



7 Brew

BRAND NEW ABSOLUTE NNN LEASE

IN COLLEGE TOWN

ALAMOSA, CO



CP PARTNERS
COMMERCIAL REAL ESTATE

In association with ParaSell, Inc. | A Licensed Colorado Broker #1887623



CP PARTNERS
COMMERCIAL REAL ESTATE

Listing Team

RICK SANNER

rsanner@cppcre.com
PH: 415.274.2709
CA DRE# 01792433

CHRIS PETERS

cpeters@cppcre.com
PH: 415.274.2703
CA DRE# 01339983

**SCOTT REID
PARASELL, INC.**

scott@parasellinc.com
PH: 949.942.6585
CO LIC# EC.100085004

In Association with ParaSell, Inc.
PH: 949.942.6585
A Licensed Colorado Broker
#EC.100085004

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7 Brew

2209 MAIN STREET, ALAMOSA, CO 81101 [↗](#)

\$1,458,333

PRICE

6.00%

CAP RATE

NOI	\$87,500
LEASE TYPE	NNN Ground Lease
OPTIONS	Four, 5-Year Options
BUILDING SIZE	530 SF
LAND AREA	0.50 AC



Brand new, 15-year leased coffee QSR with double drive-thru

This drive-thru 7 Brew features an **absolute NNN ground lease with 15 years remaining** in the primary term. The subject property is located along US Hwy 285 (24,663 VPD) **adjacent to Adams State University in a strong retail trade area with many national retailers**, including Walmart Supercenter, Tractor Supply Co, McDonald's, and many more.



Passive Investment Opportunity

- A 2023 built-to-suit construction 7 Brew with 10+ car stacking drive-thru on a brand new, 15-year lease
- The lease is an absolute NNN ground lease making this a passive investment opportunity for a hands-off investor
- The lease features a 15 year primary term with four, 5-year options and 10% rental increases every 5 years during the primary term and option periods, providing an investor with a hedge against inflation
- 7 Brew is an emerging drive-thru coffee brand based in Arkansas with over 200 locations and a recently announced growth equity investment from Blackstone ([read more here](#))

Downtown Alamosa Location

- The subject property is well-positioned on US Highway 285 (24,663 VPD), one of the main thoroughfares through Alamosa, CO
- Close proximity to Walmart Supercenter, which receives 1.9M visits each year (Placer.ai)
- Strategically located less than a mile from Adams State University, a public university with an estimated student population of 2,800
- Other national retailers nearby include McDonald's, Tractor Supply Co, Taco Bell, KFC, Harbor Freight Tools, Ace Hardware, IHOP, Subway, Arby's, and many more

CURRENT		
Price		\$1,458,333
Capitalization Rate		6.00%
Building Size (SF) ₁		530
Lot Size (SF)		21,780
Stabilized Income	\$/SF	
Scheduled Rent	\$4.02	\$87,500
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$87,500.00

1 - Absolute NNN Ground Lease

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	7Crew Enterprises, LLC
Lease Type	Abs NNN Ground Lease
Lease Term	15 Years
Rent Increases	10% Every 5 Years
Rent Commencement	March 18, 2024
Options	4, 5-Year
Year Built	2024
Expenses	
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
CAM	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary				
TENANT NAME	SQ. FT. (Land)	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT
7Crew Enterprises, LLC d/b/a 7 Brew Coffee	21,780	4/1/2024	3/31/2029	\$87,500	\$7,292	\$87,500	\$0.33	\$4.02
		4/1/2029	3/31/2034		\$8,021	\$96,250	\$0.37	\$4.42
		4/1/2034	3/31/2039		\$8,823	\$105,875	\$0.41	\$4.86
	Option 1	4/1/2039	3/31/2044		\$9,705	\$116,463	\$0.45	\$5.35
	Option 2	4/1/2044	3/31/2049		\$10,676	\$128,109	\$0.49	\$5.88
	Option 3	4/1/2049	3/31/2054		\$11,743	\$140,920	\$0.54	\$6.47
	Option 4	4/1/2054	3/31/2059		\$12,918	\$155,012	\$0.59	\$7.12
TOTALS:	21,780			\$87,500	\$7,292	\$87,500	\$0.33	\$4.02

LEGEND

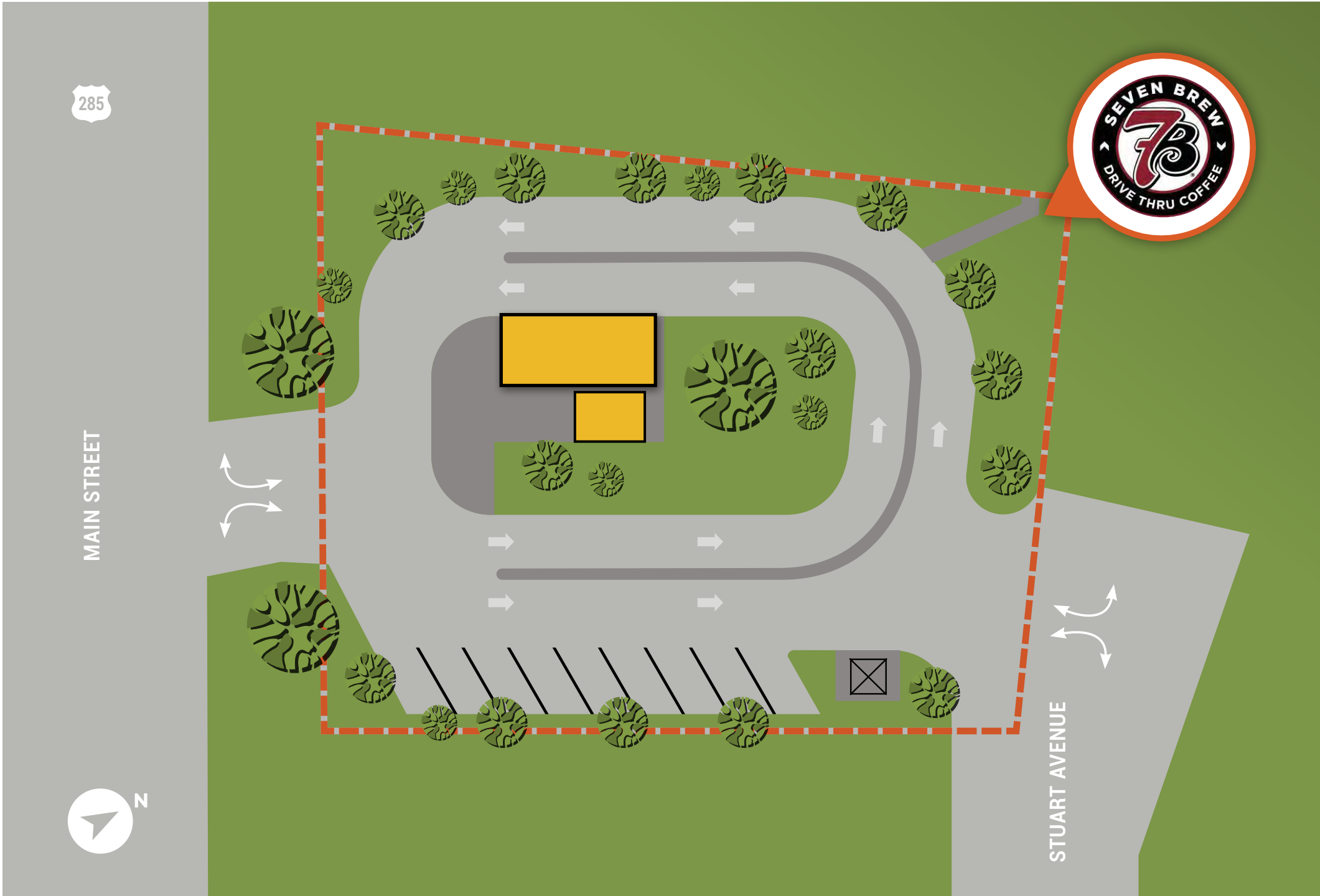
Property Boundary

530
Rentable SF

0.50
Acres

9
Parking Spaces

Egress



An emerging drive-thru coffee brand



20,000+

UNIQUE DRINKS
SERVED

211+

LOCATIONS
ACROSS THE U.S.



About 7 Brew

- 7Brew is a rapidly growing chain of drive-thru coffee stands founded in Rogers, AR, with seven original coffee beverages
- 7Crew Enterprises, LLC, is a 7 Brew Coffee franchisee headquartered in Lubbock, TX, with expanding operations in TX, OK, CO, and FL
- 7Crew is a strategic partnership between Masked Rider Capital, Red Sky Development, and the 7Brew Coffee corporate franchisor
- Together, the partnership continues to grow the coffee revolution that is 7 Brew, additional information on the lessee will be made available to qualified buyers (Contact Agent for more details)
- 7 Brew has plans to continue expansion by opening more stands in the United States
- Their seven original coffees include the Blondie, Brunette, Smooth 7, Cinnamon Roll, White Chocolate Mocha, and German Chocolate
- 7 Brew also serves infused energy drinks, sodas, and chillers
- The coffee brand prides themselves on being more than a coffee stand; they strive to maintain the concept of cultivating kindness and joy with every drink through service, speed, quality, energy, and atmosphere
- Check out more information about the Alamoso location in the below article from Alamoso News

[Tenant Website](#)




[Alamoso News](#)





MIDDLE SCHOOL

**ADAMS STATE UNIVERSITY**
±2,800 STUDENTS
\$83.5M IN REGIONAL ECONOMIC IMPACT


SAFeway
Walgreens



Juanito's
MEXICAN RESTAURANT & BOWLING

ABBA
EYE CARE

SUBWAY



SUBJECT PROPERTY


SAN LUIS VALLEY HEALTH

ALAMOSA SCHOOL DISTRICT

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

24,240 VPD



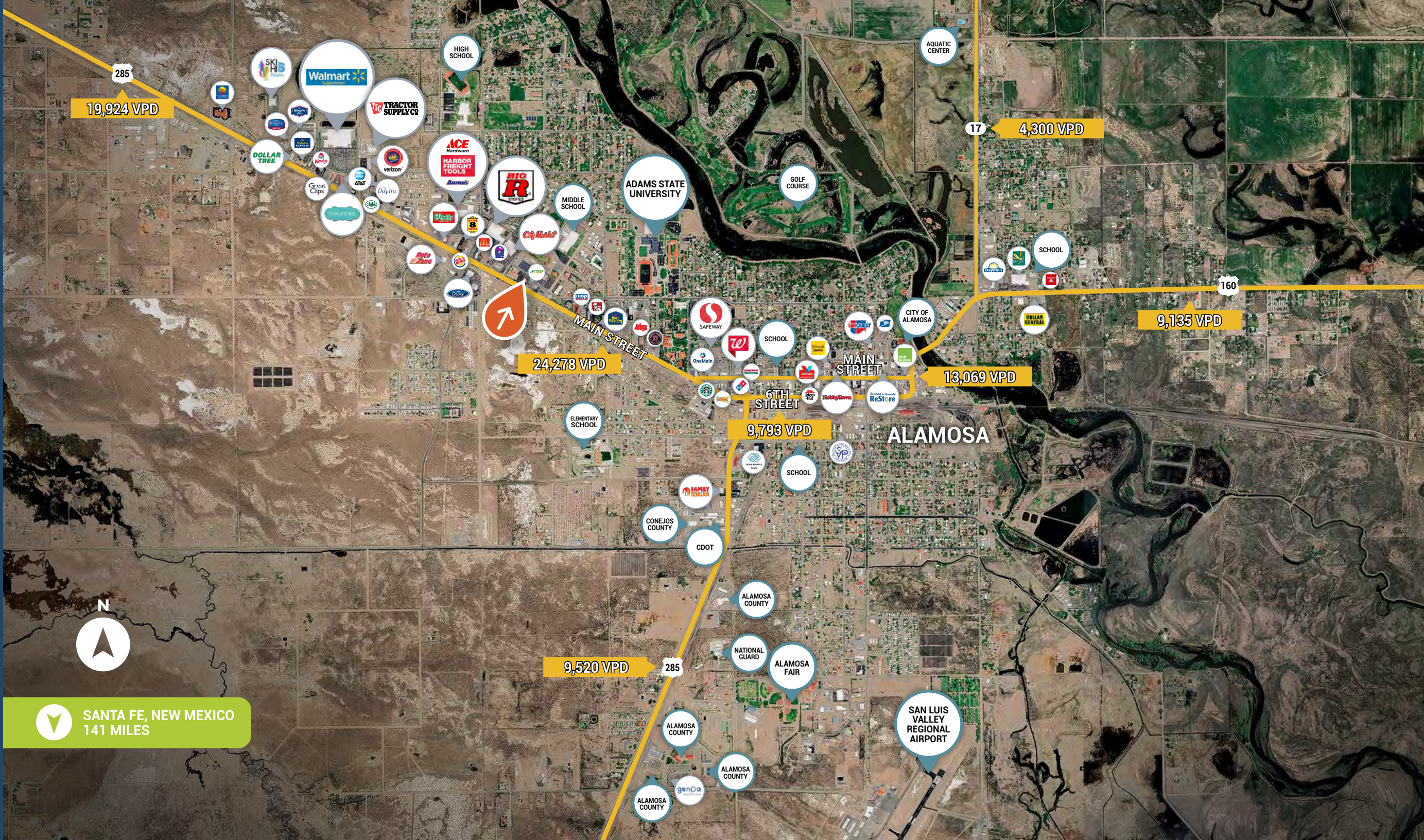
MARKET STREET

STUART AVENUE

FIRST STREET

285

285



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2022	6,632	12,075	14,120

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$60,822	\$61,992	\$64,668
Median	\$46,115	\$43,515	\$46,012

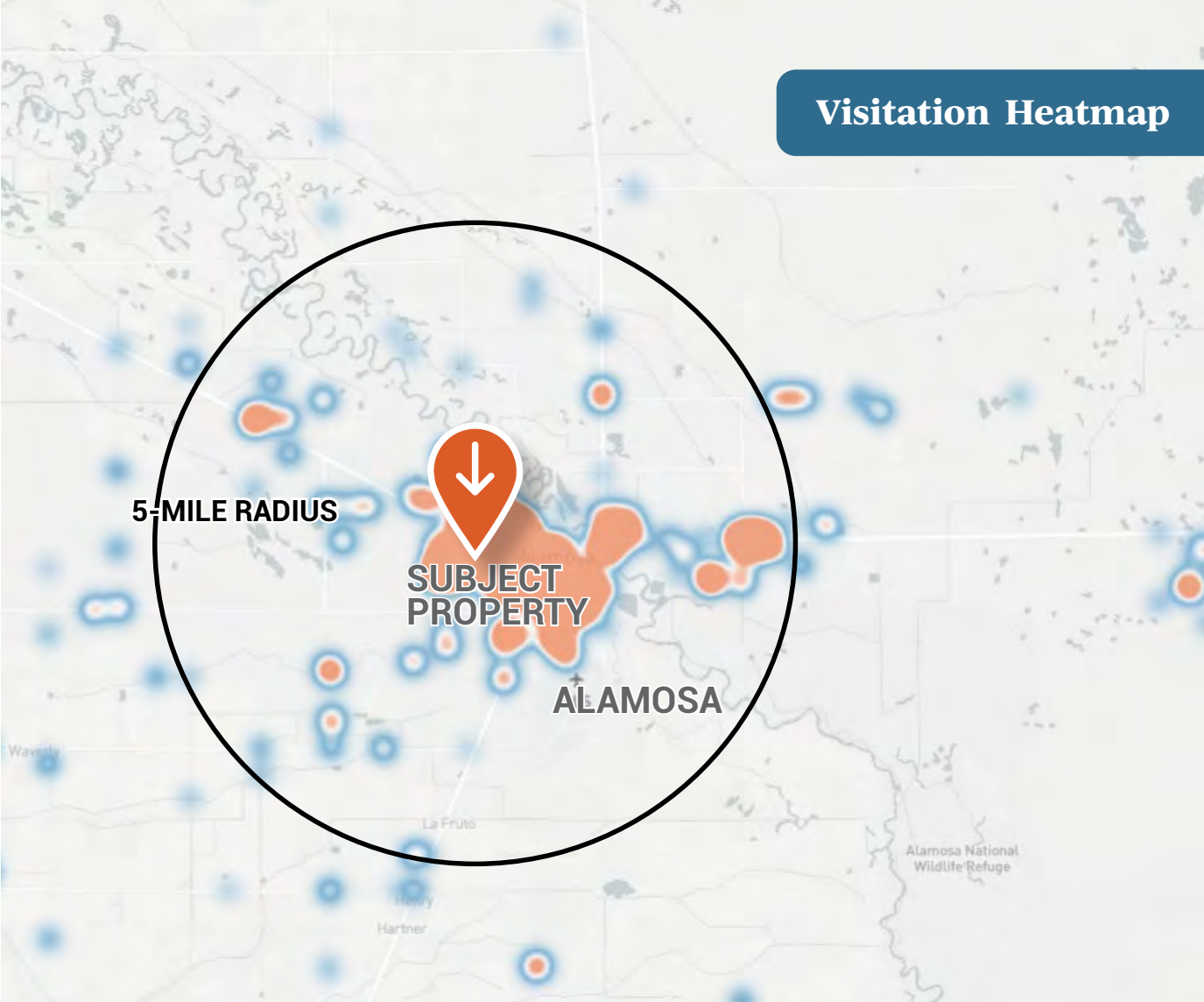
The typical visitor persona for individuals who visited the adjacent Subway in the last 12 months are individuals with annual incomes of \$75k-\$100k

50.4K Visits

OVER PAST 12 MONTHS AT THE ADJACENT SUBWAY

30 Minutes

AVERAGE DWELL TIME AT THE ADJACENT SUBWAY



The shading on the map above shows the home location of people who visited the adjacent Subway over the past 12 months. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Alamosa, CO

A SOUTH-CENTRAL COLORADO HUB



17,000

ESTIMATED ALAMOSA
COUNTY POPULATION

\$371.3 B

COLORADO GDP

About Alamosa

- Alamosa is situated in the heart of the San Luis Valley, in Alamosa County
- The city's economy is based on agriculture, tourism, education, healthcare, and retail
- Alamosa is home to Adams State University, a public university founded in 1921 which has an estimated student population of 2,800
- Located approximately 35 miles northeast of Alamosa, Great Sand Dunes National Park and Preserve features the tallest sand dunes in North America, as well as diverse ecosystems, hiking trails, and opportunities for sand sledding and sandboarding
- Alamosa is accessible by U.S. Route 160 and State Highway 17, in addition to the San Luis Valley Regional Airport (ALS), which offers commercial air service and serves as a transportation hub for the region



- Adams State was founded in 1921 for the purpose of educating teachers to serve rural areas of Colorado, including the San Luis Valley
- The university offers 30 undergraduate and 10 graduate degree programs
- In 2000, Adams State was Colorado's first higher education institution to be federally designated as a Hispanic Serving Institution (HSI), and awarded a total of \$14.1 million in Title V grants designated to strengthen HSI schools
- In 2024, Adams State University ranked #99 in Regional Universities West, #50 in Top Public Schools, and #53 in Top Performers on Social Mobility

A public university ranked #50 in Top Public Schools by US News & World Report

16-1
STUDENT TO
FACULTY RATIO

~2,800
NUMBER OF STUDENTS
ENROLLED 2023

\$83.5M
ECONOMIC IMPACT ON
THE SAN LUIS VALLEY



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Listing Team

RICK SANNER

rsanner@cppcre.com

PH: 415.274.2709

CA DRE# 01792433

CHRIS PETERS

cpeters@cppcre.com

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CA DRE# 01339983

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