



**SHERWIN
WILLIAMS®**

For Sale

2325 Colorado Highway 7

Erie (Boulder), CO 80516

**Brookwood
STARBOARD**
Strategic Real Estate
Advisory and Brokerage



**New Term
8.5 yrs.**

Reduced

~~\$3.25M~~ **\$2.9M**



Barry R. Bram

EXECUTIVE DIRECTOR, BROKER, CCIM, LEED AP

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PHONE: 415.516.3313

Colorado Broker:
Unique Properties/TCN
400 S. Broadway
Denver, CO 80209

Building:	2325 Colorado Highway 7, Erie, CO 80602
Price:	\$3,250,000 Reduced to \$2.9M
Type:	Retail
Lot Size:	0.60 Acres
Lease Type:	Double-Net (NN) Lease
Building SF:	4,203 SF

Erie, (Boulder) Colorado, offers a small-town feel with modern amenities, including a large community center and library. Nestled in the Boulder Metropolitan Area, it boasts mountain views, outdoor activities, and over 300 sunny days a year. Well-connected by major highways, Erie provides easy access to Denver International Airport and is close to Boulder, a hub for innovation and entrepreneurship, renowned for its quality of life and business-friendly environment.

HIGHLIGHTS

- Corporate Lease with Sherwin-Williams, featuring 10% rental hikes every five years.
- Visible from Hwy 7, close to Interstate 25 and major retailers, including Costco and The Home Depot, Bed Bath & Beyond, and Chick-Fil-A.
- Near Downtown Boulder and the University of Colorado, benefiting from heavy traffic and a growing Trade Area.

DEVELOPMENT AREA

For Sale



This information has been secured by Starboard CRE from sources believed to be reliable. It is not guaranteed and should be verified before closing any transaction.

VISTA RIDGE SITE PLAN

For Sale



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EXECUTIVE SUMMARY

For Sale

FINANCIAL SUMMARY

Price	New Price: \$2,900,000
Down Payment	100% \$2,900,000
Cap Rate	5.71%
Building SF	4,203 SF
Net Cash Flow	5.71% - \$165,580
Year Built	2018
Lot Size	0.60 Acres

ANNUALIZED OPERATING DATA

LEASE YEARS	ANNUAL RENT	CAP RATE
1 - 5	\$150,528	N/A
6 - 10	\$165,580	5.71%
OPTIONS	ANNUAL RENT	CAP RATE
Option 1	\$182,138	6.28%
Option 2	\$200,352	6.91%
Option 3	\$220,387	7.6%
Option 4	\$242,426	8.36%

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	The Sherwin-Williams Company
Lease Guarantor	The Sherwin-Williams Company, an Ohio Corporation
Roof & Structure	Landlord Responsible
Rent Commencement Date	September 16, 2018
Lease Expiration Date	September 30, 2033 September 30, 2028
Original Lease Term	10 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options

BASE RENT

\$165,580

Net Operating Income

\$165,580

Total Return

5.71% \$165,580

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WEST ELEVATION - STOREFRONT



SOUTH ELEVATION - CO HWY 7



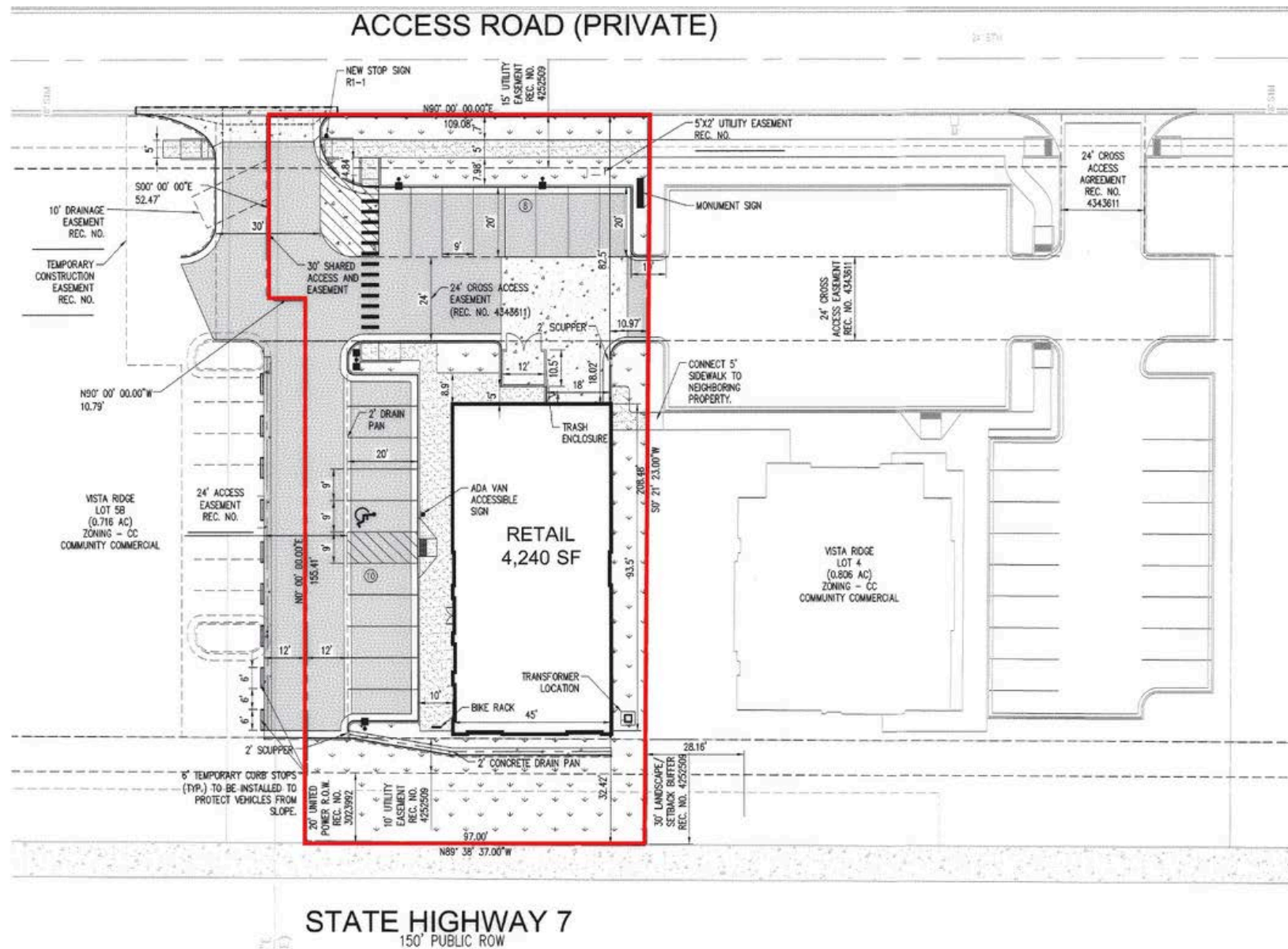
EAST ELEVATION



NORTH ELEVATION - VILLAGE VISTA DR

SITE PLAN

For Sale

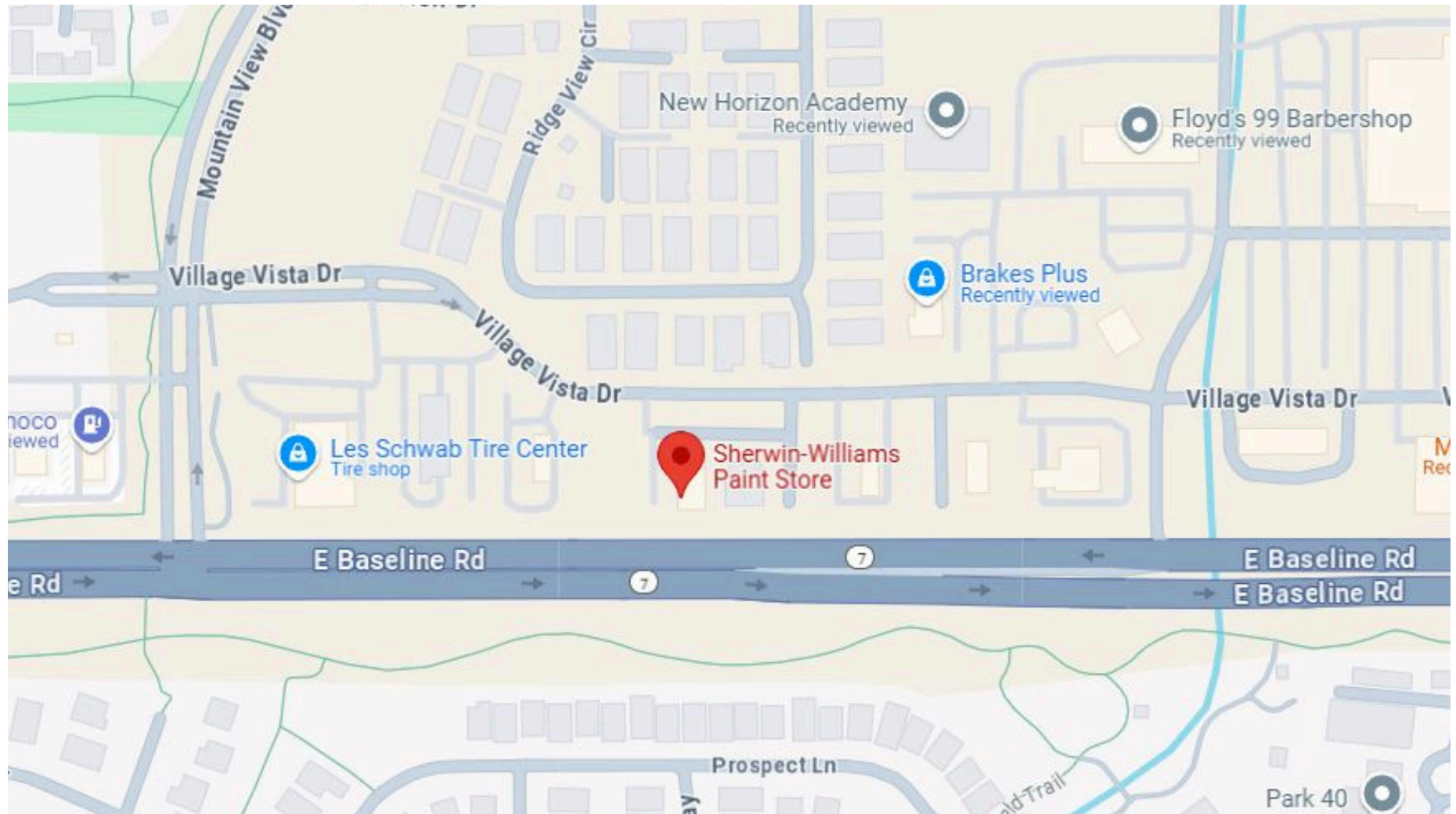


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The Sherwin-Williams Company was founded by Henry Sherwin and Edward Williams in 1866. Today, we are a global leader in the manufacture, development, distribution and sale of paint, coatings and related products to professional, industrial, commercial and retail customers. The Company manufactures products under well-known brands such as Sherwin-Williams®, Dutch Boy®, HGTV HOME® by Sherwin Williams, Krylon®, Minwax®, Thompson's® Water Seal® and many more. With global headquarters in Cleveland, Ohio, Sherwin-Williams® branded products are sold exclusively through more than 4,180 company operated stores and facilities, while the Company's other brands are sold through leading mass merchandisers, home centers, independent paint dealers, hardware stores, automotive retailers and industrial distributors.

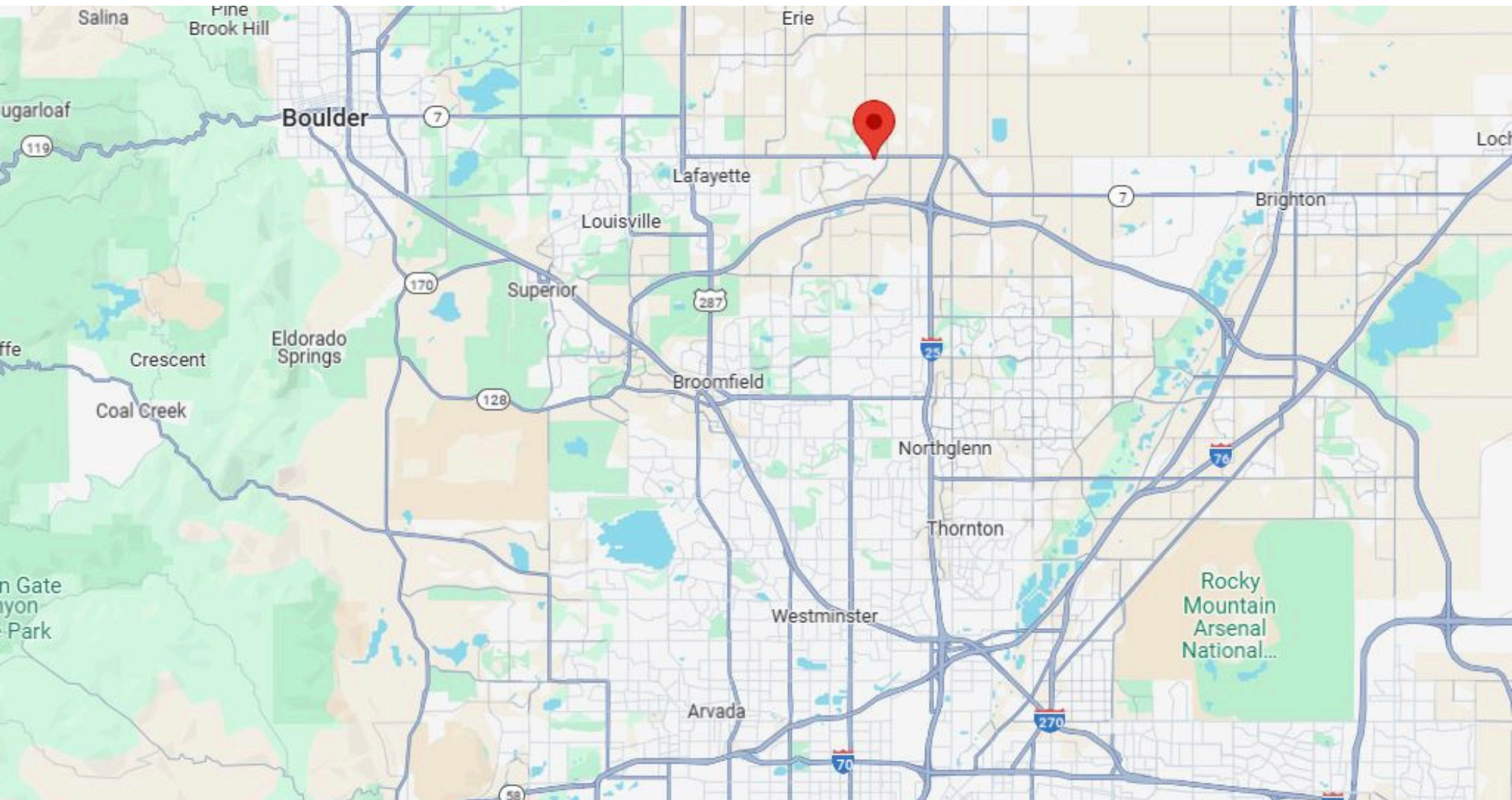


Headquarters	Cleveland, OH
Stock Symbol	NYSE: SHW
US Locations	4,180
2016 Revenue	\$163.8 Billion
Website	www.sherwin-williams.com



MAP

For Sale



7 MILES

Good Samaritan
Medical Center

15 MILES

Downtown
Boulder

22 MILES

Downtown
Denver

28 MILES

Denver
International Airport

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Confidential Offering Memorandum & Disclaimer This Confidential Offering Memorandum ("Memorandum") has been prepared and presented to the recipient (the "Recipient") by Starboard Commercial Real Estate ("Starboard") as part of Starboard's efforts to market for sale the real property located at 2325 Colorado Highway 7, San Francisco, CA (the "Property"). Starboard is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Starboard is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Starboard also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Starboard, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient's use of this Memorandum and the material in it is strictly governed by the terms and conditions of the Registration and Confidentiality Agreement that the Recipient previously executed and delivered to Starboard.

Starboard, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Starboard and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or noncompliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Starboard may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Starboard will provide the Recipient with copies of all referenced contracts and other documents. Starboard assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property.

More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Starboard and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. Starboard reserves the right to require the return of this Memorandum and the material in it any other material provided by Starboard to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.



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CA DRE # 00639738

Unique Vision

We see what others miss

Local Market Leader

No one knows Northern
California like we do

Full-Service Firm

We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

CA DRE# 01103056

