



NET LEASE INVESTMENT OFFERING



## Caliber Collision

*Infill & Affluent w/ Extreme Barriers | Triple Net w/ 10% Increases*  
Denver, CO



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# Investment Highlights

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- » **Infill Denver location** with extreme barriers to entry
- » Approximately **5 miles east of Downtown Denver** and **18 miles west of Denver International Airport**, the 6th busiest airport in the world
- » **Long-term lease** with approximately 8.5 years remaining
- » **10% rental increases** every five years
- » Absolute triple net lease with **no landlord responsibilities**
- » **Recently constructed build-to-suit** Caliber Collision (2019)
- » **Corporately guaranteed lease** (CH Hold Corp)
- » **Large parcel** (2.12-Acres)
- » **Densely populated area** with approximately 120,000 people living within 3 miles
- » Collision centers qualify for accelerated **bonus depreciation** (Consult you CPA)
- » **Extremely affluent area** with average annual **household income of \$159,000** within 3 miles
- » Positioned **just south of Interstate 70** (162,000 VPD)
- » Prime location in the **Park Hill Neighborhood** and in **Denver's highly desired "Quebec Street Submarket"**, one of Denver's original industrial nodes with approximately 12M square feet of industrial property
- » Caliber Collision is **the nation's leading and largest collision repair company** with more than 1,800 locations, and is anticipated to become publicly traded in 2026
- » **E-Commerce** and **recession-resistant** business model
- » Colorado is **the ideal market for collision centers** due to the extreme and unpredictable weather



# Investment Overview



**PRICE**  
\$6,075,500



**CAP RATE**  
6.00%



**NOI**  
\$364,600



**ADDRESS**  
5050 E Smith Road  
Denver, CO 80216

<b>LEASE COMMENCEMENT:</b>	<b>December 16, 2019</b>	<b>BUILDING SIZE:</b>	<b>16,969 SF</b>
<b>LEASE EXPIRATION:</b>	<b>December 31, 2034</b>	<b>LAND SIZE:</b>	<b>2.12 Acres</b>
<b>RENTAL ESCALATIONS:</b>	<b>10% Every 5 Years (next on 1/1/2029)</b>	<b>YEAR BUILT:</b>	<b>2019</b>
<b>RENEWAL OPTIONS:</b>	<b>Two 5-Year</b>		
<b>GUARANTOR:</b>	<b>CH Hold Corp (Corporate)</b>		
<b>TENANT:</b>	<b>Caliber Bodyworks of Colorado LLC</b>		
<b>LEASE TYPE:</b>	<b>Absolute Triple Net</b>		
<b>LANDLORD RESPONSIBILITIES:</b>	<b>None</b>		





# Aerial



DOWNTOWN DENVER  
THE MILE HIGH CITY

PARK HILL  
PARK

**CALIBER**  
COLLISION

**SAFETYWAY**  
DISTRIBUTION CENTER  
(1.5 M SF)

Colorado Blvd

70

Interstate 70 | 162,000 VPD

Dahlia St



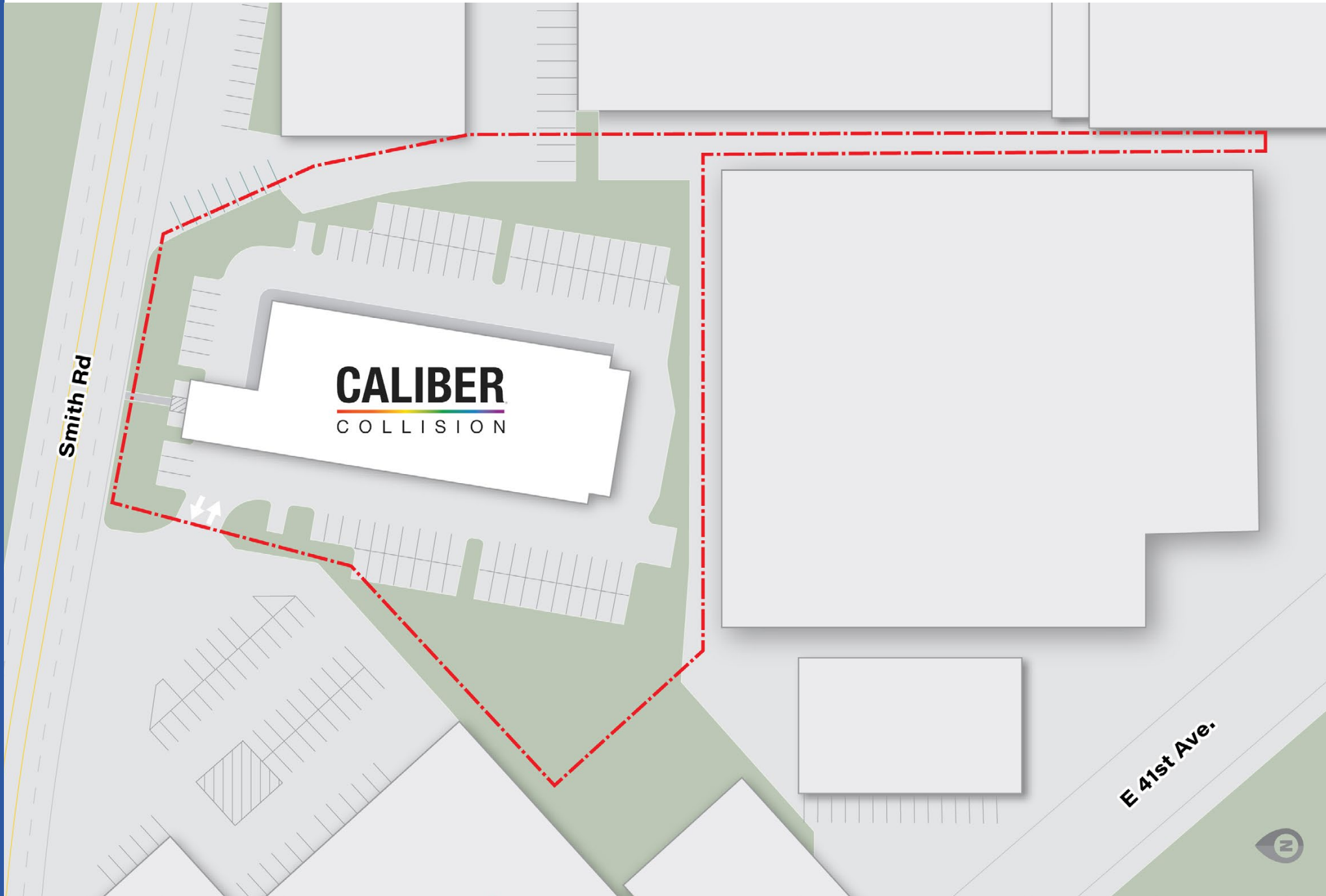
E Smith Rd

# Photographs

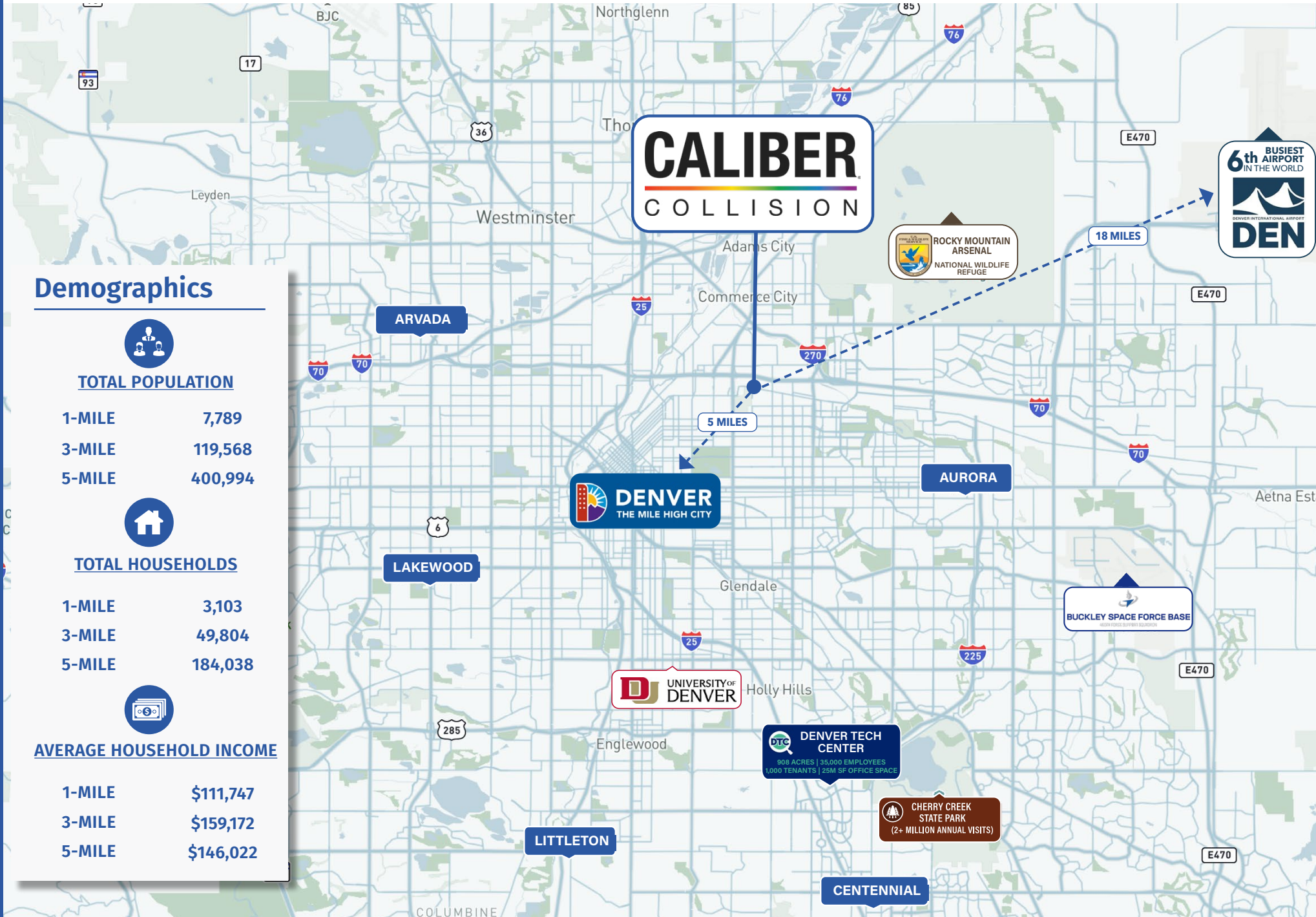


# Site Plan

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# Map



**CALIBER**  
COLLISION

**6th** BUSIEST AIRPORT IN THE WORLD  
DENVER INTERNATIONAL AIRPORT  
**DEN**

ROCKY MOUNTAIN ARSENAL NATIONAL WILDLIFE REFUGE

BUCKLEY SPACE FORCE BASE

CHERRY CREEK STATE PARK (2+ MILLION ANNUAL VISITS)

DTC DENVER TECH CENTER  
908 ACRES | 35,000 EMPLOYEES  
1,000 TENANTS | 25M SF OFFICE SPACE

UNIVERSITY OF DENVER

**DENVER**  
THE MILE HIGH CITY

### Demographics

**TOTAL POPULATION**

1-MILE	7,789
3-MILE	119,568
5-MILE	400,994

**TOTAL HOUSEHOLDS**

1-MILE	3,103
3-MILE	49,804
5-MILE	184,038

**AVERAGE HOUSEHOLD INCOME**

1-MILE	\$111,747
3-MILE	\$159,172
5-MILE	\$146,022

# Tenant Overview

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## CALIBER COLLISION

Caliber Collision is the largest collision repair operator in the United States, founded in 1997 and headquartered in Lewisville, Texas. The company operates more than 1,800 locations across approximately 41 states and employs roughly 30,000 people. The company is privately owned and is primarily owned by Hellman & Friedman, an \$80B private equity firm based in San Francisco.

The company repairs more than 450,000 vehicles annually, supported by a highly scalable platform and steady insurance-driven demand. Caliber has achieved significant growth in recent years through an aggressive acquisition strategy, successfully consolidating a fragmented industry by integrating numerous local autobody operators. The company has also cultivated strong strategic relationships with 57 car dealerships across the U.S. and maintains direct repair program (DRP) partnerships with 34 major insurance carriers, including AAA, GEICO, Farmers Insurance, Liberty Mutual, Allstate, and USAA, which generate consistent referral volume and further solidify its position as a dominant national platform.

Caliber Collision is expected to become publicly traded in 2026 having filed a confidential S-1 in July 2025 with the SEC.

Website:	<a href="http://www.caliber.com">www.caliber.com</a>
Headquarters:	Lewisville, TX
Number of Locations:	1,800+
Company Type:	Private





## Location Overview

### DENVER

Denver is the economic and cultural center of Colorado and the largest city in the Rocky Mountain region. With nearly 3.0 million residents in the MSA, the market benefits from steady population growth, a highly educated workforce, and a diversified economy.

The city is a hub for aerospace, healthcare, financial services, energy, and technology, supported by major employers such as Lockheed Martin, Ball Aerospace, Arrow Electronics, DaVita, and Molson Coors Beverage, reinforcing its role as a corporate stronghold. Denver International Airport is one of the busiest in the world enhancing connectivity and serving as a powerful economic driver, attracting commerce, tourism, and global investment.

Denver consistently ranks among the nation's best places to live, with over 300 days of sunshine annually, extensive parks and trails, and proximity to world-class outdoor recreation. Cultural amenities, a vibrant food and arts scene, and significant investment in transit and housing add to its appeal. Combining demographic strength, economic diversity, and lifestyle advantages, Denver remains a premier market for long-term real estate investment.



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



[www.bouldergroup.com](http://www.bouldergroup.com)



### EXCLUSIVELY LISTED BY:

#### ZACH WRIGHT

Vice President

720-604-2220

[zach@bouldergroup.com](mailto:zach@bouldergroup.com)

#### BRANDON WRIGHT

Associate

720-604-2256

[brandon@bouldergroup.com](mailto:brandon@bouldergroup.com)

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