



OFFERING MEMORANDUM

MAVERIK

6735 CAREFREE CIRCLE
COLORADO SPRINGS, CO 80922





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- Tenant Overview

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Executive Summary

Lee & Associates is pleased to exclusively market for sale a single tenant net leased Maverik c-store and fuel station located in Colorado Springs, Colorado. Previously operated as a Kum & Go since 2013, the property was recently rebranded to Maverik following the brand's \$2 billion acquisition in 2023. The lease runs through June 2033 and is absolute triple net, featuring no landlord responsibilities. The lease features 7.5% rental escalations every five years throughout the primary term and four 5-year renewal options. The next rental escalation is scheduled for July 2028. As a fuel station asset, the property may qualify for 100% bonus depreciation—buyers are encouraged to consult their tax advisors for details.

The 4,973 square-foot building is located at a signalized intersection of Peterson Rd and Carefree Circle North and experiences more than 9,600 vehicles per day. The property is adjacent to Sand Creek High School, drawing continual traffic to the area. Neighboring retailers include Target, TJ Maxx,

HomeGoods, JCPenney, Best Buy, Lowes, and more. More than 220,000 people live within a five-mile radius while earning a six-figure average household income (\$100,000+).

Maverik, founded in 1928 and headquartered in Salt Lake City, Utah, operates as a leading convenience store chain under the banner "Adventure's First Stop." With a focus on fueling outdoor enthusiasts, the company has grown to over 800 locations across 20 states, offering a wide range of products including fresh food, beverages, and fuel services. In 2023, Maverik significantly expanded its footprint by acquiring Kum & Go and Solar Transport for a reported \$2.25 billion, doubling its store count and boosting its annual revenue with Kum & Go's contribution of \$3 billion. This strategic acquisition has positioned Maverik as one of the top ten convenience store chains in the U.S., with a robust network spanning the Midwest and Rocky Mountain regions.

DISCLAIMER - Any sale of the Property must be approved by the Court in Weld County, District Court, Case No. 24CV30459, before closing.

Investment Highlights

Key Takeaways

- 100% bonus depreciation - consult with your tax advisor
- Absolute NNN - No landlord responsibilities
- Over 6 years remain on the lease
- Successful operating history since 2013
- Kum & Go store recently rebranded to Maverik
- Maverik is an industry-leading convenience store chain with 800 locations in 20 states
- Maverik acquired Kum & Go in 2023 for \$2 billion
- 7.5% rental escalations every five years - Next in July 2028
- Located at a signalized intersection along Carefree Circle N (9,600 VPD)
- Over 220,000 people live within a five-mile radius
- Six-figure average household income within five miles (\$100,000+)
- Next door to Sand Creek High School
- Neighboring retailers include Target, TJ Maxx, HomeGoods, JCPenney, Best Buy, Lowes, and many more



Property Overview



PRICE

\$5,673,054



CAP RATE

5.5%



NOI

\$312,018

Lease Commencement Date 07/09/2013

Lease Expiration Date 07/08/2033

Renewal Options Four 5-year Options

Rent Escalation 7.5% every 5 years
(Next: Jul-2028)

Lease Type Absolute NNN

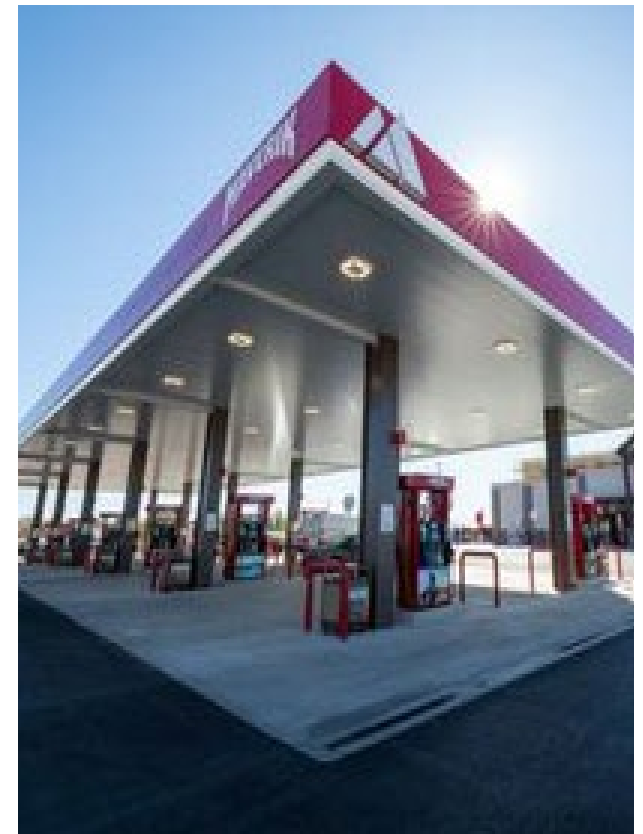
Tenant Maverik

Year Built 2013

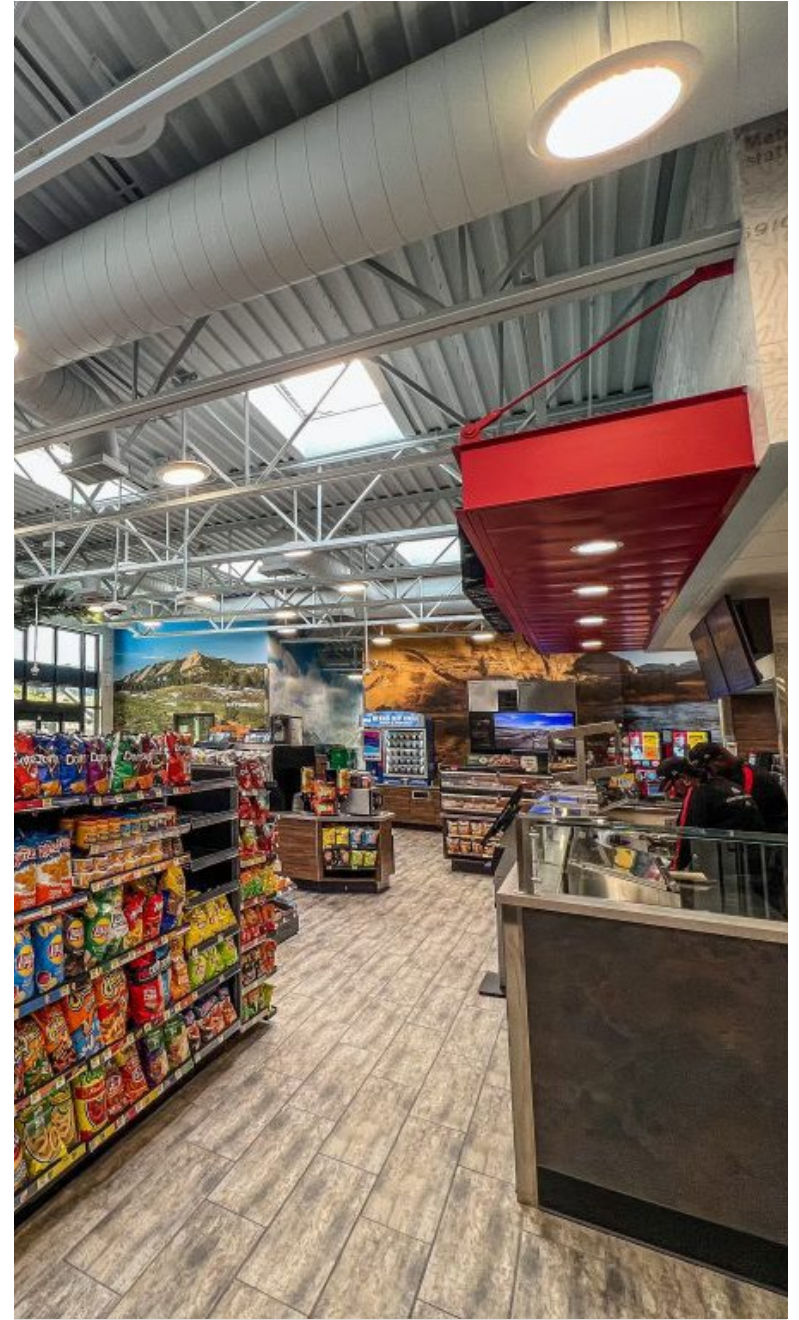
Building Size 4,973 SF

Land Size 2.02 Acres (87,991 SF)

Exterior Photos



Interior Photos



Area Amenities



Location Aerial



N CAREFREE CIR

6735
CAREFREE CIRCLE



20 Fuel Pumps

MAVERIK



PETERSON RD

PONY TRACKS DR



Colorado Springs

6735 N Carefree Circle in Colorado Springs is a commercial property currently occupied by Maverik Adventure's First Stop, a 24-hour gas station and convenience store.

Colorado Springs, located at the base of Pikes Peak in Colorado's Front Range, is the state's second-largest city with a population of approximately 493,554 as of 2024. Founded in 1871 by General William Jackson Palmer as a resort destination, it has grown into a vibrant hub known for its stunning natural beauty and outdoor recreation. The city sits at an elevation of 6,035 feet, offering access to iconic attractions like Garden of the Gods, a National Natural Landmark with dramatic red rock formations, and Pikes Peak, which inspired the song "America the Beautiful." Its economy thrives on sectors like defense, tourism, and technology, with major employers including the U.S. Air Force Academy and Fort Carson. The city's sunny climate, averaging 243 days of sunshine annually, and its extensive trail systems make it a haven for hikers, cyclists, and adventurers.

In recent years, Colorado Springs has seen steady growth, with its population increasing by about 2% annually, driven by its high quality of life and relatively affordable housing compared to Denver.

COLORADO SPRINGS ACCOLADES

#1 Best Places to Live in Colorado

US News & World Report, 2024-1015

#1 Most Neighborly Cities in America

Neighbor.com, 2024

#1 Top Housing Markets

Realtor.com, 2025

#1 Best Cities to Walk Your Dog

LawnStarter.com, 2024

#2 North America's Next 25 Tech Markets

CBRE, 2024

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	15,265	100,474	223,932
2029 Projected Population	15,982	104,463	233,972
Annual Growth 2024-2029	0.9%	0.8%	0.9%
Median Age	36	36.1	35.6
HOUSEHOLDS			
2024 Households	5,636	37,800	84,608
2029 Projected Households	5,920	39,385	88,549
Annual Growth 2024-2029	1.0%	0.8%	0.9%
INCOME			
Average Household Income	\$107,365	\$99,897	\$96,727
Median Household Income	\$94,899	\$82,851	\$80,214
DAYTIME DEMOGRAPHICS			
Total Businesses	397	3,004	9,814
Total Employees	4,339	24,568	68,330

Source: CoStar

Tenant Overview

Maverik

Maverik, founded in 1928 and headquartered in Salt Lake City, Utah, operates as a leading convenience store chain under the banner “Adventure’s First Stop.” With a focus on fueling outdoor enthusiasts, the company has grown to over 800 locations across 20 states, offering a wide range of products including fresh food, beverages, and fuel services. Its BonFire Grill, a made-to-order foodservice concept, has solidified its reputation, earning Maverik the title of the No. 1 convenience store for food in the 2023 USA Today 10 Best Readers’ sensitive Choice Awards. Committed to community impact, Maverik has donated over 16 million meals to food banks through its food-waste reduction program in partnership with Feeding America, showcasing its dedication to both customer satisfaction and social responsibility.

In 2023, Maverik significantly expanded its footprint by acquiring Kum & Go and Solar Transport for a reported \$2.25 billion, doubling its store count and boosting its annual revenue with Kum & Go’s contribution of \$3 billion. This strategic acquisition has positioned Maverik as one of the top ten convenience store chains in the U.S., with a robust network spanning the Midwest and Rocky Mountain regions. The company’s ongoing rebranding efforts and organic growth plans reflect its ambition to become a dominant player in the industry. Additionally, Maverik’s loyalty program has been recognized on Newsweek’s list of America’s Best Loyalty Programs, and in 2023, it raised over \$573,000 for Feeding America, a \$100,000 increase from the previous year, further highlighting its strong financial performance and community engagement.

Website: www.maverik.com

Headquarters: Salt Lake City, UT

Number of Locations: 800

Company Type: Private





EXCLUSIVELY LISTED BY

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Disclaimer

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