

MONKEY SPORTS - GREENWOOD VILLAGE SINGLE TENANT NET LEASED INVESTMENT



OFFERED BY KAUFMAN HAGAN:

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KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

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TENANT PROFILE



TENANT PROFILE

MONKEYSPORTS, INC.

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Founded in 1999 as a single hockey shop in California, MonkeySports, Inc. has grown into one of North America's leading specialty retailers of ice hockey, roller hockey, goalie, lacrosse, and baseball/softball equipment. The company operates a portfolio of established consumer brands — including HockeyMonkey.com, GoalieMonkey.com, LacrosseMonkey.com, BaseballMonkey.com, MonkeySports Team Sales, and MonkeySports Europe — supported by a select, corporately owned network of brick-and-mortar superstores across the United States, Canada, and Sweden. The Greenwood Village store is one of only 12 corporately owned physical locations in that entire footprint, underscoring how selectively MonkeySports commits to a market before opening a store there.

A STICKY, ENTRENCHED LOCATION

The subject property has operated as MonkeySports' Colorado superstore for approximately 15 years. Over that time, the tenant has invested in a fully built-out, 15,066 SF destination format — complete with a dedicated skate sharpening room, custom 3D skate fitting technology, a glove repair station, and lacrosse head stringing services. This is a significant, purpose-built capital investment that would be costly, time-consuming, and disruptive for the tenant to replicate elsewhere, and it is the kind of build-out that creates real switching costs and reinforces occupancy at this address.

That investment has paid off: the store ranks as MonkeySports' second-highest-grossing location company-wide, generating over \$4,500,000 in annual sales. A tenant does not build this level of infrastructure, or sustain this level of sales, at a location it intends to leave. Combined with an entrenched, loyal customer base built over a decade and a half, this location functions as one of the tenant's most strategically important assets nationwide — exactly the profile investors look for in a durable, long-term net lease hold.

CREDIT BACKED BY REAL ASSETS

The lease is guaranteed by MonkeySports, Inc. corporately, with the guaranty carrying meaningful financial weight: the company is valued in excess of \$80,000,000, and the broader Monkey Sports corporate ownership structure also holds approximately \$60,000,000 of equity in commercial real estate — separate from and in addition to the operating company's own valuation. For investors, that means the guaranty sits behind a business with tangible balance sheet support, not merely a lease obligation backed by a thinly capitalized retail subsidiary.



FOUNDED
1999



CORPORATE STORES
12



AT SUBJECT
~15 Years



STORE RANKING
#2
COMPANY-WIDE



ANNUAL SALES
\$4.5M+



COMPANY VALUE
\$80M+



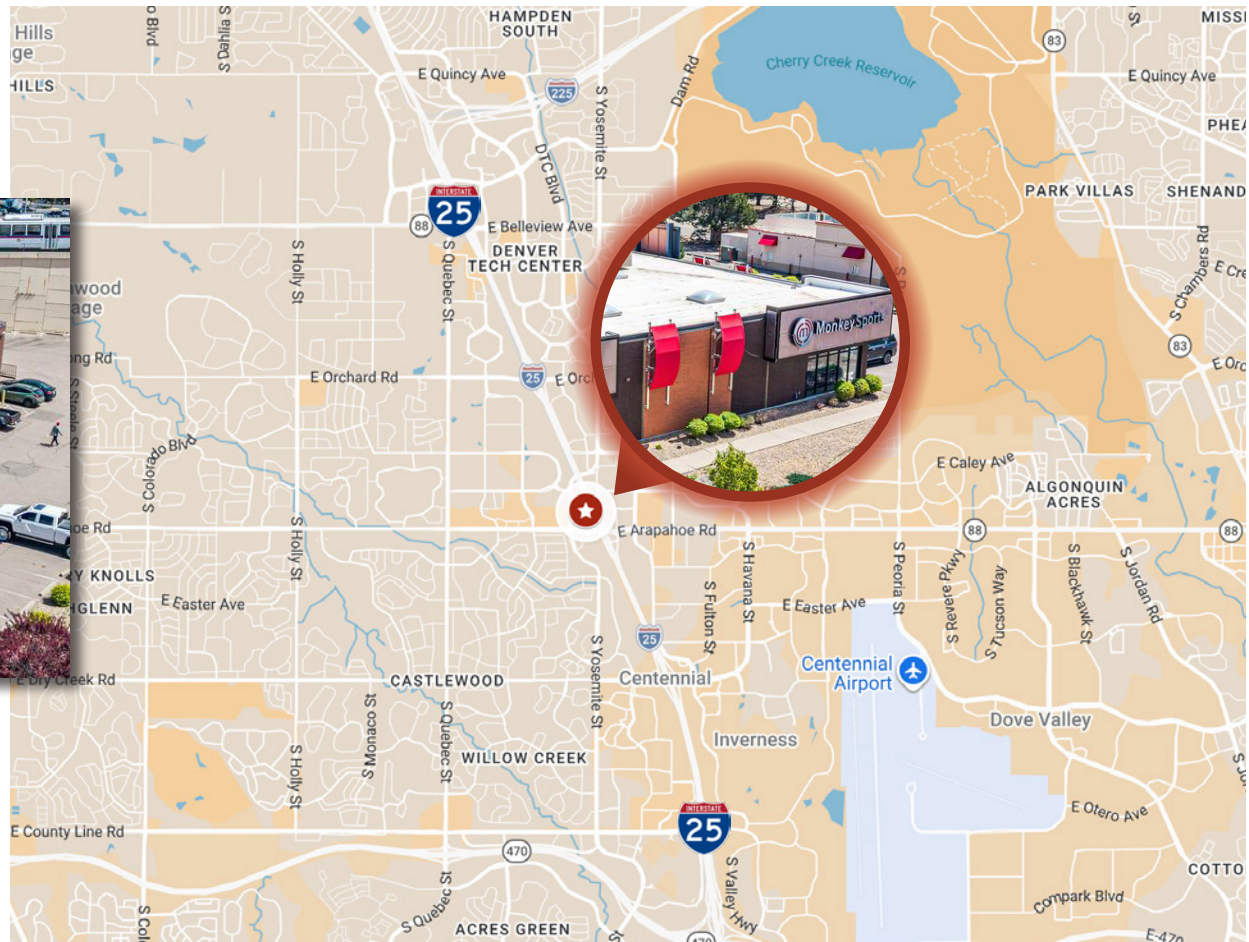
CRE EQUITY
\$60M





PROPERTY OVERVIEW

PROPERTY DETAILS



Property Type	Retail
Tenancy	Single
Construction	Brick
Roof Type	Flat
# Buildings	1
# Stories	1
County	Arapahoe
Total GBA	15,066 SF
Total Lot Size	1 AC
Year Built/Renovated	1972
Parking	Off-Street 51 Spaces
Zoning	M-C

PROPERTY HIGHLIGHTS

- Single-tenant NNN property with a 10-year leaseback opportunity
- Corporate guaranty from a company valued in excess of \$140,000,000+
- Fully remodeled in 2015
- 12 corporately owned stores
- Second-highest grossing location with over \$4,500,000 in annual sales



6578 S YOSEMITE CR GREENWOOD VILLAGE, CO 80111

Monkey Sports

This offering presents the opportunity to acquire a high-quality, single-tenant net leased investment located in the premier Denver Tech Center submarket of Greenwood Village, Colorado. The asset is secured by a corporate-guaranteed lease with 10 years of remaining term, providing investors with durable, passive income and long-term stability.

The property is offered at a 7% capitalization rate, delivering an attractive yield relative to comparable net lease investments while maintaining strong credit fundamentals. The lease structure is absolute NNN, minimizing landlord responsibilities and ensuring predictable cash flow throughout the hold period. Additionally, the lease includes two (2) five-year renewal options, offering continued income potential and long-term upside.

Strategically positioned within the highly desirable Greenwood Village / Denver Tech Center corridor, the property benefits from a dense concentration of high-income households, corporate employment centers, and excellent regional accessibility. This location is widely regarded as one of the most stable and affluent submarkets in the Denver metropolitan area, supporting long-term tenant performance and real estate value.

This investment is ideally suited for 1031 exchange buyers, high-net-worth investors, and institutions seeking a low-management, bond-like income stream backed by a corporate tenant. The combination of strong credit, long-term lease duration, and attractive yield presents a compelling opportunity to acquire a stabilized asset in a supply-constrained, high-demand market.



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EXTERIOR PHOTOS

MONKEY SPORTS



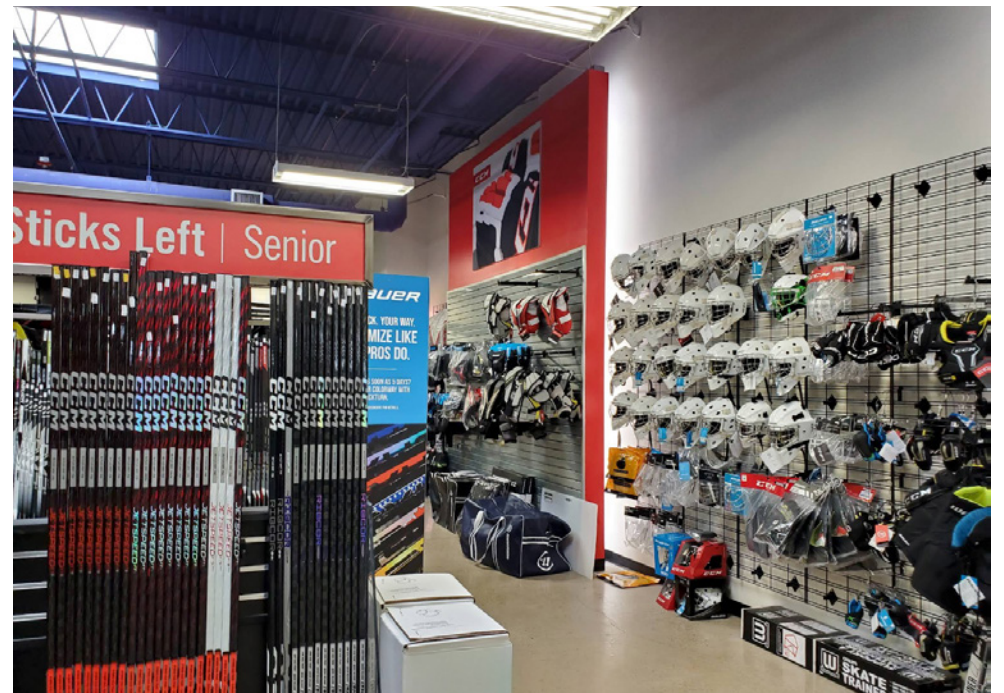
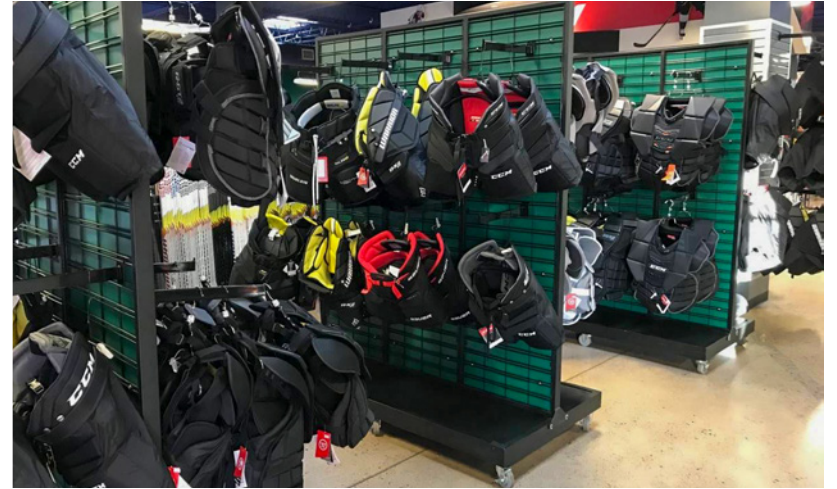
INTERIOR PHOTOS

MONKEY SPORTS



INTERIOR PHOTOS

MONKEY SPORTS

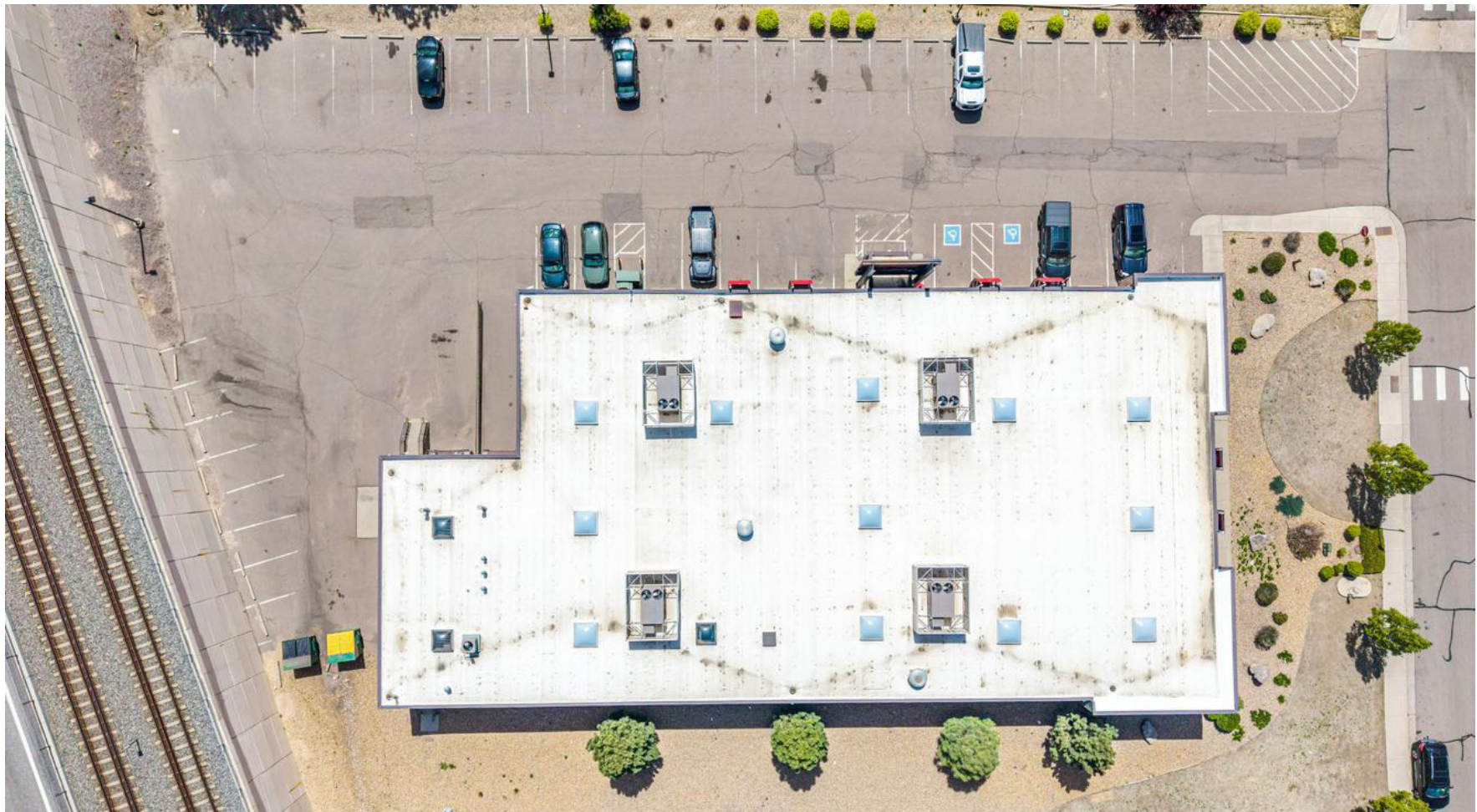


FINANCIAL ANALYSIS



COMMERCIAL RENT ROLL

LEASE TYPE	TENANT	ESTIMATED SF	LEASE RATE	ANNUAL BASE	PROFORMA LEASE RATE	PROFORMA ANNUAL BASE
NNN	Monkey Sports	15,066	\$ 25.55	\$384,936	\$26.32	\$396,484
TOTAL/AVG	1	15,066	\$25.55	\$384,936	\$26.32	\$396,484



INVESTMENT CONCLUSIONS

PURCHASE PRICE	\$5,500,000
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Total SF:	15,066 SF
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Price Per SF:	\$365.06
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Total Lot SF:	1 AC
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FINANCING

Loan to Value:	70%
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Loan Amount:	\$3,850,000
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Down Payment:	\$1,650,000
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Interest Rate:	6.10%
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Amortization:	30 Years
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 **MonkeySports**



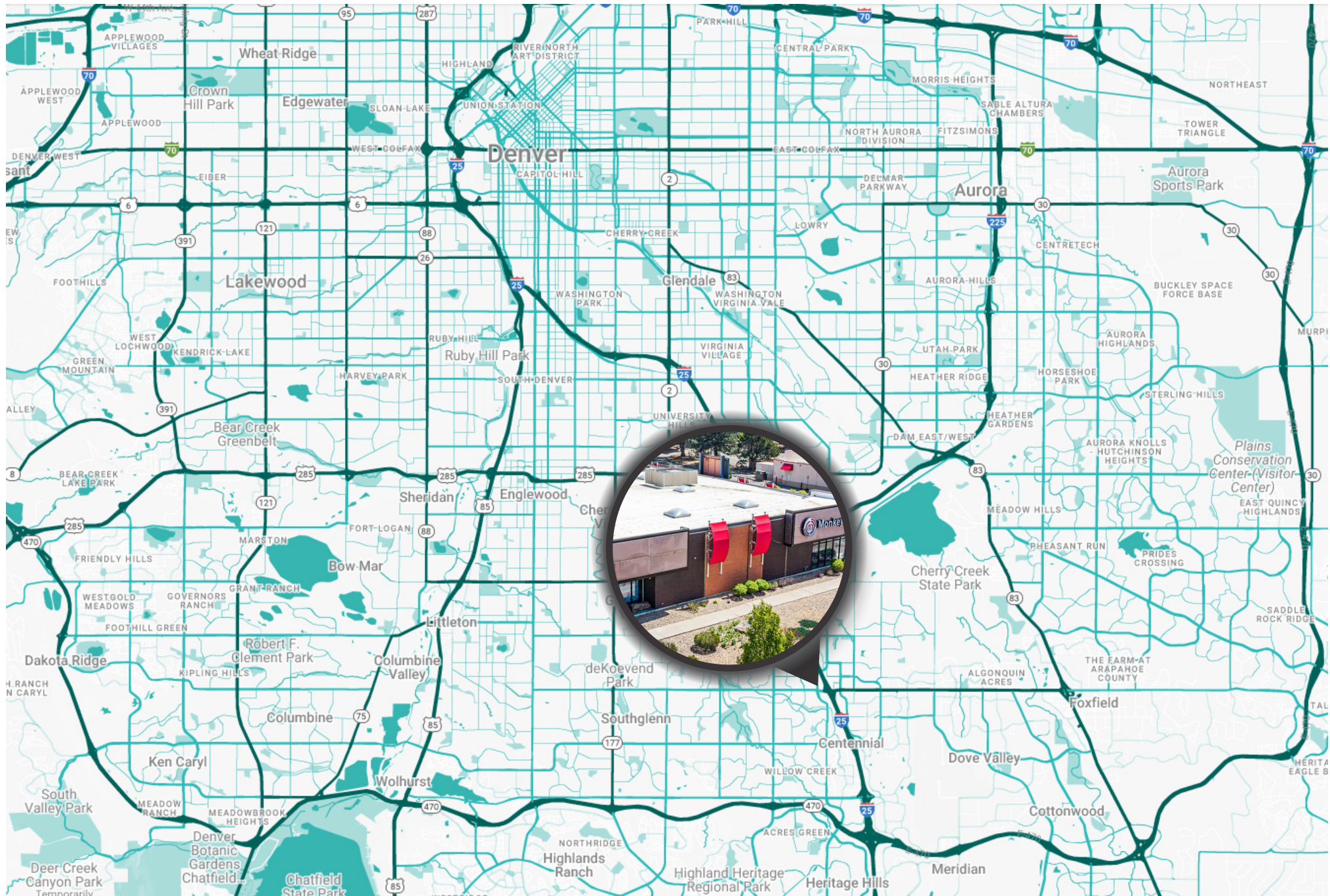
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AREA OVERVIEW



LOCATION MAP / DEMOGRAPHICS



6578 S YOSEMITE CR · GREENWOOD VILLAGE, CO 80111 /15



NEARBY ATTRACTIONS

- Willow Creek Shopping Center
- Park Meadows Shopping Center
- Historic Downtown Littleton
- Cherry Creek State Park
- Fiddler's Green Amphitheatre
- Willow Springs Open Space
- The Streets at SouthGlenn Shopping Center



LOCATION HIGHLIGHTS

- Highway frontage and monument visibility from I-25 with 300,000 vehicles per day
- Positioned in the heart of the Denver Tech Center (DTC)—one of the strongest business corridors in the metro area.
- Immediate access to I-25, E-470, Arapahoe Road, and Dry Creek, creating seamless north/south and east/west connectivity.
- Central location for companies operating across the Denver metro, with efficient access to Centennial Airport and the broader Southeast Denver submarket.



DENVER TECH CENTER NEIGHBORHOOD GUIDE

BUSTLING · ENERGETIC · DRIVEABLE · PROFESSIONAL · SOCIAL

THIS BUSTLING BUSINESS MECCA JUST SOUTHEAST OF DENVER IS QUICKLY BECOMING ITS OWN SATELLITE CITY.

Denver Tech Center, more commonly referred to as DTC, is a growing neighborhood just southeast of downtown Denver. Built and planned in the 1970s by architect Carl A. Worthington, this neighborhood was originally home to cable networks and has grown to accommodate many of Denver's major tech headquarters. This bustling neighborhood is the perfect spot for professionals looking for an easy commute.

DTC hosts many booming start-ups and large companies in the high-rises that are sprinkled throughout the area. As the name suggests, this area is home to many tech businesses, but it is also filled with plenty of entertainment and dining options. The Denver Tech Center neighborhood welcomes all walks of life and provides a bustling hub for professionals seeking a change from Denver's concrete jungle.

Denver Tech Center has been flourishing in recent years. With new construction popping up overnight, this neighborhood is officially "on the map."

RETAIL/AREA MAP



LOCAL ECONOMY



DENVER EMPLOYERS

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

Fortune 500 Companies That Call Colorado Home:

- Arrow Electronics
- DISH Network
- Qurate Retail
- Ball
- DaVita
- FV
- Newmont
- Liberty Media
- DCP Midstream
- Ovintiv

PUBLIC TRANSPORTATION



With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides.

POPULATION

710,800

MEDIAN HOME PRICE

\$574K

OF EMPLOYEES

474,978

ECONOMIC & JOB GROWTH

#1

AREA DEVELOPMENT

ECONOMIC RANKING

#1

U.S. NEWS

BEST PLACES TO LIVE

#2

U.S. NEWS & WORLD REPORT

HEALTHIEST CITY

#3

FORBES

BEST CITY FOR GRADS

#3

RENT.COM

BEST PLACE TO WORK

#4

FORBES

FASTEST GROWING METRO

#6

FORBES

BEST PLACE TO TRAVEL

TOP 10

LONELY PLANET



DENVER METRO COMMERCIAL MARKET OVERVIEW

Denver's commercial real estate market in 2025 is showing signs of balance, with performance varying across office, retail, and industrial sectors.

- Industrial remains the strongest performer. After a surge of development between 2021 and 2023 drove vacancies higher, the market has now stabilized. With vacancy at 8.7%—one of the highest nationally but no longer rising—and only 5.1 million SF under construction (the lowest since 2017), the sector is positioned for gradual tightening. Tenant demand is strongest in the East I-70 corridor and for small-bay properties serving midsize distributors.
- Retail fundamentals remain healthy. Availability is low, new speculative development is limited, and consumer spending has held up thanks to wage growth outpacing inflation. Neighborhood and service-oriented retail centers are performing especially well, while most new projects are freestanding build-to-suits. This restrained pipeline has helped restore balance and support steady rent performance.
- Office conditions remain challenging, though the market is beginning to find footing. Vacancy is still elevated downtown, but leasing activity has picked up in select suburban and lifestyle-driven submarkets as companies prioritize quality space to attract employees back to the office. Rent reductions have moderated, and landlords are focusing on flexible lease structures and tenant improvements to capture demand.

Looking ahead, Denver's commercial market is expected to continue stabilizing in 2025. Industrial and retail are well-positioned for steady performance, while office will remain a tenant-favored market but with incremental improvement. With construction activity subdued across all sectors due to higher interest rates and tighter lending conditions, opportunities are likely to emerge through owner-user sales, adaptive reuse projects, and targeted investment in high-demand corridors.

KAUFMAN HAGAN

COMMERCIAL REAL ESTATE



Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

\$1B+

CLOSED TO DATE

COMBINED EXPERIENCE

100+

YEARS

TRANSACTION VALUE

\$115M

CURRENTLY ACTIVE

WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.



**BRANDON
KAUFMAN**
PRINCIPAL



**TEAL
HAGAN**
PRINCIPAL + EMPLOYING BROKER



**HALEY
FORD**
DIRECTOR OF MARKETING



**DIANNA
TALTY**
DIRECTOR OF TRANSACTIONS
& ASSET MANAGEMENT



**COLBY
CONSTANTINE**
INVESTMENT ADVISOR



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



**ANDREW
VOLLERT**
BROKER



**ZACHARY
BIERMAN**
BROKER



**RYAN
FLOYD**
BROKER



**LOUIS
PASSARELLO**
JUNIOR BROKER



**DREW
MADAYAG**
JUNIOR BROKER

➤ **EMPATHY**

We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

➤ **TEAM MENTALITY**

We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

➤ **DISPROPORTIONATE VALUE**

We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

➤ **PERSEVERANCE & PASSION**

We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

➤ **TANGIBLE RESULTS**

We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

➤ **ELITE PERFORMANCE**

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.

Ryan Floyd

BROKER

Ryan is a seasoned real estate broker well-versed in transactions across all commercial asset classes. Ryan has a proven track record of transforming “one off” investors into multi-transaction clients and quickly growing market share from scratch.

He excels in developing processes and systems that streamline deal-making, even crafting a top-notch CRM for real estate professionals to optimize every facet of their business. With an impressive portfolio of 550+ end-to-end transactions, Ryan consistently ensures a smooth and efficient process for clients.

Ryan is the father of three teenage boys and enjoys coaching in their many sporting events on his busy weekends.



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Brandon Kaufman

PRINCIPAL

Brandon Kaufman is a Principal of KH Commercial Real Estate after five years as a Director at previous CRE brokerages, where he brokered over \$800,000,000 in various types of real estate, focusing primarily on existing multifamily, as well as development sites. During this time, he was awarded the 2018 DMCAR Young Broker of the Year award. At KH, he continues to promote positive collaboration to best assist with the company's client needs. He takes great pride in setting high expectations for himself, and delivering on those expectations for the sake of his clients.

Prior to real estate, Brandon had many athletic ventures that assisted in his fast growth in the competitive environment of commercial real estate. Most notably, he spent two years playing for the NFL with the Buffalo Bills (2013-2014), and in 2016 played for the Gold Coast Suns of the Australian Football League. During his time playing professional football, Brandon was a partner at Just Results Fitness in Broomfield, Colorado, while also establishing a Wide Receiver Academy for high school and collegiate football athletes, whom he still works with to this day. Having been in a world of high-level competition and professionalism previously, Brandon's athlete experience has given him a great disposition to represent KH clients in the best light.

When not in the office, Brandon enjoys spending time with his wife and three children. His interests all lie in being around family, including coaching his nephews and younger sister, golfing with his dad, and going to concerts and Denver sporting events with his wife and friends.



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DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the Commercial Asset known as 6578 S Yosemite Cr, Greenwood Village, CO 80111 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.

