
usbank
4590 PEORIA ST, DENVER, CO 80239
OFFERING MEMORANDUM
#1 RANKED LOCATION IN COLORADO
ACCORDING TO PLACER.AI VISITS
LONG TERM TENANCY
US BANK HAS EXTENDED THREE TIMES (MOST RECENT IN 2024)
CORPORATE GUARANTEE
OVER 2,000 BANK BRANCHES
usbank
Marcus & Millichap


usbank
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usbank
Dutch Bros

OFFERING PRICE: $2,250,000 **CAP RATE: 6.15%**

ADDRESS:	4590 PEORIA ST, DENVER, CO 80239
GROSS LEASABLE AREA:	+/- 3,743 SF
PRICE / SF:	$601.12
NET OPERATING INCOME:	$138,375
CURRENT OCCUPANCY:	100%
YEAR BUILT / RENOVATED:	1995
LOT SIZE:	+/- 1.29 AC
TYPE OF OWNERSHIP:	Fee Simple

PROPOSED FINANCING:	All Cash
CASH ON CASH RETURN:	$138,375 / 6.15%
TOTAL RETURN:	$138,375 / 6.15%

CLICK TO VIEW ON GOOGLE MAPS





RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current – 4/30/2027	**$138,375**	**$11,531**	**$36.97**	**6.15%**
5/1/2027 - 4/30/2028	$141,834	$11,820	$37.89	6.30%
5/1/2028 - 4/30/2029	$145,380	$12,115	$38.84	6.46%
5/1/2029 - 4/30/2030	$149,015	$12,418	$39.81	6.62%

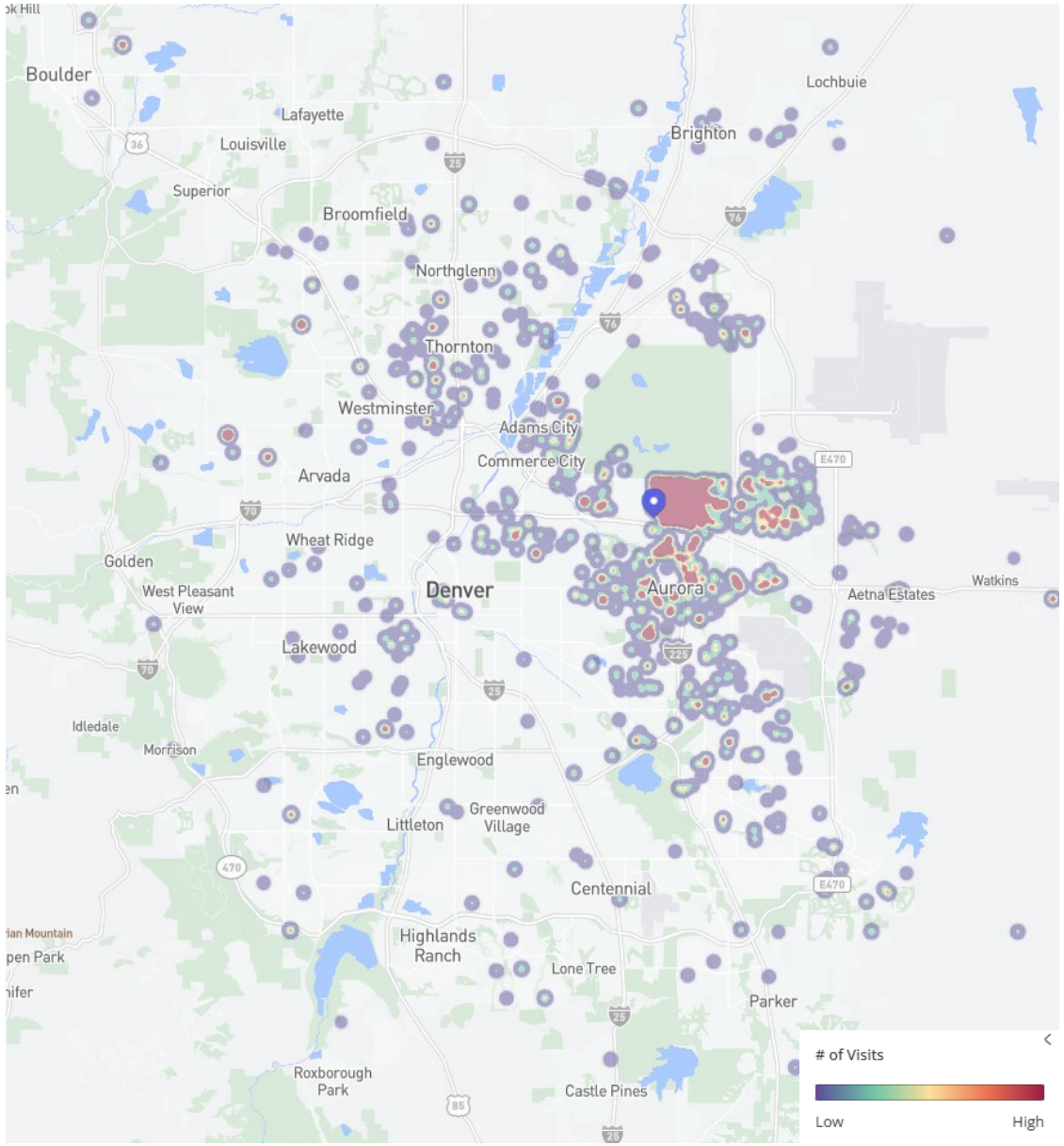
LEASE SUMMARY

LEASE TYPE:	Double-Net
LEASE GUARANTEE:	Corporate
OPTION TO PURCHASE / ROFR:	N/A
SALES / FINANCIAL REPORTING:	N/A
RENT COMMENCEMENT:	5/1/1995
LEASE EXPIRATION:	4/30/2030
RENT INCREASES:	2.5% Annual Increases
OPTIONS:	None

Placer.ai

TRUE TRADE AREA

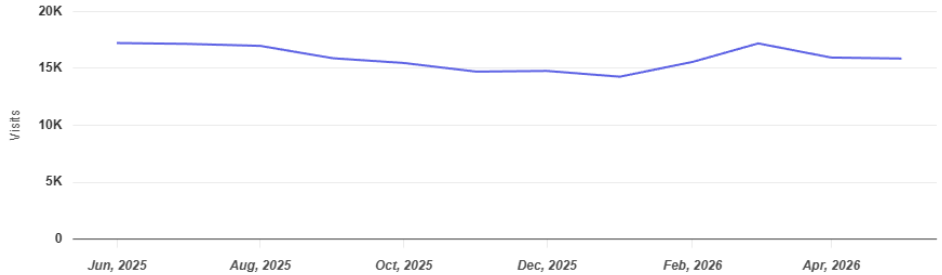
INFORMATION FROM PLACER.AI (MAP FROM GOOGLE)
LAST 12 MONTHS

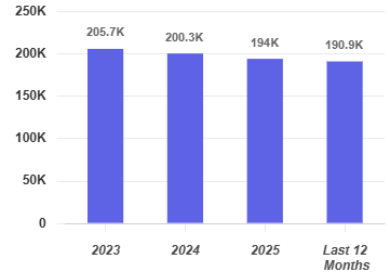


VISITS DATA

Visits	190.9K	Visit Frequency	4.76
Visits / sq ft	52.06	Avg. Dwell Time	10 Min
Visitors	40.1K	Sales	--

VISITS VARIANCE





TENANT RANKINGS

Nationwide	Colorado	Local: 15mi
16 / 1,571	1 / 58	1 / 19
View List	View List	View List
99%	100%	100%

1	U.S. Bank / 4590 Peoria St, Denver, CO 80239	190.9K
2	U.S. Bank / 5211 W 72nd Ave, Westminster, CO 80003	144K
3	U.S. Bank / 941 S Havana St, Aurora, CO 80012	134.1K
4	U.S. Bank / 3100 S Sheridan Blvd, Denver, CO 80227	132K
5	U.S. Bank / 801 W 120th Ave, Westminster, CO 80234	117.3K
6	U.S. Bank / 18101 E Hampden Ave, Aurora, CO 80013	107.3K
7	U.S. Bank / 2456 S Parker Rd, Aurora, CO 80247	106.6K

INVESTMENT HIGHLIGHTS

BUILDING OVERVIEW

- APPROXIMATELY 3,743 SQUARE FEET
- APPROXIMATELY 1.29 AC PARCEL
- BUILT-TO-SUIT IN 1995
- RECENT PARKING LOT WORK AND BUILDING PAINT
- STRONG BANK DEPOSITS AT THIS LOCATION

U.S. BANK

- CORPORATE GUARANTEE
- OVER 2,000 BANK BRANCHES
- PUBLICLY TRADED: NYSE (USB)
- OPERATES IN 26 STATES

LEASE OVERVIEW

- JUST UNDER FOUR YEARS REMAIN
- ORIGINAL 20 YEAR LEASE
- US BANK HAS EXTENDED THREE TIMES (MOST RECENT IN 2024)
- 2.5 PERCENT ANNUAL RENT INCREASES
- LEASE EXPIRES 4/30/2030

DOUBLE-NET LEASE

- TENANT RESPONSIBLE FOR REAL ESTATE TAXES
- TENANT RESPONSIBLE FOR COMMON AREA MAINTENANCE
- TENANT RESPONSIBLE FOR INSURANCE
- LANDLORD RESPONSIBLE FOR ROOF AND STRUCTURE

LOCATION

- HARD CORNER LOCATION
- TRAFFIC COUNTS OF 40,205 VEHICLES PER DAY ON PEORIA STREET
- RETAIL MARKET – 95.7 PERCENT OCCUPANCY

DEMOGRAPHICS

- OVER 267,000 RESIDENTS WITHIN FIVE MILES
- AVERAGE HOUSEHOLD INCOME OF $95,863 WITHIN FIVE MILES

#1 RANKED LOCATION IN COLORADO

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LONG TERM TENANCY

US BANK HAS EXTENDED THREE TIMES (MOST RECENT IN 2024)



CORPORATE GUARANTEE

OVER 2,000 BANK BRANCHES

U.S. Bank (U.S. Bancorp) is the fifth-largest commercial bank in the U.S., offering consumer, business, wealth management, and payment services, known for combining digital innovation with human expertise from its Minneapolis headquarters. The parent company, U.S. Bancorp, provides a wide range of financial products for individuals, businesses, and institutions, operating through U.S. Bank National Association and serving millions across numerous states and globally, with a focus on stability and ethical practices.

Key Aspects

- Parent Company: U.S. Bancorp is the parent entity of U.S. Bank National Association.
- Size & Reach: It's one of the largest U.S. banks, with thousands of branches, serving millions of customers.
- Services Offered: A diversified mix including consumer banking, business/commercial banking, wealth management, mortgages, and extensive payment solutions.
- Digital Focus: Emphasizes digital tools like the U.S. Bank Mobile App, providing insights and personalized experiences.
- Reputation: Recognized for ethical practices, community involvement, and being a leading superregional bank.
- Leadership: Gunjan Kedia serves as the CEO.

Information Provided By: www.usbank.com




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ATM

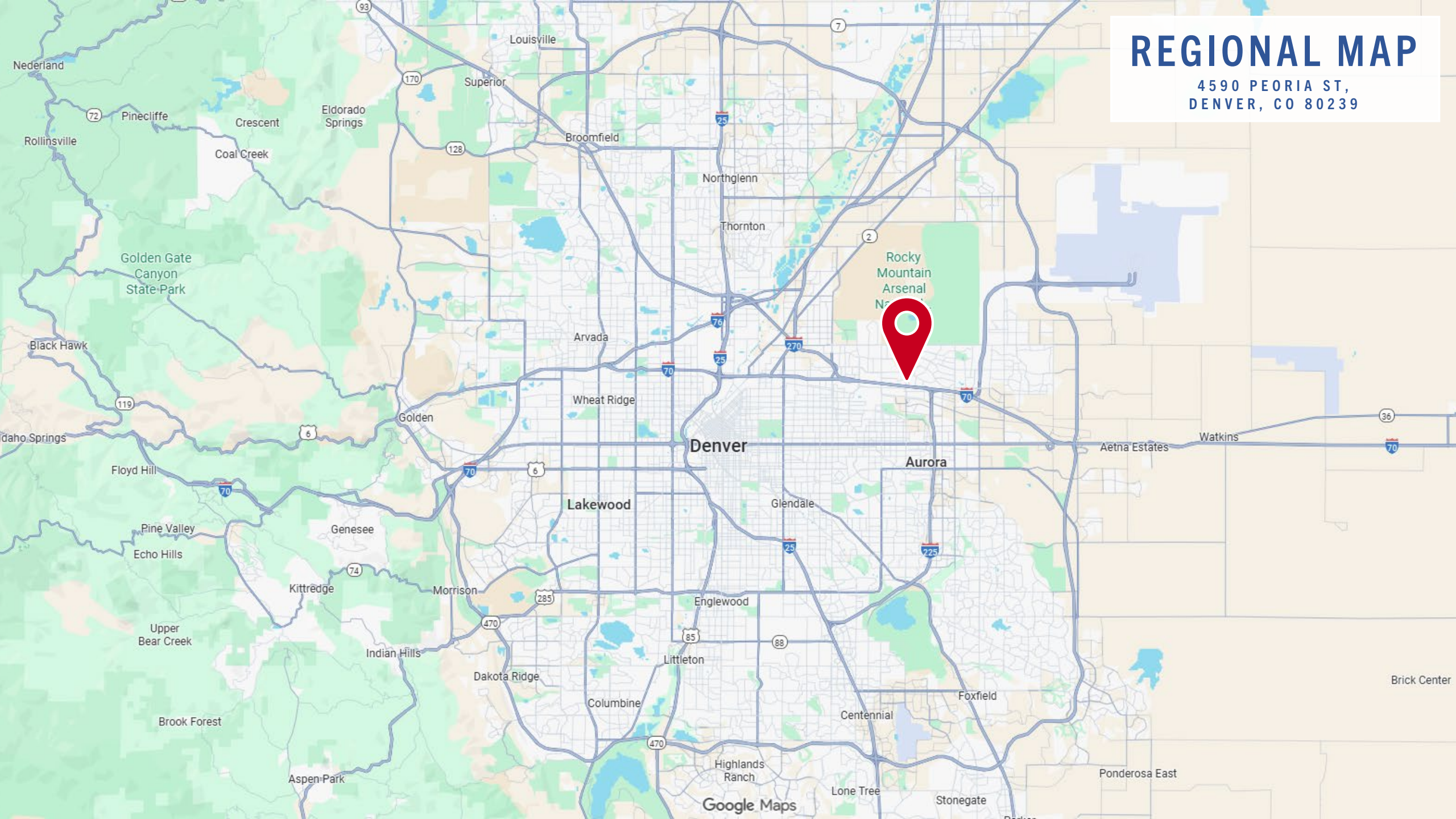


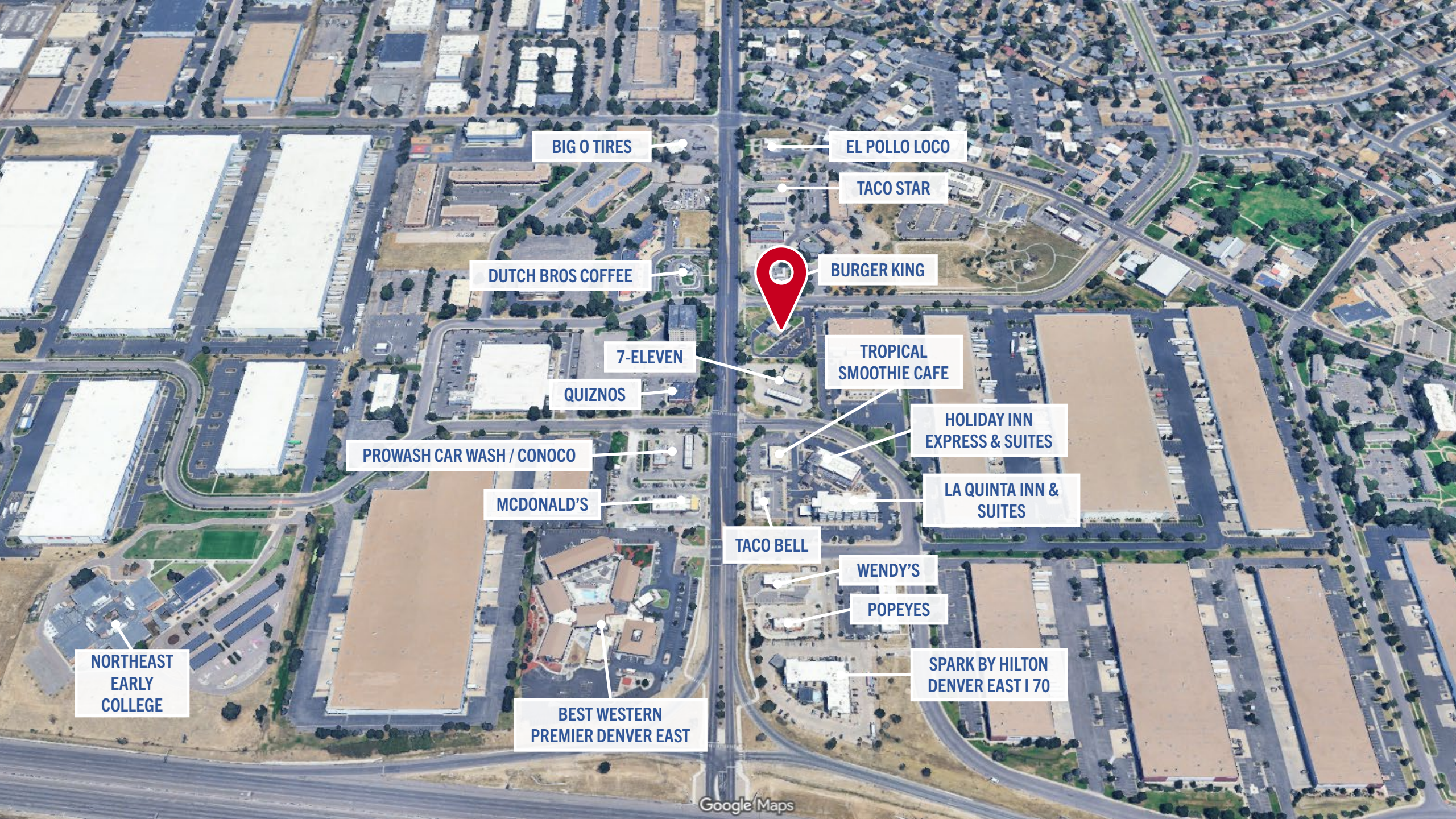



usbank

REGIONAL MAP

4590 PEORIA ST,
DENVER, CO 80239




BIG O TIRES
EL POLLO LOCO
TACO STAR
DUTCH BROS COFFEE
BURGER KING
7-ELEVEN
TROPICAL SMOOTHIE CAFE
QUIZNOS
HOLIDAY INN EXPRESS & SUITES
PROWASH CAR WASH / CONOCO
LA QUINTA INN & SUITES
MCDONALD'S
TACO BELL
WENDY'S
POPEYES
NORTHEAST EARLY COLLEGE
SPARK BY HILTON DENVER EAST I 70
BEST WESTERN PREMIER DENVER EAST
Google Maps



DEMOGRAPHICS SUMMARY

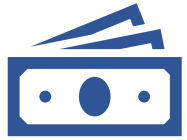
POPULATION	3 Miles	5 Miles	10 Miles
2029 Projection	109,224	272,718	1,099,927
2024 Population	106,868	267,838	1,079,331
2020 Population	105,629	264,828	1,060,717
Median Age	33.6	34.4	35.8

INCOME	3 Miles	5 Miles	10 Miles
Average	$104,781	$95,863	$103,142
Median	$79,301	$72,292	$78,678

TRAFFIC COUNTS	
Peoria Street	40,205+ VPD

HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2029 Projection	35,061	93,202	449,896
2024 Households	34,242	91,495	441,741
2020 Households	33,594	90,214	434,310

Source: © COSTAR 2024



AVERAGE HOUSEHOLD INCOME FIVE MILE RADIUS

$95,863



HOUSEHOLDS WITHIN FIVE MILE RADIUS

91,495



POPULATION WITHIN FIVE MILE RADIUS

267,838



DAILY TRAFFIC COUNTS

40,205


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PFS

NON-ENDORSEMENT NOTICE

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DO NOT CONTACT TENANT

All property showings are by appointment with the listing broker or landlord only. Under no circumstances, should any prospective purchaser or related entity contact the tenant or any of the employees at these stores. Recipients of this marketing package acknowledge that such contact may damage the tenant's operation which would impair the financial results. Landlord reserves the right to seek legal redress for any damage that may occur from such interference with landlord's relationship with tenant.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee for future success. Similarly, the lease rate for some properties, including newly constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this marketing package, you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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ACTIVITY ID: ZAG0510290

REP PHOTO - COSTAR

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDB24-10-19) (Mandatory 1-20)

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

BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's 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.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

US Bank - 4590 Peoria St, Denver, CO 80239

or real estate which substantially meets the following requirements:

_____.

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☑ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☐ **Customer.** Broker is the ☐ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☐ Show a property ☐ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

_____ _____
Buyer Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.

_____
Broker

4590 PEORIA ST, DENVER, CO 80239

OFFERING MEMORANDUM

EXCLUSIVELY LISTED:

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BROKER OF RECORD
1144 15TH ST., SUITE 2150
DENVER, CO 80202
P: (303) 328-2000
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ADAMLEWISBOR@MMREIS.COM



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