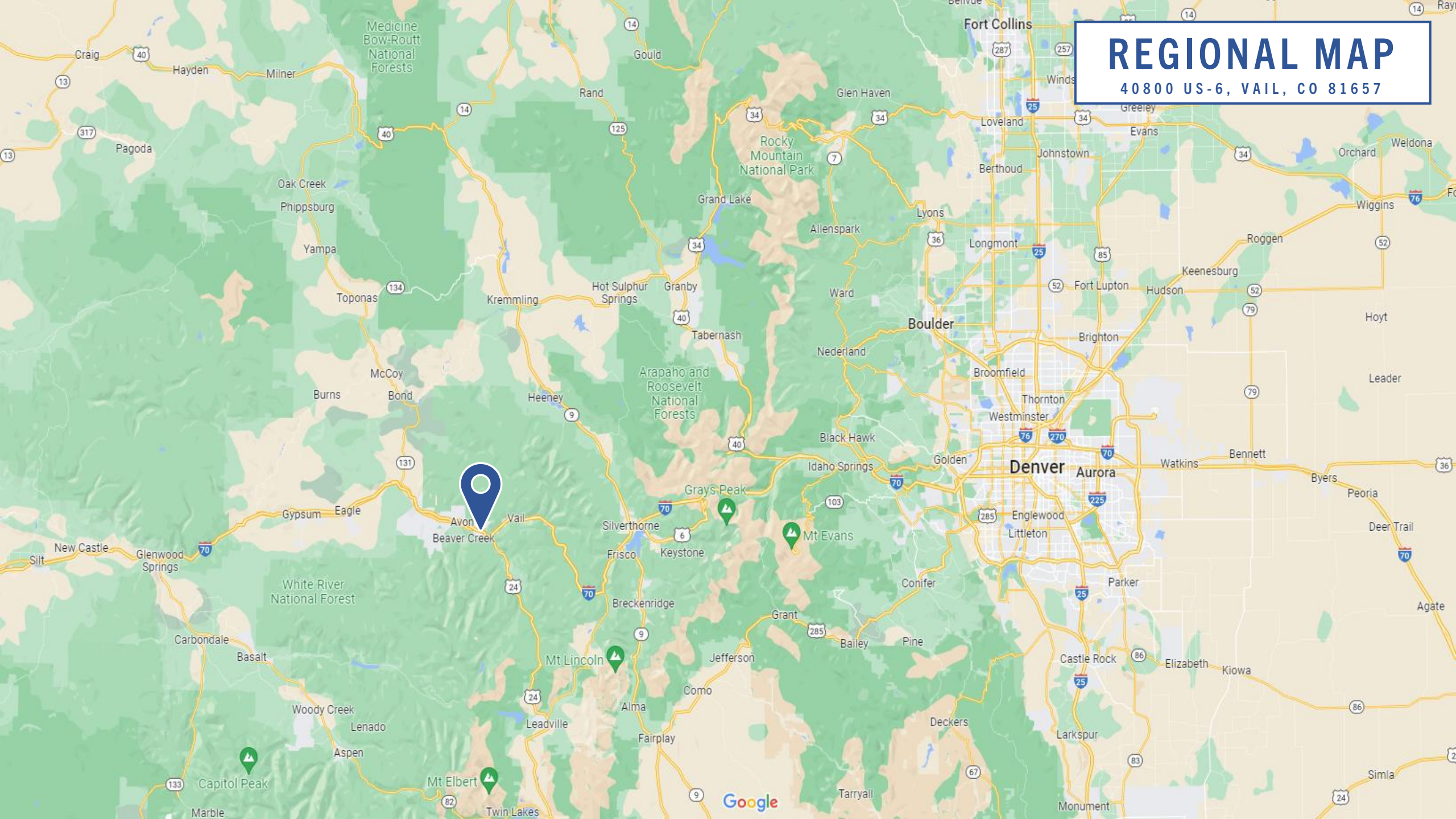
COMMON BATHROOM





REGIONAL MAP

40800 US-6, VAIL, CO 81657





ESTIMATED LOT LINES

Google

RETAIL AERIAL

40800 US-6, VAIL, CO 81657

ROUTE 6 CAFÉ
HIGH COUNTRY HEALING
MINI MARKET MUNDO LATINO

FASTVAPE VAIL

VALVOLINE

CARQUEST AUTO
PARTS

BIG O TIRES

EAGLE RIVER CAR
WASH



ROOTS RX

ALPINE
COLLISION

**SUBJECT
SITE**

CITY ELECTRIC SUPPLY
DCA
PEDAL POWER

MAXIMUM COMFORT POOL & SPA

HOMESTAKE PEAK
SCHOOL OF
EXPEDITIONARY
LEARNING



DEMOGRAPHICS SUMMARY

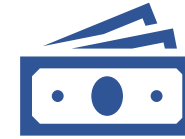
POPULATION	3 Miles	5 Miles	10 Miles
2030 Projection	5,924	14,078	26,996
2025 Population	6,261	14,418	27,257
2020 Population	7,280	14,877	26,474
Median Age	38.6	39.2	39.7

INCOME	3 Miles	5 Miles	10 Miles
Average	\$129,213	\$138,610	\$139,596
Median	\$111,710	\$112,324	\$108,697

TRAFFIC COUNTS

Interstate 70	42,580 (2024)
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HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2030 Projection	2,308	5,769	10,965
2025 Households	2,458	5,924	11,058
2020 Households	2,938	6,174	10,667



AVERAGE HOUSEHOLD INCOME
FIVE MILE RADIUS

\$138,610



HOUSEHOLDS WITHIN FIVE MILE
RADIUS

5,924



POPULATION WITHIN FIVE MILE
RADIUS

14,418



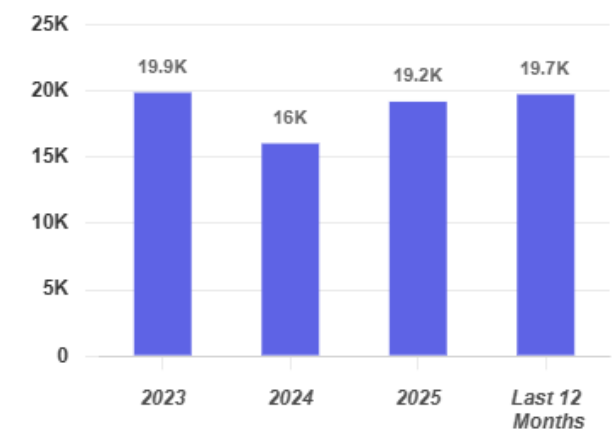
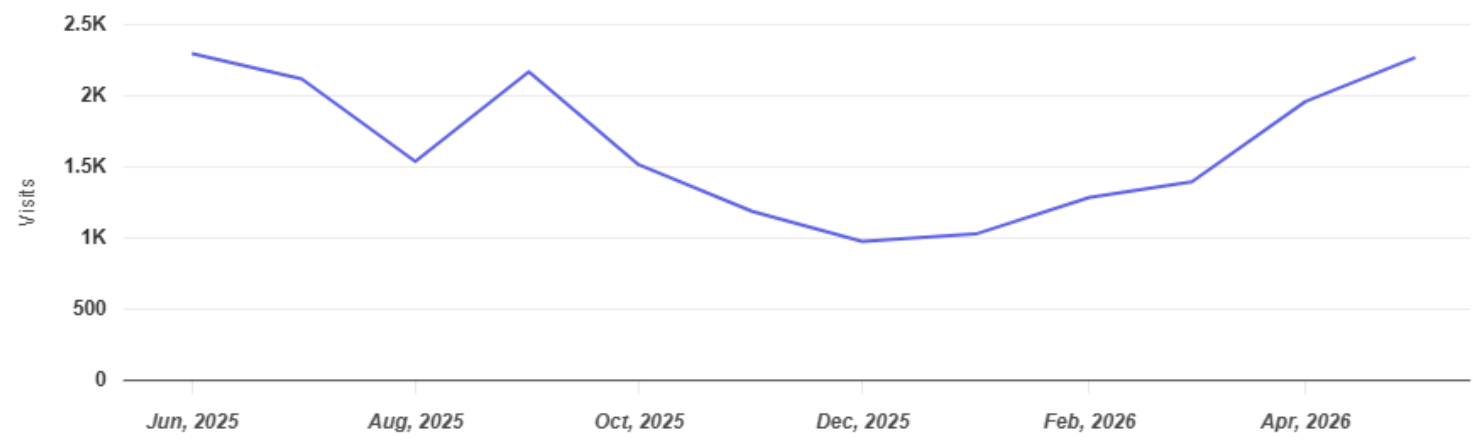
DAILY TRAFFIC COUNTS

42,580

VISITS DATA

Visits	19.7K	Visit Frequency	3.79
Visits / sq ft	4.19	Avg. Dwell Time	17 Min
Visitors	5.2K	Sales	\$2.4M

VISITS VARIANCE



TENANT RANKINGS

Nationwide

2,892 / 4,240

View List

Colorado

56 / 86

View List

Local: 50mi

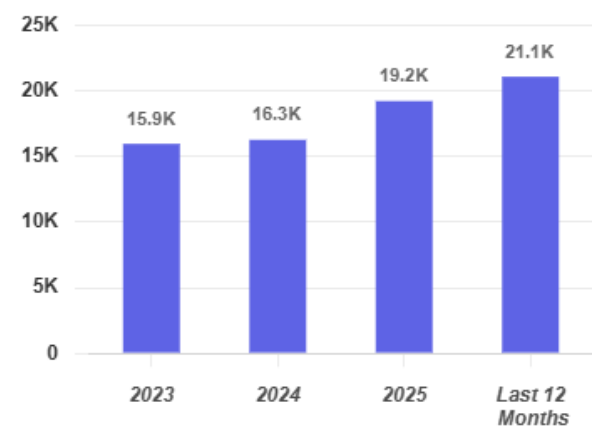
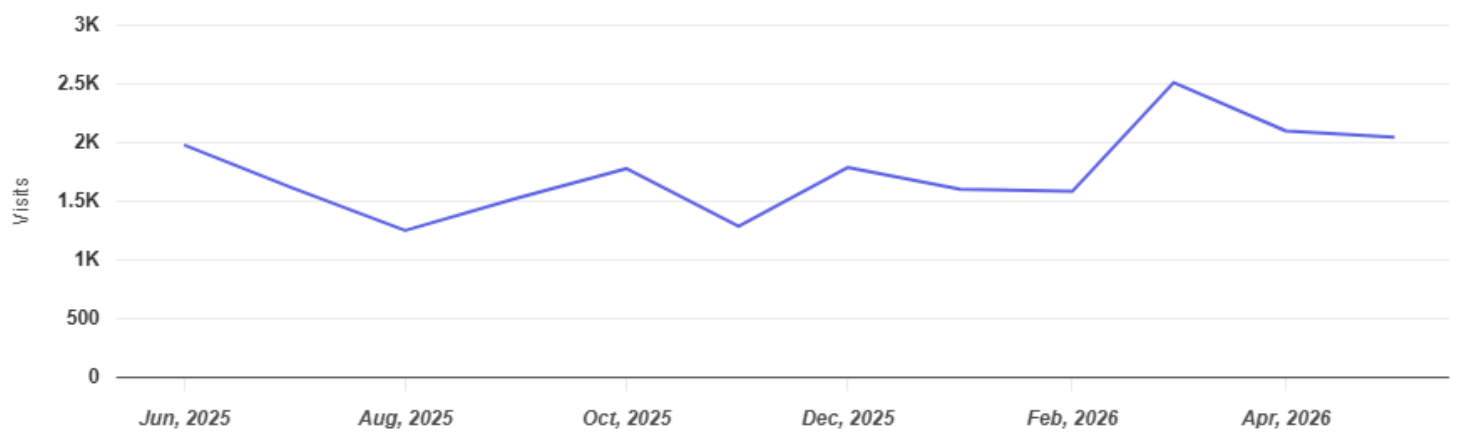
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View List

VISITS DATA

Visits	21.1K	Visit Frequency	4.67
Visits / sq ft	4.82	Avg. Dwell Time	16 Min
Visitors	4.5K	Sales	--

VISITS VARIANCE



TENANT RANKINGS

Nationwide

455 / 859

[View List](#)

47%

Colorado

9 / 26

[View List](#)

69%

Local: 50mi

1 / 7

[View List](#)

85%

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STONE CREEK BUSINESS CENTER

40800 US-6, VAIL, CO 81657

OFFERING MEMORANDUM

EXCLUSIVELY LISTED:

ADAM LEWIS

BROKER OF RECORD

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