



EXTRAORDINARY DELIVERED

MCDONALD'S

Arvada, Colorado
Investment Sales

OPPORTUNITY

The McDonald's located off W. 64th Ave in Arvada, Colorado is a single tenant net lease (STNL) deal with 12 years remaining on its lease. McDonalds signed a 20 year ground lease for the 1.74 acre pad site in 2008, with eight successive option periods of five years each.

SOLUTION

- Target 1031 exchange buyers looking for excellent credit and no landlord responsibilities
- A key selling point was the strong demographics in the affluent Westwoods neighborhood
- There were five housing developments that were either proposed or under construction at the time of sale within 1 mile from Indiana Marketplace

RESULTS

After several offers were reviewed, an undisclosed family trust from California won the bidding war and purchased the property for \$1,875,000 (4.4% cap rate).