



FOR SALE

TROPHY PROPERTY IN SKI TOWN U.S.A

FEDEX EXPRESS

STEAMBOAT SPRINGS, CO

**BLUE
WEST
CAPITAL**

CONFIDENTIAL OFFERING MEMORANDUM



FEDEX EXPRESS
2717 S Copper Passage
Steamboat Springs, CO

DEAL TEAM

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INVESTMENT HIGHLIGHTS

- Trophy property located in Steamboat Springs, consistently ranked as a top ski town in North America
- Long-term lease with over 8 years remaining
- Rare 3% annual rental increases
- FedEx is an investment grade rated company (S&P: BBB)
- Mountain town property with high barriers to entry
- Long-term operating history at this location (since 2000)
- FedEx is committed to this location evidenced by a recent lease extension where the rent increased 17.5%
- FedEx is the largest express transportation company in the world, generating \$84 billion in revenue in 2021
- Large 2.33-acre parcel
- Average household incomes in excess of \$125,000 within three miles
- In 2021 the median single-family home in Steamboat sold for \$1,700,000, a 40% increase over 2020
- Immediate proximity to Steamboat Springs Airport



ANNUAL RENTAL INCREASES

3.0%

rare annual rental increases

INVESTMENT GRADE

S&P: BBB

FedEx investment grade rating

COMMITTED TO LOCATION



FedEx has been at this location since 1999 and recently renewed for 10 years

WHY STEAMBOAT SPRINGS?



INVESTMENT OVERVIEW



FEDEX EXPRESS
 2717 S COPPER PASSAGE
 STEAMBOAT SPRINGS, CO



\$5,225,000

PRICE

4.55%

CAP RATE

\$237,742

NOI

2000

YEAR BUILT

2.33 AC

LAND SIZE

17,565 SF

BUILDING SIZE

LEASE OVERVIEW

RENT COMMENCEMENT	December 22, 2000
LEASE EXPIRATION	December 31, 2030
RENTAL ESCALATIONS	3% Annually
RENEWAL OPTIONS	One 5-Year
TENANT	Federal Express Corporation
CREDIT	Investment Grade (S&P:BBB)
LEASE TYPE	NN (Roof, Structure & Parking Lot)*

*Brand new roof in 2021.

NOI SCHEDULE

DATE	NOI	PERIOD	INCREASE	CAP RATE
01/01/2023	\$237,741.96	Current Term	3.0%	4.55%
01/01/2024	\$244,874.16	Current Term	3.0%	4.69%
01/01/2025	\$252,220.44	Current Term	3.0%	4.83%
01/01/2026	\$259,787.04	Current Term	3.0%	4.97%
01/01/2027	\$267,580.68	Current Term	3.0%	5.12%
01/01/2028	\$275,608.08	Current Term	3.0%	5.27%
01/01/2029	\$283,876.32	Current Term	3.0%	5.43%
01/01/2030	\$292,392.60	Current Term	3.0%	5.60%
01/01/2031	FMV	Option 1	TBD	TBD

AERIAL SOUTH



STEAMBOAT SKI RESORT

DOWNTOWN STEAMBOAT

HOWElsen HILL SKI AREA

LINCOLN AVE
±24,000 VPD

STEAMBOAT STORAGE

SKI TOWN COURTNEY

STONERWORKS

Mountain Home
STOVE & FIREPLACE
GRANITE HAUS

FedEx
Express

ELK RIVER RD

FERGUSON

ELK RIVER
PET & RANCH

STORM PEAK
Wax's Original
WAX & CARE

Light Movers
Quality Robotics

MOOTS

ALPENGLow VILLAGE
CONROY

Paper Bros. & More

STEAMBOAT SPRINGS
WinSupply
PLUMBING, A/C, HYDROHEATING

Bob's Auto Clinic

HIGH COUNTRY
M&N
Climbing Supply Co.

ATMOS
energy
Your natural gas company

ACZ
LABORATORIES

Kum & Go

Mountain Valley Bank

STEAMBOAT SPRINGS POLICE

Advance
Auto Parts

YAMPA VALLEY
NORTH ASSOCIATE
LUMINATE

STORAGE

STEAMBOAT
STEAMBOAT & COMPANY

STEAMBOAT STORAGE

The Carpet Shoppe

CLIMBING

DOWNHILL
OFFICE PLAZA

AERIAL NORTHEAST



PIONEER MATERIALS WEST
A LUMS COMPANY

CES
CITY ELECTRIC SUPPLY

Aesthetic Designworks

STEAMBOAT SPRINGS 4X4 & COLLECTOR CAR CLUB

STEAMBOAT TOFFEE COMPANY
ALMOND TOFFEE

STEAMBOAT INTERIORS

PRO-TIPS PERFORMANCE

GECKO LANDSCAPE & DESIGN

ELK RIVER
-PET & RANCH-

FedEx Express

STEAMBOAT YOUTH SOCCER

COPPER RIDGE RD

Mountain Home
STOVE & FIREPLACE
GRANITE HAUS

FERGUSON

ELK RIVER RD

PROPERTY PHOTOS



SITE PLAN



Copper Ridge Circle

Elk River Road

11 AT GRADE DOCK DOORS

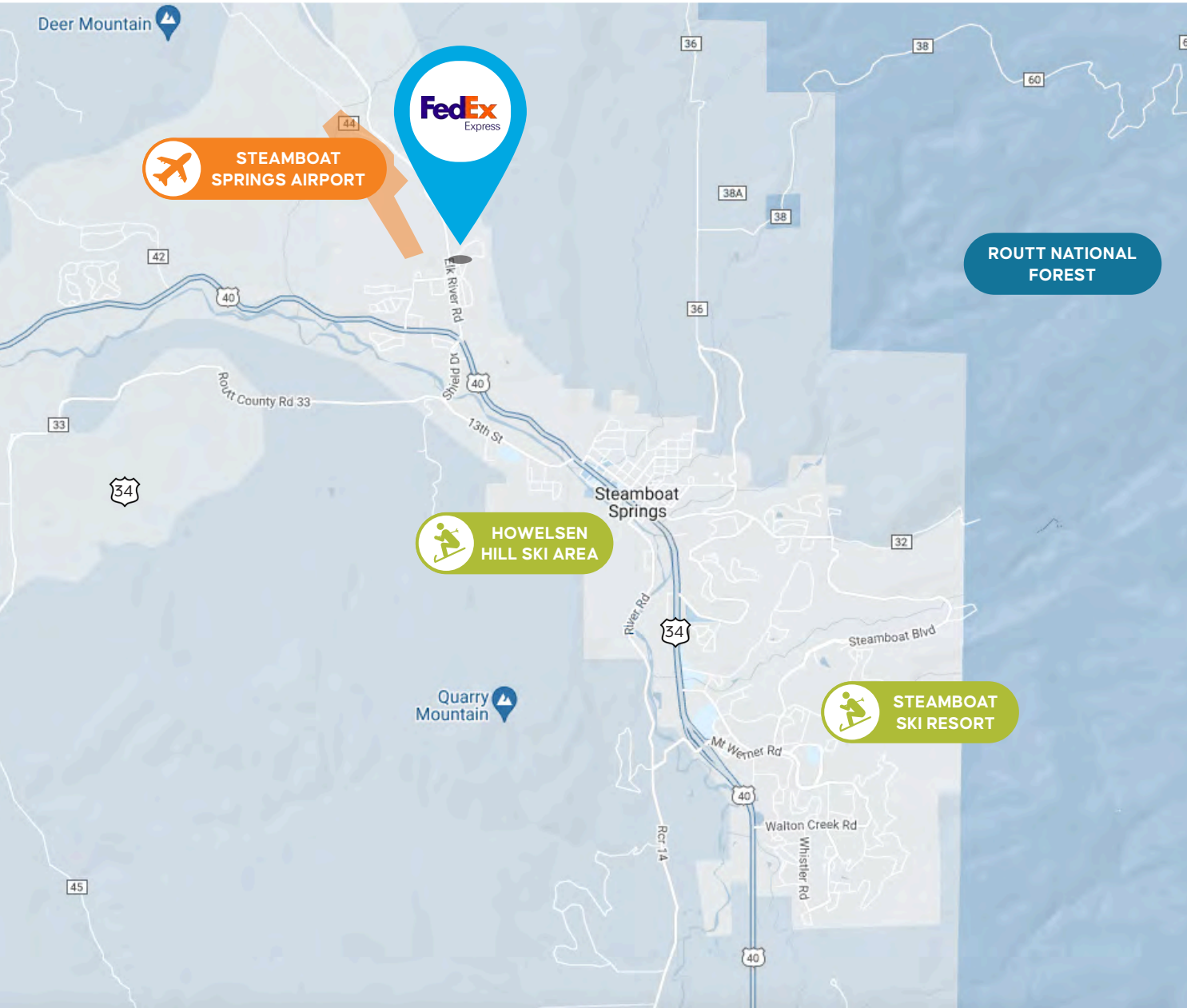
FedEx

LOADING DOCK

N



MAP & DEMOGRAPHICS



TOTAL POPULATION

1 mile	1,115
3 miles	8,645
5 miles	14,121



TOTAL HOUSEHOLDS

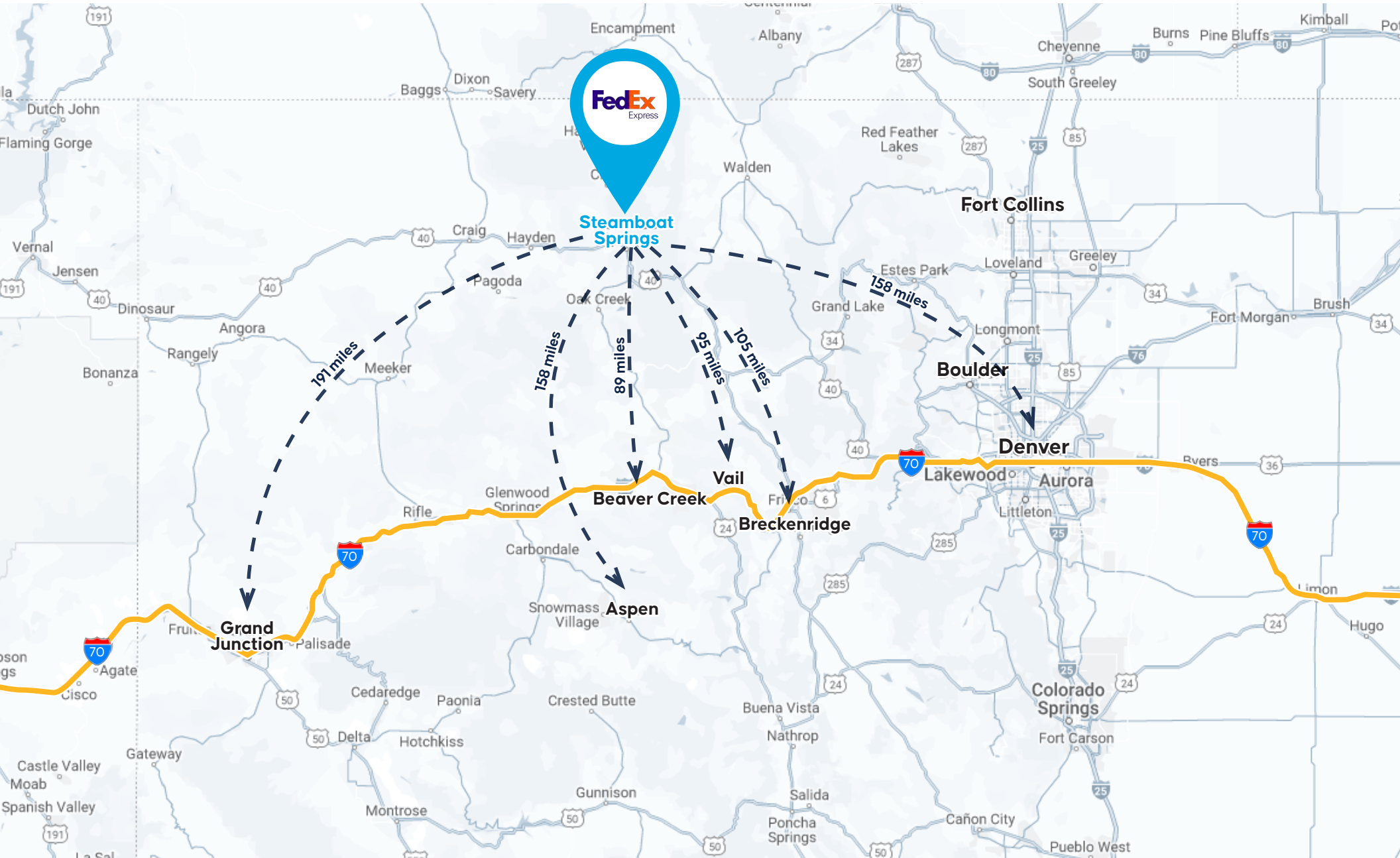
1 mile	445
3 miles	3,378
5 miles	5,887



AVERAGE HOUSEHOLD INCOME

1 mile	\$109,538
3 miles	\$125,785
5 miles	\$126,364

MAP & DISTANCE



TENANT OVERVIEW



FedEx Corporation (NYSE: FDX), the world's largest commerce provider, is comprised of three major service lines: FedEx ground, freight, and express. The consolidated company offers a broad range of services and solution which link 99% of the world's GDP. Through fiscal 2021, FedEx Corporation generated \$84 billion in revenues, \$5.2 billion net income and currently boasts a market cap in excess of \$52 billion. FedEx is headquartered in Memphis, Tennessee and is an investment grade rated company (S&P: BBB).

FedEx Express provides next day air service within the United States and time-definite worldwide service. FedEx Express operates one of the largest civil aircraft fleets in the world and carries more freight than any other airline; offering supply chain solutions including critical inventory logistics, transportation management, temperature-controlled transportation services, and international trade advisory services. FedEx Express invented express transportation and remains the industry's global leader, providing rapid, reliable, time definite delivery to more than 220 countries and territories, connecting markets that comprise more than 90 percent of the world's gross domestic product within 1 to 3 business days.

TRADE NAME	FedEx Corporation
CREDIT RATING	Investment Grade (S&P: BBB)
SUBSIDIARIES	Express, Freight, Ground, Office, Supply Chain
HEADQUARTERS	Memphis, TN
WEBSITE	fedex.com

1971
YEAR
FOUNDED

NYSE: FDX
STOCK
SYMBOL

LOCATION OVERVIEW

STEAMBOAT SPRINGS, COLORADO

Steamboat Springs is the county seat and most populous city in Routt County. Steamboat Springs is located 157 miles northwest of Denver, Colorado. With a year-round population of roughly 13,000 people, this popular mountain town continues to grow year after year. The town is internationally recognized as one of the top ski resort destinations in America featuring roughly 3,000 skiable acres. Steamboat Springs has been dubbed Ski Town U.S.A due to the fact that Steamboat has produced more athletes for the Olympics than any town in North America with over 100 Olympians. By the 2024 season, the mountain and ski destination will pump \$200 million dollars into renovations, including a freshly designed based area, a new bottom-to-top gondola, a learning center for beginner skiers and riders, and 650 acres of new terrain as part of its Full Steam Ahead transformation. In addition to the world-class skiing, the summer recreation also contributes significantly to the town’s tourism industry. Steamboat Springs is truly a unique town and the authentic western heritage and the deep-rooted history separate the town from many other resort towns in America.

Although Steamboat Springs is a resort destination, the economy is not entirely dependent on tourism. In addition to the tourism sector, the primary industries driving the Steamboat Springs economy are energy/mining, recreation equipment manufacturing, and healthcare. Some very prominent outdoor recreation companies call Steamboat home, including SmartWool, The Creek Company, Hog Island Boatworks, Big Agnes Products, Moots Bicycles, and Butcherknife Brewing. Residents, as well as local companies, are attracted to Steamboat because of the high quality of living and ample outdoor recreation opportunities, without losing convenient access to Denver.



\$1,700,000

MEDIAN SINGLE FAMILY HOME SALE PRICE



100+

HOME TO MORE OLYMPIANS THAN ANY OTHER TOWN IN NORTH AMERICA



2,965

SKIABLE ACRES



2.60%

UNEMPLOYMENT RATE

LOCATION OVERVIEW

STEAMBOAT SPRINGS OUTDOOR RECREATION

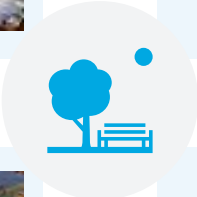
Fish Creek Falls

Fish Creek Falls is a popular year-round natural attraction in Steamboat. In warmer months, fresh alpine waters roar down the Fish Creek Canyon and spill over the 280 foot falls. A quarter mile hike down gravel paths is accessible for the entire family to view the lower falls, while the more adventurous can take a moderate hike to the Upper Fish Creek Falls and Long Lake, located deep in the Routt National Forest. In winter, ice climbers make the daring journey along the famous face.



Hot Springs

Steamboat is home to both the Strawberry Park and Old Town Hot Springs. Strawberry Park Hot Springs is located less than 7 miles from downtown and provides rustic relaxation in several pools of varying temperatures fed by natural spring water. Guests flock to the famous Strawberry Park to take in the beauty of the Yampa Valley. Old Town Hot Springs is a multi-use complex located in downtown Steamboat Springs. The facility features eight mineral water pools, two water slides, and a fitness center.



Steamboat Resort

Steamboat Resort is a year-round destination located on a complete mountain range in the Routt National Forest. With 2,965 acres of permitted terrain, Steamboat offers a diversity of trails for all levels of abilities. Steamboat's particular claim to fame is the legendary Champagne Powder. Residents and visitors head to the resort to enjoy biking, hiking, gondola rides, and skiing.



Yampa River

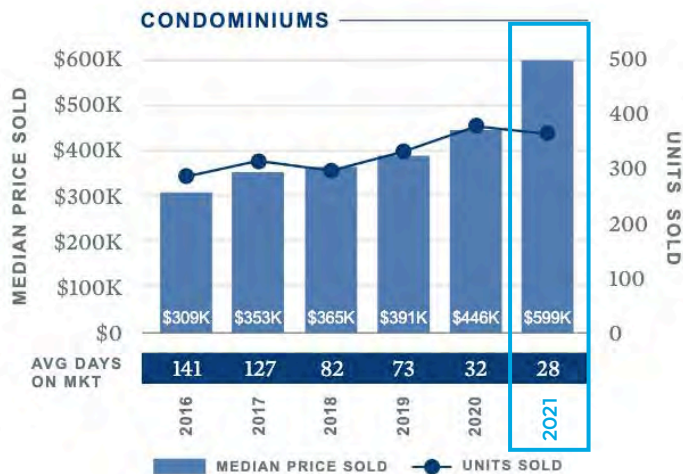
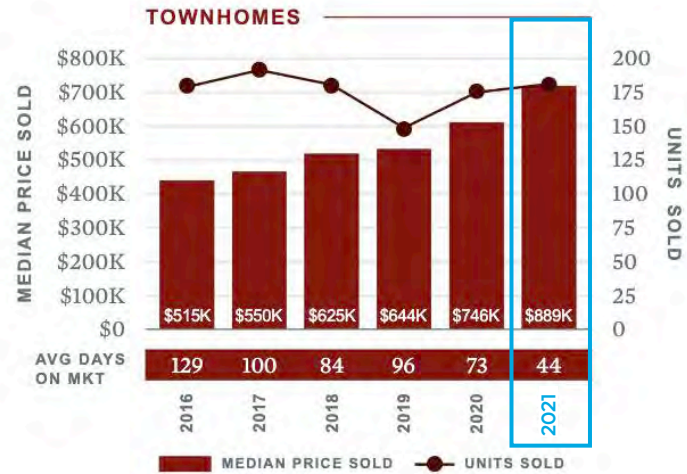
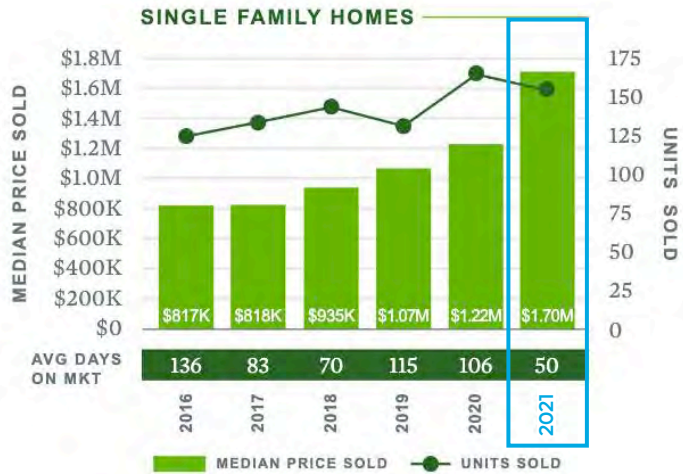
The Yampa River is the main vein of the downtown Steamboat corridor. The Yampa is unobstructed by any dams or diversions for the entire 261 miles of its length, making it the only free flowing river in the state. Fly fishers and recreationalists flock to the cool, clean water that is filled with fish and perfect for tubing. The river also attracts picnickers along the banks, and cycling enthusiasts enjoying a leisurely ride along the water.



STEAMBOAT SPRINGS REAL ESTATE REPORT

Steamboat Springs - Downtown, Fish Creek and Mountain Areas

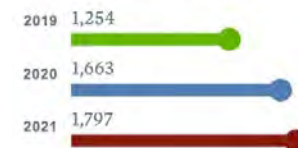
Median Price Sold, Units Sold and Average Days on Market



TOTAL \$ VOLUME



TOTAL UNITS SOLD



The median sales price for a single-family home in Steamboat Springs soared 40% to \$1,700,000 in 2021.

YAMPA VALLEY REGIONAL AIRPORT

16
NON-STOP FLIGHTS

6
AIRLINES

153,000
PASSENGERS
(2021)

TOP 5
SKI TOWNS AND AIRPORTS TO
LAND A PRIVATE JET IN US, 2021

IN THE NEWS



Yampa Valley Regional Airport surpasses 200,000 passengers December through February

Heightened number of travelers has left airport working hard to address increases in demand, director says

March 25, 2022

Approaching the end of the winter flight season, the Yampa Valley Regional Airport is again reporting record traffic.

With 200,241 passengers using the hub outside Hayden from December through February, the airport smashed the previous high of 154,960 passengers over the same months, set in 2007, marking a 29% increase over the previous record.

[Read Full Article](#)



ABOUT US

BLUE WEST CAPITAL

Blue West Capital is a net lease real estate investment advisory firm focused on the acquisition and disposition of single-tenant net leased properties, retail shopping centers, and commercial investment properties nationwide. We are a team of commercial real estate experts committed to helping our clients achieve their investment goals through a combination of exceptional client communication, professional collaboration, and individual experience. For additional information, please visit www.bluestcapital.com.



NATIONWIDE REACH

Net lease investors across the US

80+
YEARS

EXPERIENCED TEAM

of dedicated net lease professionals



UNPARALLELED BROKER COOPERATION

Split fees 50-50 with all cooperating brokers



SHARED DATABASE

Collaborative proprietary national database

#1

ROCKY MOUNTAIN REGION LEADER

A year-over-year investment sales leader in the region

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\$5,225,000
FOR SALE

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