



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

Offering Memorandum



Denver Metro (Littleton), Colorado

2660 W Belleview Ave, Littleton, CO 80123 [View Map](#)

New 20-Year Absolute NNN Lease

High-Performing Location Exceeding Freddy's AUV

Prime Infill Location

Strong Demographics - \$114,000+ 5-Mile AHHI

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

Investment Highlights

- 10% rent increases every 5 years during the initial term and at the start of each renewal period.
- Absolute NNN lease with zero landlord responsibilities.
- Corporate guarantee by ERC Hospitality, 17 Freddy's locations.
- Low-management, passive investment with long-term stability.
- Prime location in a high-traffic retail corridor with strong visibility.

Location Highlights

- Situated near Home Depot, Lowe's and multiple shopping centers
- High- Quality infill Denver Metro location
- Adjacent to Major Senior Housing (500+ Units)
- Affluent Population: \$114,000+ AHHI within 5 Miles

Tenant Highlights

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

High-Quality, Infill Location

Surrounded by retail, across from major senior community

Subject Property

Riverwalk Littleton

500+ Home Senior Community

Riverside Downs Shopping Center



S Prince St



W Belleview Ave - 34,000 VPD



Lease Summary

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

Physical Description

Address	2660 W Belleview Ave, Littleton, CO 80123
Building Size	3,300 SF
APN	2077-17-1-06-004
Land Size	0.84 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%

Downtown Denver
10 Miles / 20 Minutes North

Denver Tech Center
10 Miles / 15 Minutes East

Cornerstone Park
Park & Sports Complex

5151 Downtown Littleton
Luxury Apartments

Arapahoe County
Administration Center



US-85 - 62,000 VPD



W Bellevue Ave - 34,000 VPD

Subject Property



S Prince St



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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 Littleton, Colorado

Littleton, Colorado, is a 13-square-mile city in Arapahoe County, roughly 11 miles from Downtown Denver. The city is home to 44,000 people, has a council-manager form of government with an elected mayor.

Littleton is consistently voted one of America's Best Small Cities. Located just south of Denver, Littleton is known for its authentic small-town feel. The city strives to create a culture that is inclusive to all residents and visitors. With a highly educated workforce and a strong labor force participation rate, Littleton remains a competitive city in Colorado. The leading industries include retail, healthcare, professional/science/tech services, construction, service, and finance.

Littleton City Council has recently made strides towards transforming the landscape of local commerce with a unanimous vote to greenlight a significant commercial development. The Economic Partnership Incentive Agreement, sanctioned on October 1 2024, paves the way for RIG Mineral, LLC to catalyze the revitalization of the former Lumen Technology site situated at 700 W. Mineral Avenue.

This site is set to sprawl across 45 acres, playing host to a spectrum of retail establishments, including two large-scale "anchor" stores, a Costco retail and fuel facility a home improvement retailer, and an ensemble of 10 smaller retail outlets.



Demographic Highlights

3.6 Million+

Projected Denver-Aurora-Centennial metro Population by 2030

\$114,818

5-Mile Average Income

Radius	1-Mile	3-Mile	5-Mile
Population (2024)	12,019	96,819	294,950
Average Income	\$96,323	\$107,106	\$114,818
Households	5,636	40,251	118,939

Major Employers in Littleton



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