

# Wendy's

Arvada, CO (Denver MSA)



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Demographics

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The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



- Brand New 25-Year Absolute NNN Lease
  - Scheduled 2% Annual Rental Escalations
- Highly Functional Footprint with a Drive-Thru Component and Outdoor Patio
- Experienced Operator with 17 Locations in CO and Over 70 Years of Experience with Wendy's
- World's 3rd Largest Hamburger Chain with Over 7,100 Locations Worldwide
- Outparcel to Strong-Performing King Soopers (Kroger)-Anchored Center
  - Neighbored by FirstBank, Kroger Fuel Center, Firehouse Subs, Chase, and More
- Part of Candelas Master-Planned Development
  - 1,500-Acres Featuring Nearly 5,000 Residential Units and 408 Acres of Commercial Development
- Excellent Access & Visibility at Intersection of Indiana St & Candelas Pkwy (18,800 AADT)
- Robust Commercial & Residential Development in Immediate Area
  - Whisper Creek Retail Center, 90th & Indiana Retail, Village of Five Parks Mixed-Use Development, 70-Acre Quantum Commons Campus, and More
- Rapidly-Growing Area with Affluent, Educated Demographics
  - Population of 633,533 within 10 Miles
  - Average Household Income of \$213,742 within a 3-Mile Radius
  - 64% of Residents (25+) within 3 Miles Have a Bachelor's Degree or Higher, 26% Above the National Average
- Fee Simple Property Including Improvements – Benefit of Depreciation



**Highly Functional Footprint with a Drive-Thru Component**



**Part of Candelas**  
1,500-Acre Master-Planned, Mixed-Use Development



**\$213,742 Average Household Income**  
within a 3-Mile Radius



**Outparcel to Strong-Performing King Soopers (Kroger)-Anchored Center**



**64% of Population (25+) with a Bachelor's Degree or Higher**  
26% Above National Average



**Less than 20 Miles from Downtown Denver**





<span>📍</span> LOCATION	14857 Candelas Pkwy, Arvada, CO 80007
<span>📏</span> LOT SIZE	±1.07 acres or ±46,822 square feet
<span>🔧</span> IMPROVEMENTS	2,400 square foot retail building for <b>Wendy's</b> with a drive-thru component
<span>🏠</span> YEAR BUILT	2020
<span>P</span> PARKING	25 parking spaces
<span>💰</span> LEASE	<p>Leased to <b>Wend Summit II, LLC</b> dba Wendy's for twenty-five (25) years at an initial annual rent of \$178,500. Rent is to increase by 2% annually. There are three (3), five-year renewal options. The lease is absolute triple net with the tenant responsible for all taxes, insurance, utilities, and maintenance.</p> <p>*The lease amendment with new 25-year term will be signed and commence upon close of escrow.</p>
<span>💵</span> FINANCING	The property will be delivered free and clear of permanent financing.

# \$3,570,000

5.00% CAP RATE

6.41% Return over Base Lease Term

[View on Map](#) ↗

ANNUAL RENT		
Year	Annual Rent	Return
Year 1	\$178,500	5.00%
Year 2	\$182,070	5.10%
Year 3	\$185,711	5.20%
Year 4	\$189,426	5.31%
Year 5	\$193,214	5.41%
Year 6	\$197,078	5.52%
Year 7	\$201,021	5.63%
Year 8	\$205,042	5.74%
Year 9	\$209,143	5.86%
Year 10	\$213,326	5.98%
Year 11	\$217,593	6.10%
Year 12	\$221,944	6.22%
Year 13	\$226,383	6.34%
Year 14	\$230,911	6.47%
Year 15	\$235,529	6.60%
Year 16	\$240,240	6.73%
Year 17	\$245,045	6.86%
Year 18	\$249,946	7.00%
Year 19	\$254,944	7.14%
Year 20	\$260,043	7.28%
Year 21	\$265,244	7.43%
Year 22	\$270,549	7.58%
Year 23	\$275,960	7.73%
Year 24	\$281,479	7.88%
Year 25	\$287,109	8.04%
Years 26-30	(Option 1)	2% annual increases
Years 31-35	(Option 2)	2% annual increases
Years 36-40	(Option 3)	2% annual increases



# Wendy's



**World's Third Largest Hamburger Chain with Over 7,100 Locations Worldwide**

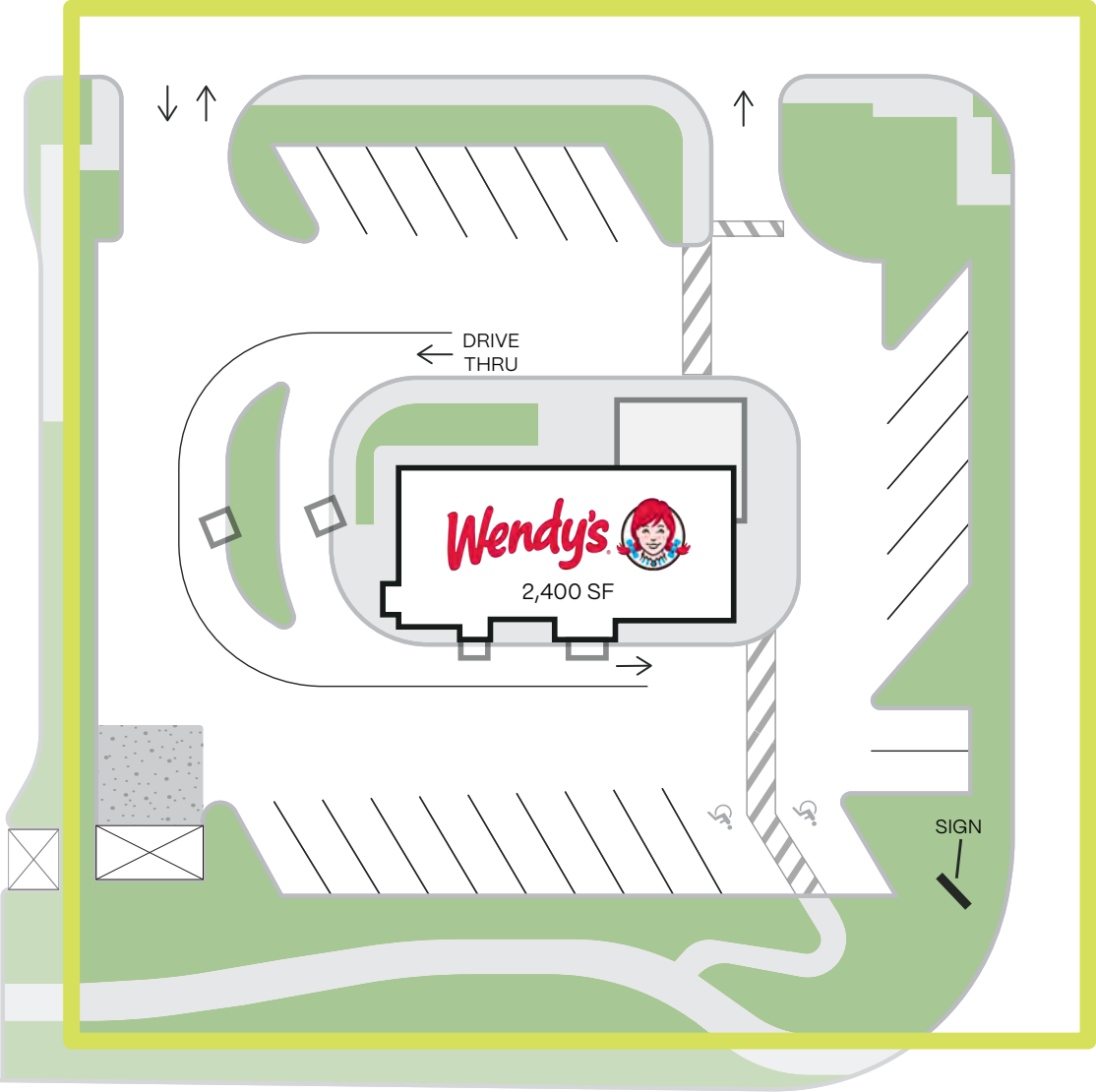
**3.1% Systemwide Sales Growth YoY**

**Wendy's (NASDAQ: WEN)** is an American international fast food restaurant chain that was founded by Dave Thomas in 1969 in Columbus, Ohio. The restaurant quickly became known for its square beef patties, made from fresh beef, and iconic Frosty desserts. As of 2024, Wendy's was the world's second-largest hamburger fast food chain with over 7,100 locations in more than 30 countries, including more than 6,000 restaurants in the United States. The Wendy's Company (NASDAQ: WEN), an American holding company for the major fast-food chain, employs over 15,300 individuals. The company has recently increased its marketing efforts tailored toward its breakfast offerings, with its breakfast sales growth currently outpacing lunch and dinner sales.

For the full year 2024, Wendy's reported total revenue of \$2.25 billion and net income of \$194.4 million. The company also experienced a 3.1% increase in systemwide sales YoY, reaching \$14.5 billion. The company also achieved its 14th consecutive year of same-restaurant sales growth

The lease is signed by Wend Summitt II, a subsidiary of Wend Summitt. David See is the primary operator and also the COO of the 5th largest franchisee group in the United States. Between him and his daughter they have over 70 years of experience with Wendy's.





INDIANA STREET





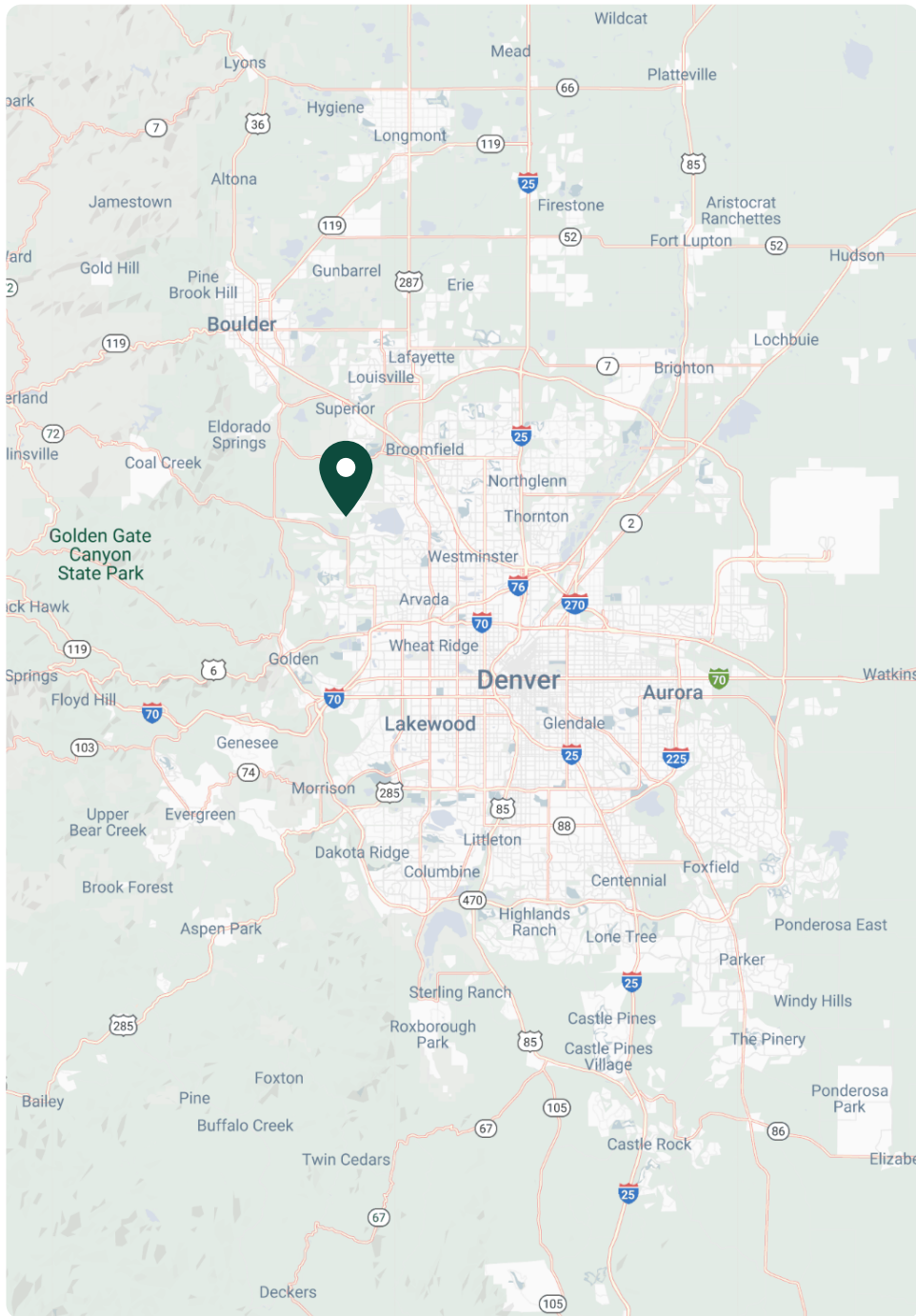












Arvada, Colorado, is a well-established city situated in Jefferson and Adams counties, northwest of downtown Denver. As of 2025, Arvada's population is approximately 121,414, making it the seventh-largest city in the state. The city offers a blend of suburban charm and urban accessibility, attracting residents seeking quality living within the Denver metropolitan area.

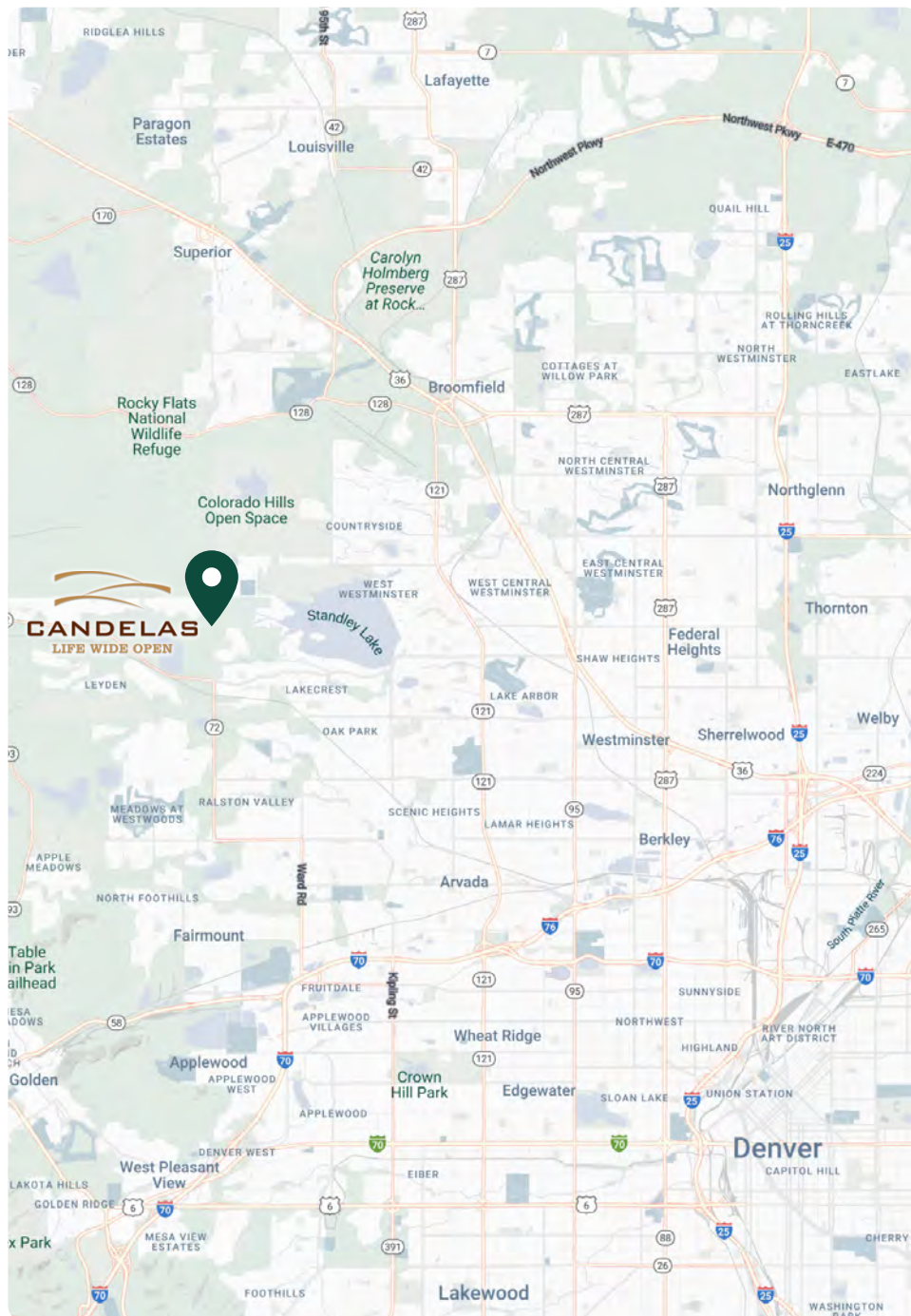
The city's demographics are notably strong. The median household income stands at \$113,396, significantly higher than the national median. Educational attainment is also impressive, with 53.7% of residents aged 25 and older holding a bachelor's degree or higher, surpassing both state and national averages.

Arvada's strategic location provides residents with convenient access to major employment centers. The city is approximately 10 miles from downtown Denver, offering easy connectivity via major highways and public transportation. Additionally, Arvada is in close proximity to Boulder and the Denver Tech Center, further enhancing its appeal to professionals.

Denver is the capital and most populous city in Colorado and a principal city of the Denver–Aurora–Lakewood metropolitan statistical area. The Denver metropolitan area, encompassing Arvada, continues to experience steady growth. As of 2025, the metro area's population is approximately 3 million, reflecting a 1.08% increase from the previous year. The region's diversified economy spans sectors such as technology, healthcare, bioscience, finance, aviation, aerospace and defense, financial services, energy and education. Denver International Airport (DEN) serves the area. With more than 82.3 million passengers in 2024, the airport ranks as the third-busiest airport in the U.S. and the sixth-busiest airport in the world.

Arvada's combination of strong demographics, strategic location, and access to a robust metropolitan economy positions it as a compelling market for residential and commercial growth.





The subject property is strategically positioned with excellent access and visibility at the intersection of Candelas Parkway and Indiana Street (18,800 AADT). The area benefits from affluent, highly educated demographics, with an average household income of \$213,742 and an average home value of \$793,255 within a 3-mile radius. Additionally, 64% of residents aged 25 and older hold a bachelor's degree or higher, over 26% above the national average.

The property is outparcel to a high-performing King Soopers (Kroger) grocery store (1.4M annual visits, per Placer.ai) and is surrounded by a synergistic mix of tenants, including King Soopers fuel (293k annual visits), FirstBank, Firehouse Subs, Noodles & Co Chase, Primrose School, and SCL Medical Campus.

The property lies within Candelas, a 1,500-acre master-planned, mixed-use development featuring nearly 5,000 residential units and 408 acres of commercial development. One of Denver's fastest-growing suburban communities, Candelas would greatly benefit from the planned construction of the Jefferson Parkway, which will run directly through the area and complete the C-470 loop, including two interchanges that feed directly into the development.

The surrounding area is experiencing significant growth, with multiple projects underway or recently completed. These include Whisper Village, a new retail center under construction with tenants such as Taco Bell, Dunkin', Jersey Mike's, Deca Dental, Bank of America, Brakes Plus, and a car wash; and Whisper Creek, a master-planned community comprising over 200 acres of residential development and parks. Additional nearby projects include a 9-acre planned retail development at Indiana Street and 90th Avenue; Ralston Creek, a 45-unit townhome community; the Village of Five Parks mixed-use development with approximately 66 units; and the 70-acre Quantum Commons campus, a state-of-the-art innovation hub dedicated to advancing quantum technology and driving economic growth in the region.

The area is also rich in natural amenities. Just north of the site is the 5,237-acre Rocky Flats National Wildlife Refuge, which offers year-round outdoor recreation including hiking, biking, horseback riding, cross-country skiing, and archery. To the east lies Standley Lake Regional Park, a 3,000-acre open space surrounding the third-largest reservoir in the Denver metro area, offering trails, boating, fishing, wildlife viewing, and a nature center.

Rocky Mountain Metropolitan Airport (RMMA) is located just 7 miles from the property. As the third-busiest airport in Colorado by operations in 2022, RMMA supports over 3,300 jobs and generates more than \$730 million in economic impact annually for the region.

131,675



Total Population (5 mi)

\$793,255



Average Home Value (3 mi)

\$213,742



Average Household Income (3 mi)

📍 14857 Candelas Pkwy, Arvada, CO 80007



Population Summary	3 Miles	5 Miles	10 Miles
2020 Total Population	35,469	130,415	630,821
2024 Total Population	36,388	131,675	633,533
2029 Total Population	36,464	133,040	639,935
2024–2029 Annual Growth Rate	0.04%	0.21%	0.20%
Average Household Income			
2024	\$213,742	\$167,124	\$142,447
2029	\$243,799	\$192,180	\$166,326
Average Home Value			
2024	\$793,255	\$740,070	\$706,676
2029	\$863,303	\$827,103	\$814,095

Major Employers in Jefferson & Adams Counties	# of Employees
Jefferson County R-1 Schools	14,000
University of Colorado Hospital	12,970
Amazon	10,870
Denver Federal Center	8,000
Lockheed Martin	7,000
Children’s Hospital	6,020
United Parcel Service	4,410
BAE Systems	3,330
Walmart	3,020
Jefferson County	2,954
FedEx	2,700
Molson Coors Beverage Company	2,160





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