FOR SALE | Single - Tenant NNN Investment Opportunity

3 Buildings Totaling Approximately 36,116 Square Feet

City of Longmont, Boulder County, Colorado

700 Weaver Park Road
855 Weaver Park Road
880 Weaver Park Road
Longmont, Colorado 80501

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KEITH KANEMOTO | ED KANEMOTO, CCIM

RE/MAX COMMERCIAL

700 Weaver Park Road

880 Weaver Park Road

855 Weaver Park Road

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RE/MAX ELEVATE - COMMERCIAL DIVISION
Each Office is Independently Owned and Operated
724 Main Street, Louisville, CO 80027
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ASSEMBLAGE HIGHLIGHTS

Love stickers but love investing in real estate more? Then you better move quickly and seize this rare opportunity to purchase a NNN Single Tenant Multi-building assemblage of properties located in Longmont, Colorado.

These 3 buildings are well-maintained and consist of approximately 36,116 square feet situated on approximately 3.19 acres. Easy access to I-25, Route 287, regional UPS and FedEx hubs, Berthoud, Loveland, Erie, Boulder and beyond. Close to many amenities including restaurants, banking facilities, gas stations, grocery stores, and more.

Seller prefers that all three properties will only be sold together for this price. Contact us for more information.

OFFERING SUMMARY

Sale Price:	**$5,899,000.00**
Cap Rate:	6.5%
2024 Estimated NOI:	$383,561
Total Square Feet:	Approximately 36,116
Approximate Combined Lot Size:	3.19 Acres
Zoning:	Mixed Use Employment per the City of Longmont
County:	Boulder

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Combined Property Details

Sale Price $5,899,000

LOCATION INFORMATION

Property Name	**Weaver Park Assemblage**
Street Addresses	**700 Weaver Park Road** **855 Weaver Park Road** **880 Weaver Park Road**
City, State, Zip	**Longmont, Colorado 80501**
County	**Boulder**

BUILDING INFORMATION

Combined Building Size	**36,116 SF**
Occupancy	**100%**
Tenancy	**Single**

PROPERTY DETAILS

Zoning	**Mixed Use Employment - City of Longmont**
APNs	**1315024-18-012** **1315024-22-002** **1315024-18-011**
Legal Descriptions	**LOT 16 Weaver Business Park** **LOT 10 Weaver Business Park** **LOT 12 Weaver Business Park**

UTILITIES

Electric	**City of Longmont**
Gas	**XCEL Energy**
Water	**City of Longmont**
Sewer	**City of Longmont**
Fiber Availability	**Multiple, including NextLight**

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700 WEAVER PARK ROAD OVERVIEW

Legal Description:	LOT 16 Weaver Business Park
Approximate Building Size:	12,916 SF (Can be easily sub-divided into multiple units)
Approximate Lot Size:	45,957 SF (1.05 acres)
Year Built:	1984
Tenant:	StickerGiant, Inc.
Initial Lease Term:	9 years
Lease Commencement:	January 1, 2021
Lease Expiration:	December 31, 2030
Lease Type:	Triple Net
Current Base Lease Rate:	$11,548.13 ($10.73 PSF)
2024 Triple Nets:	$5,397.98 ($5.02 PSF)
Net Operating Income:	$138,578 per year + Triple Nets
Annual Base Rent Increases:	Based on Consumer Price Index ("CPI") adjusted annually on January 1st
Options/ROFR:	No
POWER/HVAC:	800 AMPS, 200 VOLTS/40 TON

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855 Weaver Park Road

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855 WEAVER PARK ROAD

Legal Description:	LOT 10 Weaver Business Park
Approximate Building Size:	11,200 SF (Can be easily sub-divided into multiple units)
Approximate Lot Size:	44,200 SF (1.01 acres)
Year Built:	1997
Tenant:	StickerGiant, Inc.
Initial Lease Term:	9 years
Lease Commencement:	January 1, 2021
Lease Expiration:	December 31, 2030
Lease Type:	Triple Net
Current Base Lease Rate:	$9,886.05 ($10.59 PSF)
2024 Triple Nets:	$4,327.82 ($4.64 PSF)
Net Operating Income:	$118,633 per year + Triple Nets
Annual Base Rent Increases:	Based on Consumer Price Index ("CPI") adjusted annually on January 1st
Options/ROFR:	No
POWER/HVAC:	1200 AMPS, 480 VOLT/35 TON

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880 Weaver Park Road

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880 WEAVER PARK ROAD

Legal Description:	LOT 12 Weaver Business Park
Approximate Building Size:	12,000 SF
Approximate Lot Size:	48,873SF (1.12 acres)
Year Built:	1994
Tenant:	StickerGiant, Inc.
Initial Lease Term:	9 years
Lease Commencement:	January 1, 2021
Lease Expiration:	December 31, 2030
Lease Type:	Triple Net
Current Base Lease Rate:	$10,529.19 ($10.53 PSF)
2024 Triple Nets:	$3,958.10 ($3.99 PSF)
Net Operating Income:	$126,350 per year + Triple Nets
Annual Base Rent Increases:	Based on Consumer Price Index ("CPI") adjusted annually on January 1st
Options/ROFR:	No
POWER/HVAC:	800 AMPS, 480 VOLT, 45 TON

TENANT PROFILE – StickerGiant, Inc.

Created by John Fischer in 2000 as one of the first online sticker companies, StickerGiant has evolved into an industry leader in the ecommerce sticker and label custom manufacturing channel by providing an amazing customer experience, fast-turnaround, and high-quality products. Based in Longmont, CO, StickerGiant has been recognized as a *Best Place to Work in Colorado* and recently received the *Colorado Manufacturer of the Year in Advanced Manufacturing and Machining*. Known for their quick turn model, StickerGiant is committed to producing most sticker and label product orders within 24-48 hours.

Resource Label Group, LLC ("RLG"), a full-service provider of pressure sensitive label, shrink sleeve and RFID/NFC technology for the packaging industry, announced the signing of a definitive purchase agreement to acquire Colorado-based StickerGiant.com, Inc. and closed on the acquisition after pending regulatory approval in 2021.

RLG has diverse product offerings for the food, beverage, chemical, household products, personal care, nutraceutical, pharmaceutical, medical device, and technology industries. With nineteen manufacturing locations across the U.S. and Canada, RLG provides national leadership and scale to deliver capabilities, technologies, systems, and creative solutions that customers require. Headquartered in Franklin, TN, RLG employs over 1,500 associates in the U.S. and Canada.

RLG is a portfolio company of Ares Management Corporation, whose stock is publicly traded on the NASDAQ as ARCC. They are a $12 billion market capitalization company.

For additional information, visit www.resourcelabel.com and www.arescapitalcorp.com (Business Wire)

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Longmont is a community of 99,000 on the northern edge of metro Denver in Boulder County. Boulder County is home to a number of advanced technology companies that are engaged in cutting edge R&D, and the translation of ideas into products. Names like IBM, Google, Microsoft, Oracle, Seagate, AMD, Lockheed Martin, Ball Aerospace, Sierra Nevada, and others populate the regional landscape. In Longmont alone, more than 200 global companies have a presence here and employ more than 11,000. Longmont United Hospital, an affiliate of Common Spirit, has a full service 201 bed non-profit community hospital. Additionally, UC Health recently built a 51 bed hospital on the east side of Longmont.

Cost of Living: Longmont has the charm and feel of a small town, and its residents enjoy a "small-town" cost of living. With its close proximity to Denver, you can live in this beautiful, outdoorsy venue, and still have all the cultural, recreational, and business opportunities of a big city. Longmont is the perfect Rocky Mountain Area location. According to Realtor.com, the median cost of a single-family home is $643,500, and the median household income in Longmont is $75,564.

Infrastructure: Longmont has a long history of investing in the infrastructure necessary to meet the growth needs of the community. It currently has the best water supply along the Front Range, a dedicated portion of sales tax for transportation improvements, our own electric utility and generation arm, a community-owned city-wide 100% fiber optic broadband network, and a full-service city government. Besides offering several local and national providers, Longmont has built NextLight, a citywide community-owned 100% fiber-optic broadband network that offers Fiber-to-the-Premises for both commercial and residential customers within the city limits. With NextLight's unmatched combination of speed and affordability, Colorado's first "Gigabit City" is positioned to be a leader in digital communications and a global information hub. Electricity is provided by Longmont Power & Communications (LPC), which is a community-owned, non-profit electric distribution and broadband utility that operates under the direction of the Longmont City Council. LPC's electric rates are among the lowest in Colorado and the nation.

Telecommunications: Besides offering several local and national providers, Longmont has built NextLight, a citywide community-owned 100% fiber-optic broadband network that offers Fiber-to-the-Premises for both commercial and residential customers within the city limits. With NextLight's unmatched combination of speed and affordability, Colorado's first "Gigabit City" is positioned to be a leader in digital communications and a global information hub.

Education: In addition to the St. Vrain Valley School District (the state's 7th largest) and the Boulder County campus of Front Range Community College, Longmont is conveniently located in close proximity to the University of Colorado (20 minutes), Colorado State University (40 minutes), University of Denver and the Colorado School of Mines (60 minutes).

(Source: Longmont Economic Development Partnership)

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LONGMONT RE-DEVELOPMENT MAP

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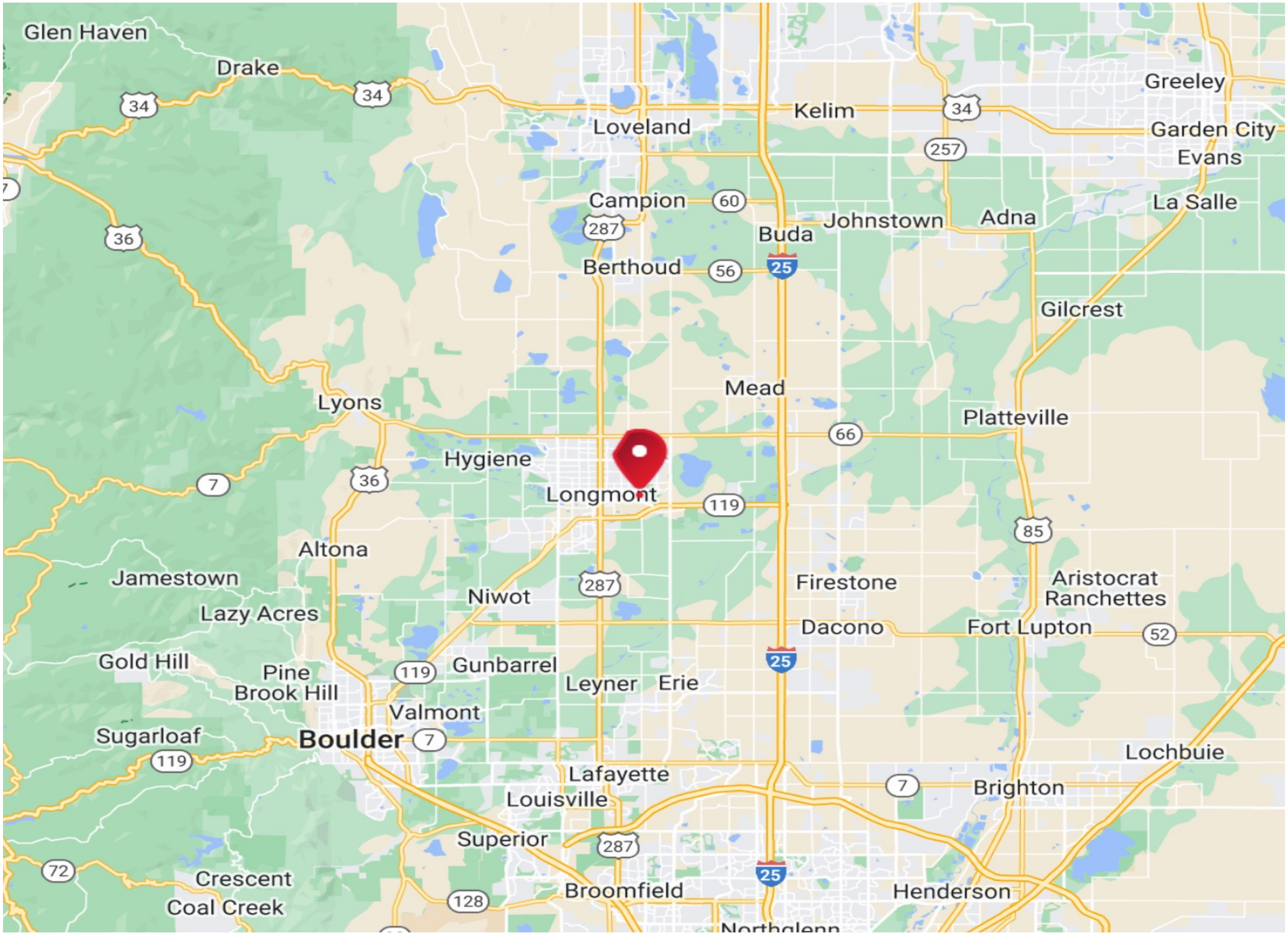
LOCATION MAP



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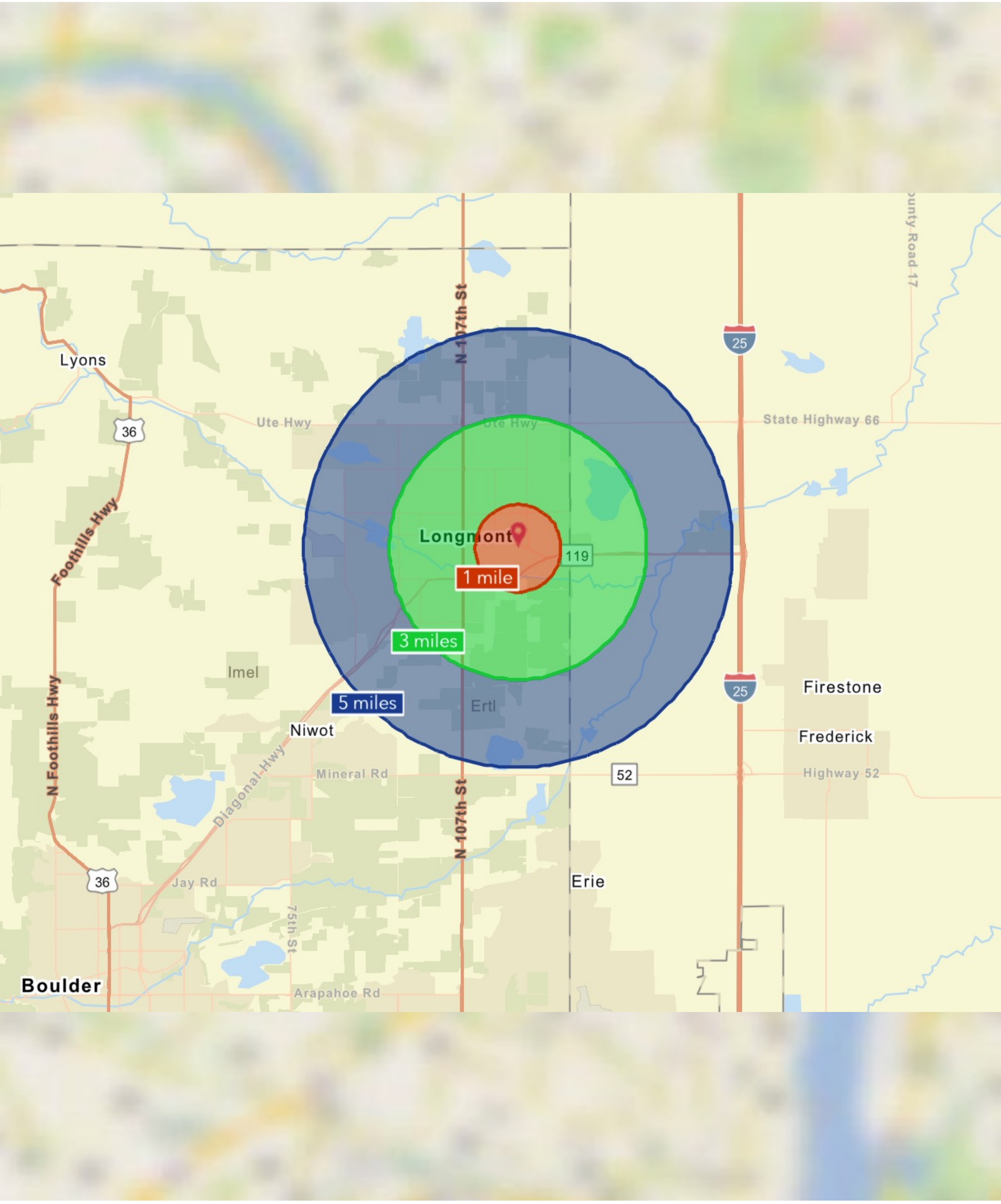
DEMOGRAPHICS



2023 Summary	0 -1 mile	3 mile	5 mile
Population	13,751	57,544	31,492
Households	5,544	23,437	12,792
Families	3,527	14,851	8,571
Average Household Size	2.44	2.44	2.45
Owner Occupied Housing Units	3,022	14,545	8,283
Renter Occupied Housing Units	2,522	8,892	4,509
Median Age	37.7	40.0	39.1
Median Household Income	$75,564	$83,105	$95,915
Average Household Income	$101,002	$113,012	$131,075

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OFFER SOLICITATION PROCESS

PROPERTY VISITATION

Prospective purchasers will have the opportunity to visit the property via pre-scheduled property tours. In order to accommodate the property's ongoing operations, property visits will require advance notice and scheduling.

OFFER SUBMISSION

Offers should be presented in the form of a non-binding Letter of Intent, spelling out the significant terms and conditions of the purchaser's offer including, but not limited to, (1) asset pricing, (2) due diligence and closing time frame, (3) earnest money deposit, (4) a description of the debt/equity structure, and (5) qualifications to close. The Purchase terms shall be all cash to be paid at closing. The final purchase agreement shall be in the form of a Colorado Real Estate Commission approved Contract to Buy and Sell Real Estate (Commercial) form CBS 3-6-23.

Offers should be delivered to the attention of Keith Kanemoto at Keith@kanemoto.com. Keith can be reached on his mobile telephone at (303) 472-2222.