



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



Denver Metro (Aurora), Colorado

15705 E Briarwood Circle, Aurora, CO 80016 [View Map](#)

Offering Memorandum

20-Year Absolute NNN Lease
Prime Target Outparcel
Rent Growth: 10% every 5 years



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 **CENTURY PARTNERS**

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Price	Cap Rate	NOI
\$3,047,620	5.25%	\$160,000

Investment Highlights

- New 20-year absolute NNN lease
- Lease is guaranteed by 17 of the units of ERC Hospitality (33 total Freddy's units)
- Strong-performing store exceeding Freddy's average unit volume
- High visibility QSR location with drive-thru and ample parking

Location Highlights

- Prime outparcel to Target-anchored shopping center
- Surrounded by retail within busy corridor including a strong mix of national and regional tenancy
- High-income demographics: \$138,000+ AHHI within 3 miles
- Easy access to CO-83 & high-traffic Arapahoe Rd: 78,000 VPD

Tenant Highlights

- ERC Hospitality: Highly experienced 33-unit Freddy's operator
- Established brand: Freddy's boasts 550 locations across 36 states



Lease Summary

Tenant Name	ERC Hospitality
Lease Type	Absolute NNN
Guaranty	ERC Hospitality - 17 Units
Rent Increases	10% Increases every 5 Years
Term Remaining	20 Years
Lease Start	Close of Escrow
Lease Ends	20 Years from Close of Escrow
Options	4, 5-year

Physical Description


Address	15705 E Briarwood Circle, Aurora, CO 80016
Building Size	3,312
APN	2077-17-1-06-004
Land Size	0.85 Acres
Year Built	2009

Price Cap Rate NOI
\$3,047,620 5.25% \$160,000

Period	Rent/Year	Rent/Month	Rent/SF	Cap Rate
Years 1 - 5	\$160,000	\$13,333	\$4.04	5.25%
Years 6 - 10	\$176,000	\$14,667	\$4.44	5.77%
Years 11 - 15	\$193,600	\$16,133	\$4.89	6.35%
Years 16 - 20	\$212,960	\$17,747	\$5.38	6.99%
Option 1	\$234,256	\$19,521	\$5.92	7.69%
Option 2	\$257,682	\$21,473	\$6.51	8.46%
Option 3	\$283,450	\$23,621	\$7.16	9.30%
Option 4	\$311,795	\$25,983	\$7.87	10.23%

Prime Location within Cornerstar Shopping Center

High-quality shopping center anchored by Target, Marshalls, and more

 Centennial Airport
Public Airport

 **Marshalls**
HomeGoods

 **ULTA**
BEAUTY

 **FIVE BELOW**

 **ROSS**
DRESS FOR LESS

 **OLD NAVY**

 **DSW**
DESIGNER SHOE WAREHOUSE

 **Panera**
BREAD

 **COLD STONE**
CREAMERY



 **Urban Air**
ADVENTURE PARK

 **SIERRA**
FIREHOUSE
SUBS

 **Taaza**
Mart
Grocery · Halal Meat · Cafe

 **Red Robin**
GOURMET BURGERS and BEERS



 **verizon**
ME Message Envoy

Subject Property

Cornerstar
Shopping Center

 **AT&T**

 **FIVE GUYS**
BURGERS and FRIES

 **BIONDI**
Diamond
Jewelers

 **Famous Dave's**
Legendary Pit Bar-B-Que

 **Real de Minas**
Mexican Grill

 **Cheddar's**
SCRATCH KITCHEN

E Arapahoe Rd - 78,000 VPD

Major Retail Corridor in Denver Market

Surrounded by retail & nearby access to CO-83 - 40,000 VPD



Regis Jesuit High School
1,682 Students

KOHL'S
2ND & CHARLES

Bath & Body Works®
BOOT BARN

BANK OF AMERICA



Davidson
Liquor

Panera
BREAD®
COLD STONE
CREAMERY



OLD CHICAGO
PIZZA + TAPROOM



CO-83 - 40,000 VPD

E Arapahoe Rd - 78,000 VPD

Subject Property

FIVE GUYS
BURGERS and FRIES



verizon
ME Massage Envy



Red Robin
GOURMET BURGERS and BEERS

Cornerstar Shopping Center



Marshalls
HomeGoods



ULTA
BEAUTY



ROSS
DRESS FOR LESS®



OLD NAVY



DSW
DESIGNER SHOE WAREHOUSE



Subject Property



About ERC Hospitality

Founded in 2009, ERC Hospitality is a leading Freddy's Frozen Custard & Steakburgers operator, with a grand total of 33 Freddy's locations throughout Colorado, Alabama, New Mexico, and Texas. ERC is also in the process of branching out into new concepts, with several 7 Brew Drive-Thru coffee locations in the pipeline coming soon.

About Freddy's Frozen Custard & Steakburgers

Co-founded in 2002 by brothers Bill and Randy Simon, along with their friend and business partner, Scott Redler, the three men named the restaurant after Bill and Randy's father, Freddy Simon, a World War II veteran.

Today, Freddy's restaurants from coast-to-coast serve a menu reminiscent of the all-American meals Freddy prepared for his family. Freddy's offers a full menu of longtime favorites from steakburgers to sundaes, as well as hot dogs and chicken. Their kitchens prepare all food only after it is ordered to ensure high quality and freshness. Freddy's locations pride themselves on being bright, clean, and efficient, with quick service and ample room for families to gather and enjoy their time together.

The Freddy's concept is rapidly expanding, with the brand now having a presence of over 550 locations across 36 states, and it is slated to continue expanding its footprint with a strong pipeline fueled by continued franchise development success.

About Aurora, Colorado

Aurora, Colorado, has evolved from its military base origins into a thriving urban center. Established in the 1880s as the town of Fletcher, it was later renamed Aurora in 1907. The city's significant growth began with the establishment of military installations such as Fitzsimons Army Hospital in 1918, Lowry Air Force Base in 1938, and Buckley Field in 1942. These facilities played crucial roles in training and support during major conflicts, contributing to Aurora's expansion and development.

The establishment of Buckley Space Force Base marked a pivotal moment for Aurora. It became a cornerstone of the city's economy, drawing both military personnel and civilian workers. The base's presence spurred growth in local businesses and services tailored to meet the needs of this unique population.

Today, Aurora is a bustling city with a diverse population and a robust economy. The decommissioning of some military bases, like Lowry Air Force Base in 1994, has led to redevelopment projects, transforming former military sites into residential and commercial areas. Meanwhile, Buckley Space Force Base remains a central part of the community, reflecting Aurora's ongoing connection to defense and aerospace industries. The city's strategic location and infrastructure have attracted businesses and residents alike, fostering a vibrant urban landscape.



Demographic Highlights

3.6 Million+

Projected Denver-Aurora-Centennial metro Population by 2030

\$138,289

3-Mile Average Income

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	6,563	67,771	237,825
Average Income	\$123,409	\$138,289	\$128,887
Households	2,591	24,396	88,775

Major Employers in the Denver Metro



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