

SECURE NET LEASE



Subject Property

7 Brew Coffee

\$1,475,000 | 6.25% CAP

2209 Main St, Alamosa , CO 81101

- ✓ 15-Year Absolute NNN Ground Lease With 10% Increases Every Five Years in Term and Options
- ✓ Excellent High Traffic Location on Main Street (21,000+ VPD) with Strong Access and Visibility
- ✓ Less Than One Mile From Adams State University (3,200+ Students, 800 Staff), Alamosa High School (580+ Students), and Ortega Middle School (500+ Students)
- ✓ Strategically Positioned Along the Main Retail Corridor of Alamosa, Nearby Tenants Include McDonald's, Starbucks, KFC, and More
- ✓ Alamosa Serves as the San Luis Valley's Economic, Institutional, and Outdoor Tourism Hub

7 Brew Coffee is one of the **fastest-growing drive-thru** beverage chains in the U.S., known for its double-lane model, upbeat service, and expansive drink menu. Founded in **2017** in Rogers, Arkansas, the brand has surged to over **380 locations** across **33 states**.



INVESTMENT OVERVIEW

7 BREW ALAMOSA, CO



CONTACT FOR DETAILS

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\$1,475,000

6.25% CAP

NOI

\$92,000

Building Area

±510 SF

Land Area

±0.50 AC

Year Built

2024

Lease Type

GROUND LEASE

Occupancy

100%

- ✓ 15-Year Absolute NNN Ground Lease With 10% Rental Increases Every 5 Years in Term and Options
- ✓ High-Visibility Location With ±21,000 Vehicles Per Day on Main Street (US-160/US-285), Alamosa's primary commercial corridor. The site benefits from consistent local traffic, regional connectivity, and strong exposure to both residents and visitors.
- ✓ Surrounded by Core Regional Anchors Including Walmart and Adams State University. The site is located less than a mile from Walmart Supercenter, the city's dominant retail anchor, and near Tractor Supply, AutoZone, and O'Reilly Auto Parts. It also benefits from institutional demand generated the SLV Regional Medical Center (750+ employees).
- ✓ Subject Property is Less Than 1 Mile from Three of Alamosa's Largest Schools. Adams State University (3,200+ Students, 800+ Staff) is 0.5 miles away, Alamosa High School (580+ Students) is 0.75 miles, and Ortega Middle School (500+ students) is 0.25 miles.
- ✓ Alamosa Is the Commercial and Government Hub for the San Luis Valley. The city supports an eight-county rural region and serves as a center for education, healthcare, logistics, and government. Its diversified economic base, coupled with consistent tourism and agricultural activity, makes it the most stable trade node in southern Colorado.
- ✓ Alamosa, CO – Outdoor Tourism Destination and Cultural Center Home to ±9,800 residents, Alamosa offers a unique blend of small-town charm and regional significance. It serves as the gateway to Great Sand Dunes National Park (490,000+ annual visitors) and hosts a growing tourism economy supported by retail, recreation, and local events
- ✓ 7 Brew Coffee – Fastest-Growing Beverage Brand in the U.S. With over 380+ locations across 30+ states, 7 Brew is rapidly expanding its high-efficiency drive-thru concept. The brand is known for its vibrant customer experience, expansive drink menu, and operational speed that fuels high-volume site performance.

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 ALAMOSA, CO

7 Brew

Lessee: 7CREW ENTERPRISES, LLC

Guarantor: 7CREW ENTERPRISES, LLC

LOCATIONS

430+

STATES

34



7brew.com

7 Brew Coffee is one of the fastest-growing drive-thru beverage brands in the United States, known for its energetic customer experience, industry-leading efficiency, and explosive national expansion.

Founded in 2017 in Rogers, Arkansas, the brand has grown from just 7 stands in 2021 to 400+ locations across 34 states as of early 2025—up from 180 at the end of 2023. 7 Brew’s success is powered by its **double-lane drive-thru design**, vibrant “Brew Crew” team culture, and commitment to speed—most drinks are **served in under three minutes**, even during peak hours. Its expansive menu includes specialty coffees, smoothies, teas, lemonades, and its proprietary “**7 Energy**” drinks, with over 20,000 customizable combinations that appeal to both coffee and non-coffee drinkers. The brand’s loyalty program drives repeat traffic and personalized service, accounting for **95%+ of all transactions**, with 1 million new sign-ups in just three months in early 2025.

7 Brew boasts a 31% customer retention rate after 11 quarters, outperforming Starbucks (23%) and Dutch Bros. (17%). Financially, the company is **outperforming QSR benchmarks**. In 2023, median gross sales per franchise reached **\$2.18 million**, with some units exceeding \$2.36 million in AUV. Owner-operator earnings are estimated around \$327,000 annually. 7 Brew has received top industry honors, including QSR Magazine’s “**Breakout Brand of the Year**”. Backed by Blackstone Growth and led by former KFC CMO Nick Chavez, 7 Brew continues to scale rapidly while investing in **community engagement and franchise support**.

Subject Property



No Restaurant Chain in America is Growing Faster than 7 Brew

DANNY KLEIN, MAY 21, 2024 (QSR MAGAZINE)

When 2017-founded 7 Brew was named QSR’s Breakout Brand of the Year in January, there were about 150 locations, a 275 percent rise in less than a year.

For the first time, QSR is partnering with Datassential to share findings from the firm’s **Top 500 report** and to collaborate on the upcoming **2024 FSR 30** (slated for August). Of the half-a-thousand brands measured in Datassential’s report—you can check the preview here—7 Brew posted the **most-robust one-year** unit growth of any brand by **percentage** (not total count).

7 Brew’s 373% unit growth rate in 2023 outpaced all competitors, establishing it as the fastest-expanding beverage brand nationwide.

While a multi-year path, 7 Brew continues to gain at historic rates. At the end of 2022, 7 Brew had 38 shops. By the close of 2023, there were **180**, and the number was up to 217 by mid-April 2024. 7 Brew exited last year with average-unit volumes of **\$1.8 million** and domestic systemwide sales of **\$191 million**. Of those 180 locations, 161 were franchised.

Datassential’s full report will arrive in early June. Here are some preview highlights:

The total U.S. units in **2023**, counting the **Top 500 brands**, was 238,152—up 2.1 percent from 2022. Sales hiked to **\$417.13 billion**, or a 7.5 percent, year-over-year rise.

The top five states per region with the most new openings in 2023 (among **7,000-plus new units** from **Top 500 chains** with founded dates last year)

EXPLORE ARTICLE

7 Brew Coffee share grows in 2024

NOVEMBER 14, 2024 (EARNEST ANALYTICS)

In high-growth coffee market, 7 Brew Coffee leading

7 Brew Coffee share of wallet grew as it outperformed incumbents, **growing nearly 500%** between February 2023 and 2024, according to Earnest credit card data. Dutch Bros. Coffee grew relatively consistently throughout the year, growing 39%. In contrast, Blank Street Coffee saw growth decelerate towards the end of 2023, ending February 2024 with **14% growth over the prior year**.

Over 95% of 7 Brew transactions are loyalty-based, driving unmatched customer retention and revenue growth.

Although Starbucks continues to dominate the overall coffee market, high-growth coffee companies like Dutch Bros. and 7 Brew are winning share, driven by continued store expansion. Dutch Bros. has expanded to **831 locations** across 16 states, while 7 Brew Coffee has grown to **190 locations across 26 states**. 7 Brew and Dutch Bros. exclusively operate drive-thru locations, a strategy emulated by Starbucks’ **latest expansion initiatives** to develop more **pickup stores** and drive-thru/delivery-only locations.

Earnest’s share of wallet analysis, which isolates spend by a brand’s existing customers across that brand’s competitors, suggests 7 Brew Coffee customers increased their wallet share at 7 Brew Coffee from **6% to 21%** in the last year, while their spending share at Starbucks decreased 9%.

The data highlights the strong loyalty and engagement 7 Brew has been able to cultivate. Customers are consistently returning, showing sustained interest in the brand. This level of retention positions 7 Brew favorably against larger competitors. It indicates that the brand’s customer base remains **highly committed**, which is crucial for long-term growth. As customer spending and return rates continue to rise, 7 Brew stands out in a competitive coffee market.

EXPLORE ARTICLE

LEASE OVERVIEW

7 BREW ALAMOSA, CO

Initial Lease Term	15-Years, Plus (5), 5-Year Options to Renew
Rent Commencement	March 2024
Lease Expiration	March 2039
Lease Type	Abs NNN Ground Lease
Rent Increases	10% Every 5 Years, In Primary Terms & Options
Annual Rent YRS 1-5	\$92,000.00
Annual Rent YRS 6-10	\$101,200.00
Annual Rent YRS 11-15	\$111,320.00
Option 1	\$122,452.00
Option 2	\$134,697.20
Option 3	\$148,166.92
Option 4	\$162,983.61
Option 5	\$179,281.97

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.



ALAMOSA
HIGH SCHOOL
(582 STUDENTS)

Walmart
Supercenter
TSC TRACTOR
SUPPLY CO
DOLLAR TREE
Wendy's
Chili's

Aaron's
HARBOR FREIGHT TOOLS
ACE
Hardware

SHERWIN
WILLIAMS

FARMERS
INSURANCE

MAVERIK

REDLUND
EQUIPMENT

AMERICA'S
AUTO & TIRE

160

O'Reilly AUTO PARTS

Super 8

NAPA

AutoZone

Ford

285

SAGE
APARTMENTS
(40 UNITS)

COLORADO STATE
FOREST SERVICE
COLORADO STATE UNIVERSITY

LONG JOHN
SILVER'S
TACO BELL
McDonald's

ALAMOSA
STATE BANK
A Real Community Bank
Local Ownership. Local Commitment.

MAIN STREET
±21,000 VPD

HIGHLAND
ADVANTAGE

ROGERS
AUTO SPECIALISTS, LLC

J & Rental Center

ORTEGA
MIDDLE SCHOOL
(499 STUDENTS)

City Market

Starbucks

SEVEN BROS
COFFEE

SUBJECT PROPERTY
2209 MAIN ST.

SUBWAY

Community Banks
of Colorado

ALAMOSA
SCHOOL DISTRICT
Learners today. Leaders Tomorrow.

IHOP
RESTAURANT
KFC

BW Best Western
Hotels & Resorts

Arby's

JIMMY JOHN'S
JIMMY JOHN'S

PHILLIPS
66

ADAMS STATE UNIVERSITY

ADAMS STATE UNIVERSITY
COLORADO
Great Stories Begin Here

• 3,200+ STUDENTS, 800+ STAFF
• 90 ACRE PUBLIC RESEARCH UNIVERSITY

ASU BASEBALL
FIELD

ASU SOFTBALL
FIELD

ASU SOCCER
FIELD

REX
STADIUM

SAN LUIS VALLEY HEALTH
REGIONAL MEDICAL CENTER
(49 BEDS)



SITE OVERVIEW

7 BREW ALAMOSA, CO

	Year Built	2024
	Building Area	±510 SF
	Land Area	±0.50 AC

NEIGHBORING RETAILERS

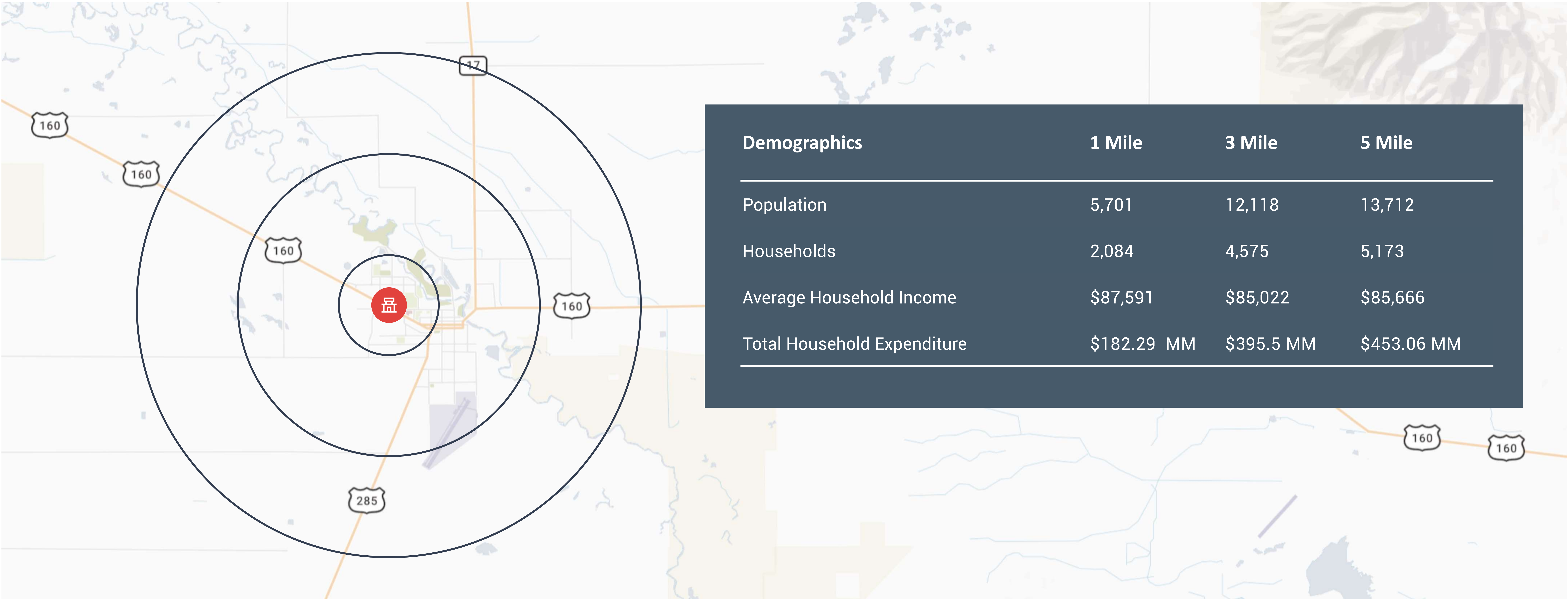
- McDonald's
- Burger King
- Subway
- Taco Bell
- Ace Hardware
- Aaron's
- Harbor Freight
- AutoZone Auto Parts
- O'Reilly Auto Parts
- City Market



Subject Property

LOCATION OVERVIEW

7 BREW ALAMOSA, CO



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Adams State University (800)
2.

San Luis Valley Health (750)
3.

Valley-Wide Health Systems (400)
4.

Walmart Supercenter (200- 50)
5.

Alamosa School District (200)
6.

City and County of Alamosa (150-200)
7.

Valley Electric Cooperative (100)

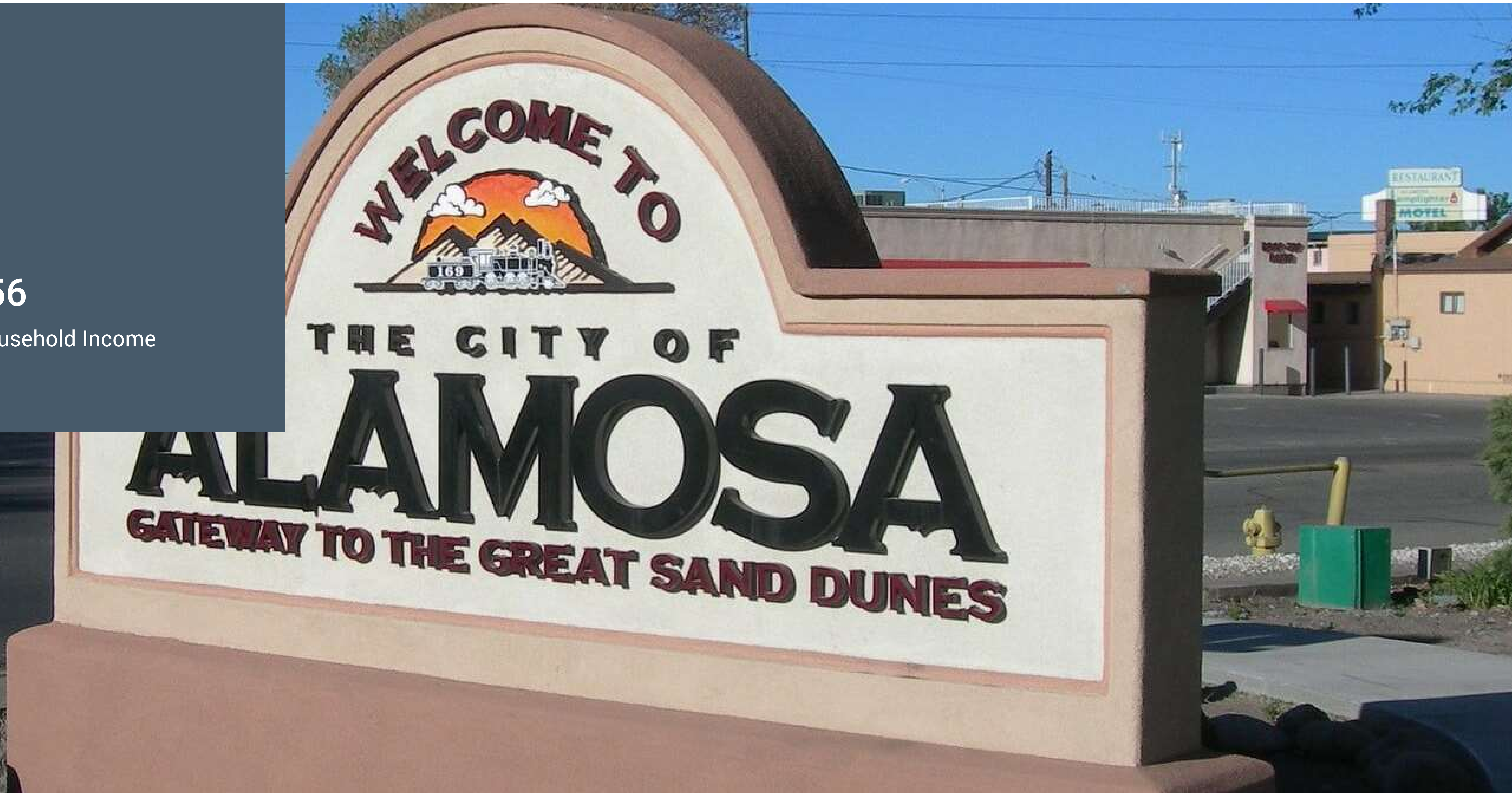
LOCATION OVERVIEW

7 BREW ALAMOSA, CO

Alamosa
Colorado

9,955 +
Population

\$50,056
Median Household Income



Annual Visitors to Great Sand Dunes National Park

490,000+

Annual Visitor Spending Generated by the Park

\$32.5 MILLION

Alamosa, Colorado is a vibrant and growing city that serves as the commercial, cultural, and educational heart of the San Luis Valley.

With a 2025 population of approximately 9,955 and a median age of just 29.4, the city boasts a youthful, workforce-ready population that supports year-round activity in healthcare, education, and service-based industries.

With deep cultural roots and access to North America’s tallest dunes, Alamosa thrives as the gateway to Southern Colorado’s natural wonders.

Alamosa is home to Adams State University, which enrolls over 3,000 students and anchors the city’s academic and cultural life, and to San Luis Valley Health,

the region’s largest healthcare provider with more than 750 employees and a full-service hospital. The city’s location as the gateway to Great Sand Dunes National Park positions it as a major tourism destination, welcoming more than 490,000 visitors annually and generating \$32.5 million in local spending. Alamosa is also known for its affordability, with housing costs and everyday expenses significantly below state averages, making it especially appealing to families, students, and young professionals. Founded in 1878, Alamosa’s deep Spanish and railroad heritage is reflected in its architecture and community spirit. The city hosts beloved events like Summer Fest on the Rio and the Early Iron Festival, which draw thousands each year and strengthen its small-town character. Ongoing revitalization efforts are enhancing downtown walkability, arts, and entertainment, while new housing and infrastructure projects continue to support future growth. With its mix of institutional anchors, outdoor access, and authentic local culture, Alamosa offers a compelling combination of livability, energy, and long-term regional importance.

IN THE NEWS

7 BREW ALAMOSA, CO

The projects that will transform, revitalize Downtown Alamosa

NOVEMBER 26, 2024 (ALAMOSA CITIZEN)

Any town the size of Alamosa would desire to have the type of development happening in the core of its community the way the capital city of the San Luis Valley is seeing a quarter of the way into the 21st century.

Alamosa has always been the straw that stirs the drink for the Valley's small communities spread across **nearly 8,000 square miles** – offering a destination to the bigger college town for dining and shopping, entertainment and other happenings.

New hotels, alley redesigns, and a riverfront park are part of a multi-million-dollar initiative to enhance Alamosa's urban core.

It's also always been the gateway to the **Great Sand Dunes**, which in Alamosa's past was a nice national monument that drew tens of thousands of visitors and is now a wonderful national park and preserve that alone attracts more than **400,000 visitors each year** in and through Alamosa and destinations beyond.

New developments on Main Street and the surrounding neighborhood has Alamosa seeing a revival of its downtown, one that will bring a **growing number** of white-collar workers and high school-aged students mixed with visitors staying at new downtown hotels, locals celebrating monthly festivals, a summer and fall farmers market, concert events – and retailers looking to attract it all.

"In regard to the two lodging properties, we see the potential positive impact it will bring to the **local restaurants** and retailers that will be in walking distance," said Kale Mortensen, executive director of Visit Alamosa. "Bringing **over 100 rooms to downtown** will put those visitors directly in front of our local businesses."

Visit Alamosa anticipates an economic impact annually of around **\$12.1 million** with the arrival of two new downtown hotels, said Mortensen.

EXPLORE ARTICLE



Groundbreaking ceremony for Tierra Azul housing development

MARCH 24, 2025 (DEL NORTE PROSPECTOR)

The City of Alamosa will have a groundbreaking ceremony on March 24, marking the beginning of construction for the Tierra Azul project, the community's largest new housing development.

Tierra Azul is a collaborative endeavor with the Community Resources and Housing Development Corporation (CRHDC) that will ultimately provide **over 400 new housing units**. CRHDC has been building homes in Alamosa for almost 40 years and has built **nearly 16% of the total housing stock** in Alamosa.

400 new residential units will support workforce growth and boost demand for local retail.

Located on South Craft Drive, Tierra Azul will feature a diverse range of housing options, including for-sale and for-rent units, single-family homes, townhomes, 8-plexes, and 30-plexes. These units will serve individuals with incomes ranging from **30% to 140% (\$19,800-\$92,400)** of the Area Median Income (AMI).

The city helped CRHDC **secure \$6,116,170** in grant funding from the Division of Local Government (DOLA) for Tierra Azul. This funding represents a pivotal achievement in the pursuit of affordable housing in our community. These dollars will fund the installation of infrastructure (water, sewer, stormwater, street, etc.) for the first **137 units**.

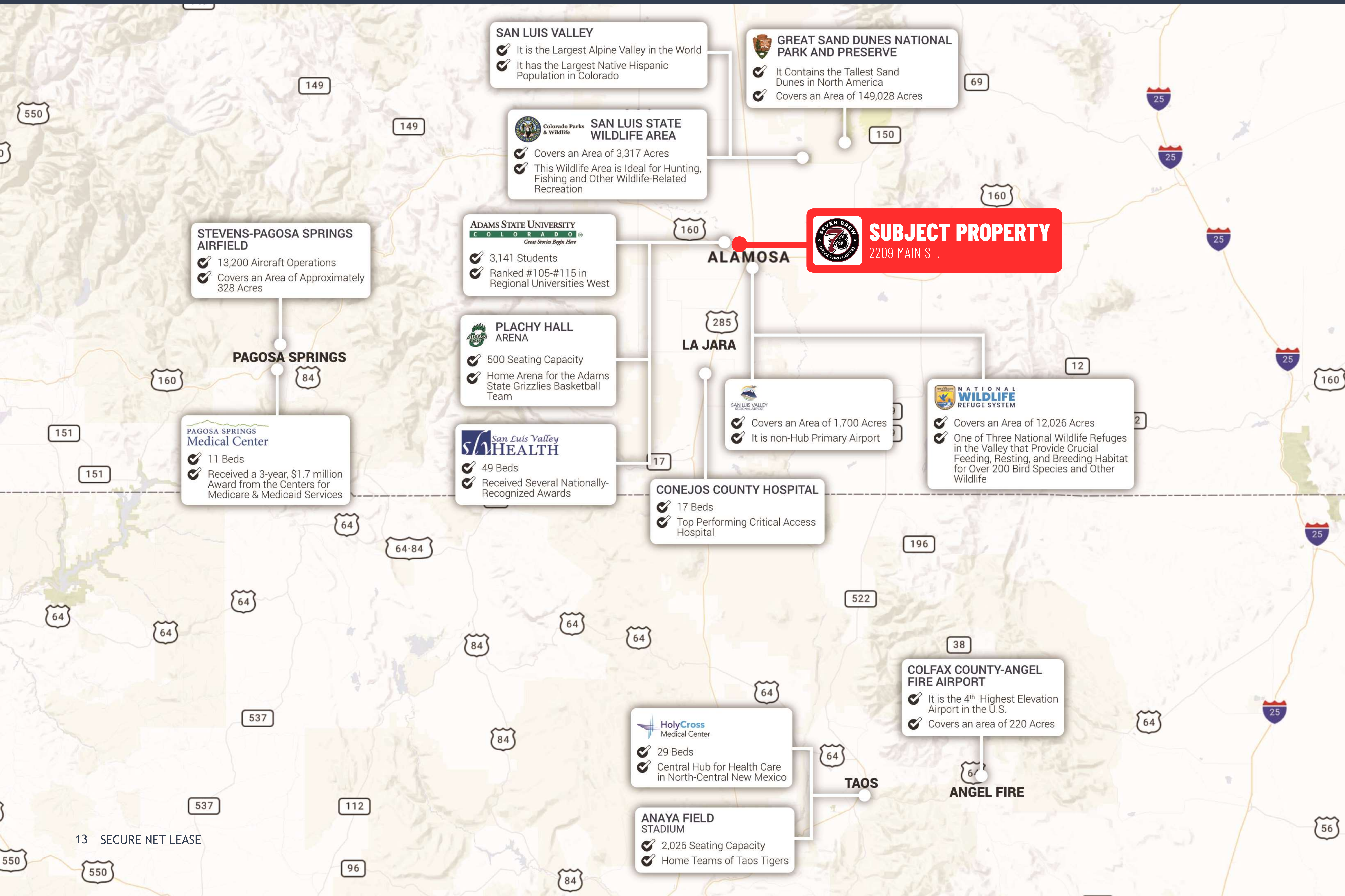
This ceremony marks a watershed moment towards our goal of ending the housing crisis in Alamosa. Please come celebrate this monumental achievement for our community and its **far-reaching positive impacts** for housing affordability and availability in Alamosa.

EXPLORE ARTICLE



METRO AREA

7 BREW ALAMOSA, CO



CALL FOR ADDITIONAL INFORMATION

Dallas

Office

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

CALL FOR ADDITIONAL INFORMATION

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