

PROPERTY DETAILS

Address	1151 S Chambers Rd Aurora, CO
NOI	Years 1-5: \$76,500/yr Rent bumps 10% every 5 years
Lease Term	15 Year NNN Ground Lease Commenced 2/15/2023
# of Renewals	(5) Five Year Renewals
Neighboring Tenants	Neighboring tenants include: King Soopers, KFC, Taco Bell, The East Café Chinese, Discount Tire, UCHealth ER
Daily Traffic Counts (VPD)	E Mississippi Ave: 38,535 S Chambers Rd: 32,571



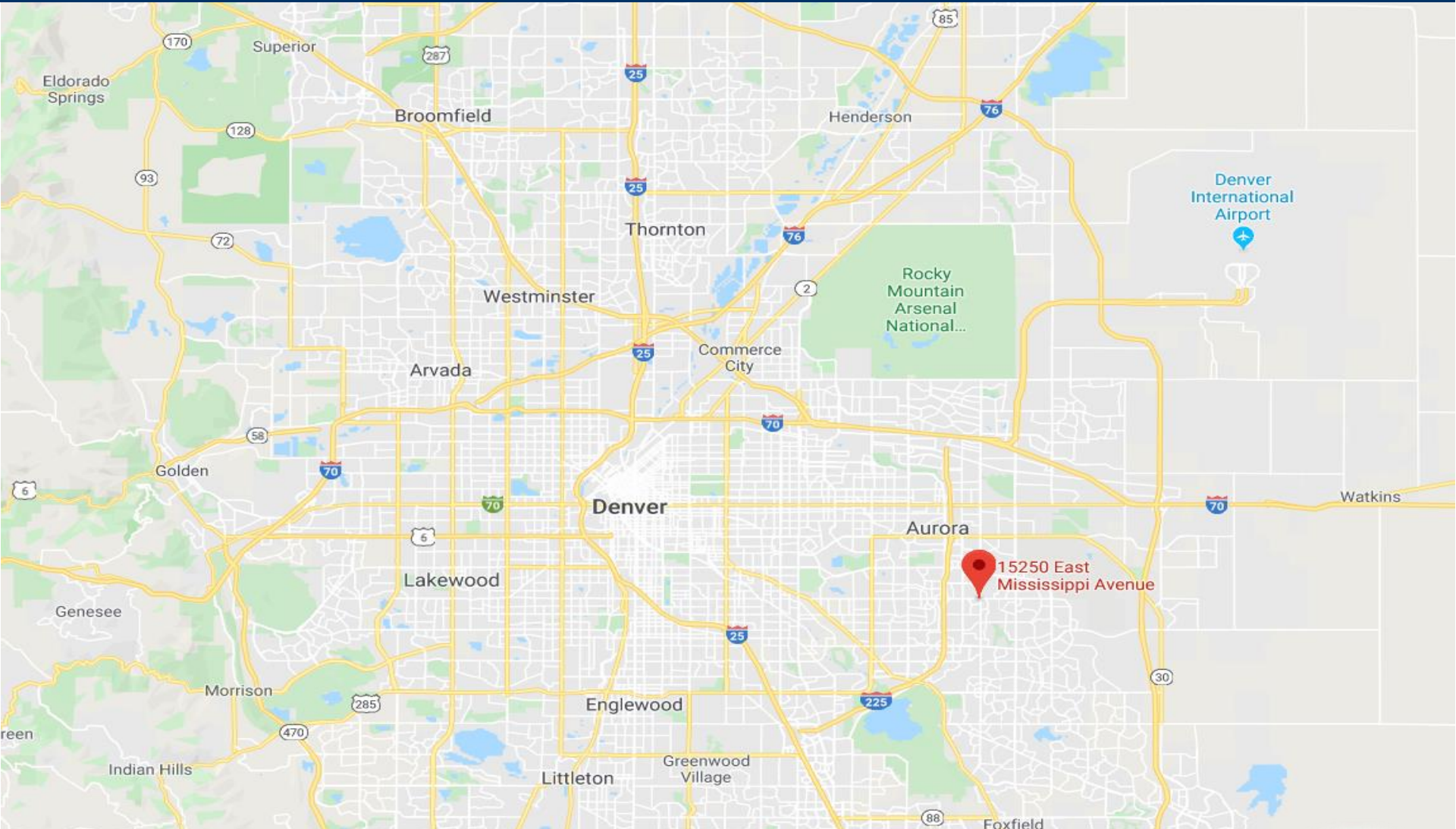
PROPERTY SUMMARY

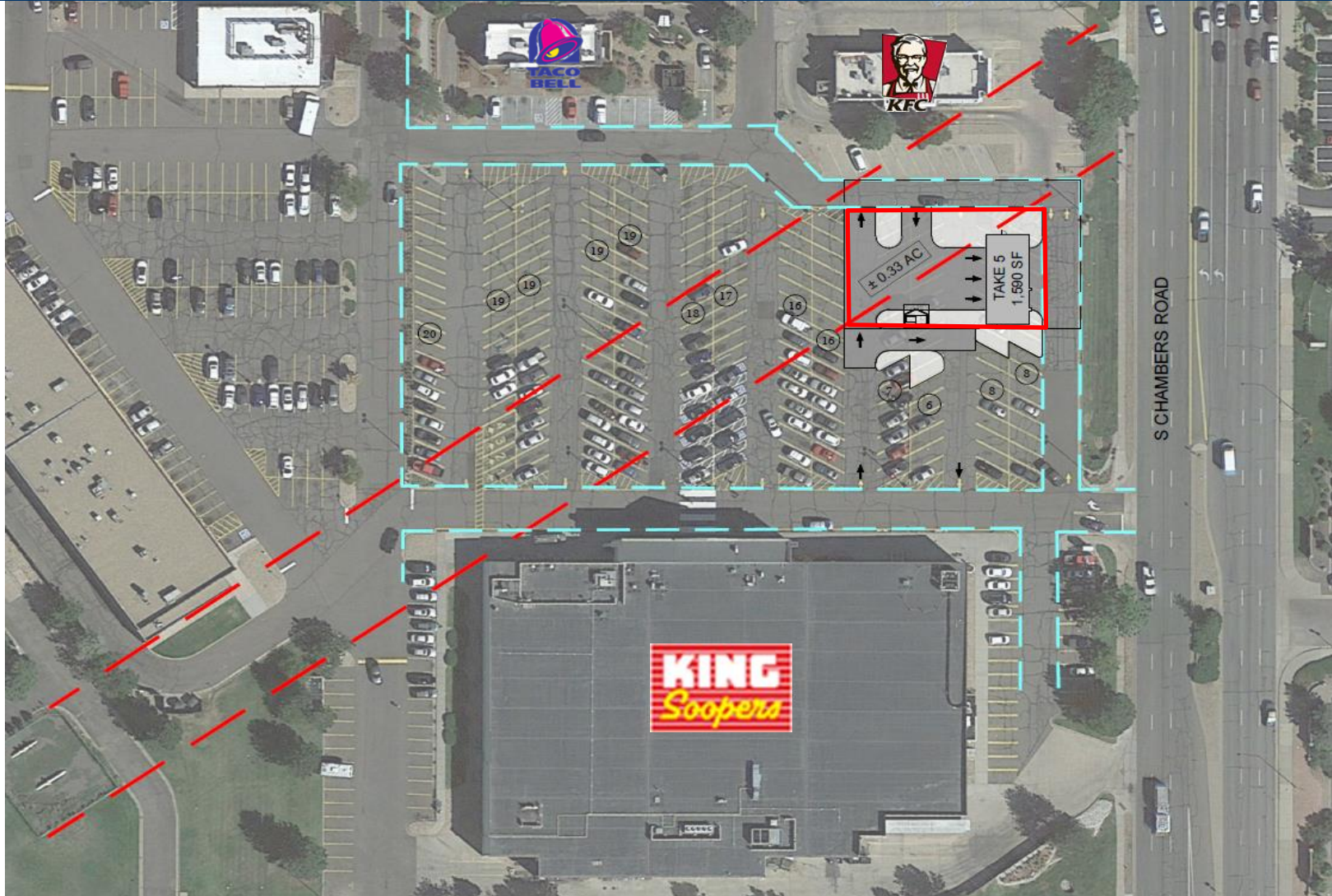
- New 15 Year Take 5 Ground Lease within King Soopers Anchored Center
- 10% Rent Bumps every 5 years, with 5 Five Year renewals after the initial 15 year term
- Located in Aurora, CO with a population of 383,309 within a 5 mile radius
- Over 38,000 VPD along E Mississippi Avenue
- Property has already been subdivided, and rent commenced on 2/15/23

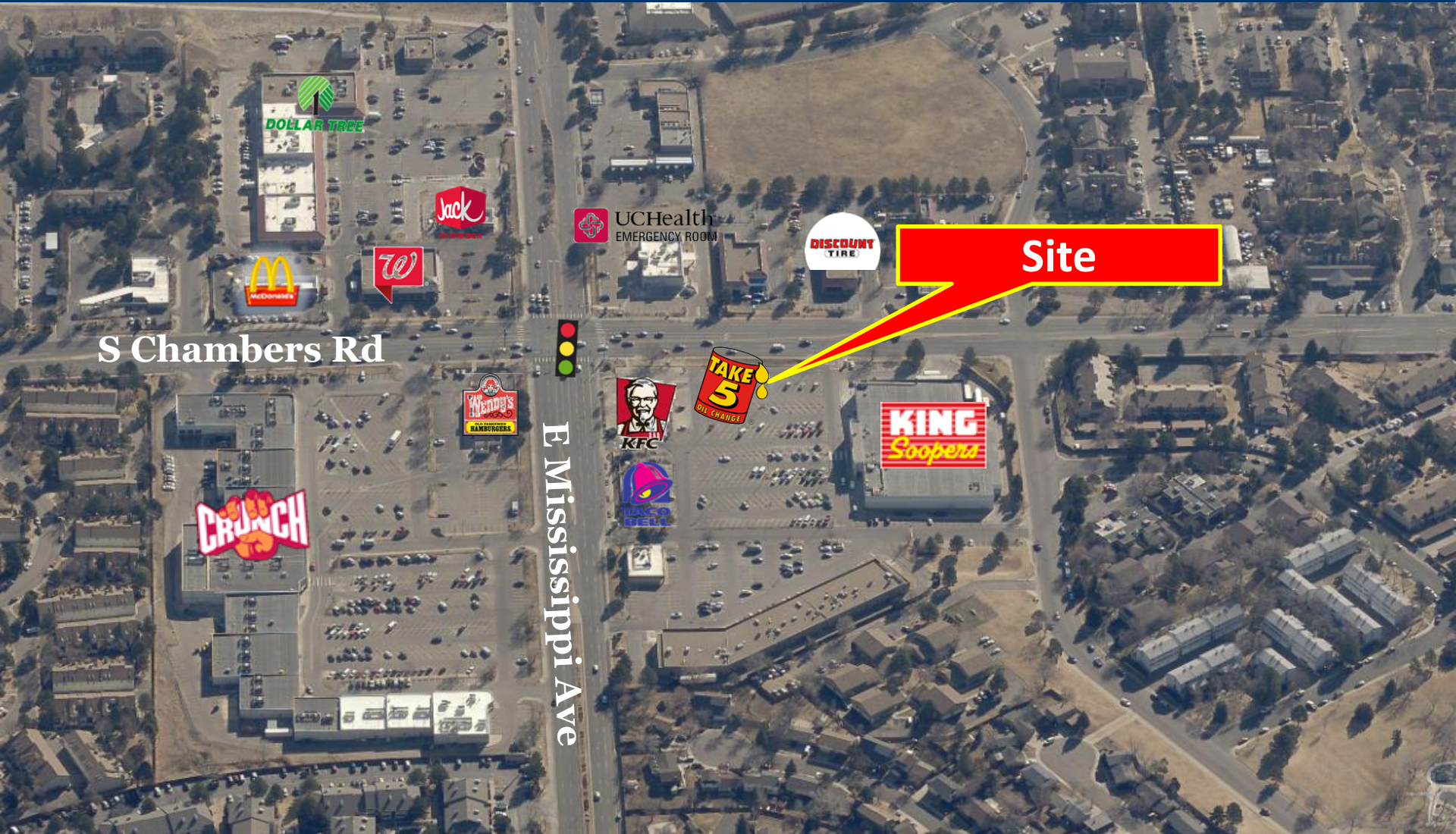
DEMOGRAPHICS

Demographics	HHI	Population
1 miles	\$82,185	26,246
3 miles	\$87,644	168,550
5 miles	\$91,124	383,309





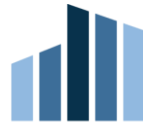




S Chambers Rd

E Mississippi Ave

Site



SOUTHEASTERN

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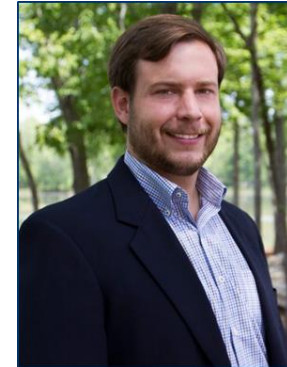
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