





WESTMINSTER | CO
OFFERING MEMORANDUM


Marcus & Millichap
NNN FITNESS



 **\$125K+**
Average HHI 1-Mile

 **Corporate Lease**
70+ Locations

 **1,790/Daily**
Check-Ins (Placer.ai)

 **56,000+**
Combined VPD

INVESTMENT OVERVIEW

\$10,157,018

Purchase Price

8.00%

Cap Rate

7 Yrs

Term Remaining

OFFERING DETAILS

ADDRESS	8543 Church Ranch Blvd
CITY, STATE	Westminster, CO
TOTAL GLA	56,592 SF
LOT SIZE	7.06 AC
YEAR BUILT/RENOVATED	2000 / 2018
TENANT	VASA Fitness



Click to View
Google Map



Click to View
Street View



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LEASE DETAILS

RENT COMMENCEMENT	4/12/2018
LEASE EXPIRATION	4/30/2033
LEASE TYPE	NNN
NOI	\$812,561
RENT PSF	\$14.36
PRICE PSF	\$179.48
OPTIONS	(3) 5 Years
INCREASES	10% Every 5 Years

High Volume Foot Traffic

The subject property ranks in the top half of VASA's locations based on foot traffic averaging over 1,790+ check-ins per day.

Amenity-Rich Facility

This VASA Fitness facility offers a wide range of amenities, including an indoor pool, sauna, steam room, basketball court, massage lounge, and a functional turf area. Members can also enjoy cardio and strength training equipment, as well as personal training services.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT
Current - 4/11/2028	\$812,561
4/12/2028-4/30/2033	\$893,817
Option 1	\$983,199
Option 2	\$1,081,519
Option 3	\$1,189,671

Established Tenant with Strong Brand Presence

VASA Fitness is a well-known fitness brand with over 70 locations, indicating a stable and reputable tenant committed to providing quality fitness services.

Strategic Location in Westminster

Situated along Church Ranch Boulevard, the property benefits from high visibility and accessibility in a bustling retail corridor, attracting a steady flow of potential members.

AERIAL MAP

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WESTMINSTER CITY CENTER

- HOBBY LOBBY
- JOANN
- ULTA BEAUTY
- Walmart
- Office DEPOT
- ROSS DRESS FOR LESS
- BARNES & NOBLE
- BEST BUY
- petco

TOWNE CENTER AT BROOKHILL

- THE HOME DEPOT
- urbanAir RECREATIONAL PARK
- Burlington
- MATTRESS FIRM
- Jersey Mike's SUBS
- chji's

V VASA
FITNESS
SUBJECT PROPERTY

CHURCH RANCH BLVD | 20,763 VPD

HWY 121 | 35,905 VPD

SCANDINAVIAN DESIGNS

LA Z BOY

CALIBER COLLISION

America Furniture Warehouse

LOWE'S

Olive Garden

COSTCO WHOLESALE

HobbyTown

SAFeway

CIRCLE K

SPROUTS FARMERS MARKET

KING Soopers

TARGET

ups

ACE Hardware

KING Soopers

Shell

Starbucks

DOWNTOWN DENVER

SITE MAP

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56,592 SF GLA

7.06 AC LOT SIZE

2000/2018 YEAR BUILT/RENOV.



TENANT SUMMARY


VASA Fitness


VASA Fitness is a high-value, low-price operator of fitness clubs and one of the top 20 largest health club operators in the U.S. VASA's mission is to uplift everyone through fun, innovative, and affordable fitness. With 70 operating locations across Colorado, Utah, Oklahoma, Arizona, Illinois, Indiana, Wisconsin, and Nebraska, VASA delivers an unmatched value proposition, offering full-service fitness experiences for as low as \$14.99/month.

Members enjoy top-of-the-line equipment, boutique-style STUDIO classes, expert personal training, and on-trend recovery experiences — all within a welcoming, inclusive community. VASA has been certified as a Great Place to Work® for four consecutive years and is headquartered in Greenwood Village, Colorado.

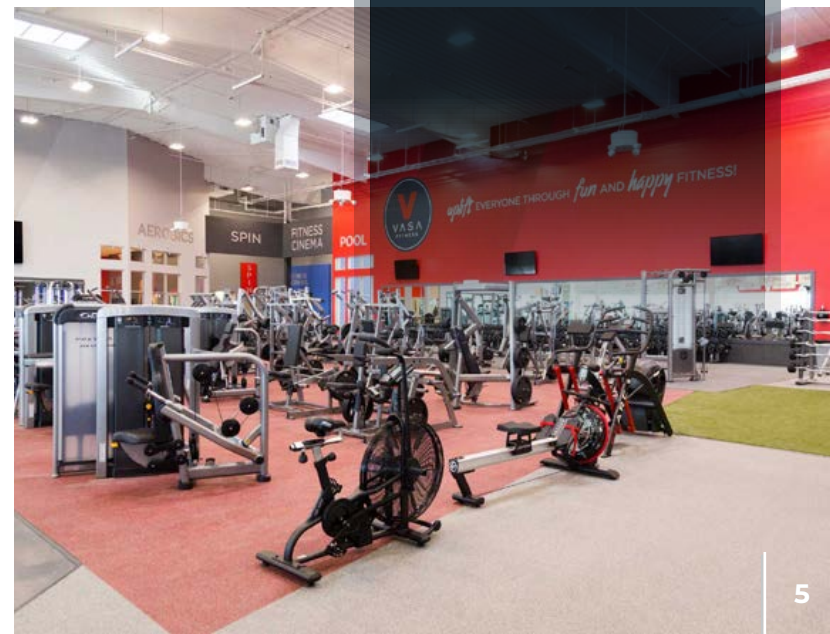
WWW.VASAFITNESS.COM

 **HVLP 2.0**
Market Leader

 **35+ YRS**
in the Industry

 **70+**
Locations in
the U.S.

 **TOP 20**
U.S. Health
Club Operators



AERIAL MAP



SHOPS AT WALNUT CREEK

Logos for Michaels, T.J. Maxx, Sephora, Target, PetSmart, and Crumbl Cookies.

AMC THEATRES

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Logos for Hyatt Place, Quality Inn & Suites, and Marriott.

V VASA
FITNESS
SUBJECT PROPERTY

STANDLEY LAKE
HIGH SCHOOL

MANDALAY
MIDDLE SCHOOL

HWY 36 | 89,728 VPD

HWY 121 | 35,905 VPD

CHURCH RANCH BLVD | 20,763 VPD



WESTMINSTER, COLORADO

STRATEGICALLY LOCATED BETWEEN DENVER & BOULDER

Westminster offers prime access to both Denver (12 miles southeast) and Boulder (16 miles northwest), making it a key hub for commuters and businesses within the fast-growing Front Range corridor.

AFFLUENT, EDUCATED, AND EXPANDING POPULATION

With a population exceeding 115,000 and household incomes over \$110,000 in key trade areas, Westminster attracts a mix of professionals, families, and high-income residents seeking suburban lifestyle with urban convenience.

THRIVING COMMERCIAL AND MIXED-USE DEVELOPMENT

Home to dynamic retail centers like Westminster Promenade and the new Downtown Westminster redevelopment, the city continues to draw national retailers, restaurants, entertainment venues, and Class A office users.



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	10,385	78,084	254,149
2029 Projection	10,258	78,704	259,827



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	4,098	32,295	100,311
2029 Projection	4,049	32,629	102,735



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Avg. Household Income	\$125,990	\$113,282	\$111,892
Median Household Income	\$100,764	\$94,494	\$90,558



EDUCATION	1 MILE	3 MILES	5 MILES
Some College, No Degree	2,541	17,932	52,620
Associate Degree	383	4,202	13,371
Bachelor's Degree	2,498	18,217	51,418
Advanced Degree	1,050	8,461	26,930



EMPLOYMENT	1 MILE	3 MILES	5 MILES
Civilian Employed	6,394	48,215	147,098
Civilian Unemployed	162	1,529	4,329
U.S. Armed Forces	5	105	187

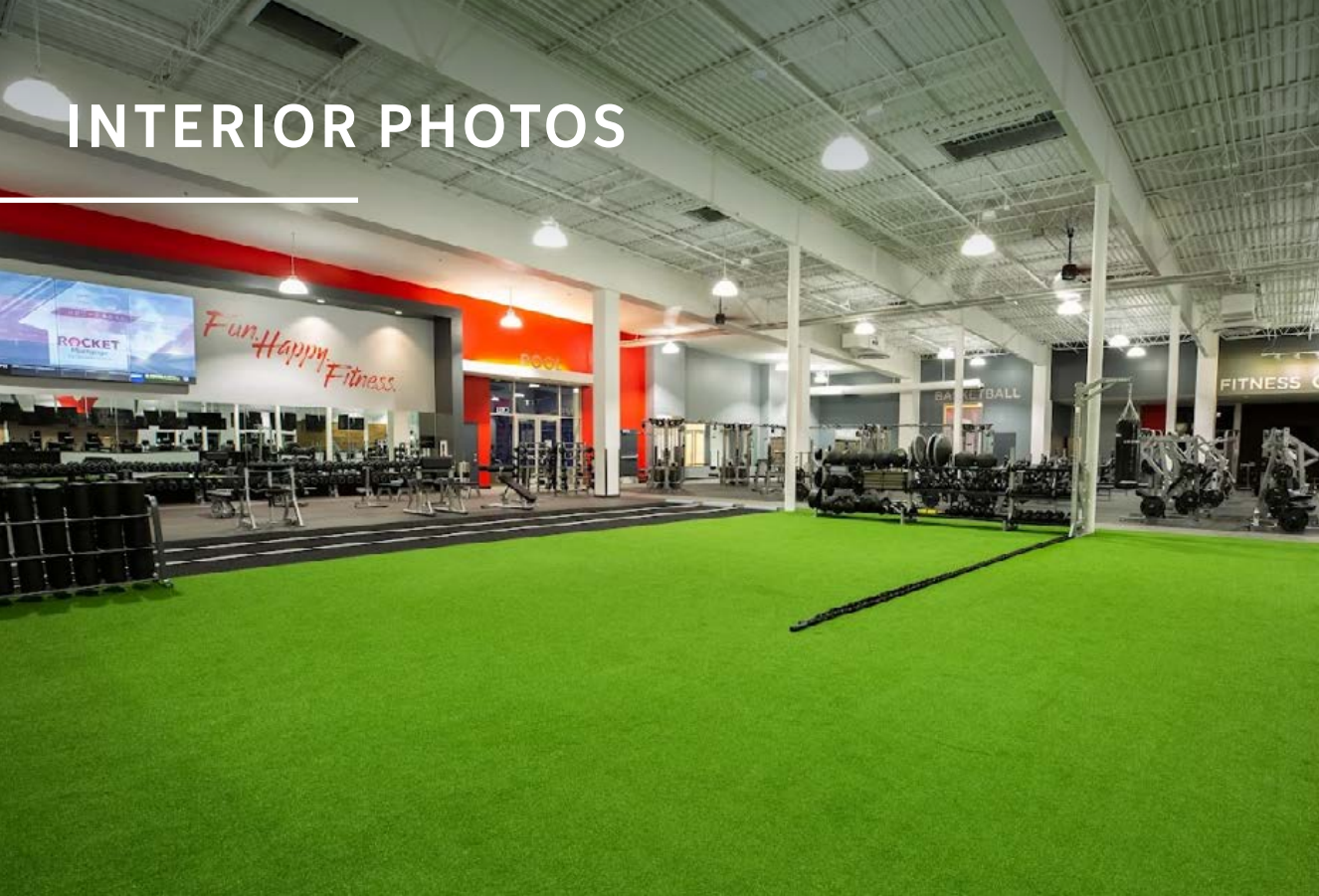
EXTERIOR PHOTOS



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INTERIOR PHOTOS



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Like all real estate transactions, this potential investment carries significant risks. Each buyer and Professional Advisors must request and carefully review all information and documents related to the property and tenant which the buyer deems material to their particular needs. While the tenant's past performance at this or other properties might be an important consideration, past performance is not a guarantee or necessarily a reliable indication of future performance. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Future performance and investment returns are never guaranteed. Tenants and guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of their lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, every buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property and any lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property as well as the lease rates and other terms the buyer might be able to negotiate with potential replacement tenants, considering the location of the property, market rental rates, and the buyer's legal ability to make alternate use of the property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

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MARK THIEL

Senior Managing Director
San Diego | (858) 373-3206
Mark.Thiel@marcusmillichap.com
License: CA 01469342

JAKE BORDELON

First Vice President Investments
San Diego | (858) 373-3133
Jake.Bordelon@marcusmillichap.com
License: CA 02048307

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDB24-10-19) (Mandatory 1-20)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

8543 Church Ranch Blvd, Westminster, Colorado 80021
or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

[X] Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers.

[] One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

[X] Customer. Broker is the [X] seller's agent [X] seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: [] Show a property [X] Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

[] Customer for Broker's Listings - Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

[] Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer _____ Buyer _____

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.

DocuSigned by: [Signature]
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Broker