

# TRADER JOE'S<sup>®</sup> and Shops at Crown Point



BRAND-NEW 2023 CONSTRUCTION | TRADER JOE'S LEGACY INVESTMENT OPPORTUNITY | LOW OVERALL PRICE POINT | INCREDIBLE INTRINSIC VALUE ACQUISITION OPPORTUNITY





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# TRADER JOE'S

01

## Investment Overview





## ADDRESS

18374 Cottonwood Drive  
Parker, CO 80138

## OFFER PRICE

Contact Broker

## CAP RATE

Contact Broker

## LEASE TYPE

NNN

## GROSS LEASABLE AREA

±19,806 SF

## LOT (PARCEL) SIZE

±3.65 Acres

# Investment Highlights

- **A Rare Jewel in Retail Real Estate**

Seize the opportunity to invest in an exceedingly rare, high-demand, Trader Joe's anchored shopping center—a true rarity in the thriving Parker, CO market, known for its affluent and growing population.

- **Long-Term Security with Built-In Growth**

Enjoy the stability of long-term leases with guaranteed rent escalations, providing consistent income growth and strong tenant retention over time.

- **Prime Acquisition with Significant Value Potential**

Acquire a premier asset at an attractive price point, offering remarkable intrinsic value and promising future appreciation in a competitive retail landscape.



- **Strategically Anchored by Costco**

This shopping center benefits from direct adjacency to a new Costco, ensuring a continuous flow of shoppers and elevating the center's profile as a premier retail destination.

- **Surrounded by National Powerhouses**

Positioned amidst a dynamic mix of top national brands, including Sportsman's Warehouse, King Soopers (Kroger), Life Time Fitness, Big 5 Sporting Goods, Chick-fil-A, Chipotle, McDonald's, Raising Cane's, and AT&T. This proximity enhances consumer traffic and strengthens the center's overall appeal.



02

Aerial,  
Property  
Photos &  
Site Plan

TRADER JOE'S







**COSTCO**  
WHOLESALE

*Freddy's*  
FROZEN CUSTARD &  
STEAKBURGERS®



zao MODERN ASIAN CAFE



COLUMBINE  
FEDERAL CREDIT UNION



Huntington  
LEARNING CENTER



at&t

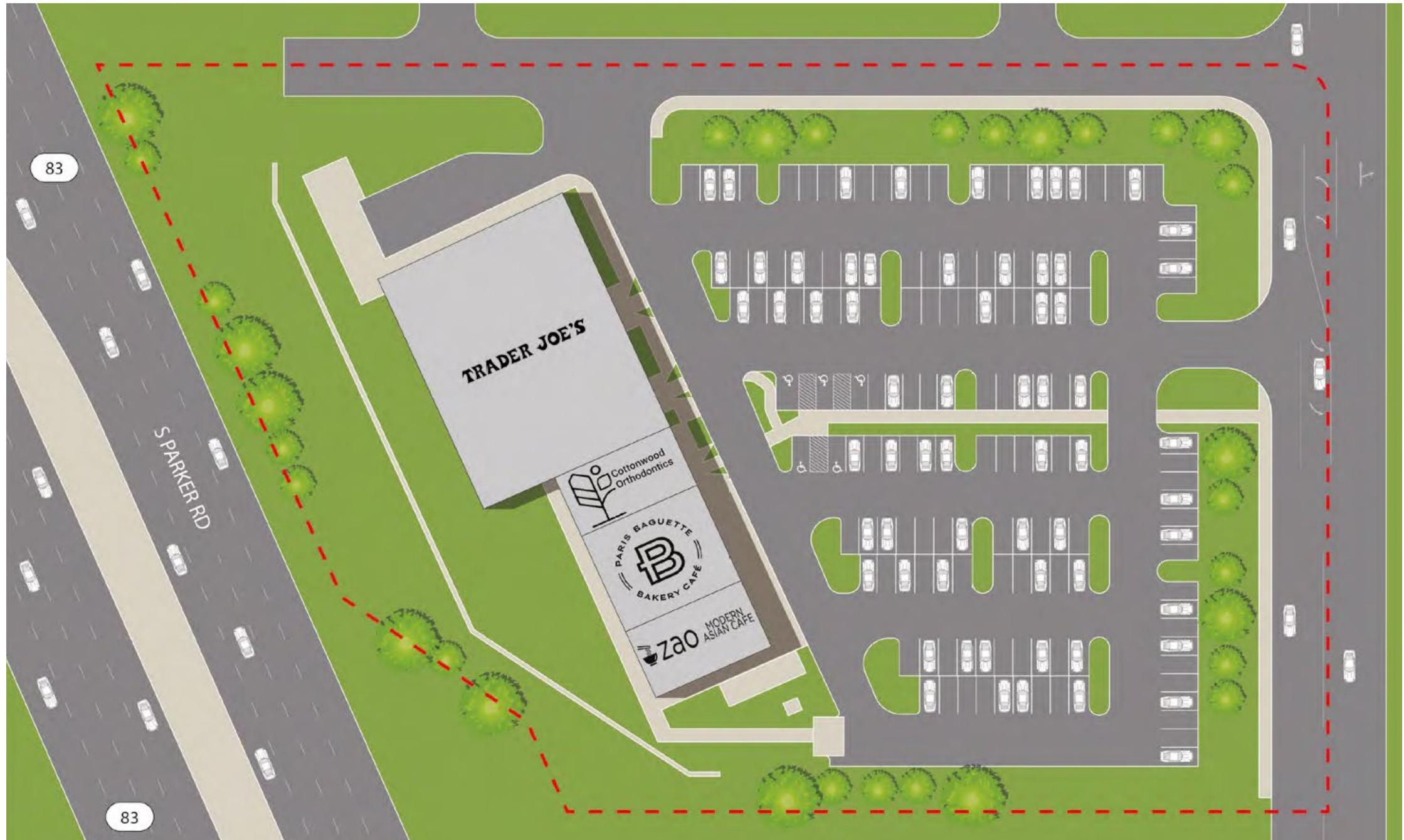


**MATTRESS FIRM**











03

# Tenant Overview

# TRADER JOE'S



# Trader Joe's

Trader Joe's is a national chain of neighborhood grocery stores with more than 560 locations across 43 states. They are committed to providing their customers outstanding value in the form of the best quality products at the best everyday prices.

Through their rewarding products and knowledgeable, friendly Crew Members, they have been transforming grocery shopping into a welcoming journey full of discovery and fun since 1967. Their buyers travel the world searching for products they think are exceptional and will find a following among other customers.

To earn a spot on Trader Joe's shelves, each product is submitted to a rigorous tasting panel process, in which every aspect of quality is investigated in context of the price they can offer. If a product is assessed as an outstanding value, it becomes an essential part of the Trader Joe's shopping adventure. (Source: [traderjoes.com/home/about-us](https://www.traderjoes.com/home/about-us))





# Cottonwood Orthodontics

Cottonwood Orthodontics is a new and modern orthodontic practice that provides exceptional care for families in Parker and the surrounding communities.

Whether you need early orthodontics, adolescent treatment, or adult orthodontic care Cottonwood Orthodontics will provide an incredible experience for patients of all ages. (Source: cottonwoodorthodontics.com)

# Paris Baguette

Paris Baguette, owned by South Korean-based company SPC Group, is a global bakery chain with over 4,000 locations including ±3,600 in Korea, ±240 in China, and ±148 locations in the United States.

The company's goal is to have 1,000 locations in the United States by 2030. Paris Baguette's most popular items include: croissants, ham & cheese pastries, strawberry soft-cream cake, and blueberry chiffon cake. (Source: parisbaguette.com)

# Zao

Zao is a modern Asian-inspired cafe with 19 locations and growing across Utah and Colorado. They focus on fresh ingredients that provide healthy options for their customers.

The founder Dave Duffin has extensive experience building and expanding a brand. He previously founded Zuka Juice, which grew to 96 locations nationwide before he sold the company to Jamba Juice. (Source: zaoasiancafe.com/hours-and-location)





04

# Market Overview

# TRADER JOE'S





## Parker is famous for its unique Western - Victorian downtown and its hometown vibe that it has strived to preserve amid its growing prosperity over the years.

For 22 years, Parker has been named as a Tree City USA for its excellent urban forestry.

A home rule municipality in Douglas County housing over 61,000 people, Parker is now the 19th most populous municipality in the state. It boasts ±250 acres of parkland and over 900 acres of open space, guaranteeing a great experience for locals and tourists alike.

Popular outdoor activities for nature lovers include horseback riding, hiking, cycling, fishing, and nature walks. The town's museum and PACE Center (Parker Arts, Culture & Event) are also worth a visit for its rich art, cultural, and historic collection. Parker will make you feel very close with nature indeed. It has quite a list of public parks for people's enjoyment.

## History

From being a hunting area by American Indians to a refuge for travelers seeking gold and fortune in the 1850s, the Town of Parker has experienced growth and progress in terms of population and industry over the years. The town has evolved from many names like Pine Grove and 20-Mile House before its present name today.

The town was incorporated in 1981. From having only one square mile of land and 300 residents during its incorporation, the town has expanded to ±20.8 square miles with ±61,785 residents. (Source: ESRI)

## Special Events

**Annual Run Series:** Four family-friendly races are being hosted by Parker Recreation every year. The proceeds from each event benefit the scholarship program of the town.

**Senior Stroll:** An annual event in celebration of the National Senior Health & Fitness Day.

**Christmas Carriage Parade:** Held every second Saturday of December annually, event-goers can witness a parade of creatively designed wagons, horse-drawn carriages, surreys and stagecoaches from all over Colorado.

**Holiday Carriage Rides:** Tour Downtown Parker after Thanksgiving in the town's annual carriage rides from Discovery Park, through downtown Mainstreet, and to O'Brien Park.

**Parker Stars and Stripes Celebration:** It is the town's own way of celebrating Independence Day every 4th of July; full of music, entertainment, and food trip for the whole family. (Source: uncovercolorado.com)







AVERAGE INCOME

\$159,926

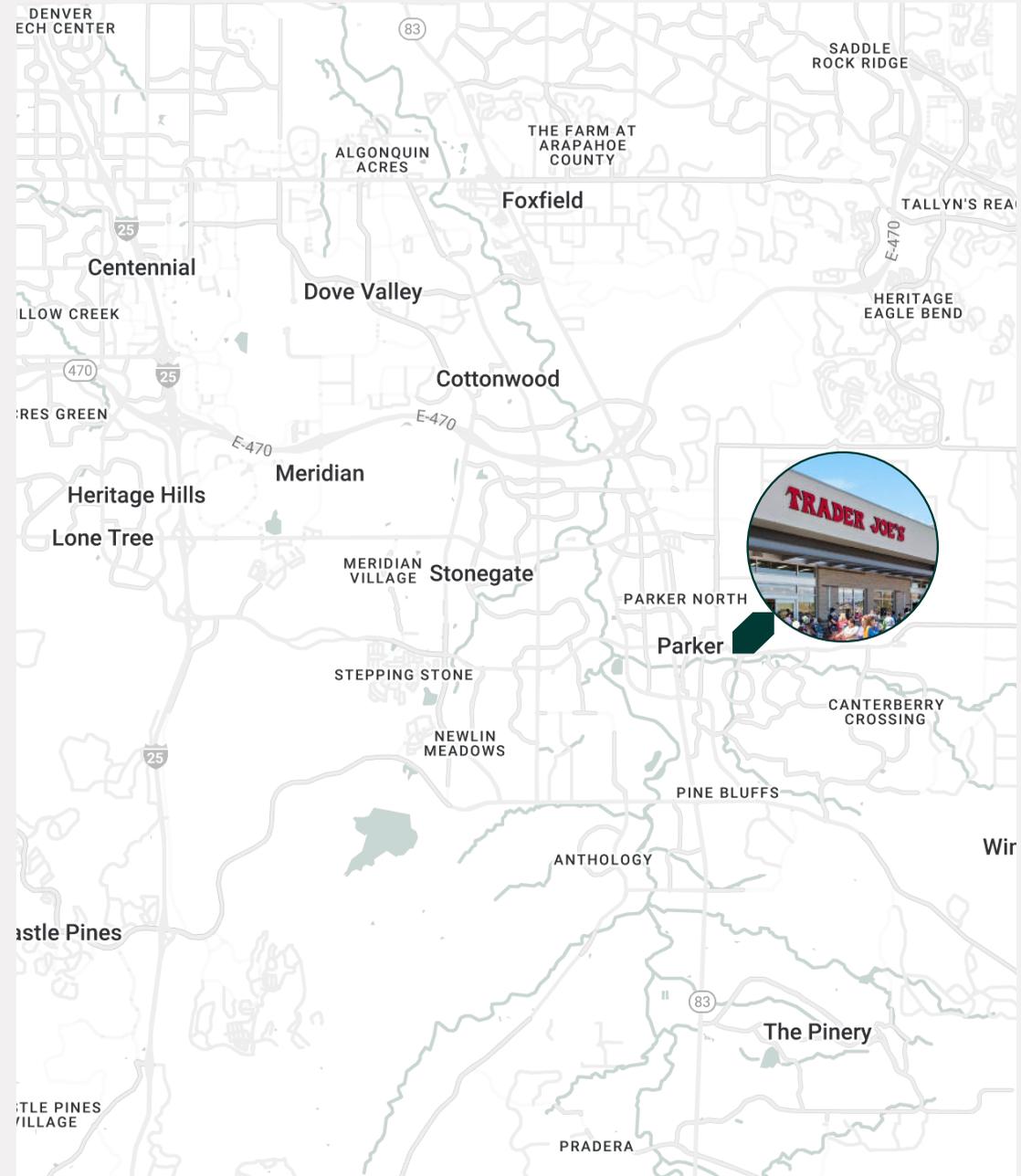
POPULATION

187,794

Within a 5-mile radius

### Demographics

POPULATION	3 MILE	5 MILES	10 MILES
2022	59,775	187,794	667,577
2027	63,252	196,456	692,932
Growth 2022-2027	1.14%	0.91%	0.75%
2022 Average Household Income	\$138,287	\$159,926	\$147,876
2022 Employees	25,449	93,521	314,960
2022 Employees	35.2	36.6	38.0







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# TRADER JOE'S

Broker

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**CREATING NNN LEGACIES**

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