

MNG



SINGLE TENANT – NNN Lease

Country Buffet

7407 E. 36th Avenue

Denver, Colorado



For more information,
please contact:

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Cap Rate: 8.1%

\$3,692,481

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Property Details

Address	7407 E. 36 th Avenue Denver, Colorado
Land Area	Approx. 62,900 SF
Construction Completed	2003

Lease Summary

Tenant	OCB Restaurant Co.
Initial Lease Term	20 years
Square Feet	8,613 SF
Annual Rent	\$299,091
CAM Share	100% (NNN Lease)
Rent Increases	10% Every 5 years
Next Rent Increase	July 1, 2013
Options to Extend	2 x 5 years

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Demographics

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Description	0.00 – 3.00 miles Radius 1%	0.00 – 5.00 miles Radius 2%	0.00 – 8.00 miles Radius 3%
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<u>Household Income</u>			
2009 Est. Average Household Income	\$62,393	\$60,877	\$60,954

<u>Population</u>			
2014 Projection	115,272	374,316	835,166
2009 Estimate	106,108	349,153	793,909

<u>Traffic Volumes</u> Quebec Street & 35 th Avenue	67,664
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Aerial on next page



Imagery Date: Jul 31, 2007
©2009 Google
39°46'05.39" N 104°54'06.34" W elev 5293 ft