

DENVER
28.6 MILES



85

86

29,064 VPD

FOUNDERS PARKWAY

METZLER WAY

METZLER DRIVE

SUBJECT PROPERTY
MURPHY USA

CASTLE ROCK, CO (DENVER MSA)

Murphy USA

20-YEAR CORPORATE GROUND LEASE
\$19B REVENUE COMPANY (NYSE: MUSA)

 **CP PARTNERS**
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Murphy USA

186 Metzler Dr, Castle Rock, CO 80104 

\$4,286,000

PRICE

5.25%

CAP RATE

NOI	\$225,000
LEASE TYPE	Ground
LEASE TERM	20 Years
BUILDING SIZE	2,842 SF
LAND AREA	1.04 AC



New construction gas station/ c-store ideally located on busy retail thoroughfare – 30,000 VPD

Brand-new 20-year corporate ground lease Murphy USA featuring 10% rental increases every 5 years throughout the base term and option periods. Subject property is located in **Castle Rock – an explosive growth, affluent Denver submarket** boasting average household incomes of \$198K in a 5-mile radius.

The Offering

- 20-year absolute net ground lease featuring 10% rental increases every 5 years
- Lease signed by tenant's primary corporate operating entity – Murphy Oil USA, Inc. (see below)
- Ideal location – busy retail thoroughfare (30,000 VPD) surrounded by major national tenants driving traffic to the direct trade area
- Tremendous projected population growth (see below)

About The Tenant

- Murphy Oil USA, Inc. (NYSE: MUSA) is one of the largest independent retailers of gasoline products and convenience store merchandise in the country with over 1,700 locations in 27 states
- FY 2025 revenues totaled \$19.38 billion

Market Highlights

- Extremely affluent residential demographics – \$198K average household incomes within a 5-mile radius of the subject property
- Explosive growth Denver submarket – 15% and higher population increases estimated within a 1, 3, and 5-mile radius over the next 5 years
- Subject property just down the street from the Outlets at Castle Rock – the #1 ranked factory outlet in Colorado in terms of annual visits (4.5M) per Placer.ai
- National tenants at the Outlets include Nike, Adidas, Restoration Hardware, North Face, Lululemon, and Columbia Sportswear



		List Price
Price		\$4,286,000
Capitalization Rate		5.25%
Building Size (SF)		2,842
Lot Size (AC)		1.04
Stabilized Income		
Scheduled Rent		\$225,000
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$225,000

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Murphy USA
Lease Signed By	Murphy Oil USA, Inc.
Lease Type	Ground
Lease Term	20 Years
Rent Increases	10% Every 5 Years
Rent Commencement	4/15/2026
Options	Four, 5-Year
Year Built	2026
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
Murphy USA	2,842	4/15/2026	4/30/2031	\$225,000	\$18,750	\$225,000
	<i>10% Increase</i>	5/1/2031	4/30/2036		\$20,625	\$247,500
	<i>10% Increase</i>	5/1/2036	4/30/2041		\$22,688	\$272,250
	<i>10% Increase</i>	5/1/2041	4/30/2046		\$24,956	\$299,475
	Option 1	5/1/2046	4/30/2051		\$27,452	\$329,423
	Option 2	5/1/2051	4/30/2056		\$30,197	\$362,365
	Option 3	5/1/2056	4/30/2061		\$33,217	\$398,601
	Option 4	5/1/2061	4/30/2066		\$36,538	\$438,461
TOTALS:	2,842			\$225,000	\$18,750	\$225,000

LEGEND

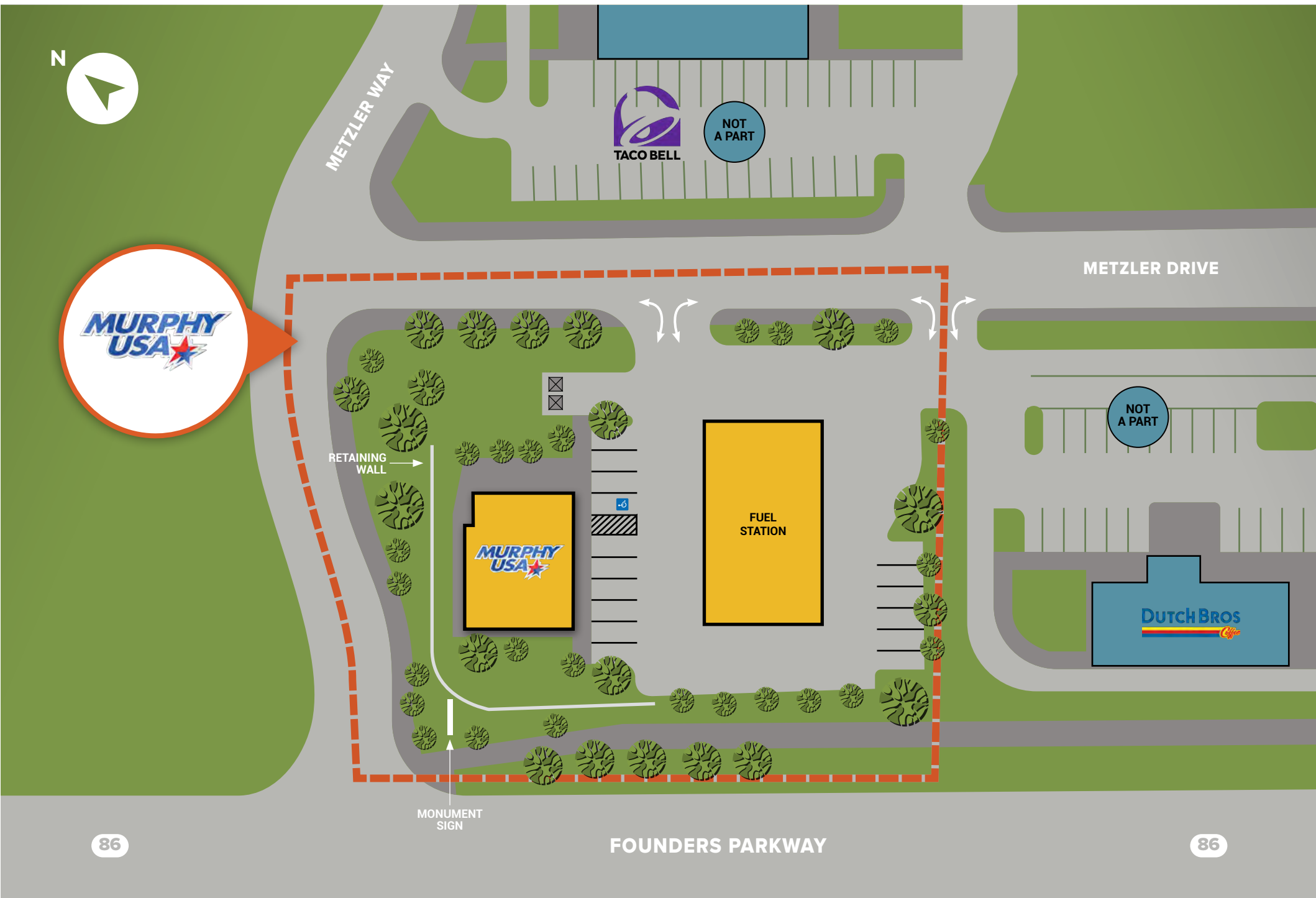
Property Boundary

2,842
Building SF

1.04
Acres

16
Parking Spaces


Egress



One of the largest national gasoline and convenience retailers



\$19.3 Billion

MURPHY USA, INC REVENUE
(FY 2025)

\$470.6 Million

MURPHY USA, INC NET INCOME
(FY 2025)



About Murphy USA

- Murphy USA, Inc. (NYSE: MUSA) is one of the largest independent retailers of gasoline products and convenience store merchandise, operating under the brand names of Murphy USA, Murphy Express, and QuickChek
- There are over 1,700 store locations in 27 states, primarily in the Southeast, Southwest and Midwest areas of the United States
- Murphy USA serves approximately 2 million customers per day
- Almost all locations feature a minimum of 12 fuel dispensing positions

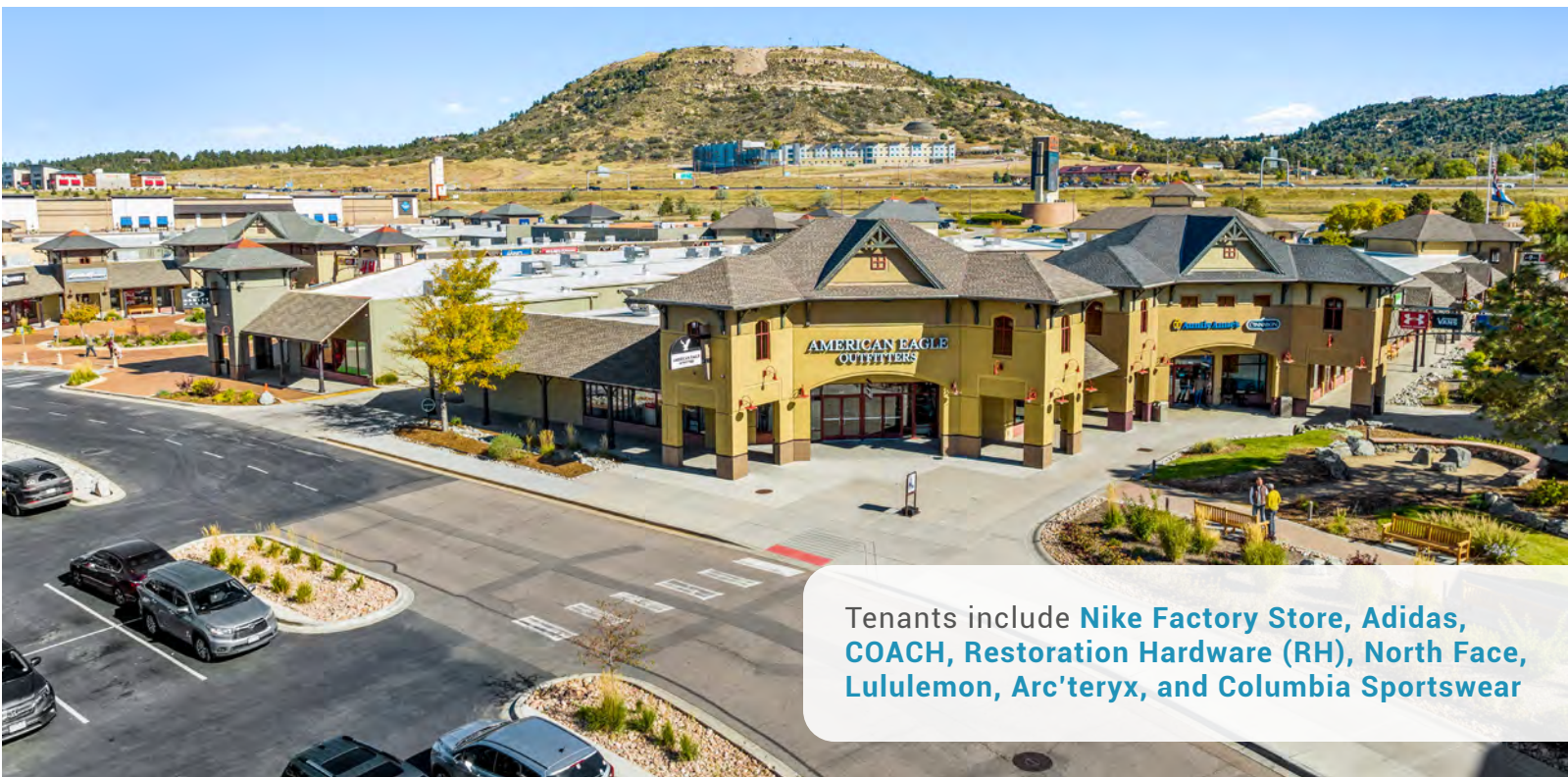
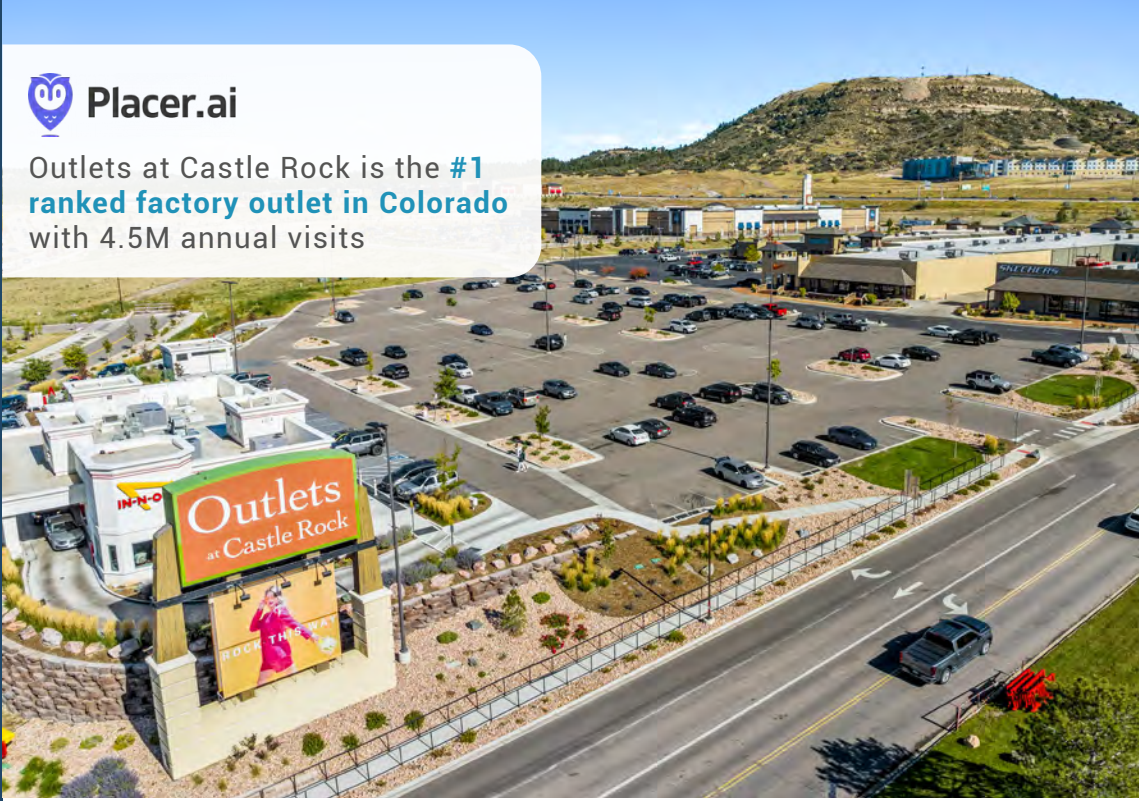
Corporate Growth

- In January 2021, Murphy USA completed its acquisition of QuickChek convenience stores, which are located in New Jersey and New York, for \$645 million
- In total, Murphy USA has converted 210 small-format kiosks into standalone stores, meaning that since 2013, the network transformed from nearly 70% kiosks to roughly 40% in 2023

[Tenant Website](#) 

Placer.ai

Outlets at Castle Rock is the #1 ranked factory outlet in Colorado with 4.5M annual visits



Tenants include Nike Factory Store, Adidas, COACH, Restoration Hardware (RH), North Face, Lululemon, Arc'teryx, and Columbia Sportswear



Located in a thriving Denver submarket

340
ADJACENT
RESIDENTIAL UNITS

29,064
VEHICLES PER DAY ALONG
FOUNDERS PKWY

28.6 miles
TO DOWNTOWN
DENVER

DENVER
28.6 MILES



Orangetheory
FITNESS

State Farm

ADVENTHEALTH
CASTLE ROCK

MAVERIK

ARAPAHOE
COMMUNITY
COLLEGE

CASTLE VIEW
HIGH SCHOOL

HOBBY LOBBY

KING
Scopets

ROSS
DRESS FOR LESS

Outlets
at Castle Rock

COACH NikeFactoryStore HOLLISTER Levi's
IN-N-OUT MICHAEL POLO adidas
H&M Eddie Bauer BANANA REPUBLIC
J.CREW lululemon

sam's club

HomeGoods

WHOLE FOODS MARKET ULTA BEAUTY

TJ-maxx verizon

petco SIERRA

sleep number.

THE HOME DEPOT

EINSTEIN BROS
BAGELS



KOHL'S

PETSMART

Office DEPOT
OfficeMax

5TBANK

GNC

GREASE MONKEY Oil Changes & More

GOODYEAR

SONIC



Panera BREAD

FIVE GUYS

Red Robin

planet fitness

Applebee's

W

SPROUTS
FARMERS MARKET

Michaels

OUTBACK
STEAKHOUSE

CHASE

29,064 VPD



FOUNDERS PARKWAY

METZLER WAY
METZLER DRIVE

QDOBA
MEXICAN EATS

DISCOUNT
TIRE

STEM
Child Care

COLD STONE
CREAMERY

ubreakifix
by asurion

Dutch Bros
Coffee

SUBJECT PROPERTY

MURPHY
USA

TACO
BELL

ECHO RIDGE
340
APARTMENTS



**DOWNTOWN
CASTLE ROCK**
(3.1 MILES FROM
SUBJECT PROPERTY)

**Outlets
at Castle Rock**

143,678 VPD

HomeGoods
TJ-MAXX
PETCO
ULTA
SIERRA
TORRID

sam's club

16,865 VPD

ROSS
HOBBY LOBBY

Lowe's

KING
Scoopery

28,724 VPD

10,694 VPD

20,467 VPD

26,826 VPD

10,299 VPD

116,482 VPD

- GOVERNMENT OFFICE
- ELEMENTARY/
MIDDLE SCHOOL
- SPORTS COMPLEX

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2025	4,988	51,298	98,129
2030 Projection	5,760	59,095	115,071

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$176,459	\$180,858	\$198,590
Median	\$139,866	\$149,073	\$158,689

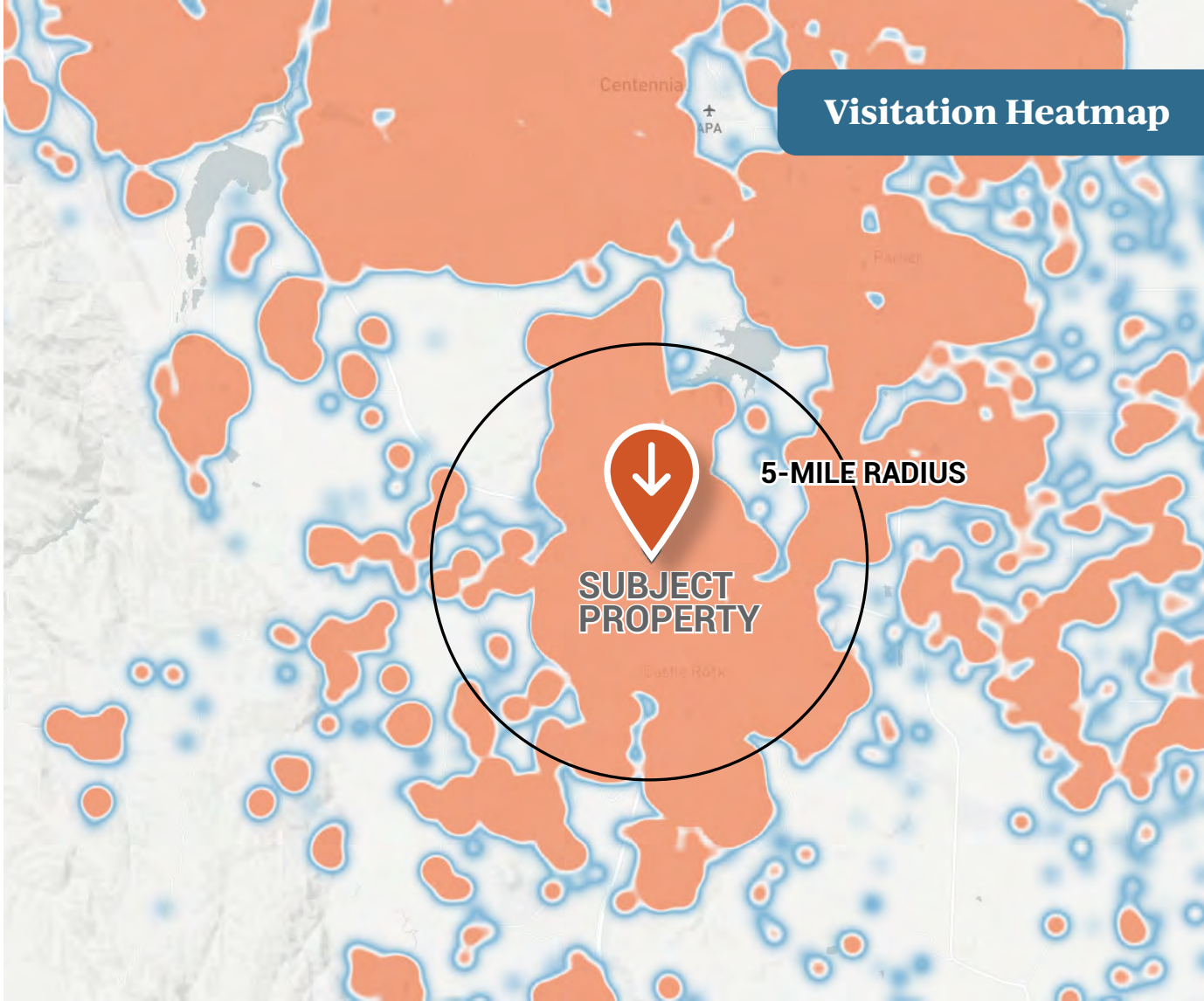
Nearby Outlets at Castle Rock is the **#1 ranked factory outlet in Colorado** based on the number of visits in the past 12 months, driving high foot traffic near the subject property

4.5M Visits

OVER PAST 12 MONTHS AT NEARBY OUTLETS AT CASTLE ROCK

53 Minutes

AVERAGE DWELL TIME AT NEARBY OUTLETS AT CASTLE ROCK

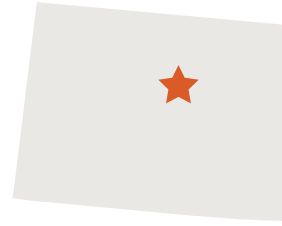


Visitation Heatmap

The shading on the map above shows the **home location of people who visited nearby Outlets at Castle Rock over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Castle Rock, CO



A Flourishing Community

- Home to approximately 83,213 residents, Castle Rock serves as the county seat of Douglas County and is part of the Denver-Aurora-Lakewood MSA
- The town is conveniently located along Interstate 25, nestled between Denver (28 miles north) and Colorado Springs (40 miles south)
- Surrounded by scenic mountain views, Castle Rock features an extensive network of amenities, including 54 parks, an impressive 105 miles of trails, and approximately 6,000 acres of open space
- Castle Rock is a highly sought-after community, celebrated for its thriving downtown area, acclaimed parks, exceptional public safety, small-town charm, and a high quality of life
- Additionally, Castle Rock is one of Colorado's fastest growing communities
- Home to the Sturn Collaboration Campus, a branch of Arapahoe Community College (11,500+ students), which offers a wide range of degree programs in fields such as business, health, and technology

Denver: the Mile High City

- Denver is the capital and most populous city in Colorado with a population exceeding 700,000 residents
- Its central location makes it a distribution hub for the American west, while also supporting a number of growing industries in technology, telecommunications, and energy
- Home to several major league sports teams, including the Broncos (NFL), Nuggets (NBA), Rockies (MLB), Avalanche (NHL), and Rapids (MLS)
- The University of Denver is the oldest independent private university in the Rocky Mountain Region and has an enrollment of over 13,000 students

3 Million

DENVER MSA ESTIMATED
POPULATION

\$311.8 B

DENVER MSA GDP



Regional Map

**DOWNTOWN
DENVER**
(28.6 MILES)

LAKWOOD

AURORA

LITTLETON

PARKER

CASTLE ROCK



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