

Offering
Memorandum]

Single-Tenant NNN Lease Retail Portfolio



**Five Prime Sites throughout
the West and Midwestern U.S.**

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NAI SunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

Financials

Sale Price	\$16,320,145
CAP Rate	7.0%
In-Place Net Operating Income	\$1,144,439

Locations

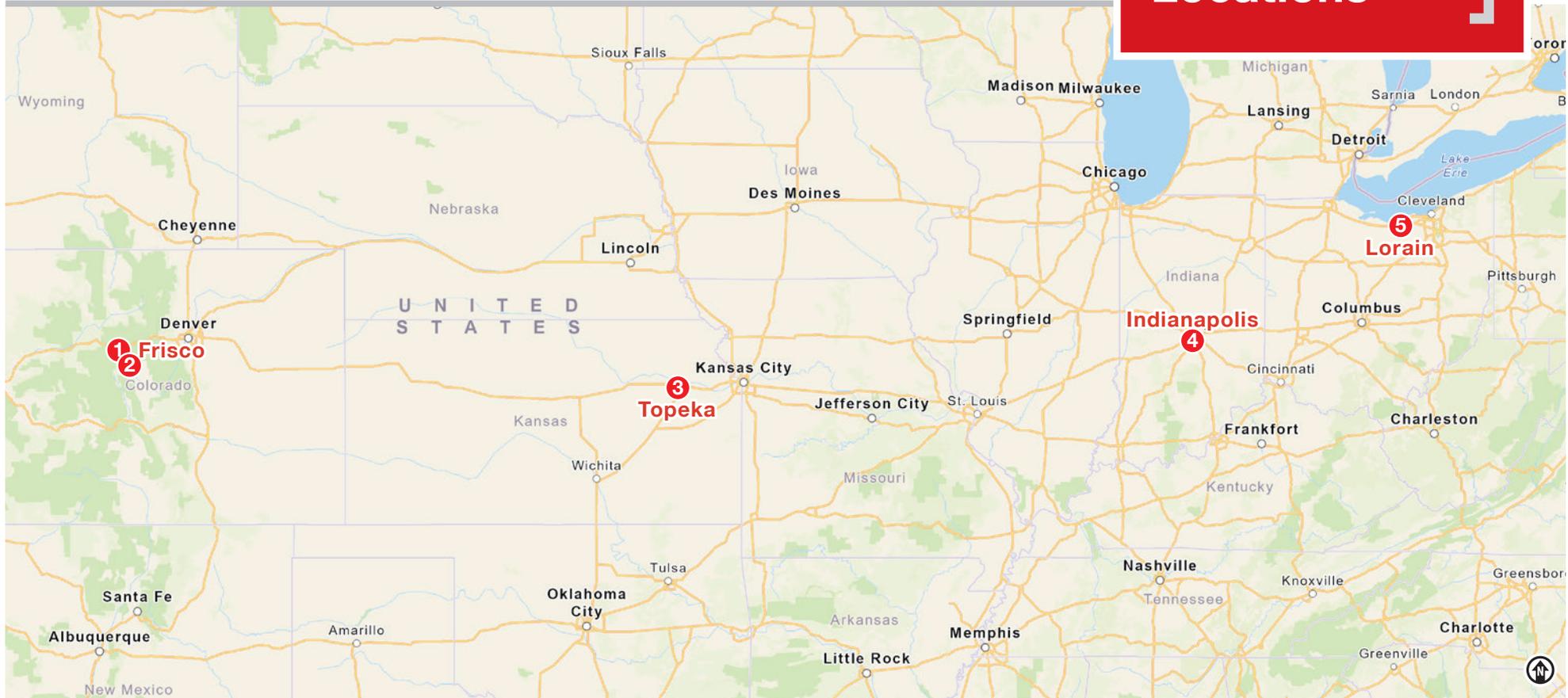
Total Space: ±35,094 SF

- 1 Base Camp Wine & Spirits
223 Lusher Ct. | Unit 1
Frisco, Colorado 80433
- 2 Epic Mountain Gear
223 Lusher Ct. | Units 2-6
Frisco, Colorado 80433
- 3 Natural Grocers
5836 SW 21st St.
Topeka, Kansas 66604
- 4 Jiffy Lube
8580 N. Michigan Rd.
Indianapolis, Indiana 46268
- 5 Verizon
4805 N. Leavitt Rd.
Lorain, Ohio 44053

Highlights

- 100% leased
- Five A+ locations across the western and midwestern United States
- Three national-credit tenants with 10+ years of operation history





	PAGE	RETAILER	LOCATION	SQ. FEET	ACRES
1	4	Base Camp Wine & Spirits	223 Lusher Ct. Unit 1, Frisco, CO 80433	±5,177	NA
2	5	Epic Mountain Gear	223 Lusher Ct. Units 2-6, Frisco, CO 80433	±9,917	NA
3	7	Natural Grocers	5836 SW 21st St, Topeka, KS 66604	±15,000	±1.53
4	9	Jiffy Lube	8580 N Michigan Rd, Indianapolis, IN 46268	±2,000	±0.51
5	11	Verizon	4805 N Leavitt Rd, Lorain, OH 44053	±3,000	±0.77
TOTAL				±35,094	±2.81



223 Lusher Ct. | Unit 1
Frisco, CO 80433

Sale Price: \$2,427,620

CAP Rate: 7.75%

SF: ±5,177

Year Built: 2013

LEASEHOLD INTEREST

Master 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

NOI: \$188,141

Base Rent per SF: \$46.10

Car Counts:

I-70: 33,500 CPD





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

Sale Price: \$3,093,178

CAP Rate: 8.25%

SF: ±9,917

Year Built: 2013

LEASEHOLD INTEREST

Master 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

NOI: \$255,187

Base Rent per SF: \$35.49

Car Counts:

I-70: 33,500 CPD





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





5836 SW 21st St.
Topeka, KS 66604

Sale Price: \$6,384,000

CAP Rate: 6.25%

SF: ±15,000

Land: ±1.53 Acres

Year Built: 2013

Lease End Date: 1/31/2029

Options: 4 x 5 Years

Increases: 4% Every 5 Years

Next Increase: 4% February 2029

Current Annual Base Rent: \$399,000

Base Rent per SF: \$26.60

Car Counts:

SW 21st St: 16,600 CPD

SW Westport Dr: 3,700 CPD



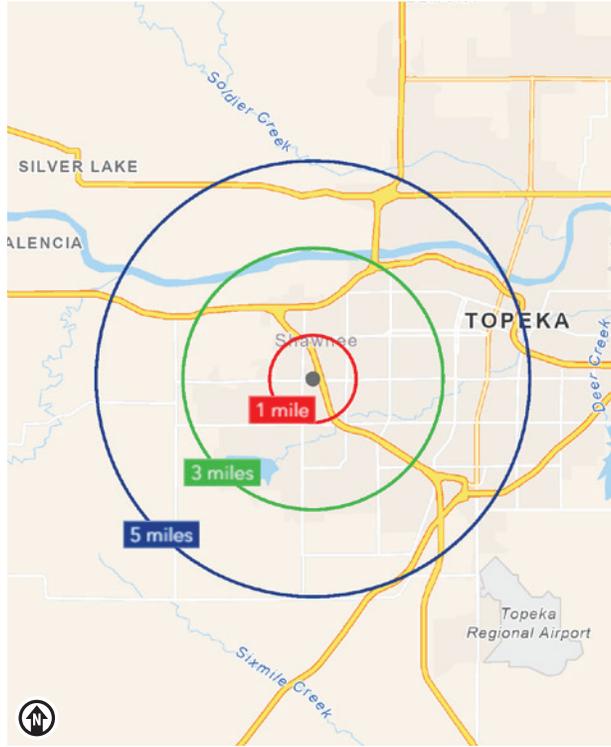
Property 3



5836 SW 21st St.
Topeka, KS 66604

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,629	59,284	98,849
Average HH Income	\$90,530	\$93,671	\$86,590
Daytime Employment	8,213	30,359	81,598

2025 Forecasted by Esri





8580 N. Michigan Rd.
Indianapolis, IN 46268

Sale Price: \$2,323,200

CAP Rate: 6.25%

SF: ±2,000

Land: ±0.51 Acres

Year Built: 1986

Lease End Date: 9/31/2032

Options: 2 x 5 Years

Increases: 10% Every 5 Years

Next Increase: 10% October 2027

Current Annual Base Rent: \$145,200

Base Rent per SF: \$72.60

Car Counts:

Michigan Rd: 27,600 CPD

W. 86th St: 36,400 CPD

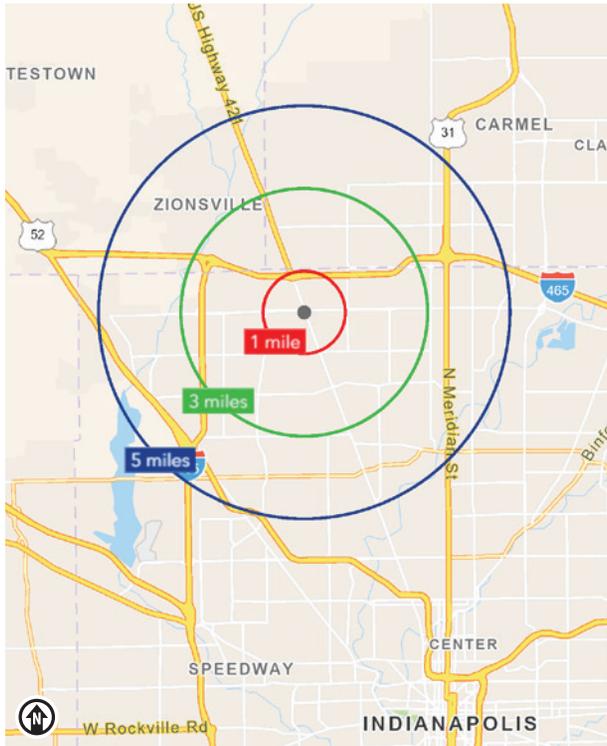




8580 N. Michigan Rd.
Indianapolis, IN 46268

Demographics	1 Mile	3 Mile	5 Mile
Total Population	7,758	59,202	148,348
Average HH Income	\$85,028	\$109,669	\$135,467
Daytime Employment	12,157	72,958	125,124

2025 Forecasted by Esri





**4805 N. Leavitt Rd.
Lorain, OH 44053**

Sale Price: \$2,092,147

CAP Rate: 7.5%

SF: ±3,000

Land: ±0.77 Acres

Year Built: 2016

Lease End Date: 1/31/2029

Options: 2 x 5 Years

Increases: 10% Every 5 Years

Next Increase: 10% February 2029

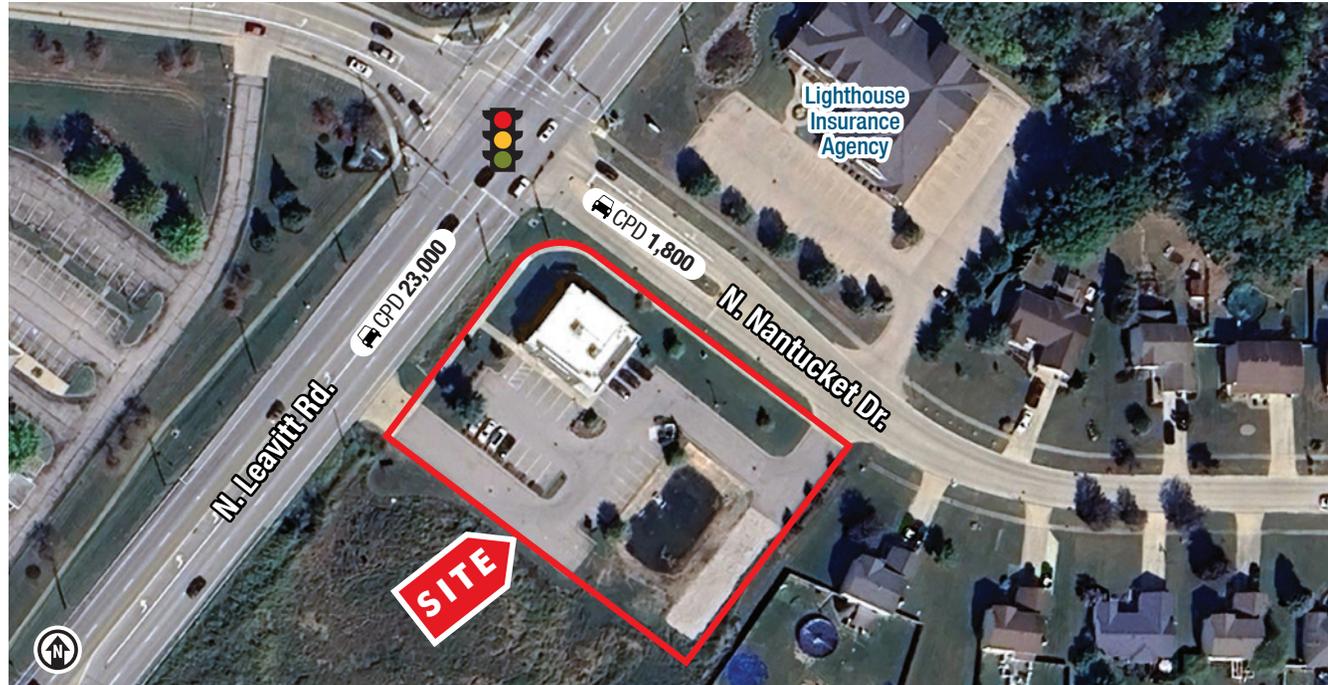
Current Annual Base Rent: \$156,911

Base Rent per SF: \$52.30

Car Counts:

N Leavitt Rd: 23,000 CPD

N. Nantucket Dr: 1,800 CPD

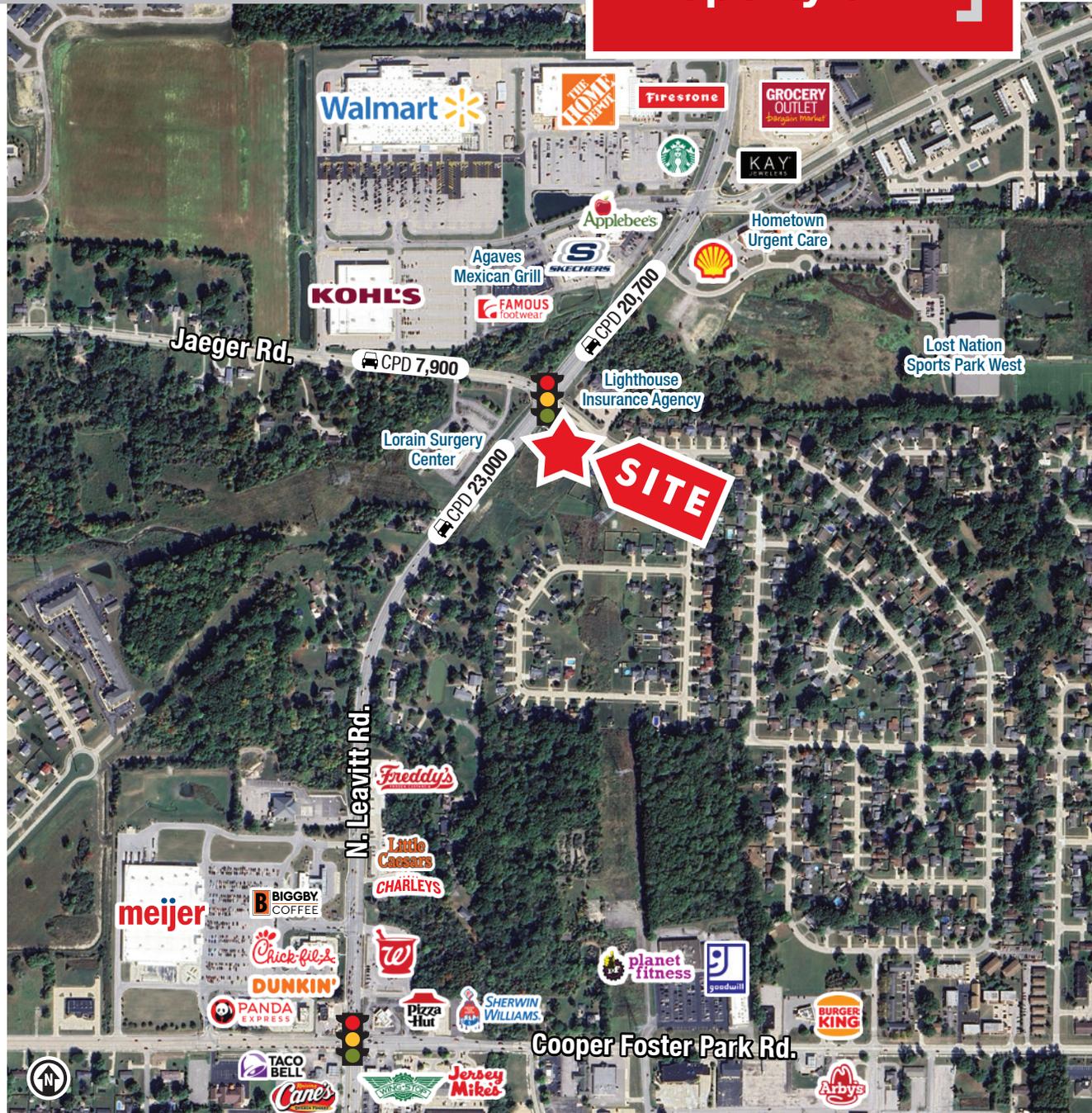
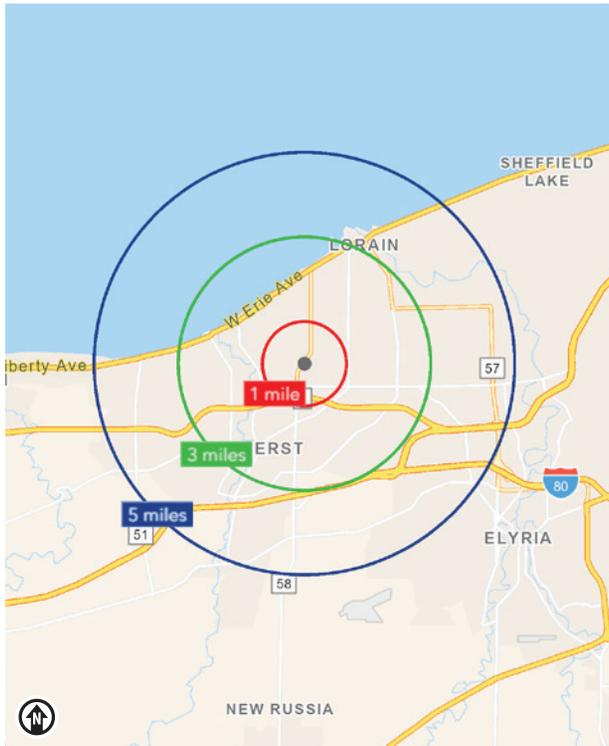




4805 N. Leavitt Rd.
Lorain, OH 44053

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,043	60,181	95,497
Average HH Income	\$85,897	\$85,417	\$82,668
Daytime Employment	3,457	16,622	27,963

2025 Forecasted by Esri





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NAI SunVista] Got Space™

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