



Subject Property

7 Brew Coffee

First Location in Colorado

\$1,467,000 | 6.00% CAP

1433 Encanto Pl, Montrose, CO 81401

- ✓ Brand New 15-Year Absolute NNN Ground Lease w/ 10% Rent Increases Every 5 Years
- ✓ Subject Property Is Located on the Hard Corner of Townsend Ave & Encanto Pl (34,100+ VPD)
- ✓ Affluent Area with the 3 and 5 Mile Radius Average HH Income over \$89,000
- ✓ 7 Brew Coffee Has the Highest AUV of the Major Coffee QSR With an Average Revenue of \$2.4M
- ✓ Montrose, CO Is Known for Outdoor Activities like Hiking and Skiing and is roughly 40 Miles to Telluride, CO

MONTROSE FAMILY HOUSING APARTMENT (20 UNITS)



COTTONWOOD APARTMENTS



HARBOR FREIGHT TOOLS
Quality Tools at Remarkably Low Prices

Office DEPOT
OfficeMax

Walgreens



S TOWNSEND AVENUE
(34,100 VPD)



Russell Stover

ENCANTO PLACE



7 Brew is so much more than just a coffee stand. It's the concept of **cultivating kindness** and joy with every drink – through their **service**, speed, **quality**, energy and atmosphere. It's contagious and it's changing the **drive-thru coffee industry**.



INVESTMENT OVERVIEW

7 BREW COFFEE MONTROSE, CO

Subject Property



CONTACT FOR DETAILS

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Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

CO Broker of Record: Dalton Barnes

License #: 100092604

\$1,467,000

6.00% CAP

NOI

\$88,000

Building Area

±510 SF

Land Area

±0.64 AC

Year Built

2023

Lease Type

Ground Lease

Occupancy

100%

- ✓ **Projected Rent Commencement:** Upon Closing
- ✓ **Brand New 15-Year Absolute NNN Ground Lease** w/ 10% Rent Increases Every 5 Years in Primary Term and (5), 5-Year Options
- ✓ **Subject Property Is Located on the Hard Corner** of Townsend Ave & Encanto Pl (34,100+ VPD)
- ✓ **Black Canyon of the Gunnison National Park** is an American national park located in western Colorado, about 9 miles from Montrose. The park is marked by 2,700-foot cliffs that plunge to the Gunnison River and hiking trails that wind along the canyon rim. An annual average of about 190,000 tourists visited the park in the period from 2007 to 2016.
- ✓ **This Location is the first 7 Brew store in Colorado.** 7 Brew Started in 2017 and Has Grown to over 190 locations nationwide
- ✓ **Unlike Most Coffee Chains, 7 Brew's Unique Business Model Centers Solely on Drive-thru Business,** with no interior sit-down space in their compact 500-square-foot stands. 7 Brew has an average unit volume of \$2.4 million.
- ✓ **Montrose County is known for Outdoor Activities** including: hiking, biking, rafting, jeeping, climbing, museums, downhill skiing, shopping, and more. Montrose is only 40 miles from Telluride and 50 miles from Grand Junction.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

7 BREW COFFEE MONTROSE, CO

7 Brew Coffee

Lessee: 7CREW ENTERPRISES, LLC

Guarantor: 7CREW ENTERPRISES, LLC

AVERAGE UNIT

VOLUME

\$2.4 M

LOCATIONS

190+



7brew.com

7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. The dream came alive with their first “stand” in Rogers, AR in 2017 and their 7 original coffees.

Today, they serve a wide array of **specialty coffees**, smoothies, chillers, teas, and exclusive 7 Energy, a premium energy drink that can be infused with over **20,000 flavor** combinations. 7 Brew cultivates kindness and joy with every drink – through their **service, speed**, quality, energy and atmosphere.

7-Brew is a **drive-through coffee** concept that offers no interior seating. Customers typically order from their vehicles – face to face with the order taker. Some locations with high pedestrian traffic areas have walk-up windows. The product is **amazing and customizable**, but the real **attraction** to this brand is the way these units are operated, and the people working there.



IN THE NEWS

7 BREW COFFEE MONTROSE, CO

Blackstone Announces Growth Investment in 7 Brew

FEBRUARY 14, 2024 (BLACKSTONE)

Blackstone (NYSE:BX) today announced that Blackstone Growth and affiliated funds (collectively “Blackstone”) have made a growth equity investment in 7 Brew Coffee, the next generation drive-thru beverage business. Blackstone’s investment seeks to help enable 7 Brew to accelerate its already-rapid expansion across the U.S., in collaboration with its premier franchise partners.

Since 7 Brew began operating its first coffee “stand” in Rogers, Arkansas in 2017, the company has been **committed to serving custom drinks** (more than 20,000 different combinations) while cultivating **kindness and joy** with every drink. Today, 7 Brew is a leading franchisor recognized as QSR Magazine’s “Breakout Brand of 2023.”

John Davidson, CEO of 7 Brew, said, “We are on a strong growth trajectory thanks to our outstanding team, the Brew Crew, and are so excited to have found in Blackstone a true partner who understands our culture and whose global reach and incredible resources will enable us to reach this next stage of growth. Blackstone brings everything we are looking for to help serve our customers and support our franchisees – industry and market knowledge, franchisee relationships, data science, operations and real estate expertise.”

Todd Hirsch and Katie Storer of Blackstone said, “7 Brew’s **impressive growth** to date is a testament to its strong team and franchisee partnerships. We are excited to partner with this business that **is redefining the out-of-home coffee experience**, by marrying a personal, human-centric customer service experience with premium products and exceptional efficiency.”

Brian Cornyn of Blackstone said, “This investment illustrates Blackstone’s thematic focus on investing in **strong franchise businesses** alongside highly skilled operators. We are proud to bring Blackstone’s experience and global resources to fuel 7 Brew’s next stage of growth.”

EXPLORE ARTICLE



Emerging Franchise 7 Brew Wants to Change the Drive-thru Coffee Experience

LAURA MICHAELS, FEBRUARY 14, 2023 (FRANCHISE TIMES)

Larry Wilson summed up how 7 Brew stands out from its giant coffee company competitors this way: “It’s Chick-fil-A marrying Starbucks and having a child.”

“It’s the kindness of Chick-fil-A and ordering and **delivering directly** to the vehicle. We’re physically bringing the coffee to you,” he continued. That service and what he said is **tangible positive energy**, coupled with an almost **singular focus** on beverages (the only food items are muffin tops), sold him on the model in a big way.

We believe the drive-thru category is ripe for reinvention and rapid growth and we’re well positioned to disrupt and lead,” Liataud said in a statement at the time.

Wilson, also the founder of healthy fast-casual franchise CoreLife Eatery, and business partner Brandon Sebald plan to develop **212 locations** of the drive-thru coffee concept under their Brew Crew LLC. The franchisees have **11 stores** open in Arkansas, Missouri, Kentucky and Tennessee, and Sebald said they’re opening a new unit every two weeks on average, with the expectation of **26 total** this year.

“I knew from day one as a customer it was special,” said Sebald, who lives in Fayetteville, Arkansas, where 7 Brew is based. “Then I got behind the curtain. You see the **positive energy**, which is hard to find today, that positive customer experience. The minute I stepped into a stand, I called Larry and said, you’ve gotta get in on this.”

EXPLORE ARTICLE



LEASE OVERVIEW

7 BREW COFFEE MONTROSE, CO

Initial Lease Term	15-Years, Plus (5), 5-Year Options to Renew
Rent Commencement	Upon Closing
Estimated Lease Expiration	15-Years after Rent Commencement
Lease Type	Ground Lease
Rent Increases	10% every 5-Years in Primary Term and Options
Annual Rent YRS 1-5	\$88,000.00
Annual Rent YRS 6-10	\$96,800.00
Annual Rent YRS 11-15	\$106,480.00
Option 1	\$117,128.00
Option 2	\$128,840.80
Option 3	\$141,724.88
Option 4	\$155,897.37
Option 5	\$171,487.10

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



MONTROSE HIGH SCHOOL
(1,391 STUDENTS)

POMONA ELEMENTARY SCHOOL
(334 STUDENTS)

O'Reilly AUTO PARTS

verizon

SAFeway

DUNKIN'

MONTROSE APARTMENTS
(27 UNITS)

COLUMBINE MIDDLE SCHOOL
(503 STUDENTS)

StateFarm

Freddy's
STEAKBURGERS

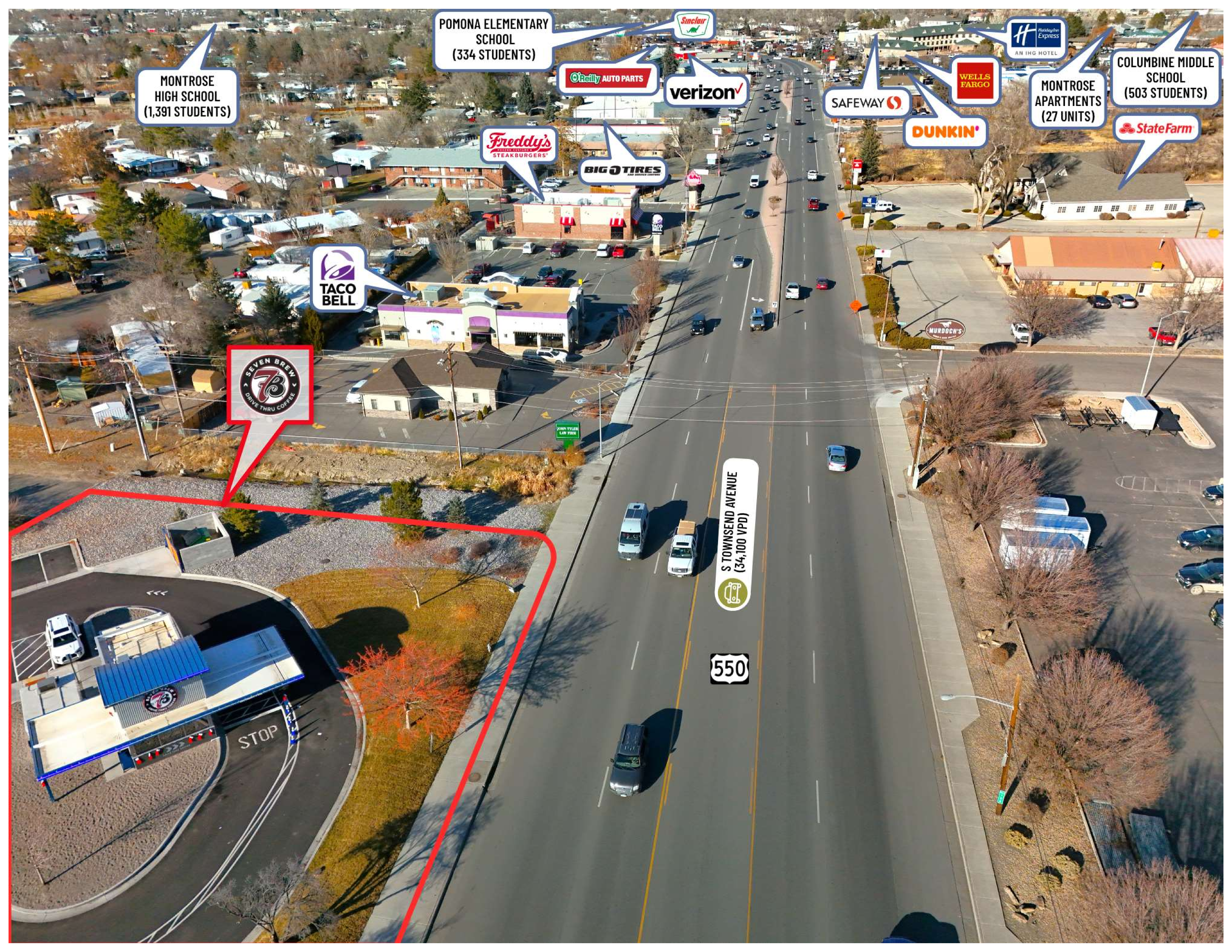
BIG TIRES

TACO BELL

SEVEN BREW
DRIVE THRU COFFEE

S TOWNSEND AVENUE
(34,100 VPD)

550



enterprise

SUBARU

Habitat for Humanity

Ford

NISSAN

Fairfield BY MARRIOTT

ROSS REELS USA

BASECAMP APARTMENTS (96 UNITS)

W MAIN STREET ±15,371 VPD

conoco

90

SUBJECT PROPERTY
1433 ENCANTO PL.

~40 MILES TO TELLURIDE, CO

MONTROSE REGIONAL AIRPORT

Exxon

THE SALVATION ARMY

N SAN JUAN AVENUE ±10,207 VPD

550

FAMILY DOLLAR

NAPA

NORTH SIDE ELEMENTARY SCHOOL (337 STUDENTS)

BURGER KING

UNITED STATES POSTAL SERVICE

FedEx

AutoZone

ACE The Retailer's Choice

SHERWIN WILLIAMS

CityMarket

MONTROSE HIGH SCHOOL (1,391 STUDENTS)

Freddy's STEAKBURGERS

TACO BELL

BIG TIRES

CHOCOLATE AVENUE

McDonald's

THE HOME DEPOT

Great Clips IT'S GONNA BE GREAT

HOMESTEAD PARK

50

Days Inn BY WYNDHAM

Arby's

DOLLAR GENERAL

McDonald's

Shell

Super 8

TOYOTA

Spectrum

Domino's

TACO BELL

CENTENNIAL MIDDLE SCHOOL (578 STUDENTS)

BLACK CANYON GOLF COURSE

SUBWAY

Little Caesars

POMONA

MONTROSE ELEMENTARY SCHOOL (334 STUDENTS)

COLUMBINE MIDDLE SCHOOL (503 STUDENTS)

DQ

SAFEWAY

Holiday Inn Express AT THE HOTEL

O'Reilly AUTO PARTS

DUNKIN'

State Farm

MEADOWLARK COURT APARTMENTS (28 UNITS)

ENCANTO PLACE

Office DEPOT OfficeMax

BIG 5 SPORTING GOODS

HARBOR FREIGHT TOOLS Quality Tools at Miscellaneous Low Prices

Pizza Hut

Walgreens

Wendy's

Denny's

Starbucks

E OAK GROVE ROAD ±6,300 VPD

SONIC

BRIDGES GOLF & COUNTRY CLUB

S TOWNSEND AVENUE ±34,100 VPD

CityMarket



Walmart Supercenter

DOLLAR TREE

JOHNSON ELEMENTARY SCHOOL (510 STUDENTS)

SITE OVERVIEW

7 BREW COFFEE MONTROSE, CO

	Year Built		2023
	Building Area		±510 SF
	Land Area		±0.64 AC



*Not Actual Site Plan

NEIGHBORING RETAILERS

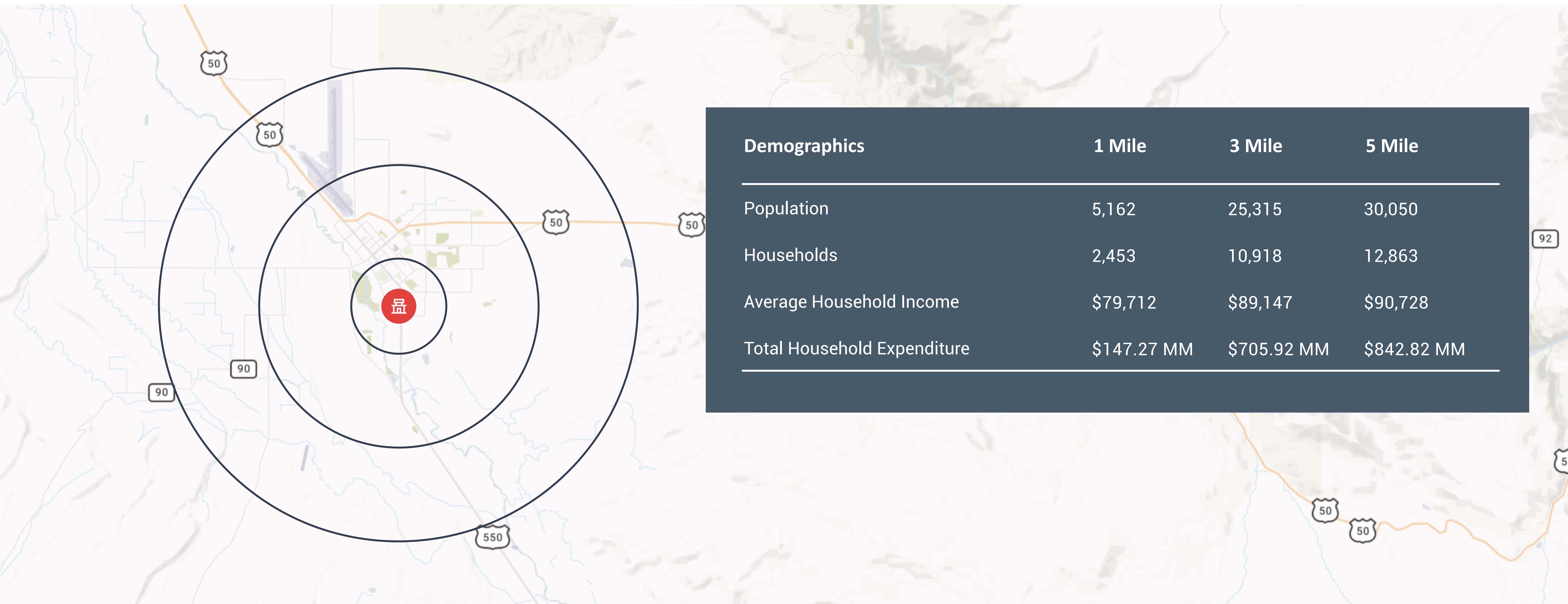
- Walmart Supercenter
- O'Reilly Auto Parts
- Dollar General
- Gold's Gym
- Bigs 5 Sporting Goods
- Safeway
- The Home Depot
- Dollar Tree
- Ace Hardware
- Office Depot



File Photo

LOCATION OVERVIEW

7 BREW COFFEE MONTROSE, CO



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- 1. Montrose County School District (1,088)
- 2. Montrose Regional Health (755)
- 3. Montrose County (374)
- 4. City Market (320)
- 5. Wal-Mart Supercenter (2020) (310)
- 6. Volunteers of America (284)
- 7. City of Montrose (270)
- 8. Montrose Forest Products (140 contracted) (230)
- 9. Center for Mental Health (2020) (200)
- 10. Cedar Point Health (185)
- 11. Community Options, Inc. (180)
- 12. Home Depot (180)
- 13. Delta-Montrose Electrical Assoc. / Elevate (120)
- 14. Touch of Care (120)
- 15. Mayfly Outdoors (110)

LOCATION OVERVIEW

7 BREW COFFEE MONTROSE, CO

Montrose

Colorado

 20,098
Population

 \$54,260
Median Household Income



The county seat of
Montrose County.

MONROSE, CO

40 Miles Away

TELLURIDE

The beautiful Western Colorado community of Montrose sits at an elevation of 5,794 feet and is nestled within easy reach of a remarkably vast selection of vacation experiences, creating the slogan "Stay here."

Play everywhere." Montrose is located 296 miles from Denver and 220 miles from Colorado Springs.

Montrose is located 296 miles from Denver and 220 miles from Colorado Springs.

With the plummeting depths of the Black Canyon National Park just to the east, the towering and majestic San Juan Mountains to the south, the expansive Uncompahgre Plateau to the west, and lake-bejeweled Grand Mesa to the north, and an expansive water sport park right in the middle of town, Montrose is

surrounded by an endless variety of prospects for exploration and adventure. Montrose has plenty to offer for its community and visitors and is continuing to see a growth in its population. Montrose located along Route 50 is just south of Grand Junction, and off the 1-70, situated just north of the New Mexico border. The Montrose Center is home to two tenants: Dollar General and Gold's Gym. Centrally located, these two tenants are some of the only few nationally known retailers in the County as the region tries to preserve its "old" town community feel. From its founding, the town became an important regional shipping center as the Denver & Rio Grande railroad went through the town. With the completion of the Gunnison Tunnel in 1909, which brought irrigation water to the valley, Montrose became an agricultural hub. Today, Montrose is an economic, labor, and transportation way point for the surrounding recreation industry. Montrose has all the amenities you need with great views and easy access to the outdoors. From young professionals to people with families and even retirees, Montrose is gaining popularity and is being discovered by many as a great place to live. Montrose is an excellent town on the western slope located just a short drive from some of the most amazing natural wonders the Southwest has to offer. Montrose is also a great place to raise a family. For higher education, there is Colorado Mesa University, with an annual enrollment of nearly 11,000. Montrose Regional Airport (MTJ) is the fastest growing airport in Colorado, with the best hub service outside Denver International Airport (DIA). These hubs are diverse, with new major cities added each year.

IN THE NEWS

7 BREW COFFEE MONTROSE, CO

Summer means more tourism to West Slope, Montrose

JUSTIN CRIADO, JUNE 28, 2023 (MONTROSE BUSINESS TIMES)

When it comes to being a popular Western Slope summer destination, Montrose is officially on the map and welcoming more and more visitors each year, city director of communication and tourism Lisa L. Kuczarski explained.

The ongoing, **\$37 million** airport expansion project, which will nearly double the current **40,000-square-foot terminal**, is expected to be completed this year.

“Montrose, because of our location and the airport here, we see tourism year-round. It’s a healthy stream,” she said, adding that visitation has been “increasing year over year” recently.

Summer bookings are up **5 percent** as well, Colorado Flights Alliance (CFA) CEO Matt Skinner explained.

“We’re very excited about the airport improvements. Really, it’s catching up with a lot of the demand that’s already there and **rightsizing the airport** for it,” he said. “We’re looking forward to what’s going to be one of the coolest airports in the Rocky Mountain West.”

Montrose Regional Airport’s daily summer schedule features flights to and from Denver via Southwest and United, Dallas (**American Airlines**), and Houston and Chicago (United). CFA tracks airline numbers for the Telluride destination, which includes Montrose airport traffic. During the summer, marquee events like June’s Telluride Bluegrass Festival (**12,000 daily attendance capacity**) and Telluride Blues & Brews Festival in September (**9,000**) are popular times for flights. Such gatherings, which typically sell out well in advance, result in a gush of visitors throughout the region.

So this summer is shaping up to be a strong one in more ways than one, as the area is also set to host the annual Fourth of July festivities, Montrose County Fair and Rodeo July **21-29, FUNC** (Fun On The Uncompahgre) Fest Aug. 12-13, and numerous concerts and all-ages events over the next few months.

EXPLORE ARTICLE



What are all those new buildings by the Colorado Springs Airport? Peak Innovation Park continues upward growth trend

NOVEMBER 8, 2023 (COLORADO SPRINGS)

As Colorado Springs and its airport grows, so too does Peak Innovation Park (Peak), an inspired new business park that is developing at the Colorado Springs Airport in the southeast part of our city. Right now, you can start to see new buildings going up around the entrance to the airport, highlighted by a new 104,000-square foot facility that Frito-Lay plans to use as a distribution center.

Plans are in place to add retail centers and restaurants to **serve Peak’s tenants** and employees, addressing an underserved market. Peak is investing in infrastructure, including trails, disc-golf courses, and **potentially** a small outdoor amphitheater. The first of **two hotels**—a Residence Inn—started construction already, with **hopes for the second hotel** property shortly thereafter.

This is just the beginning of growth in the 1,600-acre master-planned business park. It is estimated that in by 2025 Peak will generate \$1.8 billion in total economic impact to the community. That’s equivalent to nearly 5% of the region’s total economic output and anchored by the existing Aerospace campus, Amazon facilities and Northrop Grumman.

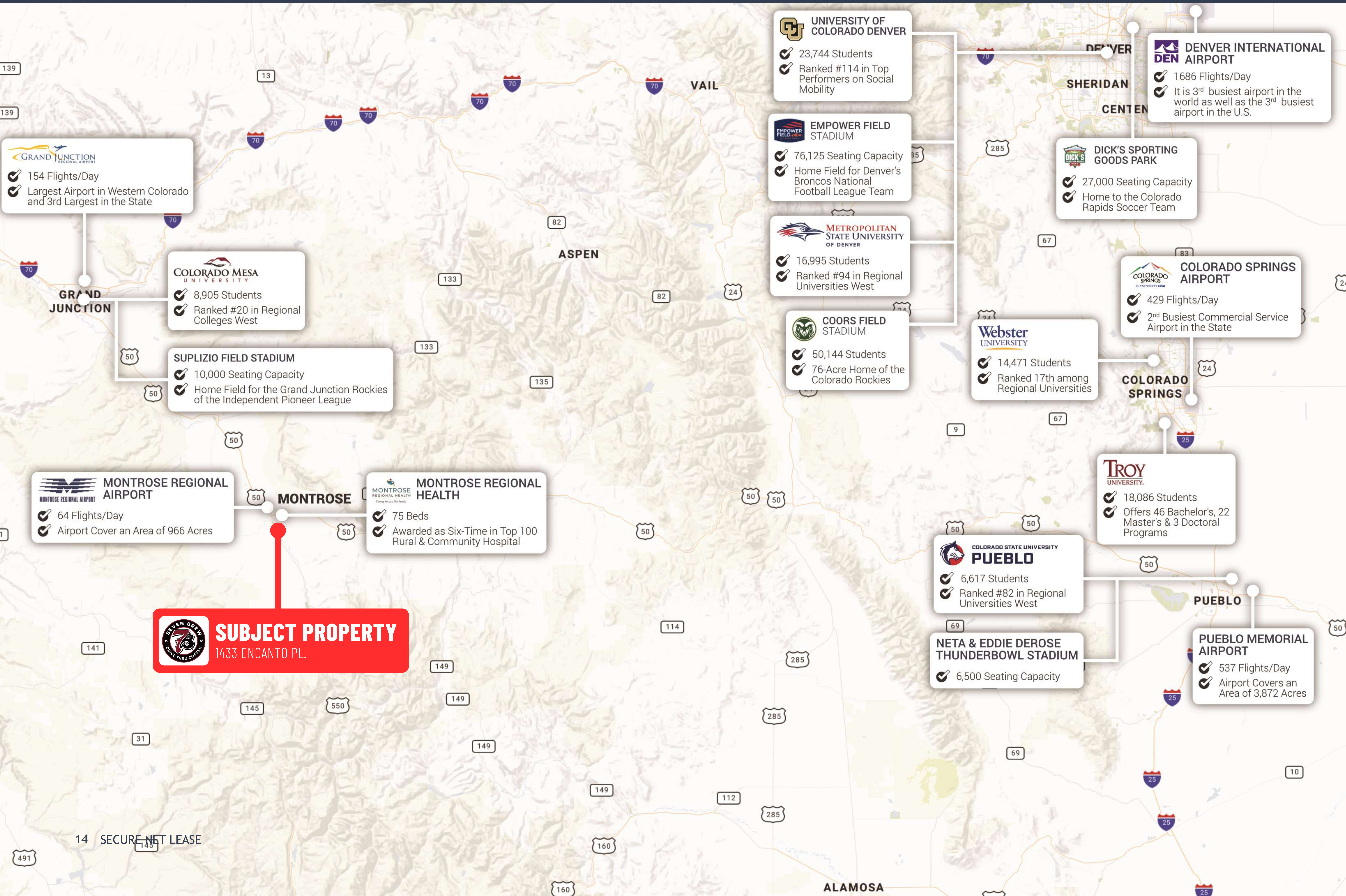
The Frito-Lay distribution center, located south of the **military’s rapid deployment** terminal, brings necessary infrastructure upgrades like roads and utilities. This opens the eastern portions of **Peak Innovation Park** for further development. The distribution center marks Peak’s first new construction in **2023** and signals further development, with five other projects in either lease negotiations or **discussion stages**.

EXPLORE ARTICLE



METRO AREA

7 BREW COFFEE MONTROSE, CO



GRAND JUNCTION REGIONAL AIRPORT

- ✓ 154 Flights/Day
- ✓ Largest Airport in Western Colorado and 3rd Largest in the State

COLORADO MESA UNIVERSITY

- ✓ 8,905 Students
- ✓ Ranked #20 in Regional Colleges West

SUPLIZIO FIELD STADIUM

- ✓ 10,000 Seating Capacity
- ✓ Home Field for the Grand Junction Rockies of the Independent Pioneer League

MONTROSE REGIONAL AIRPORT

- ✓ 64 Flights/Day
- ✓ Airport Cover an Area of 966 Acres

MONTROSE REGIONAL HEALTH

- ✓ 75 Beds
- ✓ Awarded as Six-Time in Top 100 Rural & Community Hospital

7 BREW COFFEE

SUBJECT PROPERTY
1433 ENCANTO PL.

UNIVERSITY OF COLORADO DENVER

- ✓ 23,744 Students
- ✓ Ranked #114 in Top Performers on Social Mobility

EMPOWER FIELD STADIUM

- ✓ 76,125 Seating Capacity
- ✓ Home Field for Denver's Broncos National Football League Team

METROPOLITAN STATE UNIVERSITY OF DENVER

- ✓ 16,995 Students
- ✓ Ranked #94 in Regional Universities West

COORS FIELD STADIUM

- ✓ 50,144 Students
- ✓ 76-Acre Home of the Colorado Rockies

Webster UNIVERSITY

- ✓ 14,471 Students
- ✓ Ranked 17th among Regional Universities

DENVER INTERNATIONAL AIRPORT

- ✓ 1686 Flights/Day
- ✓ It is 3rd busiest airport in the world as well as the 3rd busiest airport in the U.S.

DICK'S SPORTING GOODS PARK

- ✓ 27,000 Seating Capacity
- ✓ Home to the Colorado Rapids Soccer Team

COLORADO SPRINGS AIRPORT

- ✓ 429 Flights/Day
- ✓ 2nd Busiest Commercial Service Airport in the State

TROY UNIVERSITY

- ✓ 18,086 Students
- ✓ Offers 46 Bachelor's, 22 Master's & 3 Doctoral Programs

COLORADO STATE UNIVERSITY PUEBLO

- ✓ 6,617 Students
- ✓ Ranked #82 in Regional Universities West

NETA & EDDIE DEROSE THUNDERBOWL STADIUM

- ✓ 6,500 Seating Capacity

PUEBLO MEMORIAL AIRPORT

- ✓ 537 Flights/Day
- ✓ Airport Covers an Area of 3,872 Acres

14 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

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10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

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