

Offering
Memorandum]

Long-Term NNN
Retail Investment



Two Prime Retail Spaces
In Frisco, Colorado

PRESENTED BY

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NAISunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Greenwood
CRE

Financials

Sale Price	\$4,720,000
CAP Rate	9.4%
In-Place Net Operating Income	\$443,328

Leasehold interest only; no fee-simple ownership conveyed.

Locations

Total Space: ±15,094 SF

- 1 Base Camp Wine & Spirits
223 Lusher Ct. | Unit 1
Frisco, Colorado 80433
±5,177 SF
- 2 Epic Mountain Gear
223 Lusher Ct. | Units 2-6
Frisco, Colorado 80433
±9,917 SF

Highlights

- 100% leased
- Two A+ locations in Frisco, Colorado
- Adjacent to Whole Foods
- Located within one hour of eight major ski resorts





223 Lusher Ct. | Units 1-6
Frisco, CO 80433

Demographics	5 Mile	10 Mile	20 Mile
Total Population	16,277	28,207	38,022
Average HH Income	\$149,578	\$149,725	\$152,518
Daytime Employment	12,692	22,545	37,158

2025 Forecasted by Esri





223 Lusher Ct. | Unit 1
Frisco, CO 80433

Sale Price: \$2,035,000

CAP Rate: 9.25%

SF: ±5,177

Year Built: 2013

LEASEHOLD INTEREST

Master Ground Lease Details:

- \$50,539/Year
- 2% Annual Increases
- Initial Term Ends May 2044
- Four 5-Year Options to Extend

LEASE DETAILS

Lease End Date: 11/30/2029

Options: 3 x 5 Years

Increases: 2.5% Yearly

Next Increase: 3% December 2026

Gross Income: \$238,680

NOI: \$188,141

Base Rent per SF: \$46.10





**223 Lusher Ct. | Units 2-6
Frisco, CO 80433**

Sale Price: \$2,685,000

CAP Rate: 9.5%

SF: ±9,917

Year Built: 2013

LEASEHOLD INTEREST

Master Ground Lease Details:

- \$96,813/Year
- 2% Annual Increases
- Initial Term Ends May 2044
- Four 5-Year Options to Extend

LEASE DETAILS

Lease End Date: 4/30/2027

Options: 3 x 5 Years

Increases: 10% Every 5 Years

Next Increase: 10% May 2027

Gross Income: \$352,000

NOI: \$255,187

Base Rent per SF: \$35.49





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