

CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE

GREASE MONKEY

(CORPORATE GUARANTY)

BRIGHTON, CO | DENVER MSA





**GREASE MONKEY**  
404 W Bromley Lane  
Brighton, CO 80601

**DEAL TEAM**

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# INVESTMENT HIGHLIGHTS

- Located within the Denver MSA approximately 20 miles north of downtown Denver
- Brighton is one of the fastest growing cities in Colorado
- Long-term lease with 12.5 years remaining
- Strong rental increases every five years based upon CPI (7.5%-12.5%)
- Absolute triple net lease with zero landlord responsibilities
- Proven location with a successful operating history of several decades at this location
- Grease Monkey is the nation's largest independent franchisor of automotive oil change centers with 500+ locations
- Located just west of U.S 85 the primary north-south thoroughfare in the area (41,000+ VPD)
- Retailers in the immediate area include Walmart Supercenter, King Soopers, Harbor Freight, McDonald's, Wendy's, Arby's, Chase Bank and numerous others
- Average household incomes in excess of \$112,000 within five miles
- Located 20 miles from the Denver International Airport, the third busiest airport in the world
- Brighton's population is forecasted to grow 20% by 2025
- Qualifies for accelerated bonus depreciation – consult with your CPA



## DENVER MSA



Rapidly expanding corridor located  
20 miles north of Downtown Denver

## NNN LEASE



Zero landlord responsibilities

## LONG-TERM LEASE

# 12+ Years

remaining on term

# INVESTMENT OVERVIEW



**GREASE MONKEY**  
404 W BROMLEY LANE  
BRIGHTON, CO 80601



**\$2,233,000**

PRICE

**5.40%**

CAP RATE

**\$120,600\***

NOI

**1994**

YEAR BUILT

**.38 AC**

LAND SIZE

**1,882 SF**

BUILDING SIZE

\*NOI is based off the 5/1/2023 rent increase. Seller to provide a rent credit at closing.

## LEASE OVERVIEW

LEASE COMMENCEMENT	May 9, 2016
LEASE EXPIRATION	April 30, 2035
RENTAL ESCALATIONS	Every 5 Years based upon CPI (min 7.50% - max 12.50%)
OPTIONS	Two 5-Year
TENANT	Grease Monkey Midwest, LLC
GUARANTOR	Grease Monkey International Inc. (Corporate - 500+ Units)
LEASE TYPE	Absolute Triple Net
LANDLORD RESPONSIBILITIES	None
RIGHT OF FIRST OFFER	Yes, 30 days



# AERIAL EAST



KING Scoopers  
DEL TACO  
Applebee's  
Domino's  
IHOP  
GOODTIMES  
ups  
SUBWAY

Walmart Supercenter

Ford

FUTURE STNL DEVELOPMENT COMING SOON:  
- NATIONAL CHICKEN QSR  
- NATIONAL COFFEE  
- NATIONAL DENTAL

85 CANHAM HWY  
±41,530 VPD

ACE Hardware  
MURPHY OIL CORPORATION

CHASE

CIRCLE K

Jack in the box

Wendy's

McDonald's

Arby's

QUALITY INN

SONIC

BRIGHTON RD

GREASE MONKEY

BW Best Western

PANDA EXPRESS  
BIG LOTS  
HARBOR FREIGHT TOOLS

W BROMLEY LN

Culligan Water



# AERIAL NORTHWEST



Culligan Water

BW Best Western

W BROMLEY LN

GREASE MONKEY

QUALITY INN

85 CANHAM HWY  
±41,530 VPD

BIG LOTS!

HARBOR FREIGHT TOOLS

Great Clips

planet fitness

DOLLAR TREE

arc

BRIGHTON  
Colorado's Best

Village Inn

McDonald's

PANDA EXPRESS

Arby's

Ford

FUTURE STNL DEVELOPMENT  
COMING SOON:  
- NATIONAL CHICKEN QSR  
- NATIONAL COFFEE  
- NATIONAL DENTAL



# AERIAL SOUTHWEST



DOWNTOWN  
DENVER

RODEWAY  
INN

enterprise

SONIC

QUALITY  
INN

Ford

Hampton  
Inn

BW Best Western

Arbys

Fairfield  
BY MARRIOTT

GREASE  
MONKEY

Culligan Water

BIG  
LOTS!

McDonald's

85 CANHAM HWY  
±41,530 VPD

W BROMLEY LN  
±21,000 VPD

FUTURE DEVELOPMENT

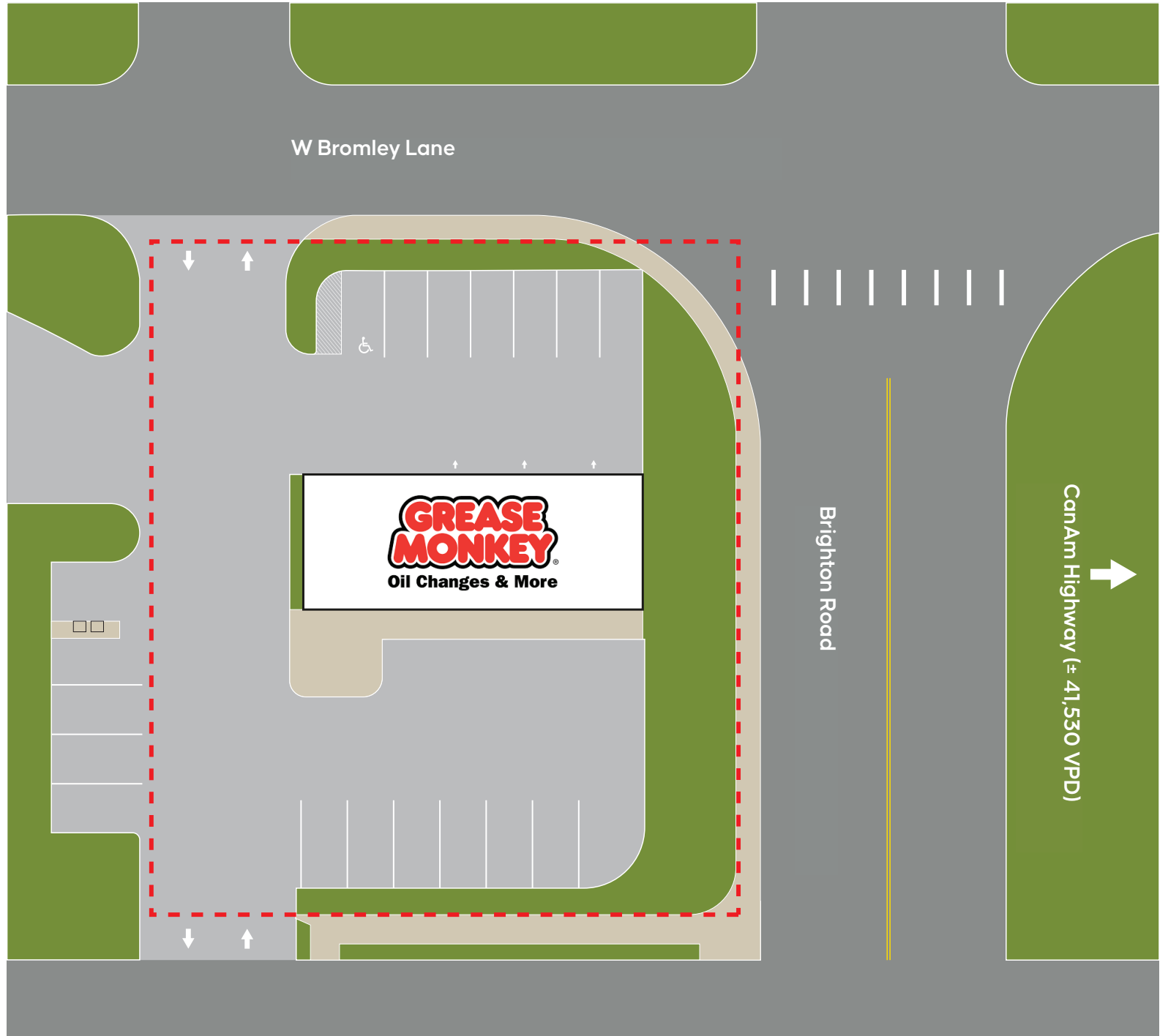


# AERIAL SITE SURROUNDINGS

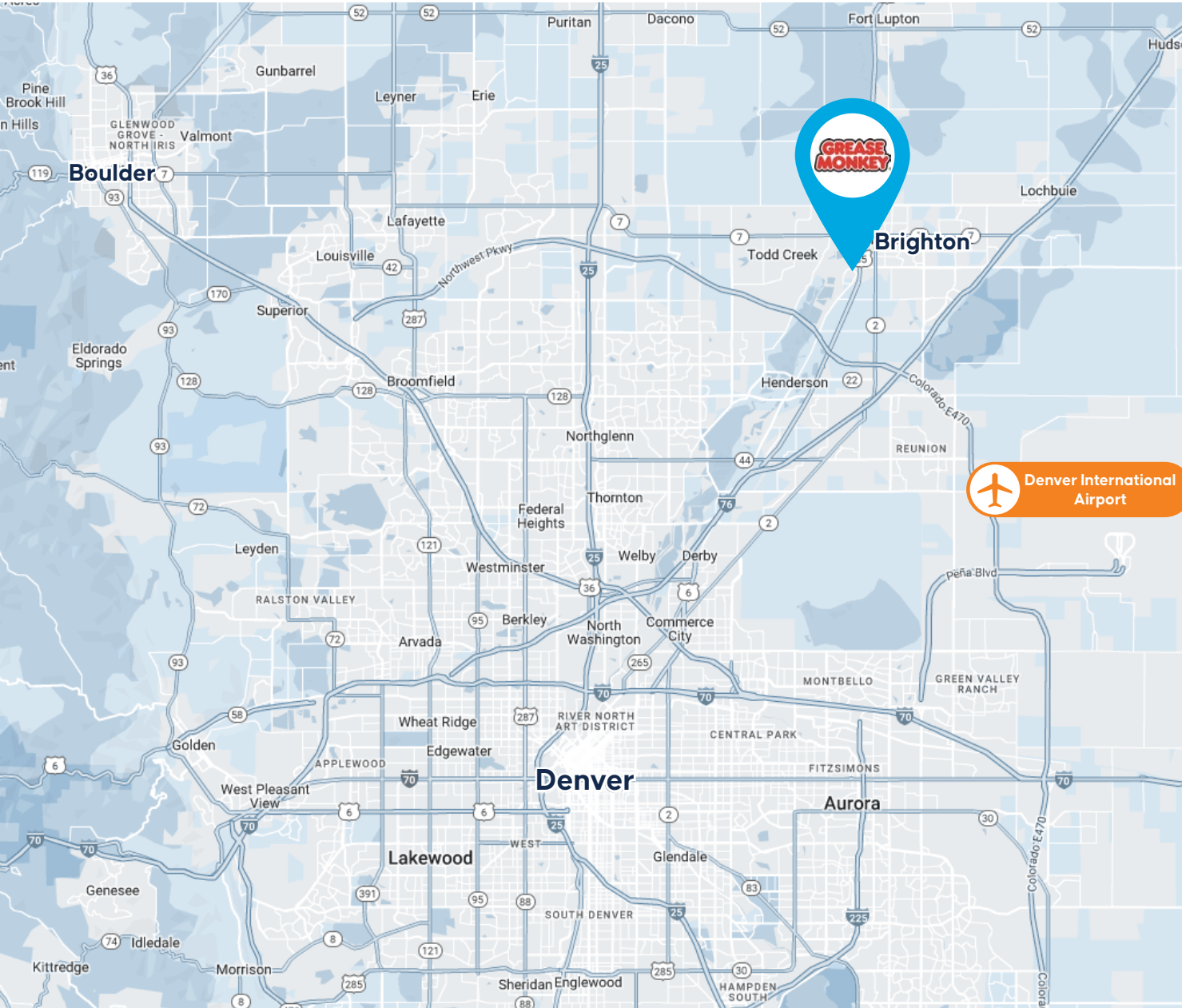




# SITE PLAN



# MAP & DEMOGRAPHICS



## TOTAL POPULATION

1 mile	8,589
3 miles	34,928
5 miles	69,048



## TOTAL HOUSEHOLDS

1 mile	2,987
3 miles	11,472
5 miles	22,614



## AVERAGE HOUSEHOLD INCOME

1 mile	\$74,196
3 miles	\$95,400
5 miles	\$112,854

# PROPERTY PHOTOS

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# TENANT OVERVIEW

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**500+**  
LOCATIONS

**1978**  
YEAR FOUNDED

**150**  
UNITS OPENING IN  
2022

**GREASE MONKEY INTERNATIONAL, INC.** is an independent American franchisor of automotive service centers offering oil changes, preventive maintenance, and other car care services providing service to over 2 million customers annually. Grease Monkey was founded in 1978 and is headquartered in Denver, CO.

Grease Monkey locations provide a wide array of services in addition to oil changes including tire services, wheel balancing, windshield repairs, radiator services, state inspections, diagnostic services, brake repairs and service, and many others.

The Grease Monkey brand currently operates centers internationally with operations in Mexico, China, Colombia and Saudi Arabia. Grease Monkey is the nation's largest independent franchisor of automotive oil change centers and is expecting to grow by over 150 units in 2022.

WEBSITE [www.greasemonkeyauto.com](http://www.greasemonkeyauto.com)

HEADQUARTERS [Denver, CO](#)



# LOCATION OVERVIEW

## BRIGHTON, CO

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**BRIGHTON** is a vibrant, close-knit Colorado city that deeply values its history and agricultural roots while embracing progress, innovation, and sustainable growth. Conveniently located 20 miles north of Downtown Denver, 20 minutes from Denver International Airport and about 30 minutes from Boulder, Brighton has attracted residents who want to feel like they are part of a small town while having access to the amenities of larger urban areas, making it the ideal location for nearly 40,000 residents. As the county seat for Adams County, the city offers a diverse demographic population and a strong, well-educated workforce. Local industry includes energy, healthcare, retail, hospitality, higher education, agriculture, and manufacturing.

**BRIGHTON** has experienced rapid growth in the last 17 years, from about 21,000 in 2000 to nearly 40,000 today. By 2025, Brighton is anticipated to grow by roughly 20 percent. Brighton's housing costs remain among the lowest in the metro area.

Restaurants, retail and businesses continue to be attracted to Brighton. Currently 1,300 businesses are located in Brighton, employing 15,000 people. In the last year, the city created an additional 2,000 jobs and anticipates that number to continue to rise. Brighton offers lower taxes and sustainable growth – a winning combination for a new business owner, or a large manufacturer planning to relocate.

**20%**

**RAPID POPULATION  
GROWTH**

ANTICIPATED GROWTH BY 2025



**HOUSING COSTS  
REMAIN LOW**

AMONG LOWEST IN METRO



**JOB GROWTH  
CONTINUES TO RISE**

+2,000 JOBS IN LAST YEAR

# LOCATION OVERVIEW

## DENVER, CO | BUSINESS

**DENVER, COLORADO** is a beautiful, bustling City set against the backdrop of the Rocky Mountains, Denver is widely recognized for its exceptional balance of a thriving economy, healthy lifestyle, and urban as well as natural amenities. The Denver MSA added almost a million new residents – 774,518 – between 2010 and 2020, growing the state's population by 14.8% to 5.8 million residents. According to a recent article in the Denver Business Journal, the 2020 Scoring Tech Talent report ranked Denver one of the top 10 city's in the nation for technology talent. U.S. News & World Report releases an annual list of the country's 100 Best Places To Live, and Denver has held a spot in the top 15 for the past five years – based on affordability, job prospects and quality of life, among other categories. Denver International Airport (DEN) ranked #3 for the busiest airport in the U.S. by CNN in 2021. With non-stop service to over 215 destinations, DEN is a major domestic hub for air transportation also attracting top companies to call Denver, CO home.

### TOP HIGHLIGHTS

- » Denver's limited new retail developments, coupled with a growing and highly educated, high-income population (the demographic aged 35–54 years), has kept Denver's overall retail vacancy to 5.1%.
- » In mid-February, WalletHub released its annual ranking of most educated states, where Colorado came in fifth. In addition, Colorado came in first for the highest percentage of Associate Degree holders or College-experienced adults and second for highest percentage of Bachelor Degree holders. Colorado is home to 87 colleges and universities, and more than 30 research labs and institutions.
- » Denver continues its FasTracks expansion, a 6.5+ billion public transportation expansion plan under construction. It includes 57 new transit stations and stops, 21,000 new parking spaces and the renovation of Denver Union Station as a multi-modal transportation hub.



# 1<sup>ST</sup>

**CITY WHERE MILLENNIALS  
ARE MOVING**

SMARTASSET

# 2<sup>ND</sup>

**BEST PLACE  
TO LIVE**

U.S. NEWS & WORLD REPORT

# 2<sup>ND</sup>

**IN THE NATION FOR ITS  
ECONOMY**

U.S. NEWS & WORLD REPORT

# 3<sup>RD</sup>

**BEST JOB MARKET**  
WALLSTREET

# 6<sup>TH</sup>

**METRO WITH FASTEST  
RISING INCOME**

BEST PLACES

# LOCATION OVERVIEW

## DENVER, CO | RECREATIONAL

**DENVER, COLORADO** is a young, active city with beautiful architecture, award-winning dining and unparalleled views. TIME Magazine named Denver one of the "World's Greatest Places of 2021," placing The Mile High City on a list of the top 100 destinations to explore this year. Forbes.com placed Denver among the "Top 25 U.S. Cities to Visit in 2020" due to its urban adventure opportunities, barrage of new restaurants and new boutique hotels. Denver is the only U.S. city included on National Geographic's list of "Eight Sustainable Destinations for 2021 and beyond," thanks to the city's goal of achieving 100 percent renewable electricity by 2023, and 125 miles of new bike lanes and solar gardens planned throughout the city.

### HOME TO 6 PROFESSIONAL SPORTS TEAMS



1<sup>ST</sup>

TOP-GROSSING CONCERT  
VENUE IN THE WORLD

BILLBOARD MAGAZINE

4<sup>TH</sup>

FITTEST CITY IN THE  
WORLD

ACSM AMERICAN FITNESS INDEX

8<sup>TH</sup>

MOST SUSTAINABLE  
CITY NATIONWIDE

ROCKET HOMES



# 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](http://www.bluestcapital.com).



### NATIONWIDE REACH

Net lease investors across the US

80+  
YEARS

### EXPERIENCE 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

OUR  
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