



# SINGLE-TENANT NET LEASE INVESTMENT

OFFERING MEMORANDUM



478 S. MARTIN STREET, LONGMONT, CO

**riverwest**  
REAL ESTATE GROUP



## INVESTMENT HIGHLIGHTS

### **Absolute Net Lease - Zero Landlord Responsibilities**

- Provides bond-like income with no capital exposure

### **Investment Grade Tenant - TAK (NYSE)**

- BioLife is a wholly-owned subsidiary of Takeda Pharmaceutical
- Largest national plasma services provider with over 200 locations

### **Durable, Recession-Resistant Use (Medical/Plasma Collection)**

- Plasma centers are needs-based healthcare infrastructure with high barriers to entry (regulatory & buildout) creating stability

### **Long-Term Occupancy History**

- Tenant has been in place since 2015 demonstrating a 10+ year performance history
- Attractive 4.5 years remaining on base term with long-term upside
- Scheduled rent growth - 3% increases every 3 years - October 2027

### **Purpose-Built, All Brick Facility, Situated on 3 Acres**

- 16,694 SF specialized medical building with excellent ambient lighting
- 124 parking stalls necessary for large donor demand
- Specialized infrastructure: labs, medical rooms, and storage

### **Strategic Location - Denver/ Boulder MSA**

- Longmont, Colorado: high-growth submarket within the Boulder MSA benefiting from strong demographics, population growth, and economic expansion
- Major national tenancy situated adjacent to subject property
- Along US-287 Corridor - N/S route spanning from Wyoming to Oklahoma

## Mission-Critical Healthcare Tenant | Investment-Grade Pharmaceutical Backing



### Real Estate Profile

**Use Type:** Medical / Plasma Collection

**Typical Size:** 15,000 – 25,000 SF

**Lease Structure:** Absolute-Net

**Tenant Investment:** Significant interior buildout (\$4-6M per location)

### Key Real Estate Characteristics

- ✓ High parking ration (donor traffic)
- ✓ Specialized infrastructure (labs, medical rooms, storage)
- ✓ Long-term occupancy due to regulatory approvals
- ✓ Limited relocation flexibility

### Investment Highlights

- Investment-grade
- Mission critical healthcare use (non-discretionary)
- High barriers to entry (FDA +infrastructure)
- Strong rent durability + long – term leases
- Rapid National expansion footprint
- E-commerce resistant / Amazon-proof
- Sticky tenancy due to specialized buildout

## GLOBAL PLASMA DEMAND DRIVERS



Aging Population & Chronic Illness Growth



Increased Use Of Biological Therapies



Limited Global Plasma Supply



Expanding Rare Disease Treatment Pipelines



Long-Term Demand Supported by Essential Healthcare Needs

# Market Demographics: Longmont, Colorado



## LONGMONT, CO DEMOGRAPHICS

**104,178**

2025 City Population  
City of Longmont Estimate

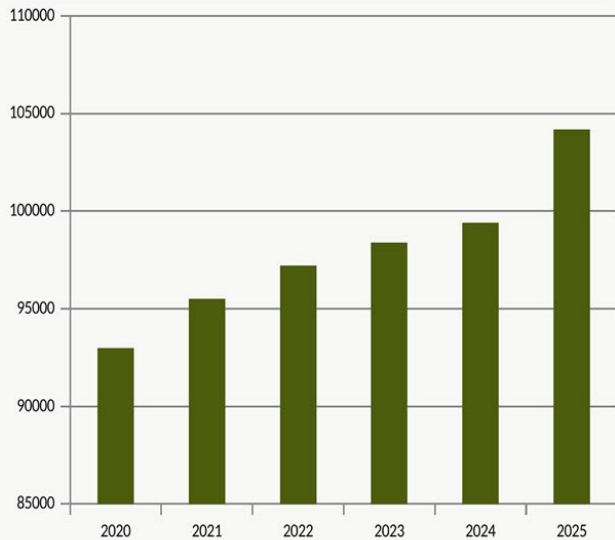
**\$90,671**

Median Household Income  
2024 Estimate — Longmont

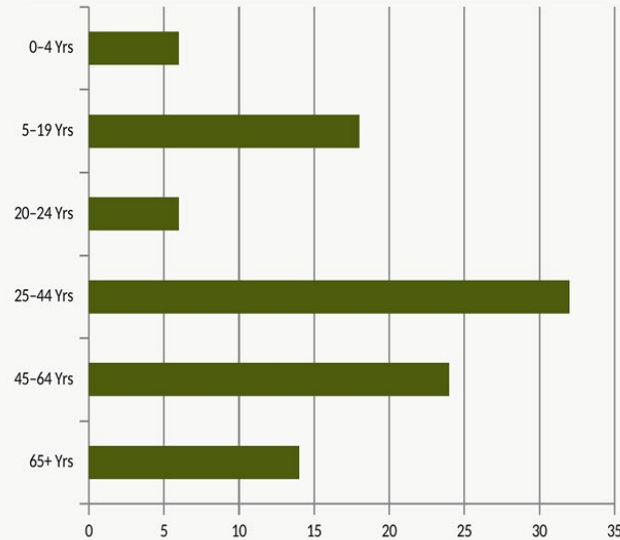
**2.3%**

Unemployment Rate  
Below 3.0% National Average

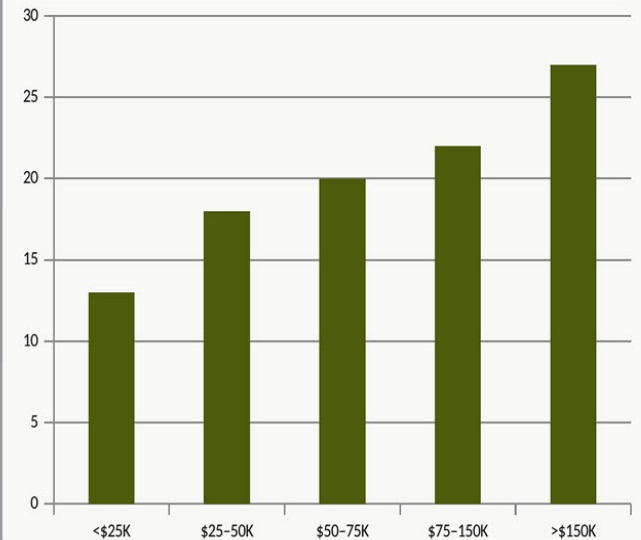
### POPULATION GROWTH — LONGMONT, CO



### POPULATION BY AGE GROUP (%)



### HOUSEHOLD INCOME DISTRIBUTION (%)



Sources: U.S. Census Bureau | Bureau of Labor Statistics | City of Longmont | Esri Demographics | Moody's Analytics | Marcus & Millichap Research Services

# Market Overview: Longmont, Colorado



## LONGMONT, CO MARKET

Longmont is Boulder County's third-largest city, strategically positioned along Colorado's Front Range corridor — one of the nation's most dynamic growth markets.

Located 17 miles north of Boulder and 35 miles north of Denver's CBD, the property benefits from dual metro population centers.

The Denver-Boulder metro is projected to add 142,000+ new residents over the next five years, deepening the regional trade area.

Direct access via US-287 expands the trade area to include Berthoud, Erie, Mead, Firestone, Dacono, and Ft. Lupton.

Healthcare infrastructure anchored by UCHealth Longs Peak Hospital — an 89-bed acute care facility serving Longmont and eight surrounding communities.

## KEY MARKET METRICS

**3M+**

Denver-Boulder Metro Population

**6.1%**

Projected 5-Year Population Growth

**\$90,400**

Denver Metro Median Household Income

**\$68,500**

U.S. Median Household Income

**37.1**

Denver Metro Median Age

**104,178**

Longmont Population (2025 Est.)

**2.3%**

Longmont Unemployment Rate

**5%**

Longmont Projected Job Growth

## MAJOR AREA EMPLOYERS

**UCHealth Longs Peak Hospital**

Healthcare / Acute Care

**AMD (Advanced Micro Devices)**

Semiconductor Technology

**Seagate Technology**

Data Storage / Tech

**Ball Corporation**

Aerospace / Packaging

**J.M. Smucker / Uncrustables**

Food Manufacturing

**St. Vrain Valley Schools**

Education

**DaVita Kidney Care**

Healthcare Services

**Intrado Communications**

Technology

**McLane Western**

Logistics / Distribution

**City of Longmont**

Professional & Business 19%

Trade & Transport 18%

Government 13%

Education & Health 12%

Leisure & Hospitality 10%

Financial Activities 8%