

**RARE CORPORATE LEASE
VERY AFFLUENT DEMOGRAPHICS**



FILE PHOTO

ADVISORY TEAM

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BANG
REALTY



Highlights



PRICE

\$2,435,000

CAP RATE

5.75%

NOI

\$140,000



POINTS OF INTEREST

Retailers | Entertainment: Across the street from Lowe’s & Murdoch Ranch & House Supply; major retailers in Parker include Target, Walmart, Costco, Home Depot, Hobby Lobby, Kohl’s, Sportsman’s Warehouse, Best Buy, Maurices, Safeway, King Scooper’s Marketplace, Trader Joe’s, Natural Grocers, Michaels, Dollar Tree, PetSmart, Office Depot, Five Below, Sally Beauty, Goodwill, Planet Fitness, 24 Hour Fitness

Higher Education: 18 miles from **University of Denver (DU)** - a private research university offering over 300 academic programs, home to 10 schools & colleges, serving 11,499 students; 23 miles from **Metropolitan State University of Denver (MSU Denver)** - a public university offering various undergraduate & graduate programs, home to 6 schools & colleges, with a total enrollment of 18,336 students

Healthcare: 1½ miles from **AdventHealth Parker** - a 179-bed hospital offering patients access to more than 55 medical specialties



BRAND NEW ABSOLUTE NNN GROUND LEASE

Brand new 15-year Absolute NNN Ground lease (conveying ownership - underlying ground only) with attractive 10.0% rental escalations!



RARE CORPORATE LEASE

Brew Culture, LLC (7 Brew’s corporate entity), owns, operates & franchises over 800 locations & counting! In 2024, Blackstone took a minority state in the company further accelerating their growth & operational excellence



BRAND NEW CONSTRUCTION

New, build-to-suit construction of 7 Brew’s newest prototype - slated to open December 2026



TRAFFIC COUNTS

Positioned on a ±1.05-acre lot, with excellent visibility/access on Lincoln Ave, just off a signalized, hard corner with traffic counts of 28,369 CPD! Just west of S Parker Rd with traffic counts of 58,715 CPD!



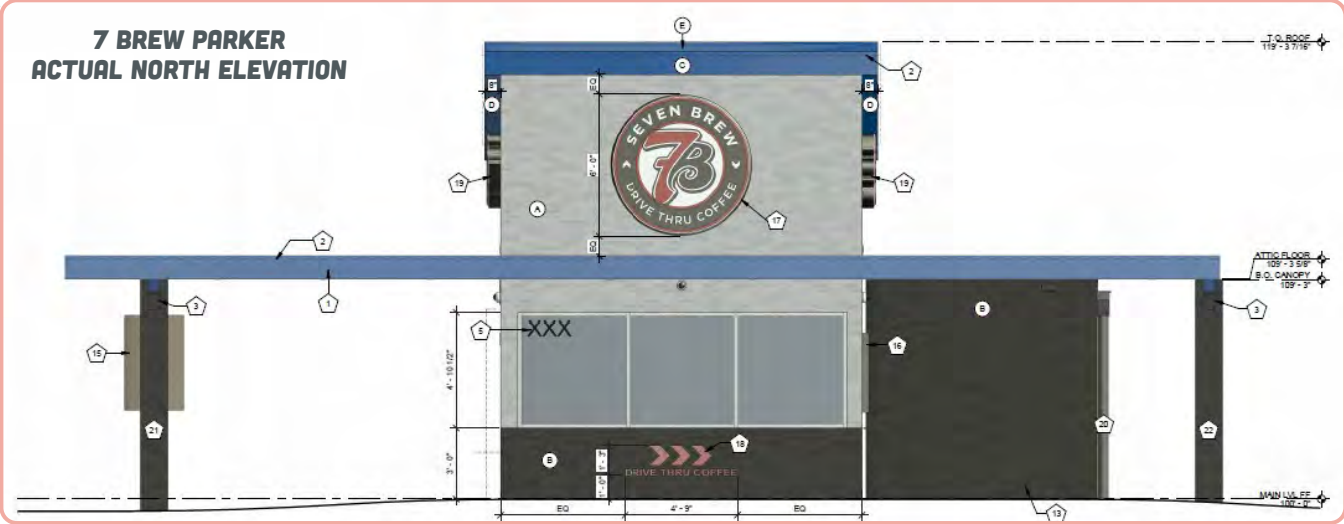
EXTREMELY 2026 AFFLUENT DEMOGRAPHICS (5-MI)

Population	147,388
2031 Projected Population	157,390
Historical Annual Growth (2010-2020)	3.5%
Households	56,156

Average Household Income **\$186,248**

Financial Analysis

SITE ADDRESS	9940 Dransfeldt Road Parker (Denver MSA), Colorado 80134
TENANT	Brew Culture, LLC
LESSEE ENTITY TYPE	Corporate
GROSS LEASABLE AREA	±510 SF
LOT SIZE	±45,833 SF ±1.05 acres
YEAR BUILT	December 2026 (Est. - Under Construction)
OWNERSHIP	Conveying ownership - underlying ground only
EXPENSE REIMBURSEMENT	This is an Absolute NNN Ground lease . Tenant is responsible for all expenses.
LEASE TERM	15 years (new)
RENTAL INCREASES	Every 5 years
RENT COMMENCEMENT DATE	December 22, 2026
EXPIRATION DATE	December 31, 2041
OPTIONS	Three 5-Year Renewal Options



Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	12/22/26 to 12/31/31	\$140,000	5.75%
Years 6-10	01/01/32 to 12/31/36	\$154,000	6.32%
Years 11-15	01/01/37 to 12/31/41	\$169,000	6.94%
		AVG ANNUAL RETURN	6.34%

RENEWAL OPTIONS

1st Option	01/01/42 to 12/31/46	\$185,900
2nd Option	01/01/47 to 12/31/51	\$204,490
3rd Option	01/01/52 to 12/31/56	\$224,939

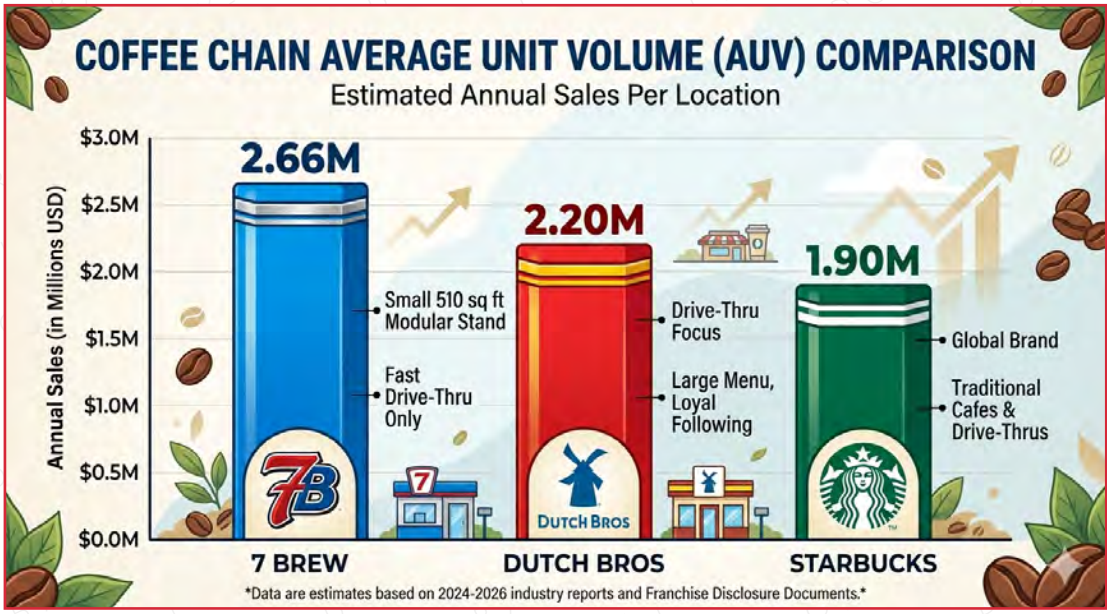
Tenant Profile



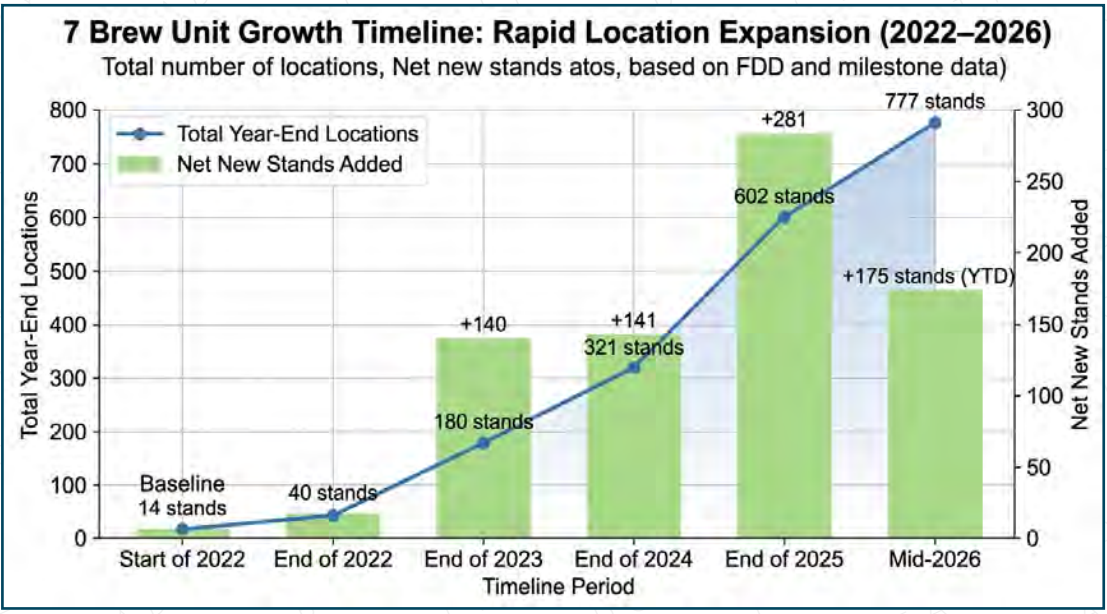
7 Brew Coffee founded its first coffee stand in 2017 in Rogers, Arkansas. The brand was created with the goal of serving premium coffee while providing a fun experience. Every 7 Brew Coffee store is a double drive-thru and serves coffee from beans sourced from Ethiopia, Columbia, and Brazil. From coffee to energy drinks, tea, smoothies, and shakes, 7 Brew has a variety of beverages. The menu at 7 Brew features unique and imaginative drinks, such as the **Blondie** (hazelnut & caramel mocha), **Smooth 7** (white chocolate & Irish cream breve), **Cinnamon Roll** (white chocolate & brown sugar cinnamon), **White Chocolate Mocha** (white & milk chocolate mocha), **German Chocolate** (coconut & caramel mocha) and **Sweet & Salty** (salted caramel & white chocolate breve).

ABOUT THE TENANT

Brew Culture, LLC (7 Brew’s corporate entity), owns, operates & franchises over 800 locations & counting! In 2024, Blackstone took a minority state in the company further accelerating their growth & operational excellence.



7 BREW LOCATIONS GENERATE AN IMPRESSIVE AVERAGE UNIT VOLUME (AUV) OF \$2,660,000!



OUR MISSION

Cultivate Kindness

Cultivating Kindness means choosing connection - serving with heart, uplifting others, and creating small moments that can brighten someone’s day.

800+

STANDS AND COUNTING

39

STATES AND COUNTING

45,000+

BREW CREW MEMBERS

20,000+

DRINK COMBINATIONS

5 Million+

TOTAL DRINKS DONATED

\$1,300,000+

TOTAL DOLLARS DONATED

LINCOLN AVE | 23,589 CPD

DRAINSFELDT RD | 8,967 CPD


MAVERIK

Property Specifications

Lot Size ±45,833 SF | ±1.05 Acres

GLA ±510 SF

LOT 5
1.163 ac

LOT 6
0.610 ac

North



DENVER
THE MILE HIGH CITY

SPRINGHILL SUITES®
BY MARRIOTT

COSTCO WHOLESALE
LIFE TIME
SPORTSMAN'S WAREHOUSE
TRADER JOE'S Boondocks
Food & Fun
Valvoline
Instant Oil Change
brakes plus.

AdventHealth
Parker
179 BEDS

Super 8
BY HILTI

MIDAS

83

CO-83/S PARKER RD
58,715 CPD

Arby's

AT&T

w

NAPA

SPROUTS FARMERS MARKET
Great Clips®
Bev's

BURGER KING

PINE + PARKER
170 UNITS

THE DEPOT AT TWENTY-MILE
200 UNITS

SKY ZONE

MURDOCH'S
GARDEN & HOME SUPPLY

Audi

GLOBAL VILLAGE ACADEMY
DOUGLAS COUNTY
450 STUDENTS

CROSSROADS
Community Church

AutoMart
"The Dealer with a Heart" USA

S TWENTY MILE RD | 8,576 CPD

DRANSFELDT RD | 8,967 CPD

MAVERIK

LINCOLN AVE | 23,589 CPD

SEVEN 73 BREW

Andy's
Frozen Custard
SINCE 1984

2026 AVERAGE HOUSEHOLD
INCOME (5-MI)
\$186,248

Southwest



OraLabs

Alpine LUMBER

RV VAULT
OUTDOOR STORAGE

CUBESMART[®]
self storage

IVYBROOK ACADEMY[®]
HALF DAY PRESCHOOL

AMERICAN ACADEMY
LINCOLN MEADOWS
1,025 STUDENTS

generator[®]
SUPERCENTER

VEHICLE
VAULT

Caribou Gear
Outdoor Equipment Company

Splash
MOBILE DETAIL

PARKER POLICE
DEPARTMENT

ExtraSpace
Storage

Bin There
Dump That[®]
Residential Friendly Dumpsters

Master Painters
Since 1989
INTERIOR • EXTERIOR

LOWE'S

DRANSFELDT Rd | 8,967 CPD

THE SALVATION ARMY
FAMILY STORES

NAPA

W

Andy's
Frozen Custard
SINCE 1988

MAVERIK

LINCOLN AVE
23,589 CPD



City View



Parker Synopsis

Parker is a home rule municipality in Colorado’s Douglas County. Parker is a rapidly growing, vibrant community located about 23 miles southeast of Denver. Parker is a very From luxury shopping and fine dining to outdoor recreation and cultural attractions, there’s something for everyone in Parker. Visitors can take advantage of the nearby trails, golf courses and other outdoor activities such as horseback riding and stand-up paddle boarding. Meanwhile, culture enthusiasts can explore the area’s many art galleries, museums and festivals.

Parker Advantage:

- Quick access to Hwy 470 & Hwy 83 to I-25 & I-225
- Labor Force of 89,652 within 5 miles
- 30 minutes from Denver, 1 hour from Colorado Springs
- 60 universities within 50 miles
- 30 minutes from Denver International Airport

Denver is a consolidated city & county, the capital, and most populous city in Colorado. Major employers in Denver include the **Denver International Airport** (aviation - 35,000 employees); **HealthONE Corp** (healthcare - 11,050 employees); **SCL Health Systems** (healthcare - 8,270 employees); **Century Link** (telecommunications - 6,500 employees); **Kaiser Permanente** (healthcare - 6,280 employees); **United Airlines** (aviation - 4,900 employees)

2026 Demographics		1-MI	3-MI	5-MI
	Population	5,429	73,637	147,388
	2031 Projected Population	6,063	78,799	157,390
	Historical Annual Growth (2020-2026)	3.3%	3.6%	3.5%
	Labor Population Age 16+	4,376	58,919	118,050
	Median Age	34.9	36.6	38.1
	Average Household Income	\$159,967	\$181,558	\$186,248



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By accepting this Marketing Brochure you agree to release Bang Realty-Colorado, Inc hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

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