

5451

E HARMONY ROAD, TIMNATH, CO 80547

UNIT 103 (BACK NINE) INVESTMENT SALE



\$1,376,400

6% CAP Rate

CBRE

executive summary

THE OFFERING

The offering features a first generation retail building secured by a NNN lease, providing investors with minimal landlord responsibilities and predictable income. The property is leased to a nationally operating tenant under a new 10 year lease, commencing February 6, 2026 and expiring February 5, 2036. The asset is offered at a 6.00% cap rate and benefits from 2.50% annual rent escalations throughout the lease term, providing built in income growth. This investment offers a combination of long term lease security, attractive yield, and modern construction.

TENANT OVERVIEW



Back Nine is a nationally recognized indoor golf simulator concept offering a technology driven golf experience for players of all skill levels. The tenant operates within a broader network of Back Nine locations across the United States, benefiting from brand recognition, standardized operations, and a proven membership-based model. Back Nine provides golfers with realistic, course-like simulation and performance analytics in a controlled, weather independent environment. The concept supports both individual use and group demand, including private events and corporate bookings, driving repeat visitation and diversified revenue.



property description

PROPERTY OVERVIEW

Back Nine is situated just off East Harmony Road, a major thoroughfare through Northern Colorado. The corridor is home to numerous Fortune 500 employers, including AMD, Broadcom, Bank of America, Hewlett Packard, Intel, Chase Bank, Wells Fargo, CBRE, Costco, Walmart, and Target.

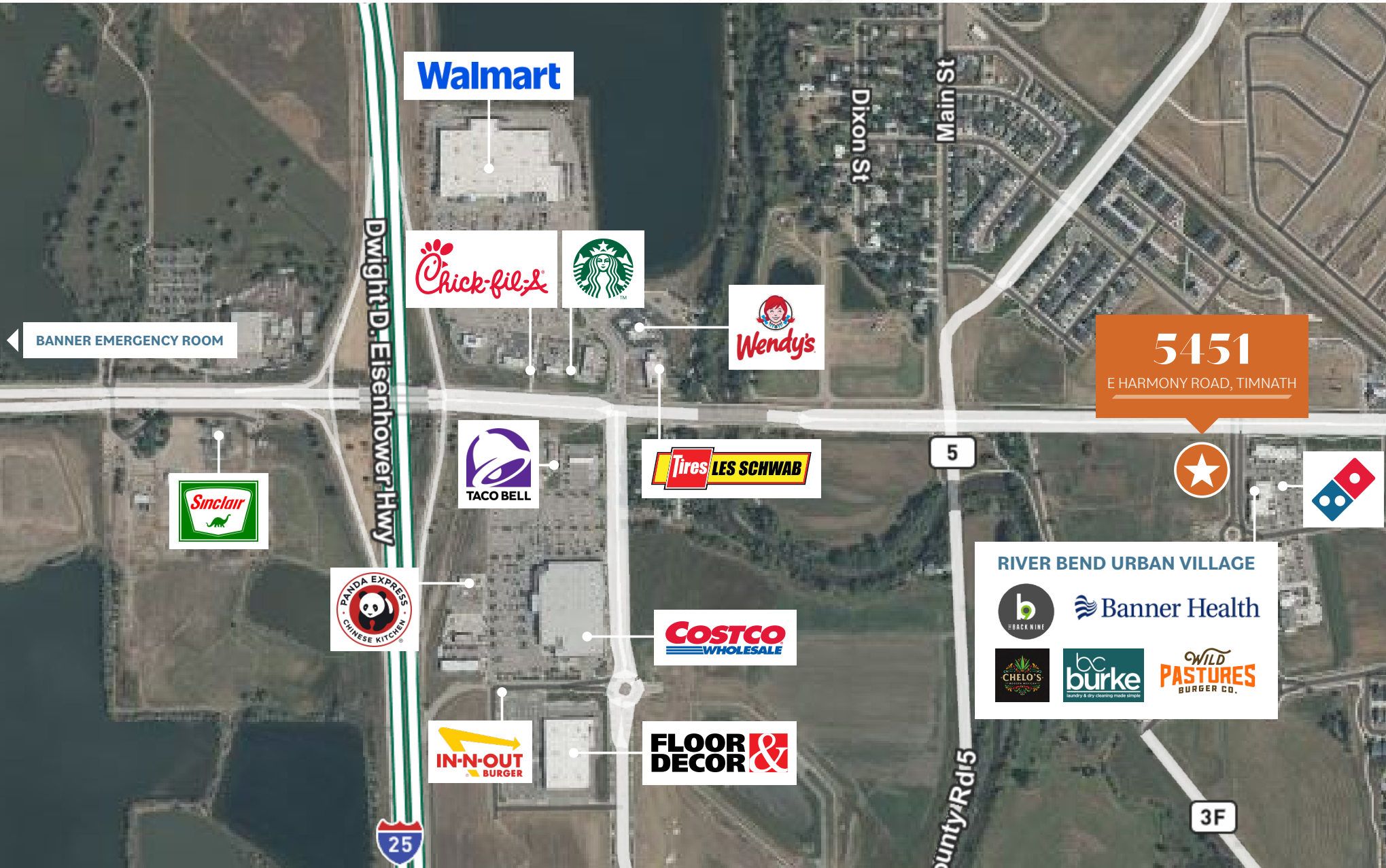
ADDRESS	5451 East Harmony Road, Timnath, CO 80547
PRICE	\$1,376,400 (\$600 S/F)
TENANT	Back Nine
SQUARE FOOTAGE	2,294 SF (Unit 103)
LOT SIZE	N/A
YEAR BUILT	2024
OCCUPANCY	100%
TERM	10 Years (February 6, 2026-February 5, 2036)
CURRENT RENT	\$82,584.00 Y/R (\$6,882.00 M/O)
CAP RATE	6%
ANNUAL RENT INCREASES	2.5%
RENEWAL OPTIONS	Two 5-year options
TOTAL NET LEASE	Tenant Understands and agrees that this lease is a total net lease (a “net, net, net lease”), whereby tenant has the obligation to reimburse Landlord for a share of all costs and expenses.



LEASE RENT SCHEDULE

TERM	ANNUAL FIXED RENT	ANNUAL INSTALLMENT	MONTHLY INSTALLMENT
Months 1-12	\$36.00 / SF	\$82,584.00	\$6,882.00
Months 13-24	\$36.90 / SF	\$84,648.60	\$7,054.05
Months 25-36	\$37.82 / SF	\$86,764.82	\$7,230.40
Months 36-48	\$38.77 / SF	\$88,933.94	\$7,411.16
Months 49-60	\$39.74 / SF	\$91,157.28	\$7,596.44
Months 61-72	\$40.73 / SF	\$93,436.22	\$7,786.35
Months 73-84	\$41.75 / SF	\$95,772.12	\$7,981.01
Months 85-96	\$42.79 / SF	\$98,166.42	\$8,180.54
Months 97-108	\$43.86 / SF	\$100,620.58	\$8,385.05
Months 109-120	\$44.96 / SF	\$103,136.10	\$8,594.67

location overview



market overview

TIMNATH, CO MSA Timnath, Colorado is a fast-growing town in southeastern Larimer County, ideally situated just minutes from Fort Collins with direct access to I-25, offering excellent regional connectivity. Originally founded in 1882 as an agricultural community, Timnath has evolved into a vibrant and scenic town known for its high quality of life and proximity to the Rocky Mountains. The town is experiencing a wave of thoughtful development, blending natural beauty with modern infrastructure and amenities. Its population has surged in recent years, attracting young families and professionals drawn to its balance of lifestyle, opportunity, and open space. With thousands of new homes planned and limited existing retail and dining options, Timnath presents a prime opportunity for commercial growth. This dynamic environment sets the stage for Riverbend Urban Village to become a central hub for commerce and community in Northern Colorado.

98,563
POPULATION

39.2
MEDIAN AGE

\$153,490
AVG. HOUSEHOLD
INCOME

55,877
TOTAL
WORKFORCE

64.1%
OWNER
OCCUPIED
UNITS

61.0%
POPULATION WITH
A BACHELOR'S
DEGREE OR HIGHER



5451

E HARMONY ROAD, TIMNATH

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