

# INVESTMENT OFFERING

**FIVE  
GUYS®**

**LONE  
SPUR  
CAFE**

**FIVE GUYS & LONE SPUR CAFE**

2480 US-6

Grand Junction, CO 81505



ACTUAL SITE



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# DISCLAIMER

This Marketing Package was prepared by Wertz Real Estate Investment Services and David B Zacharia ("Broker") solely for the use of prospective buyer considering the purchase of the Property within (the "Property") and is not to be used for any other purpose. Neither the Broker nor the Owner of the Property make any representation or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Marketing Package.

Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Marketing Package or the financial statements herein were prepared. Prospective purchasers acknowledge that this Marketing Package and the financial statements herein were prepared by Broker, and not by Owner, and are based upon assumptions or events beyond the control of both Broker and Owner, and therefore may be subject to variation. Other than current and historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you will hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any entity without the prior authorization of the Owner, and (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the Owner or Broker.

Broker has obtained the information contained in this Marketing Package from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the Property. You and your tax and legal advisors should conduct your own investigations of the physical condition of the Property and of the financial performance of its future Ownerships.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

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Listed with CO broker  
David B Zacharia  
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**WERTZ**  
REAL ESTATE INVESTMENT SERVICES



# FINANCIAL OVERVIEW

## OFFERING SUMMARY

ADDRESS	2480 US-6 Grand Junction, CO 81505
PRICE	\$4,252,453
DOWN PAYMENT	100% / \$4,252,453
CAP RATE	5.50%
NOI	\$233,887.96
RENTABLE SQUARE FEET	7,134 SF
YEAR BUILT / RENOVATED	2002 / 2022
LOT SIZE	1.52 +/- Acres
CURRENT OCCUPANCY	100%
TYPE OF OWNERSHIP	Fee Simple
ROOF & STRUCTURE	Landlord Responsibility

## LEASE ABSTRACT

TENANT	Five Guys	Lone Spur Cafe
GLA	2,800 SF	4,334 SF
% OF PROPERTY	39.25%	60.75%
LEASE TYPE	NNN	NNN
RENT COMMENCEMENT	10/03/2022	11/01/2022
LEASE EXPIRATION	10/02/2032	10/31/2032
NOI	\$95,200.00 (Yrs 1-5)	\$138,687.96 (Yrs 1-5)
RENT PSF	\$34.00	\$32.00
INCREASES	10% Every 5-Yrs	10% Every 5-Yrs
OPTIONS	(2) 5-Year Options	(2) 5-Year Options
NEXT INCREASE	\$104,720.00 (Yrs 6-10)	\$152,556.00 (Yrs 6-10)



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# TENANT OVERVIEW

## **FIVE GUYS®** BURGERS and FRIES

### FIVE GUYS

In 1986 Jerry and Janie Murrell helped guide their four sons starting their own business after giving them an ultimatum: “Start a business or go to college.” Shortly after, a carry-out burger joint in Arlington, VA opened. During the 1980’s and 1990’s the Murrell family perfected their simple system. Five Guys was The Place to get a fresh, juicy burger with all the toppings you could stuff between fresh-baked buns. A fifth brother was born and, as their family grew, so did their business. Early in 2003, Jerry and Janie, together with the “Five Guys,” began offering franchise opportunities. In just under 18 months, Five Guys Enterprises sold options for more than 300 units. The overwhelming success of franchising a local restaurant made national news, with articles in trade publications such as Nation’s Restaurant News, Restaurant Business Magazine and the Franchise Times. Now, 36 years after Five Guys first opened, there are almost 1,700 locations worldwide and another 1,500 units in development. Five Guys continues to receive generous media attention and has grown a cult-like following around the world.

**WEBSITE  
FOUNDED**

[www.fiveguys.com](http://www.fiveguys.com)  
1986



### LONE SPUR CAFÉ

Lone Spur Cafe, a chain of cowboy-themed breakfast-and-lunch restaurants that began in Prescott, AZ in 2005 now serves communities throughout Arizona, New Mexico, Colorado, and Texas. Lone Spur Cafe offers great cowboy food, great cowboy service, and genuine cowboy charm at their one-of-a-kind breakfast, lunch and special dinner café. Enjoy a nice home-style breakfast with options including our famous french toast special, the delicious chicken fried steak & eggs, the incredible biscuits & gravy, our cowboy benedict smothered in country gravy, and much more. For lunch, menu items that include a thick cut southwest burger, BLT on toasted wheat bread, or our fresh crispy chicken salad will satisfy your hunger. For their special dinners, they offer nothing but the best—14oz rib eye steak, our famous prime rib, amazing calamari steak, and so much more. This new location in Grand Junction, CO is one of many more still to come.

**WEBSITE  
FOUNDED**

[www.lonespurcafe.com](http://www.lonespurcafe.com)  
2005



# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

The subject property is a newly constructed Five Guys and Lone Spur Café located in Grand Junction, Colorado. Both tenants signed a 10-year lease with 10% rental increases every 5-years in the primary term and additional increases in their options to extend.

This property is strategically located in a very dense, heavily trafficked retail corridor with frontage to over 38,000 vehicles per day. This shopping center outparcel to big box tenants such as Sportsman's Warehouse, Old Navy, T.J. Maxx, and more, benefits from over 140,000 residents within a 10-mile radius and an average household income exceeding \$86,000 annually. The Grand Junction population has grown over 6% during the past 12-years and is expected to continue that positive growth over the next 5-years.

National retailers in the immediate vicinity include Sprouts Farmers Market, Lowe's, Chick-Fil-A, Sonic, Del Taco, Hobby Lobby, T.J. Maxx, Michaels, Natural Grocers, Ross Dress For Less, Old Navy, Sportsman's Warehouse, Discount Tire, Valvoline, Noodles and Company, Advance Auto Parts, Tractor Supply, Best Buy, McDonald's, Cabela's, Taco Bell, and many more. This is an excellent opportunity for an investor to purchase a stable, long-term investment in Grand Junction's busiest retail corridor.



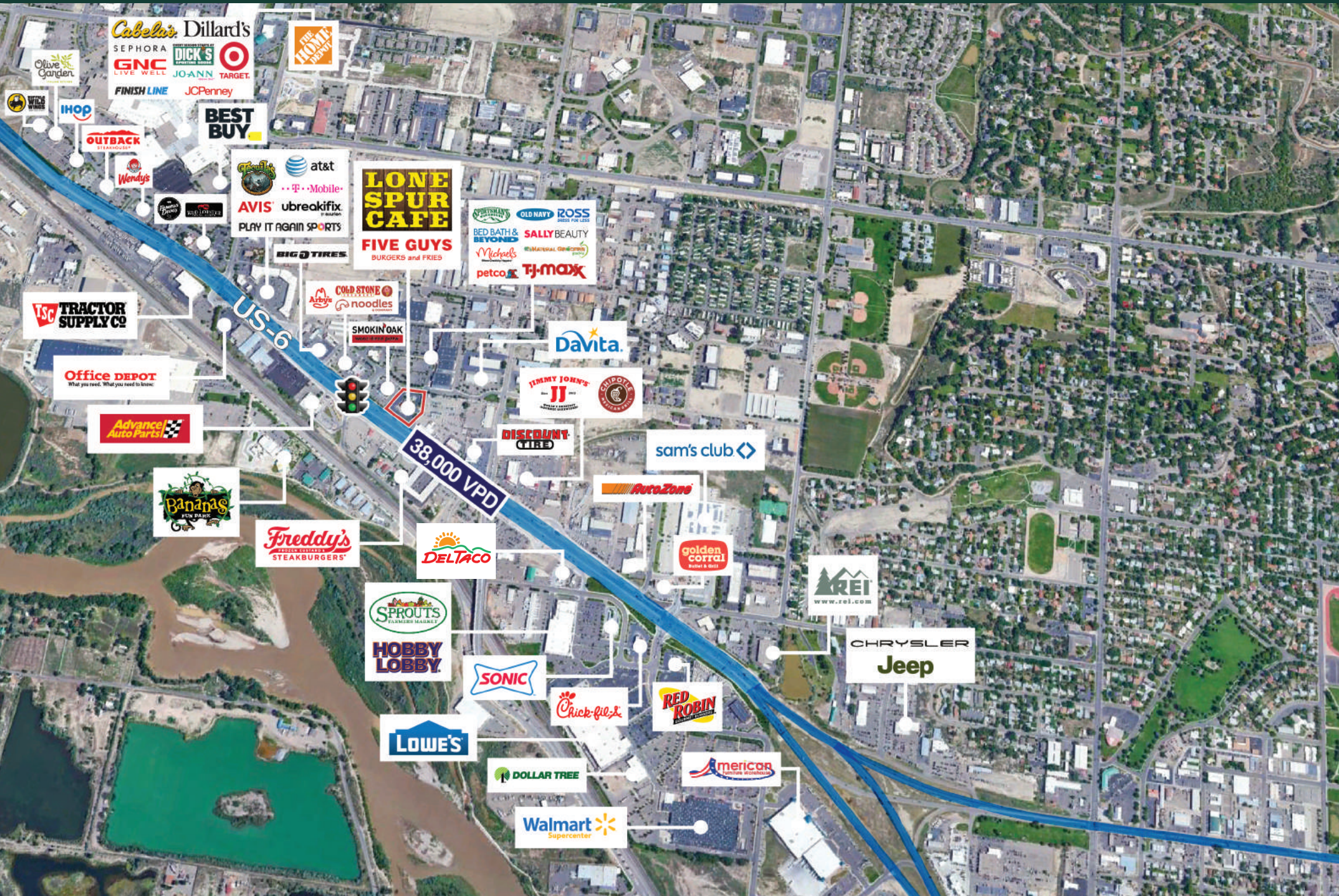
## INVESTMENT HIGHLIGHTS

- 100% Leased to Five Guys & Lone Spur Café
- Brand New 10-Year NNN Leases with 10% Rental Increases
- Located in a Very Dense, Heavily Trafficked Retail Corridor
- Traffic Counts Exceed 38,000 Vehicles Per Day
- Outparcel to TJ Maxx, Bed Bath & Beyond, Old Navy & More
- Over 140,000 Residents in the 10-Mile Population
- Average Household Income Exceeds \$86,000





# AERIAL PHOTO



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# SUBJECT PROPERTY



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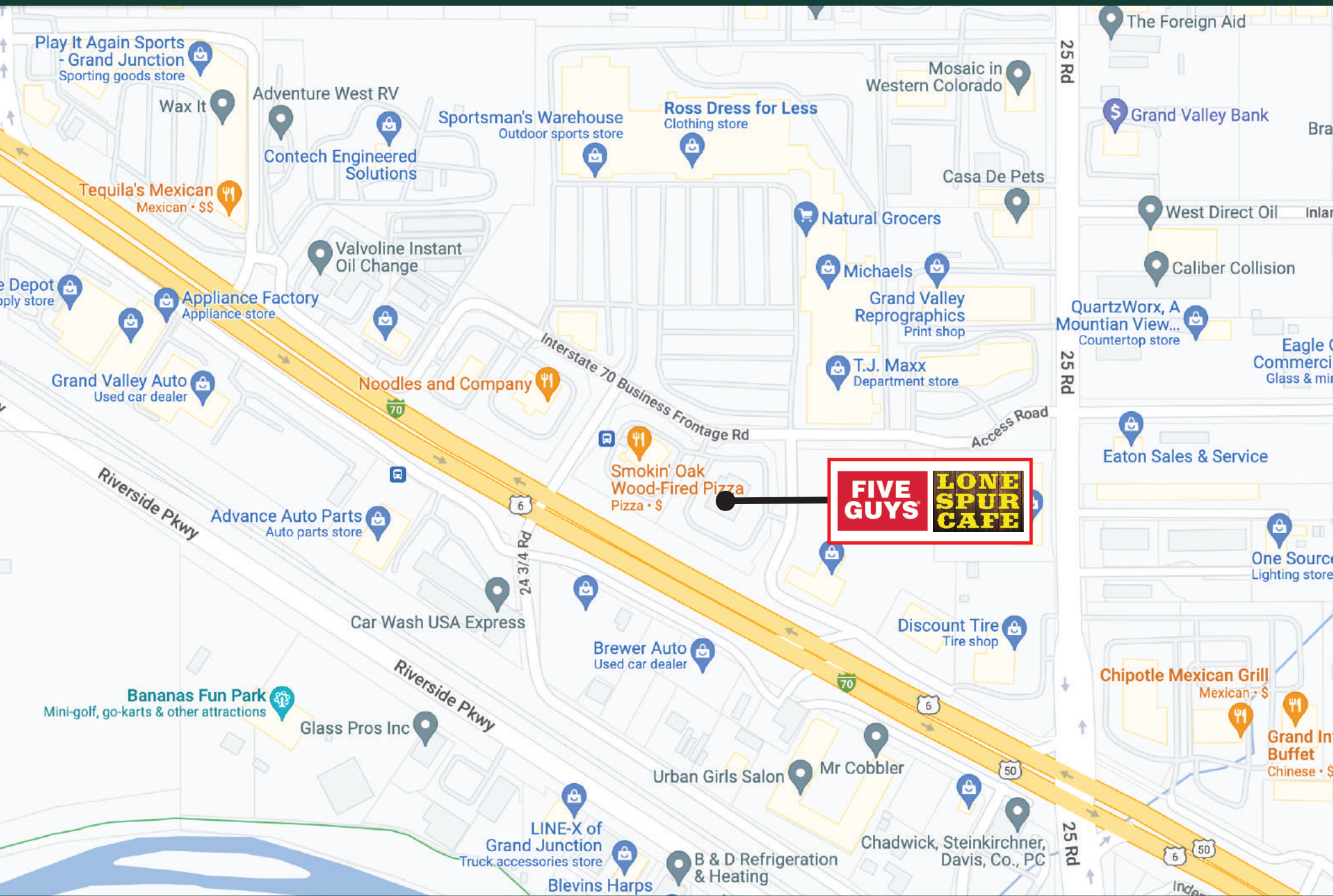
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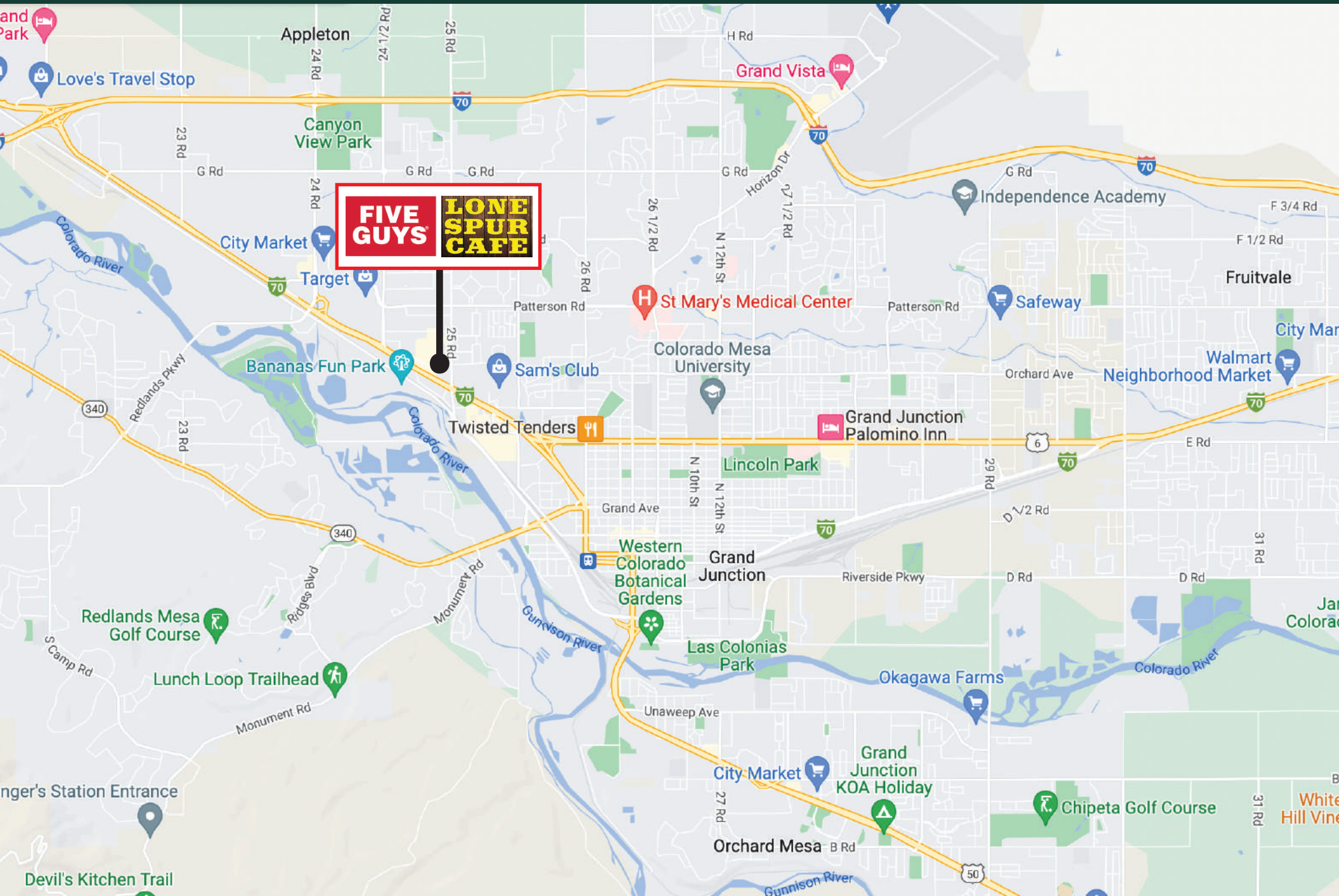
# LOCATION MAP



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# AREA MAP



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# MARKET OVERVIEW

## GRAND JUNCTION, CO

Grand Junction, CO is a home rule municipality that is the county seat and the most populous municipality of Mesa County, Colorado. It is a major commercial and transportation hub within Salt Lake City and Denver, and the largest city on the Western Slope of Colorado. "Grand" refers to the historical Grand River; it was renamed the Upper Colorado River in 1921. "Junction" refers to the confluence of the Colorado and Gunnison rivers.

The Colorado National Monument, a unique series of canyons and mesas, overlooks the city on the west. Most of the area is surrounded by federal public lands managed by the US Bureau of Land Management. Grand Junction is near the midpoint of a 30-mile arcing valley, known as the Grand Valley; since the late 19th century it has been a major fruit-growing region with the world famous Palisade Peach and Vineyards.

From the time settlers arrived in the 1880s until the 1960s, three of the main economic activities in the region were farming, fruit growing, and cattle raising. Fruit orchards, particularly between Grand Junction and Palisade to the east, remain important to the region's reputation and economy to the present day. Education and healthcare have also been important to the economy of the area, especially since the 1950s, with the rise of Colorado Mesa University (a public, four-year college, serves as the primary provider of higher education on the Western Slope from its campus in central Grand Junction) and St. Mary's Hospital (the largest hospital in between Salt Lake & Denver) as leading employers in these fields. By 2008, Grand Junction was being discovered by the "nation's elite business and leisure travelers" as a destination for private jet travel, with nearby Powderhorn Resort and other ski resorts such as Aspen, Vail, & Crested Butte being major attractions.



### ***Major Commercial & Transportation***

Hub within the Large Area Between the Green River and the Continental Divide



### ***The Largest City on the***

Western Slope of Colorado



### ***Colorado Mesa University &***

St. Mary's Hospital are the Leading Employers in the Education & Healthcare Fields



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# DEMOGRAPHIC REPORT

ACTUAL SITE



POPULATION	3 MILE	5 MILES	10 MILES
2027 Projection	40,843	82,737	144,609
2022 Estimate	39,887	80,343	140,020
2010 Census	37,963	75,616	131,175
Percent Change 2010-2022	5.07%	6.25%	6.74%
Percent Change 2022-2027	2.40%	2.98%	3.28%
Median Age	42.11	41.58	38.78

HOUSEHOLDS	3 MILE	5 MILES	10 MILES
2022 Est. Avg. HH Income	\$82,311	\$87,083	\$86,609
2027 Projection	17,494	34,209	57,148
2022 Est. Households	17,019	33,137	55,297
2010 Census	16,236	31,215	51,992
Percent Change 2010-2022	4.82%	6.16%	6.36%
Percent Change 2022-2027	2.79%	3.23%	3.35%

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# WERTZ

REAL ESTATE INVESTMENT SERVICES

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Listed with CO broker  
David B Zacharia license II100048698



The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.  
(DD25-5-09) (Mandatory 7-09)

**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.**

**DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, seller also means “landlord” (which includes sublandlord) and buyer also means “tenant” (which includes subtenant).

**Seller’s Agent:** A seller’s agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller’s agent must disclose to potential buyers all adverse material facts actually known by the seller’s agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

**Buyer’s Agent:** A buyer’s agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer’s agent must disclose to potential sellers all adverse material facts actually known by the buyer’s agent including the buyer’s financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

**Transaction-Broker:** A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer’s financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party’s agent or as the party’s transaction-broker.

**THIS IS NOT A CONTRACT.**

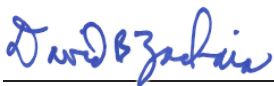
I acknowledge receipt of this document on \_\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

On \_\_\_\_\_, Broker provided \_\_\_\_\_ with this document via email \_\_\_\_\_ and retained a copy for Broker’s records.

Brokerage Firm’s Name: David B Zacharia, Colorado broker, and Wertz Real Estate Investment Services Inc, California broker



\_\_\_\_\_  
Broker