



# Absolute Net Lease Valero Large 3,200 Unit Operator

**\$1,667,000 | 6.00% CAP**

11531 W. Ken Caryl Ave., Littleton, CO 80127 (Denver)

- ✓ **10-Year Absolute NNN Lease** with 8% Rental Increases Every 5 Years
- ✓ **Located on W Ken Caryl Ave (19,178+ VPD)**, 2 Miles West of Highway 121 (35,718+ VPD)
- ✓ **10 Miles Southwest of Downtown Denver, Colorado**
- ✓ **Excellent Demographics** - 532,051 Residents Living within 10 Miles of the Property
- ✓ **Guaranteed by GPM Investments - 6th Largest Convenience Store Chain** - \$3.0 Billion in Revenue, 3,200+ Locations, & 7,500+ Employees

GPM Investments is the **6th largest convenience store** chain with **over \$3.0** billion in revenue. They are wholly owned by AKRO Corp, a **Fortune 500 Company** that is publically traded on Nasdaq. GPM has **over 3,200 locations** with the help of **7,500+ employees**.



# INVESTMENT OVERVIEW

VALERO LITTLETON, CO



Subject Property

## CONTACT FOR DETAILS

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# \$1,667,000

## 6.00% CAP

NOI

\$100,000

Building Area

±1,838 SF

Land Area

±0.91 AC

Year Built

1993

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **10-Year Absolute NNN Lease** with 8% Rental Increases Every 5 Years In Primary Term & Option Periods, and (4) 5-Year Options to Renew
- ✓ **Subject Property is Located on W Ken Caryl Ave (19,178+ VPD)** near the corner of S Simms St (13,137+ VPD). This site is also 2 miles west of Highway 121 (35,718+ VPD).
- ✓ **This Site is 10 Miles Southwest of Downtown Denver, Colorado**, 10 miles from Empower Field at Mile High (Home of the Denver Broncos), and 25 miles from The Denver International Airport (70M passengers/year).
- ✓ **Excellent Demographics with High Average Household Income** - This site has 73,019 residents living within 3 miles, 129,560 living within 5 miles, and 532,051 living within 10 miles of the property. The average household income within 3 miles of this site is \$175,276.
- ✓ **Littleton, Colorado is Located in the Denver MSA**, the 20th largest MSA in the country, which is home to over 3 million people. Denver is a major national transportation and commercial hub, being within a two-hour flight of 2/3's of the U.S. and easily accessible from the rest of the country.
- ✓ **GPM is the 6th Largest Convenience Store Chain** - GPM Investments has \$3.0 Billion in revenue within its 3,200+ locations and 7,500+ employees.
- ✓ **100% Guaranteed by GPM Investments, LLC** - GPM is wholly owned by ARKO Corp, a Fortune 500 Company with \$7.9 Billion in revenue reported for 2022 (TTM), and publically traded on Nasdaq.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE

# TENANT OVERVIEW

VALERO LITTLETON, CO

## GPM Investments

**Lessee:** GPM EMPIRE, LLC

**Guarantor:** GPM INVESTMENTS, LLC

REVENUE

**\$2.0 B**

LOCATIONS

**3,200+**



[gpminvestments.com](http://gpminvestments.com)

**Founded in 2003, GPM Investments, LLC is a wholly-owned subsidiary of ARKO Corp, which is headquartered in Richmond, VA.**

GPM has **approximately 3,200 locations** with around **1,500 stores** being company-operated and **1,700** being dealer locations in which they supply fuel. GPM is the **6th largest convenience store** chain in the country. The company operates in three reportable segments, including retail (convenience store sales), wholesale (supplying fuel to third party dealers), and GPM Petroleum (supplying fuel to their own stores). Their stores offer a variety of beverages, snacks, and fresh food, along with other products for the everyday customer.

In **2020**, GPM Investments' parent company entered into a merger transaction to form ARKO Corp., a publicly traded company on the Nasdaq Exchange. ARKO Corp. now owns **100%** of GPM Investments, LLC. The company has successfully completed **20 acquisitions** since 2013 and announced its **21st acquisition** in early 2022. ARKO Corp. has a Standard & Poor's credit rating of B+, TTM Revenues of **\$7.9 Billion**, TTM Gross Profit of \$378.4 Million, and TTM EBITDA of **\$247.4 Million**. Arko is **ranked #498** on the **2022 Fortune 500 List**.



Subject Property

## IN THE NEWS

VALERO LITTLETON, CO

## GPM Investments Seeks to Hire 1,500 Employees

KEVIN MCINTYRE, MARCH 22, 2024 (CSTORE DECISIONS)

**The ARKO Corp. subsidiary has launched a comprehensive hiring initiative in preparation of the summer season.**

ARKO Corp. subsidiary **GPM Investments** has announced a new comprehensive hiring initiative aimed at prepping for the summer selling season, through which the company plans to hire **1,500 employees**.

**Investing In Talent** Amidst a rapidly evolving market landscape, GPM noted that the company recognizes the importance of investing in **top-tier talent** to maintain its competitive edge and continue delivering exceptional products and services to its customers. One such service is its new pizza offering where an enrolled **fas REWARDS** member can purchase a whole pizza for just \$4.99

“With a steadfast commitment to excellence and growth, GPM is dedicated to fostering a diverse and dynamic team to propel its mission forward,” the company noted in a press release.

GPM mentioned that the new hiring **initiative** underscores the company’s **dedication** to building a robust team in preparation for the peak selling season while **“promoting growth opportunities** for career-minded individuals.”

“We are thrilled to embark on this exciting journey of **growth**,” said senior vice president of human resources, Veronica Donchez. “Our diverse team members are at the heart of everything we do, and this initiative represents our commitment to **attracting** the best and brightest minds to join us in shaping the future of our industry.”

“We are currently seeking to hire **1,500 employees** who are passionate about our industry and possess the skills, **creativity**, and drive to make a significant impact,” added Donchez.

EXPLORE ARTICLE



## Arko Corp. Counts on New Stores, Foodservice and Loyalty to Maintain Growth

DIANE ADAM, MARCH 7, 2024 (CSP DAILY NEWS)

**Kolter says there is 'significant untapped opportunity' to evolve the company's loyalty program**

Arko Corp., the parent company of **convenience retailer** GPM Investments, last Wednesday reported its **fourth-quarter** earnings and despite a significant drop in net income, which was **\$1.1 million** compared to **\$12.9 million** for the prior-year quarter, the company remains bullish on its plans to **focus on growth** with new store openings, foodservice and loyalty.

“These new stores will offer a great customer experience, including foodservice,” he said. “We are already building the foundation to support our long-term journey to establish ourselves as a food destination and establishing foodservice credibility.”

Looking to unit growth, three new brick-and-mortar locations are “expected to break ground in the next few weeks,” Arie Kotler, CEO, president and chairman, said on the company's earnings call.

On the foodservice front, the Richmond, Virginia-based Arko Corp.’s **convenience-store brands** last month debuted its new pizza program, which offers a **\$4.99 whole pizza** in select stores.

“We have seen very **positive customer reaction** to the pizza, with over 70% of those surveyed saying they will definitely purchase again,” said Robert E. Giammatteo, executive vice president and CFO.

EXPLORE ARTICLE



# LEASE OVERVIEW

VALERO LITTLETON, CO

|                          |   |
|--------------------------|---|
| Initial Lease Term       | 10 Years, Plus (4), 5-Year Options to Renew |
| Rent Commencement        | September 1, 2024                           |
| Lease Expiration         | August 31, 2034                             |
| Lease Type               | Absolute NNN                                |
| Rent Increases           | 8% Every 5 Years, In Primary Term & Options |
| Annual Rent (Years 1-5)  | \$100,000                                   |
| Annual Rent (Years 6-10) | \$108,000                                   |
| Option 1 (Years 11-15)   | \$116,640                                   |
| Option 2 (Years 16-20)   | \$125,971                                   |
| Option 3 (Years 21-25)   | \$136,049                                   |
| Option 4 (Years 26-30)   | \$146,933                                   |

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



**FARMERS INSURANCE**  
**Walmart Supercenter**

**DAKOTA RIDGE HIGH SCHOOL**  
(1,344 STUDENTS)

**POWDERHORN ELEMENTARY SCHOOL**  
(448 STUDENTS)

**SUMMIT RIDGE MIDDLE SCHOOL**  
(1,006 STUDENTS)

**24 FITNESS**  
**ACE**  
100 YEARS OF HELPFUL

**MONTESSORI PEAKS ACADEMY**  
(393 STUDENTS)

**PLATO'S CLOSET**  
**CHUZE FITNESS**  
O'Reilly AUTO PARTS  
Once upon a child

**BARNES & NOBLE**  
Starbucks  
FedEx

**COLUMBINE HIGH SCHOOL**  
(1,707 STUDENTS)

**DAKOTA RIDGE APARTMENTS**  
(480 UNITS)

**S SIMMS STREET**  
±13,137 VPD

Public Storage  
NATURAL GROCEERS  
good4u

**MURPHY USA**

**DISCOUNT TIRE**  
Advance Auto Parts  
UPS

**SMITH MEDICAL DIRECT SPECIALTY CARE**

**Walgreens**

**470**

**±41,629 VPD**

**CHATFIELD SENIOR HIGH SCHOOL**  
(1,790 STUDENTS)

Walgreens  
CORE SOCCER TECH  
Great Clips  
Starbucks  
CHIPOTE MEXICAN GRILL

**UTE MEADOWS ELEMENTARY SCHOOL**  
(389 STUDENTS)

**USPS.COM**

**DEER CREEK MIDDLE SCHOOL**  
(603 STUDENTS)

**STONY CREEK ELEMENTARY SCHOOL**  
(372 STUDENTS)

KING Soopers  
SUBWAY  
Papa Murphy's  
Great Clips  
BR  
ups

**DUTCH CREEK ELEMENTARY SCHOOL**  
(276 STUDENTS)

**Advance Auto Parts**

**H Hampton**  
AN IHG HOTEL

**PHILLIPS 66**

**SAFeway**  
McDonald's  
CHIPOTE MEXICAN GRILL

**GPM INVESTMENTS, LLC**  
**SUBJECT PROPERTY**  
11531 W. KEN CARYL AVE.

**STOR-N-LOCK SELF STORAGE**

**PHILLIPS 66**

**W KEN CARYL AVENUE**  
±19,178 VPD

**MINI STORAGE**

**KEN CARYL MIDDLE SCHOOL**  
(785 STUDENTS)

**SONIC**

KING Soopers  
DQ  
Domino's  
ups

**7 ELEVEN**

**7 ELEVEN**

**Hampton**  
by Hilton

**HOMewood SUITES**  
by Hilton

**SHAFFER ELEMENTARY SCHOOL**  
(514 STUDENTS)

**MORTENSEN ELEMENTARY SCHOOL**  
(317 STUDENTS)

**CORONADO ELEMENTARY SCHOOL**  
(419 STUDENTS)

ANYTIME FITNESS  
Firestone COMPLETE AUTO CARE  
DQ

**USPS.COM**

**State Farm**

**PHILLIPS 66**

O'Reilly AUTO PARTS  
planet fitness  
TACO BELL  
KFC  
Arby's  
Freddy's STEAKBURGERS

Public Storage  
CALIBER COLLISION  
meineke car care center  
WELLS FARGO

**Johnny Mike's**

**BIG O TIRES**  
AND SERVICE CENTERS

**FALCON BLUFFS MIDDLE SCHOOL**  
(620 STUDENTS)

**McDonald's**

**PHILLIPS 66**

KING Soopers  
SUBWAY  
Starbucks  
ups

**WESTERLY APARTMENTS**  
(345 UNITS)

**TEXAS ROADHOUSE**

**TOWNEPLACE SUITES**  
BY MARRIOTT






**KOHL'S**  
SportClips HAIRCUTS  
PET SMART  
chili's  
SAFeway  
Bath & Body Works  
Chick-fil-e  
marco's PIZZA

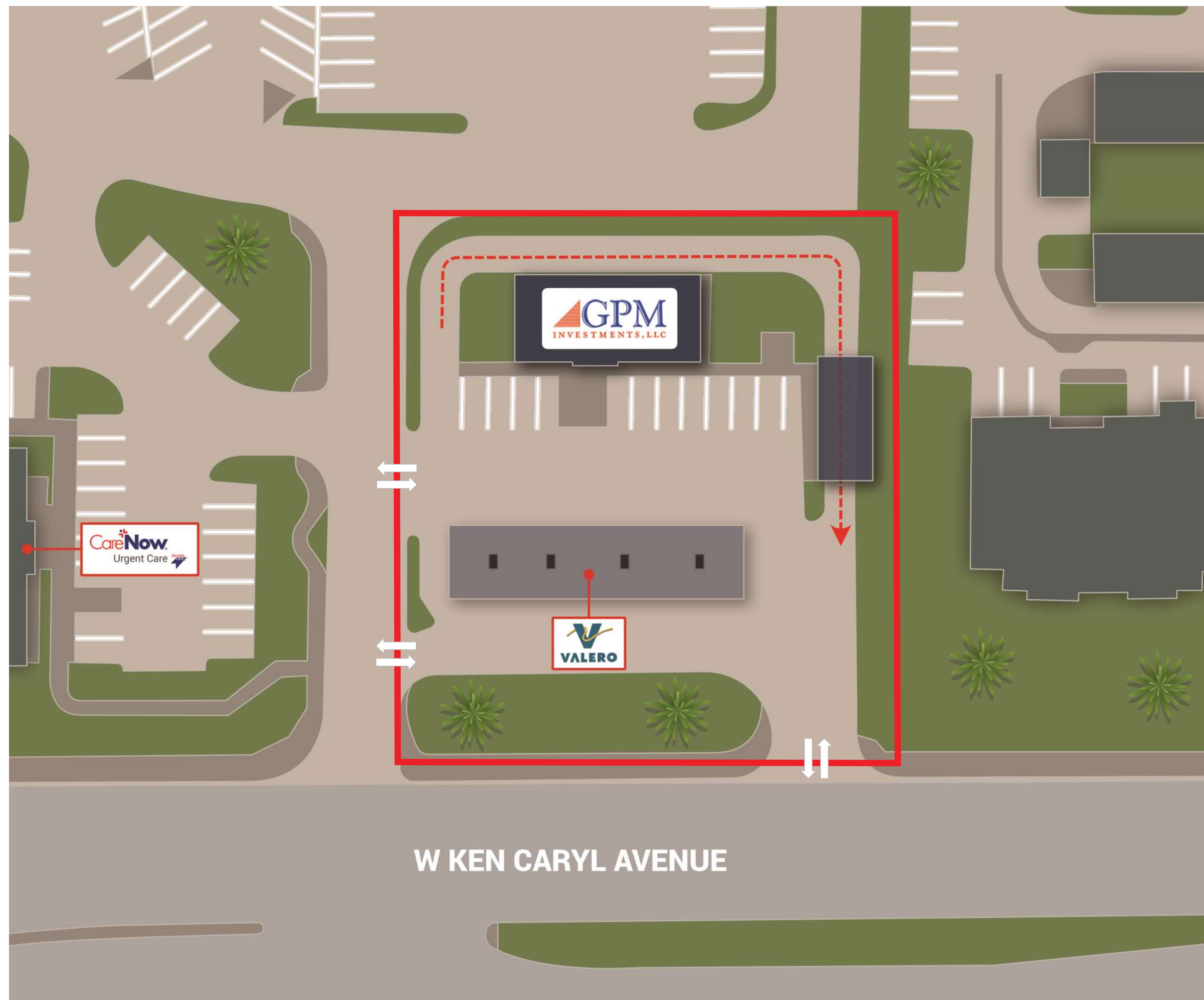
**S WADSWORTH BOULEVARD**  
±35,718 VPD

**470**

# SITE OVERVIEW

VALERO LITTLETON, CO

|   |                   |  |           |
|---|-------------------|--|-----------|
|  | Year Built        |  | 1993      |
|  | Building Area     |  | ±1,838 SF |
|  | Land Area         |  | ±0.91 AC  |
|  | Pumps             |  | 4         |
|  | Fueling Positions |  | 8         |



## NEIGHBORING RETAILERS

- Walmart Supercenter
- King Soopers
- Kohl's
- PetSmart
- Bath & Body Works
- Safeway
- Barnes & Noble
- Advance Auto Parts
- Anytime Fitness
- Firestone Complete Auto Care

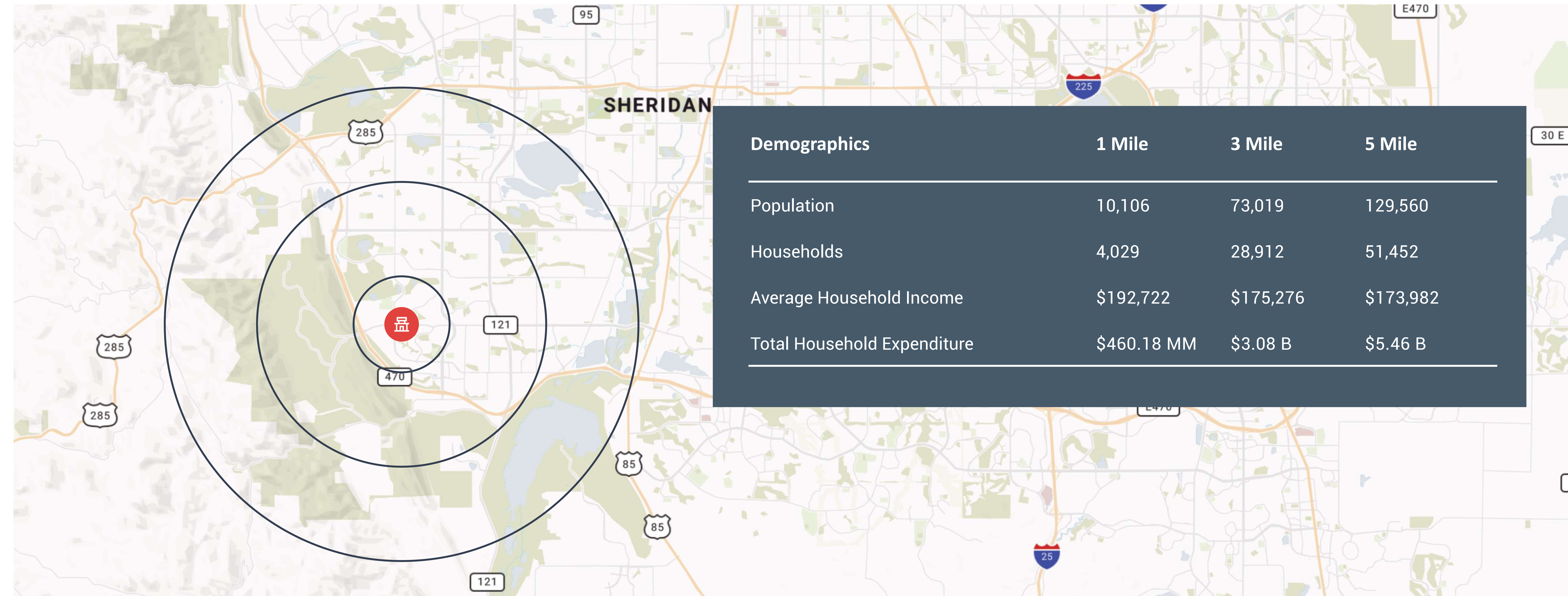


Subject Property



# LOCATION OVERVIEW

VALERO LITTLETON, CO



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Denver Public School District #1 (12,644)
2. City and County of Denver (11,503)
3. State of Colorado Central Payroll (9,503)
4. Denver Health & Hospital Authority (8,139)
5. United Airlines, Inc (7,669)
6. CHC Payroll Agent, Inc. - HCA Health One (4,464)
7. University of Denver (4,365)
8. USDA National Finance Center (4,320)
9. Southwest Airlines (3,079)
10. ADP TotalSource (2,695)

# LOCATION OVERVIEW

VALERO LITTLETON, CO

## Littleton

Colorado (Denver)



3M+ (Denver MSA)

Population



\$98,975

Median Household Income



Littleton is Only 8 Miles  
South of Downtown  
Denver

8 MILES

Littleton's Historic  
Downtown has been a  
Hub for 100+ Years

HISTORIC

**Littleton, CO is located just 8 miles from Downtown Denver and embodies a strong sense of community through its historic downtown, active trail system and numerous community events.**

There are more than 59 parks and open spaces. Two light rail stations offer easy access to Downtown Denver, or explore the Rockies within 30 minutes.

**Littleton, Colorado is part of the Denver Metro Area, being a part of its 3M+ residents.**

Located 15 miles east of the front range of the Rocky Mountains, Denver's central geographic location has played a large role in its economic success.

Denver is within a two-hour flight of 2/3's of the United States, and within four hours of every major city with the population of one million or more on the North American continent, Denver has evolved into a major national transportation and commercial hub. Denver also enjoys strategic advantages for intercontinental commerce; located on the 105th meridian, half way between Tokyo and Munich, Denver is the largest city in the US with access to both Pacific and European markets in a single business day. With a 2023 population of over 3 million residents, the Denver metro is the 21st most populous MSA in the country. Metro Denver promotes a lifestyle where family, health and career complement one another. Denver has almost 300 days of sunshine with breathtaking vistas of the Colorado Rocky Mountains. The city's goal is to become America's healthiest community by creating interlinked, walkable communities and programs that support wellness at school and work. Relatively low housing and occupancy costs, a multi-modal transportation system and a central location from both coasts, Denver has attracted some of the country's most successful and diverse companies in the Denver area. Both public and private sectors collaborate on economic development initiatives for the benefits of the entire market and region.

## IN THE NEWS

VALERO LITTLETON, CO

## Inside Denver's Emerging West Side Story – Billions in Development Bring a 'New City' to Life in District 3

MARGARET JACKSON, JULY 5, 2023 (COLORADO BIZ)

Revitalizing a once-marginalized neighborhood with massive infrastructure and mixed-use projects.

Early **265 acres** of prime real estate in a once-marginalized neighborhood is slated for billions of dollars in **development** that will result in virtually a new city on the southwest side of downtown Denver. "This was where nobody wanted to live," said District 3 City Councilwoman Jamie Torres, a Denver native who **grew up** in the neighborhood. "It was built out later than the rest of the city because we were redlined for a long time. There was disinvestment in this part of town."

A handful of planned developments will bring tens of thousands of new residences, office space and shopping and entertainment to the Denver District 3, which includes the Auraria, Sun Valley, and West Colfax neighborhoods.

With so many developments teed up, it's crucial that the city take a holistic approach to **developing infrastructure** including roads, bridges, utilities, water, pedestrian and bike paths and public transportation as well as services such as fire, police and paramedics. The **developments** along the Platte River will be connected by light rail, pedestrian walkways and bike paths. They'll also be stitched into **Denver's central business** district to make walking from the **16th Street Mall** to Sun Valley a pleasant experience. "Attention to connectivity needs to be a prime component," said Kourtny Garrett, president and **CEO** of the **Downtown Denver Partnership**. "16th and Market to Sun Valley may be a 30-minute walk, but when you have a contiguous experience block by block, it's the journey, not the destination."

EXPLORE ARTICLE



## New riverfront development breaks ground in Denver

JESSICA GIBBS, OCTOBER 06, 2023 (THE DENVER GAZETTE)

The foundation is being set for a sweeping new development along Denver's riverfront. The 17-acre project Denargo Market, situated north of downtown Denver, broke ground this week.

Touting the **development** as one that will become a "day-to-night" destination, project owners said they are set to bring up to **3 million square feet** of office, residential, retail and hospitality space along the South Platte River in the next few years. The owners/developers are a joint venture between **FORMATIV and Golub & Co.**

"We all want a city that is vibrant," Mayor Mike Johnston said in a news release. "That means that it is active, engaged, where people are present and enjoying all the city has to offer. Denargo Market will add that vibrancy to this neighborhood and to downtown."

The first phase of **development** will **focus on infrastructure**. The **developers** must remediate a landfill site, install utilities and storm water management, **build** out streets and sidewalks, and create protected and elevated bike lanes. The first phase will also bring four acres of open space to the site. Denargo Market will offer public open space and amenities — such as sports courts, a dog park, a pedestrian plaza, a half-acre lawn, a splash pad, and a nature-based playground — in addition to perks for tenants, according to a news release.

**Developers** are also planning one of the **largest public art** installations in Denver, which is slated to be interactive. The Denver Urban Gardens has partnered with Denargo to install a **community garden** as well.

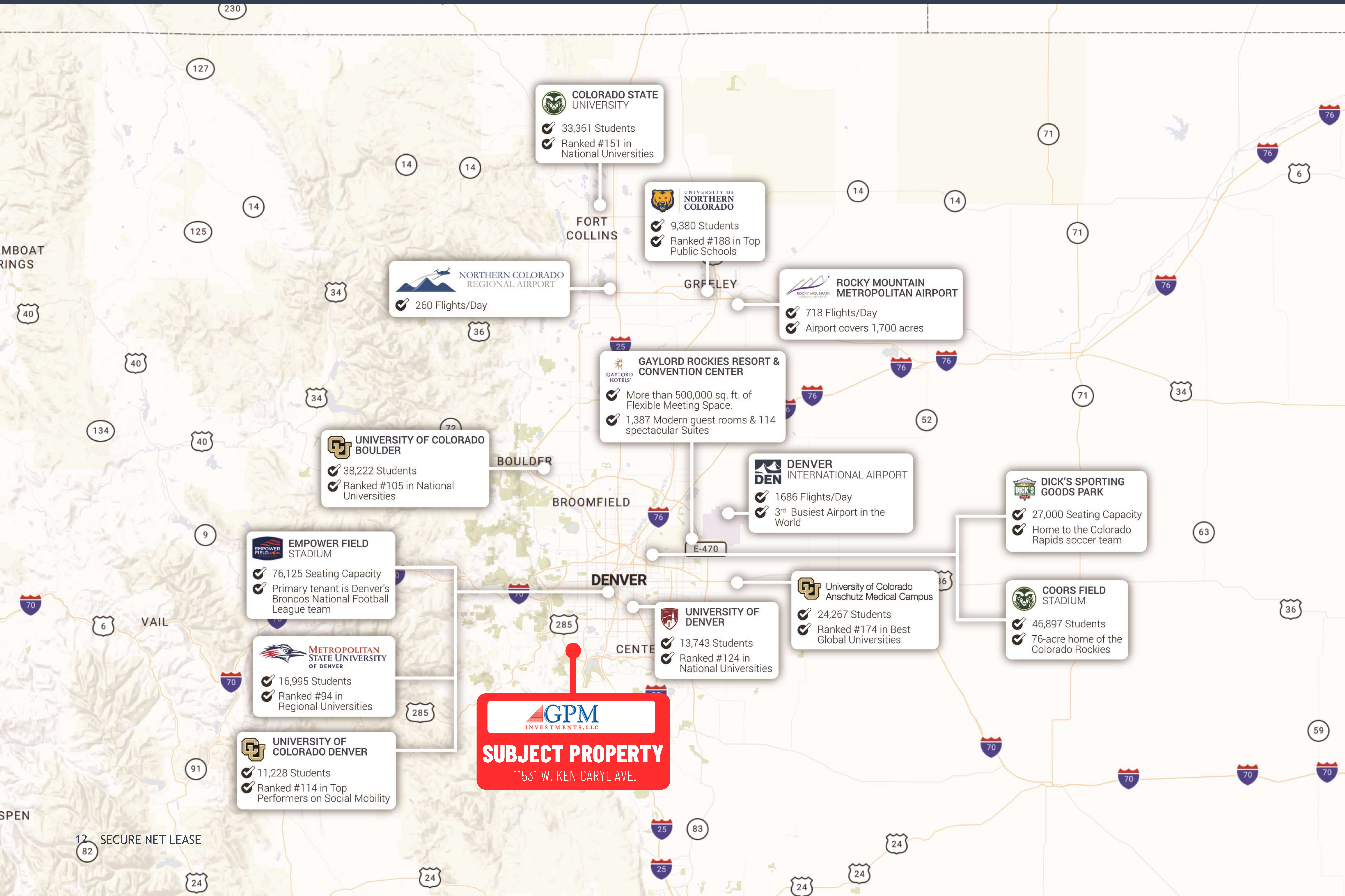
"Designed as a true community gathering space, we've **intentionally protected mountain** and city views, open green spaces and **riverfront accessibility** to ensure these vital elements will forever be part of the public experience at Denargo Market; we're thrilled to be kicking off that work today," Laura Newman, vice president of Investment & Development at Golub & Company, said in the release.

EXPLORE ARTICLE



# METRO AREA

VALERO LITTLETON, CO



**COLORADO STATE UNIVERSITY**

- ✓ 33,361 Students
- ✓ Ranked #151 in National Universities

**UNIVERSITY OF NORTHERN COLORADO**

- ✓ 9,380 Students
- ✓ Ranked #188 in Top Public Schools

**NORTHERN COLORADO REGIONAL AIRPORT**

- ✓ 260 Flights/Day

**ROCKY MOUNTAIN METROPOLITAN AIRPORT**

- ✓ 718 Flights/Day
- ✓ Airport covers 1,700 acres

**GAYLORD ROCKIES RESORT & CONVENTION CENTER**

- ✓ More than 500,000 sq. ft. of Flexible Meeting Space.
- ✓ 1,387 Modern guest rooms & 114 spectacular Suites

**UNIVERSITY OF COLORADO BOULDER**

- ✓ 38,222 Students
- ✓ Ranked #105 in National Universities

**DENVER INTERNATIONAL AIRPORT**

- ✓ 1686 Flights/Day
- ✓ 3<sup>rd</sup> Busiest Airport in the World

**DICK'S SPORTING GOODS PARK**

- ✓ 27,000 Seating Capacity
- ✓ Home to the Colorado Rapids soccer team

**EMPOWER FIELD STADIUM**

- ✓ 76,125 Seating Capacity
- ✓ Primary tenant is Denver's Broncos National Football League team

**University of Colorado Anschutz Medical Campus**

- ✓ 24,267 Students
- ✓ Ranked #174 in Best Global Universities

**COORS FIELD STADIUM**

- ✓ 46,897 Students
- ✓ 76-acre home of the Colorado Rockies

**METROPOLITAN STATE UNIVERSITY OF DENVER**

- ✓ 16,995 Students
- ✓ Ranked #94 in Regional Universities

**UNIVERSITY OF DENVER**

- ✓ 13,743 Students
- ✓ Ranked #124 in National Universities

**UNIVERSITY OF COLORADO DENVER**

- ✓ 11,228 Students
- ✓ Ranked #114 in Top Performers on Social Mobility

**GPM INVESTMENTS, LLC**

**SUBJECT PROPERTY**

11531 W. KEN CARYL AVE.

EMBOAT RINGS

SPEN

12 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

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