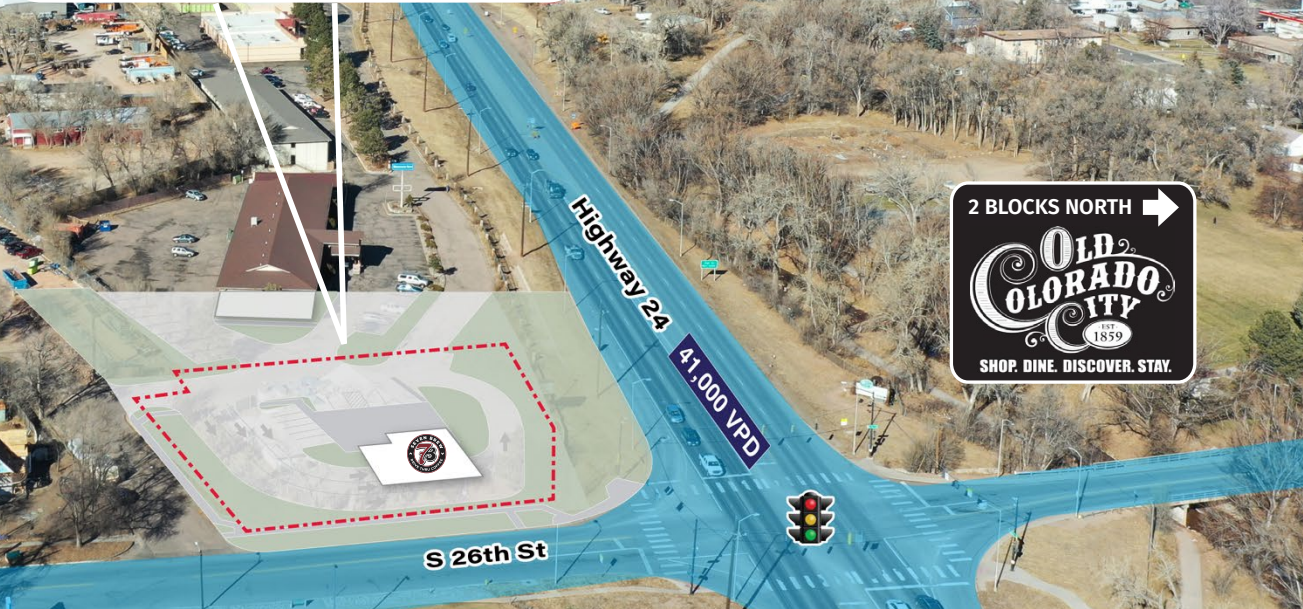


**RED ROCK CANYON**  
6+ MILLION ANNUAL VISITORS



**GARDEN OF THE GODS**  
6 MILLION ANNUAL VISITORS

2 BLOCKS NORTH →  
**OLD COLORADO CITY**  
EST. 1859  
SHOP. DINE. DISCOVER. STAY.



**NET LEASE INVESTMENT OFFERING**



**7 Brew**  
410 S 26th Street  
Colorado Springs, CO 80904





REPRESENTATIVE IMAGE

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## Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant ground leased 7 Brew located in Colorado Springs, Colorado. The property was constructed in 2026 for 7 Brew's long-term 15-year lease which will commence in July 2026 (est). The lease is absolute triple net and presents no landlord responsibilities. Additionally, the lease features 10% rental escalations throughout the primary term and four 5-year renewal options. The lease features a personal guaranty from the franchisee.

The property is positioned at a signalized hard corner along US Highway 24, carrying 41,000 vehicles per day through the Colorado Springs metropolitan area. The site sits adjacent to Garden of the Gods, which draws over 6 million annual visitors, Red Rock Canyon, and Pikes Peak, the world's second most-visited mountain, generating consistent year-round tourism traffic throughout the trade area. The surrounding area includes Historic Old Colorado City and the West Colorado Avenue corridor, an established retail, dining, and entertainment district with steady daily traffic. The immediate trade area is supported by more than 133,000 residents within a five-mile radius, with average household income exceeding \$109,000 within three miles.

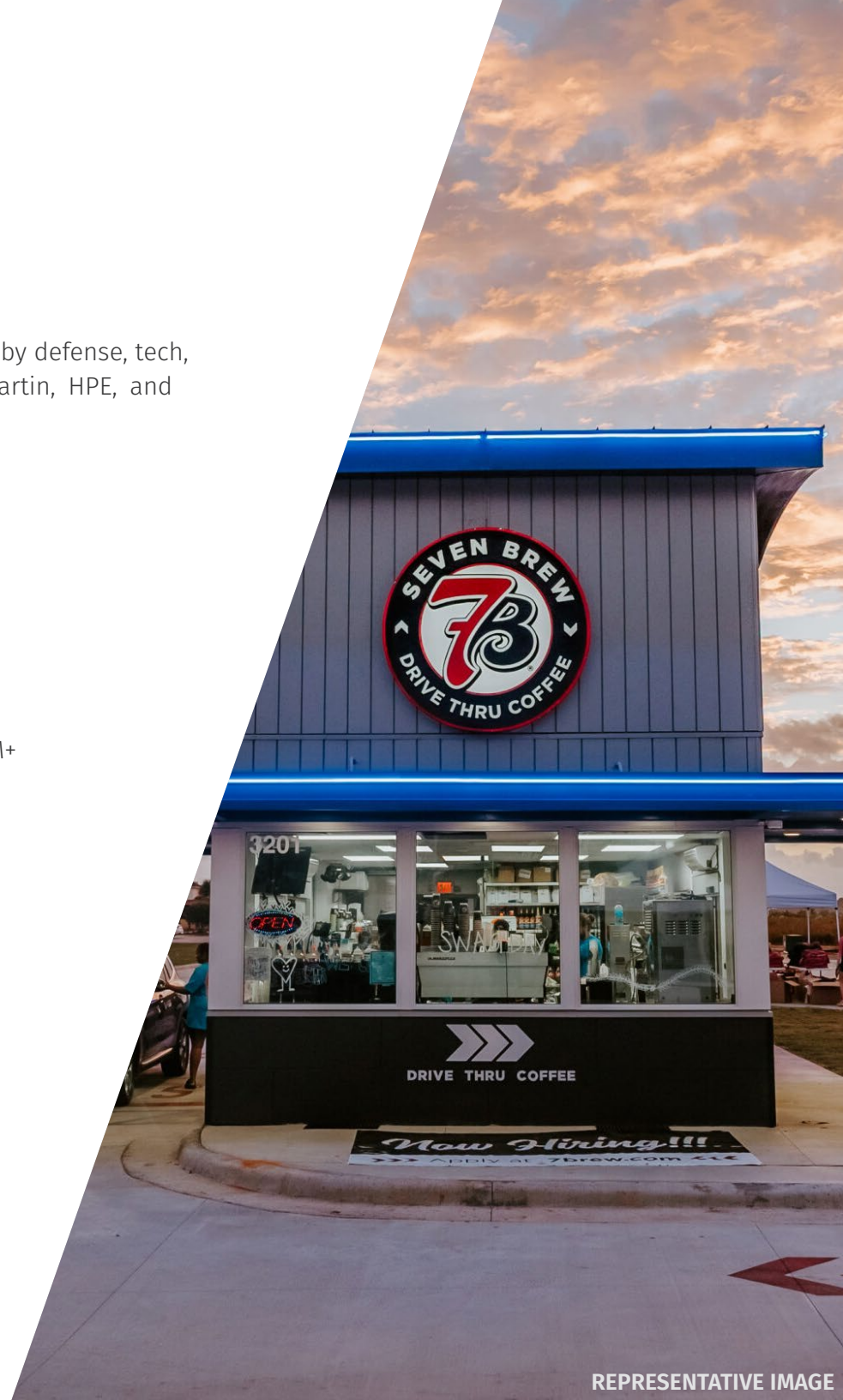
Colorado Springs benefits from a strong military presence, including Fort Carson with 26,000+ active-duty personnel and an associated population of approximately 125,000, alongside Peterson and Schriever Space Force Bases and the United States Air Force Academy, collectively contributing billions in annual economic impact to the region. The broader Colorado Springs MSA is home to over 760,000 residents supported by a diversified economy spanning defense, technology, healthcare, and tourism, with major employers including Lockheed Martin, Hewlett Packard Enterprise, and Oracle.

Seven Brew is a rapidly expanding, privately owned drive-thru beverage chain headquartered in Springdale, Arkansas, renowned for its specialized drive-thru-only model that prioritizes speed, convenience, and exceptional customer service without indoor seating. Founded in 2017, the company has experienced explosive growth through a robust franchising program and strategic investments, surging from just 14 locations in 2019 to over 600 stands across 38 states by 2026, nearly doubling its footprint in that single year alone. Recognized as one of the fastest-growing chains in the U.S. drive-thru coffee sector, Seven Brew topped the Franchise Times 2026 "Fast & Serious" list for its remarkable sales and unit growth, while employing over 25,000 Brew Crew members and continuing to redefine on-the-go beverage service nationwide.

# Investment Highlights

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- » Thriving Colorado Springs MSA with 760,000+ residents and anchored by defense, tech, healthcare, and tourism – major employers including Lockheed Martin, HPE, and Oracle.
- » No landlord responsibilities – Ground Lease
- » Long-term 15-year lease with 10% rent bumps
- » New construction
- » Personal guaranty from the franchisee
- » Signalized hard corner along US Highway 24 (41,000 VPD)
- » Proximity to world-class attractions including Garden of the Gods (6M+ annual visitors), Red Rock Canyon, and Pikes Peak – the world’s second most-visited mountain – driving year-round tourism traffic.
- » Major military presence including Fort Carson (26,000+ active-duty; ~125,000 total associated population), Peterson and Schriever Space Force Bases, and the Air Force Academy – contributing billions in annual economic impact.
- » Historic Old Colorado City along the West Colorado Avenue corridor – an established retail, dining, and entertainment district with consistent daily traffic.
- » Six-figure average household income within three miles (\$109,000+)
- » 133,000+ residents living within a five-mile radius



# Property Overview



REPRESENTATIVE IMAGE



**PRICE**  
\$1,906,250



**CAP RATE**  
6.40%



**NOI**  
\$122,000

<b>LEASE COMMENCEMENT DATE:</b>	<b>July 2026 (Est.)</b>
<b>LEASE TERM:</b>	<b>15-Year</b>
<b>RENEWAL OPTIONS:</b>	<b>Four 5-year</b>
<b>RENTAL ESCALATION:</b>	<b>10% every 5 years</b>
<b>LEASE TYPE:</b>	<b>Ground Lease – NNN</b>
<b>TENANT:</b>	<b>Sussex Group Brew 1 LLC</b>
<b>GUARANTOR:</b>	<b>Personal<sup>1</sup> – Inquire with broker</b>
<b>YEAR BUILT:</b>	<b>2026</b>
<b>BUILDING SIZE:</b>	<b>510 SF</b>
<b>LAND SIZE:</b>	<b>0.71 AC</b>

1. Personal guaranty reduces to 12 months' rent after Year 10; may convert to a corporate guaranty upon tenant achieving \$10M in TTM sales.

# Photographs (Photos Captured April 2026)



# Aerial



# Aerial



US Hwy 24  
41,000 VPD

24

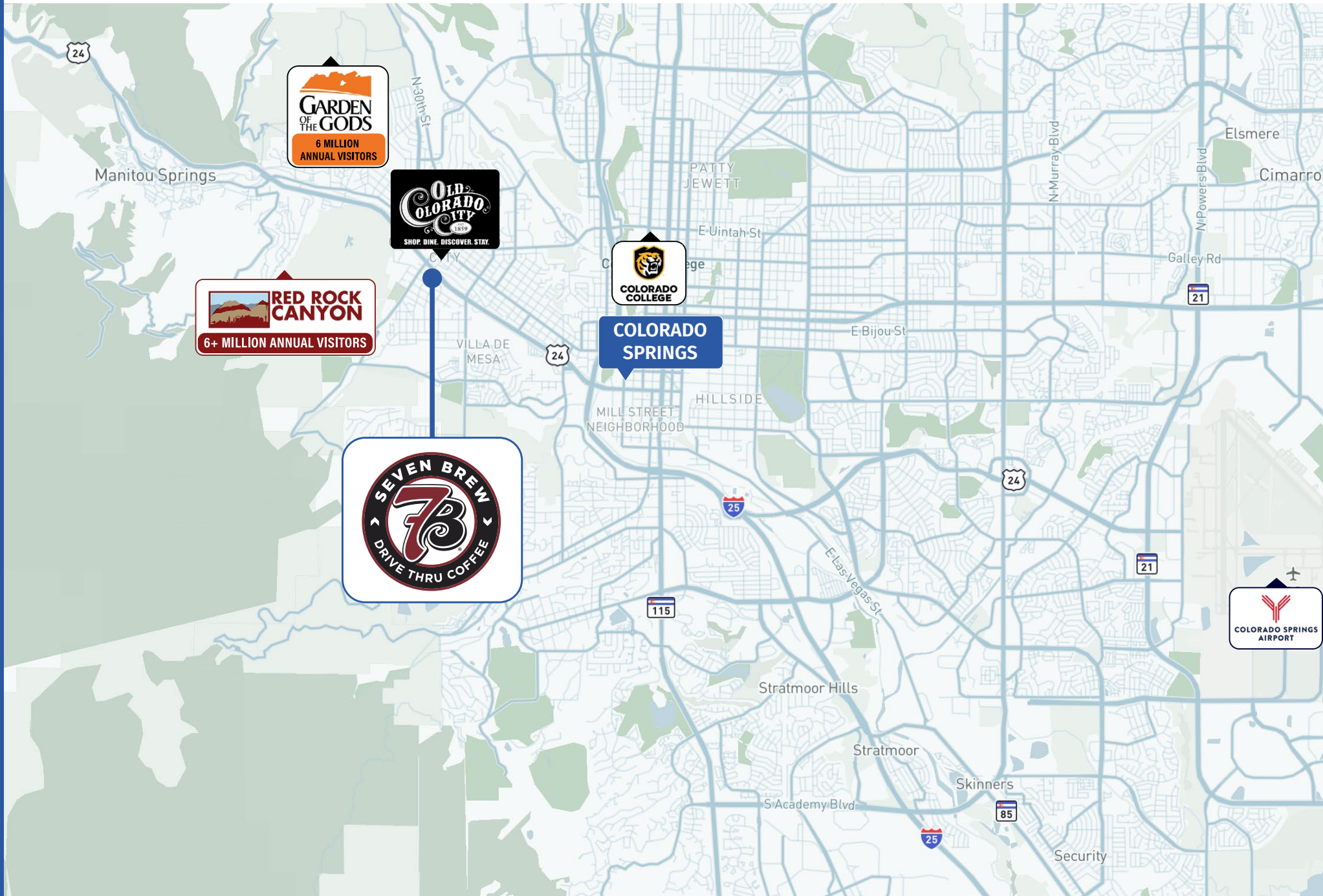
S 26th St



# Site Plan



# Map



## Location Overview

### COLORADO SPRINGS, COLORADO

Colorado Springs, Colorado, is the state's second-largest city and the county seat of El Paso County, situated about 70 miles south of Denver at the base of Pikes Peak in the eastern foothills of the Southern Rocky Mountains. Founded in 1871 by General William Jackson Palmer as a resort town, the city sits at an elevation of approximately 6,035 feet (1,839 meters), making it one of the highest major cities in the United States and the largest north of Mexico above 6,000 feet. As of the 2020 census, its population was 478,961, with recent estimates placing it around 493,000–499,000 in the mid-2020s, and the broader metropolitan area exceeding 750,000 residents. Known as Olympic City USA, it hosts the United States Olympic & Paralympic Committee headquarters, the U.S. Olympic Training Center, and numerous national governing bodies for sports. The city is also a major military hub, home to the United States Air Force Academy, Peterson Space Force Base, Schriever Space Force Base, NORAD's Cheyenne Mountain Complex, and Fort Carson, supporting a defense-oriented economy alongside high-tech industries and tourism driven by iconic natural attractions like the red rock formations of Garden of the Gods and the scenic Pikes Peak.



## Demographics



### POPULATION



### HOUSEHOLDS



### MEDIAN INCOME

### AVERAGE INCOME

1-MILE

9,575

4,592

\$73,954

\$99,773

3-MILE

54,768

25,817

\$75,876

\$109,441

5-MILE

133,636

61,819

\$72,608

\$103,201

# Tenant Overview



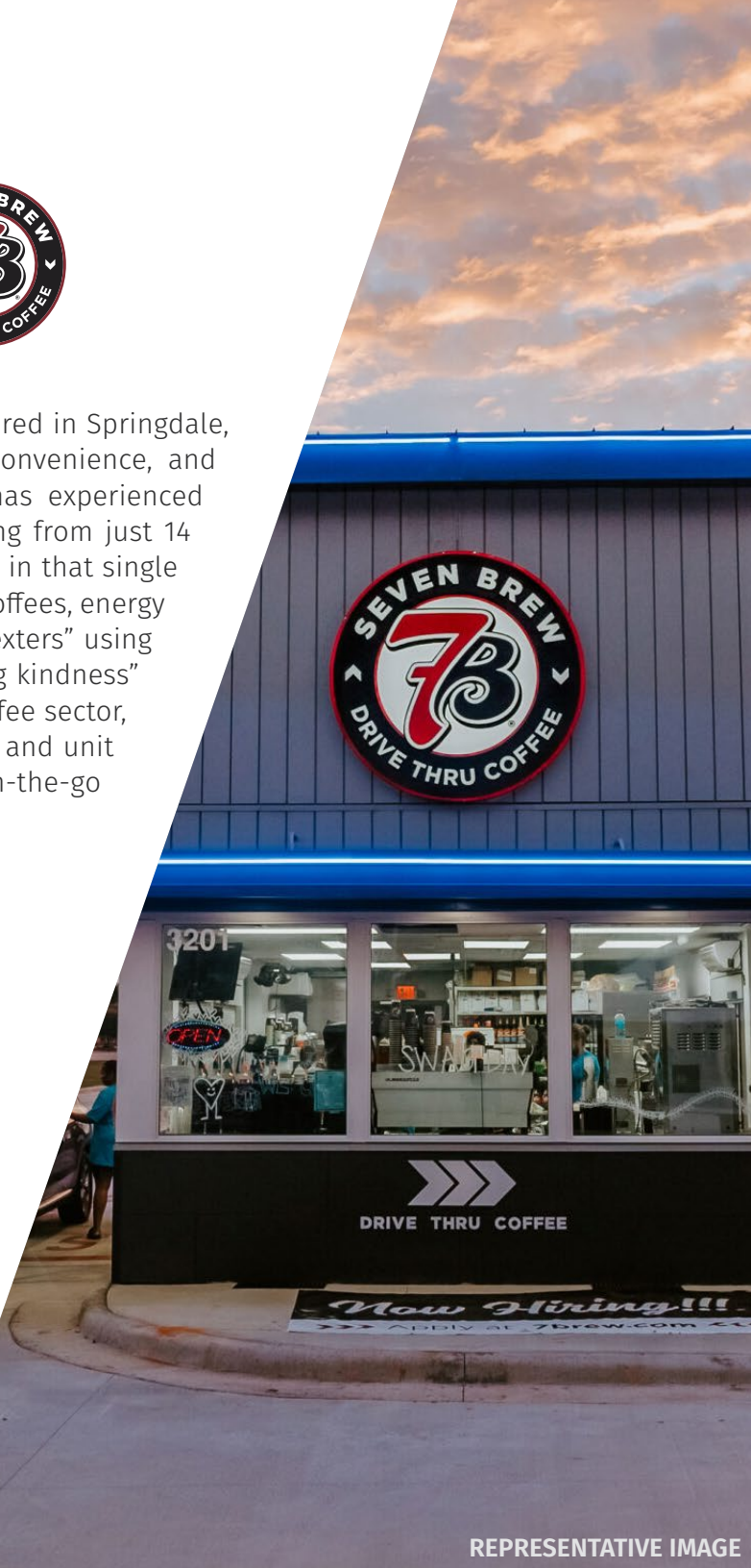
## 7BREW COFFEE

Seven Brew is a rapidly expanding, privately owned drive-thru beverage chain headquartered in Springdale, Arkansas, renowned for its specialized drive-thru-only model that prioritizes speed, convenience, and exceptional customer service without indoor seating. Founded in 2017, the company has experienced explosive growth through a robust franchising program and strategic investments, surging from just 14 locations in 2019 to over 600 stands across 38 states by 2026, nearly doubling its footprint in that single year alone. Its menu boasts more than 20,000 customizable drink combinations, including coffees, energy drinks, teas, shakes, smoothies, and sparkling infused options, all prepared by friendly “texters” using iPads to create personalized, joyful experiences centered on the philosophy of “cultivating kindness” with every order. Recognized as one of the fastest-growing chains in the U.S. drive-thru coffee sector, Seven Brew topped the Franchise Times 2026 “Fast & Serious” list for its remarkable sales and unit growth, while employing over 25,000 Brew Crew members and continuing to redefine on-the-go beverage service nationwide.

Website:	<a href="http://www.7brew.com">www.7brew.com</a>
Headquarters:	Springdale, AR
Number of Locations:	600 +/-
Company Type:	Private

## FRANCHISEE: SUSSEX GROUP

Sussex Group, operating through entities such as Sussex Group Brew 1 LLC, is an emerging multi-unit franchisee of the fast-growing drive-thru beverage chain Seven Brew (7 Brew), focused on expanding the brand’s footprint in select markets. Led by franchisee Thomas Esposito, the group is actively developing new locations. Aligned with Seven Brew’s core mission of “cultivating kindness through drinks and people,” Sussex Group emphasizes friendly, efficient service and community-oriented growth in the competitive quick-service beverage sector.



## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

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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