



NET LEASE INVESTMENT OFFERING



Freddy's Frozen Custard & Steakburgers

20-Yr Sale Leaseback | Rapidly Expanding & Affluent Area | Strategic Outparcel

Brighton, CO (Denver MSA)





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Investment Highlights

- » Located within the **Denver MSA** in an affluent and rapidly expanding area
- » Long term **20-year lease**
- » **10% rental increases** every five years
- » Absolute triple net lease with **no landlord responsibilities**
- » Rapidly expanding area with projected **6.9% annual population growth** within a mile
- » Strategically **positioned outparcel to the Prairie Center**, an open & entitled phased development featuring 2 million SF of retail and 3,000 residential units presently anchored by Target, Home Depot, Kohl's, Dick's Sporting Goods, and Ross Dress For Less
- » Located in the **immediate proximity to Platte Valley Hospital**, an 89-bed regional hospital
- » **Affluent area** with average annual household income of approximately \$140,000 within five miles
- » **Recently constructed** drive-thru restaurant (2021)
- » Positioned approximately **10 miles to Denver International Airport**, the 6th busiest airport in the world
- » Immediate proximity to **Interstate 76**
- » Strong performing location with **high sales volumes** (contact broker for details)
- » **Experienced Freddy's operator**



Investment Overview



PRICE
\$3,274,336



CAP RATE
5.65%



NOI
\$185,000



2203 Prairie Center Parkway
Brighton, CO 80601

LEASE TERM: 20 Years

RENT COMMENCEMENT: Close of Escrow

RENTAL ESCALATIONS: 10% Every 5 Years

RENEWAL OPTIONS: Four 5-Year

TENANT: ERC 15, LLC

GUARANTOR: ERC Development, LLC
(18-Units)

LEASE TYPE: Absolute Triple Net

LANDLORD RESPONSIBILITIES: None

BUILDING SIZE: 3,050 SF

LAND SIZE: 42,321 SF

YEAR BUILT: 2021



Aerial



Photographs



Site Plan



Map

Demographics



TOTAL POPULATION

1-MILE	1,993
3-MILE	33,102
5-MILE	77,534



TOTAL HOUSEHOLDS

1-MILE	856
3-MILE	11,379
5-MILE	25,561



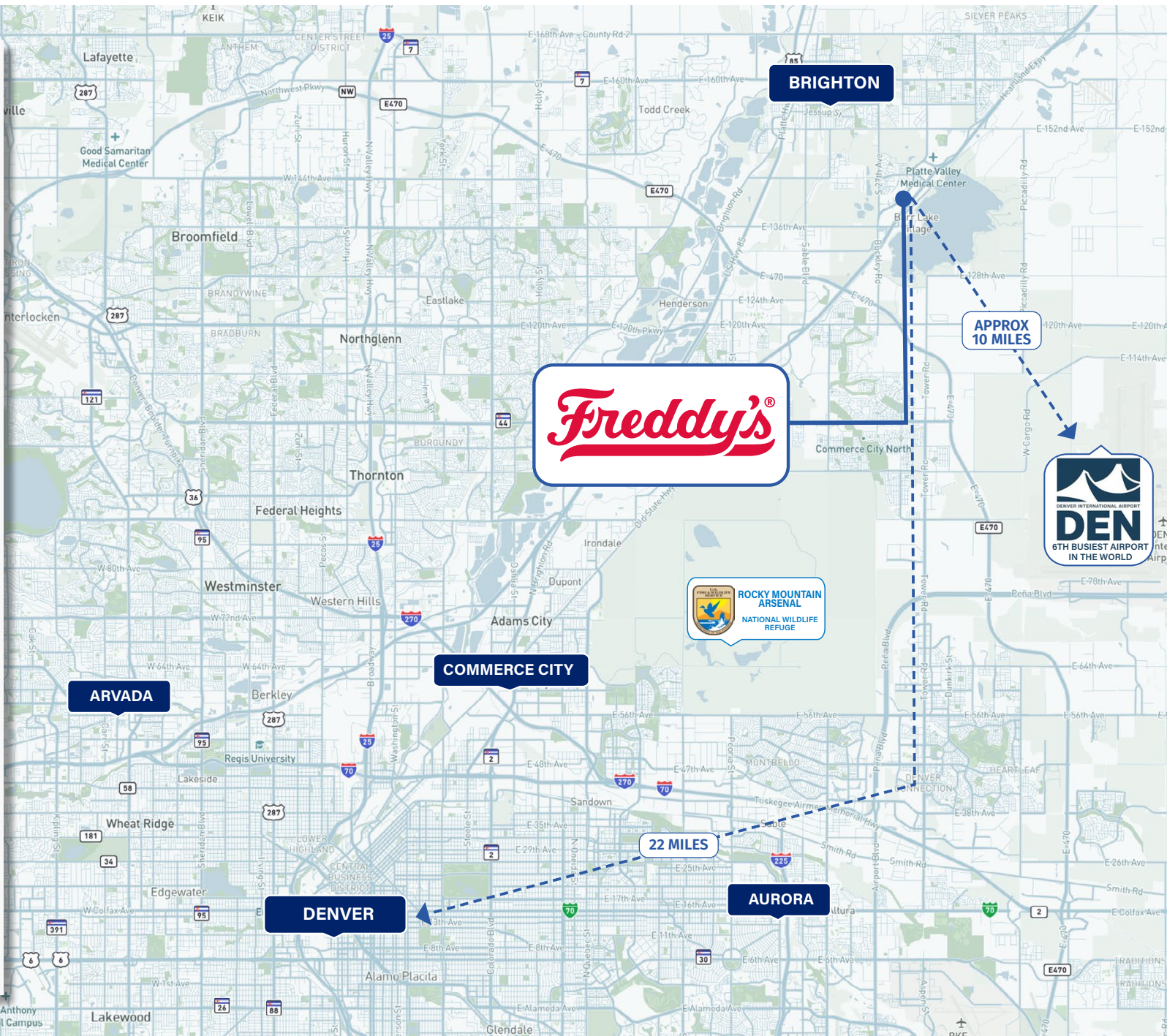
ANNUAL PROJECTED POPULATION GROWTH ('25 - '30)

1-MILE	6.91%
3-MILE	1.75%
5-MILE	1.94%



AVERAGE HOUSEHOLD INCOME

1-MILE	\$101,874
3-MILE	\$126,274
5-MILE	\$138,943



Tenant Overview

FREDDY'S FROZEN CUSTARD & STEAKBURGERS

Freddy's Frozen Custard & Steakburgers is a fast-casual restaurant chain specializing in made-to-order steakburgers, Vienna all-beef hot dogs, shoestring French fries, and house-churned frozen custard. The Wichita, KS-based company was founded in 2002 by brothers Bill & Randy Simon along with their close friend and business partner Scott Redler. They named the restaurant after Freddy Simon, a World War II veteran and Purple Heart and Bronze Star recipient. Freddy's is a privately-owned and family-oriented company with a dedication to hospitality that extends far beyond their guests. They are consistently recognized for their contribution to their communities, veterans, and the restaurant industry.

Today, Freddy's Frozen Custard & Steakburgers operates over 560 locations across 38 states in the U.S. and is continuing to expand. Most of their locations are operated by franchisees. They also have several international locations in Canada. In September 2025, Rhone Group acquired Freddy's Frozen Custard & Steakburgers for approximately \$700M. Other holdings of Rhone Group include Illy, Saks Fifth Avenue, Neiman Marcus, and Bergdorf Goodman..

ERC DEVELOPMENT, LLC

ERC DEVELOPMENT, LLC is based in Littleton, CO and operates Freddy's Frozen Custard & Steakburgers throughout the Denver MSA. ERC Development, LLC is about hospitality, great food, and the people. The company operates 18 locations in the Denver MSA. They are a seasoned franchisee with approximately 20 years of Freddy's operating experience. The company is part of ERC Hospitality, which operates 37 Freddy's in Colorado, Alabama, and New Mexico.

The logo for Freddy's, featuring the brand name in a red, cursive script font with a registered trademark symbol.



Location Overview

BRIGHTON, COLORADO

BRIGHTON, CO is a vibrant, close-knit Colorado city that deeply values its history and agricultural roots while embracing progress, innovation, and sustainable growth. Conveniently located 20 miles north of Downtown Denver, 20 minutes from Denver International Airport and about 30 minutes from Boulder, Brighton has attracted residents who want to feel like they are part of a small town while having access to the amenities of larger urban areas, making it the ideal location for nearly 47,000 residents. As the county seat for Adams County, the city offers a diverse demographic population and a strong, well-educated workforce. Local industry includes energy, healthcare, retail, hospitality, higher education, agriculture, and manufacturing.





MSA Overview

DENVER MSA

Denver is the economic and cultural center of Colorado and the largest city in the Rocky Mountain region. With nearly 3.0 million residents in the MSA, the market benefits from steady population growth, a highly educated workforce, and a diversified economy.

The city is a hub for aerospace, healthcare, financial services, energy, and technology, supported by major employers such as Lockheed Martin, Ball Aerospace, Arrow Electronics, DaVita, and Molson Coors Beverage, reinforcing its role as a corporate stronghold.

Denver International Airport is one of the busiest in the world enhancing connectivity and serving as a powerful economic driver, attracting commerce, tourism, and global investment.

Denver consistently ranks among the nation's best places to live, with over 300 days of sunshine annually, extensive parks and trails, and proximity to world-class outdoor recreation. Cultural amenities, a vibrant food and arts scene, and significant investment in transit and housing add to its appeal. Combining demographic strength, economic diversity, and lifestyle advantages, Denver remains a premier market for long-term real estate investment.



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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