



WEDGEWOOD  
WEDDINGS & EVENTS

LARGEST WEDDING OPERATOR IN THE COUNTRY  
OPERATING 80 LOCATIONS (11 IN COLORADO)

**BANG**  
REALTY



ACTUAL SITE

BROOKSIDE  
WEDDINGS & EVENTS

619 E COUNTY RD 8 | BERTHOUD, CO 80513

**NEW 15-YEAR ABSOLUTE NNN**  
**CORPORATE LEASE \$40 MILLION EBITDA**



## Exclusively Listed By

**BRIAN BROCKMAN**

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ACTUAL SITE

## Introduction

Bang Realty is pleased to present for sale **Brookside Weddings & Events** in **Berthoud, Colorado**. This will be a **Corporate Sale-Leaseback** with a **new 15 year lease** that will begin at the time of sale.

**\$3,744,755**

PRICE

**7.15%**

CAP

**\$267,750**

NOI

**±24,807 SF**

BUILDING SIZE

**±4.03 AC**

LOT SIZE

**1954**

YEAR BUILT

**2009**

YEAR REMODELED

## Executive Summary

ADDRESS	619 E County Rd 8 Berthoud, CO 80513
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	15 Years from COE
LESSEE	Wedgewood Weddings
OPTIONS	(4) 5 Year Options
INCREASES	8.5% every 5 Years
ROFR	No



## Property Highlights

- ♥ Corporate sale leaseback
- ♥ New absolute NNN 15 year lease commences at the time of sale
- ♥ Corporate lease \$40 million EBITDA
- ♥ Historic main building with suites and remodeled barn with commercial kitchen, both with event spaces
- ♥ One hour to Denver International Airport (DIA)
- ♥ ±4.03-acre picturesque event venue with gardens, waterfall, and mountain views
- ♥ Established wedding & event destination in Northern Colorado
- ♥ Wedgewood Weddings, the largest wedding operator in the country, operates 80 venues across the nation with 11,800 weddings in 2025 and over 1.2 million guests
- ♥ Wedgewood Weddings has venues in California, Arizona, Nevada, North Carolina, New England, Texas, and Colorado (11 locations)









Suite Entrance



Suite Entrance



Main Office Entrance



Rear of Main Building



Grounds looking toward event area



Looking North Towards Loveland/Fort Collins





Bar



Fireside



Bridal Suite



Bridal Lounge



Groom Lounge



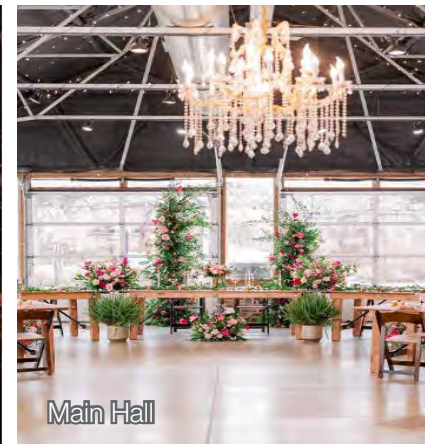
Main Hall



Main Hall



Main Hall



Main Hall





Suite Entrance



Suite Entrance



Main Office Entrance



Rear of Main Building

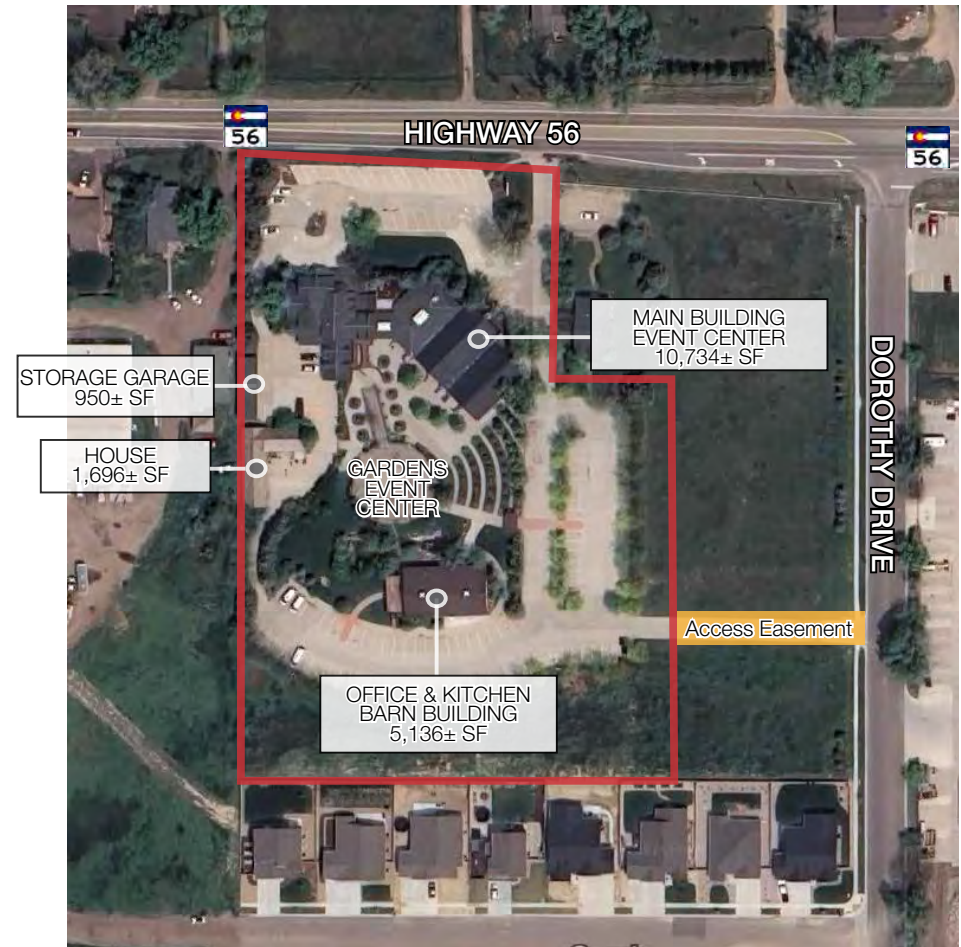
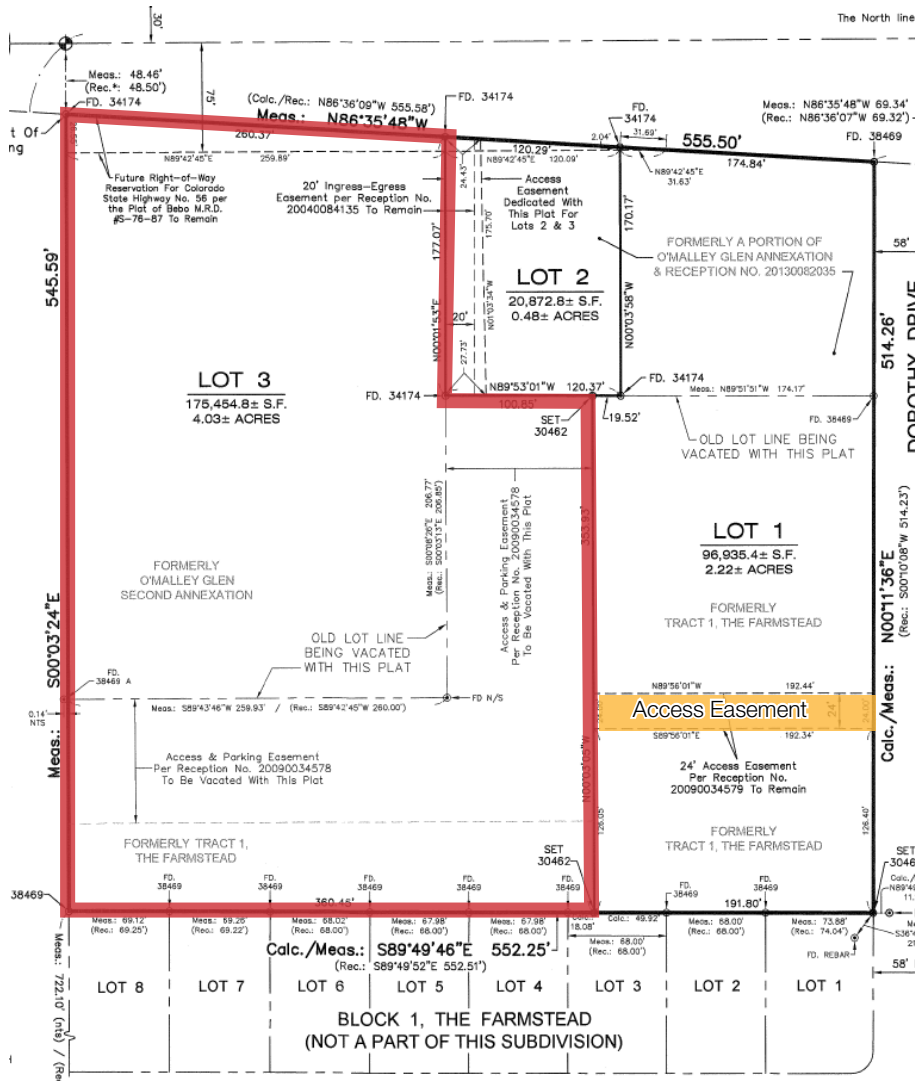


Grounds looking toward event area



Looking North Towards Loveland/Fort Collins



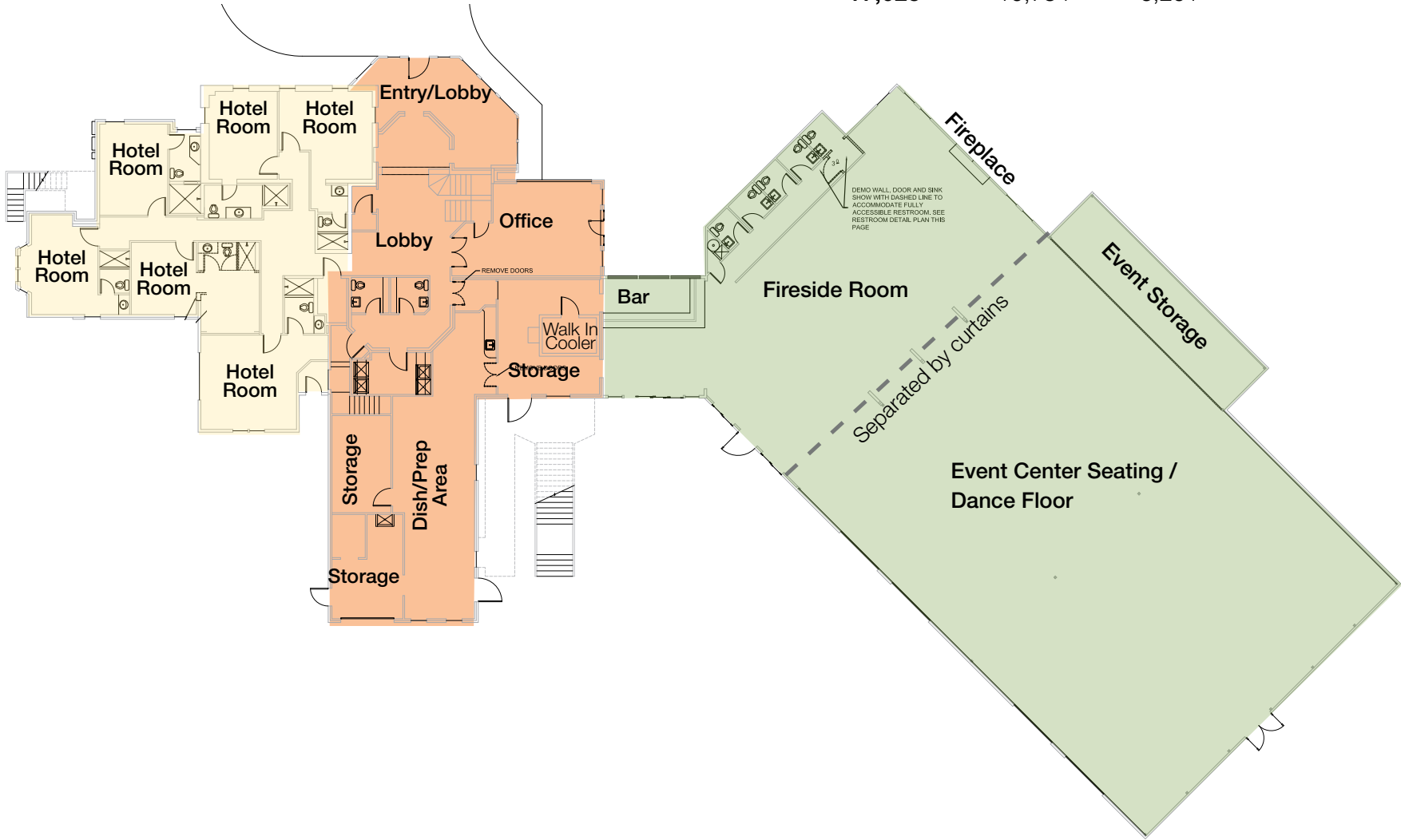


Parcel Line is Approximate - Buyer to Verify



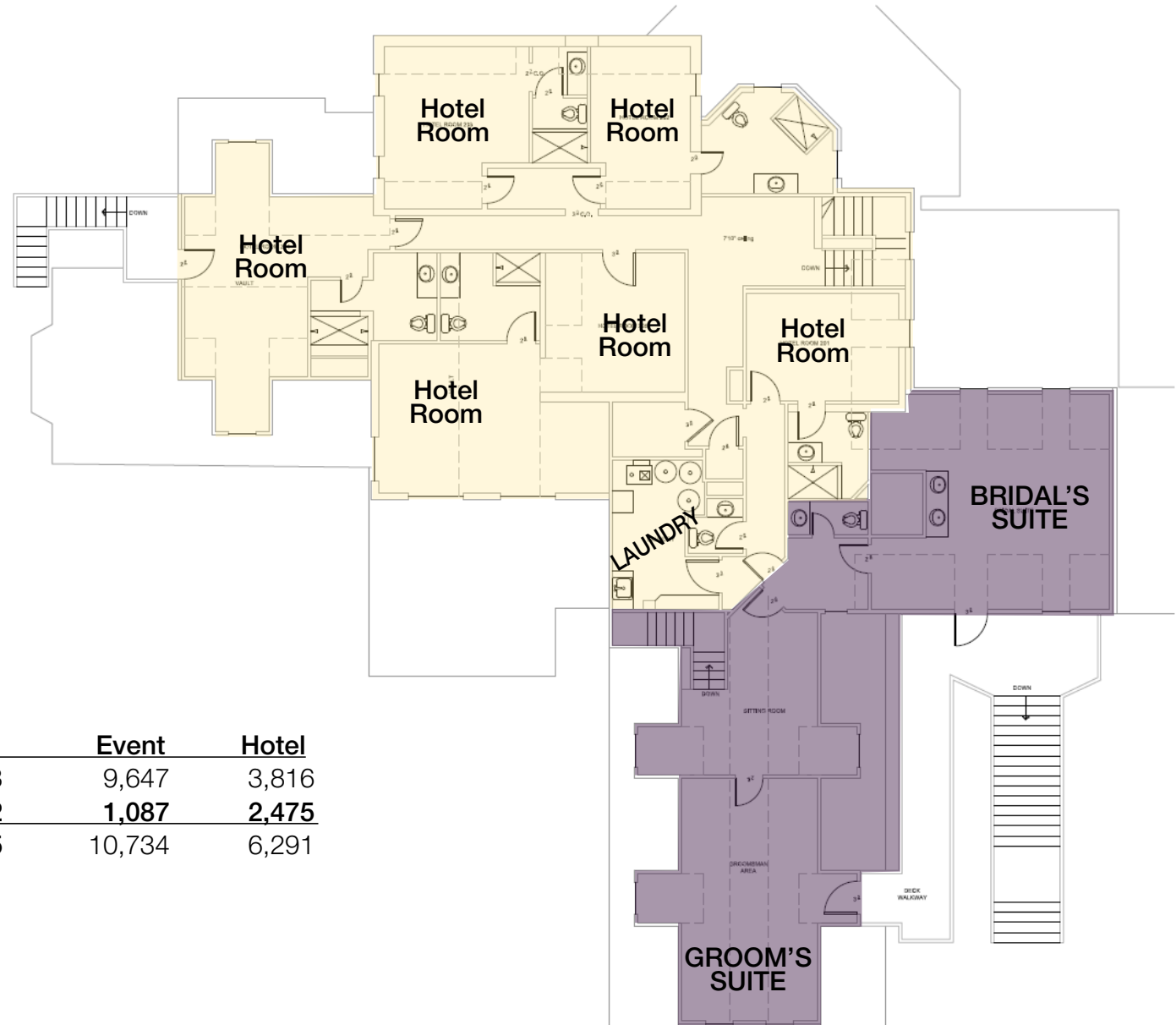
**Main Building - 1st Floor**

Main Building SQ. FT.	Total	Event	Hotel
1st Floor	13,463	9,647	3,816
2nd Floor	3,562	1,087	2,475
	17,025	10,734	6,291





## Main Building - 2nd Floor



Main Building SQ. FT.	Total	Event	Hotel
1st Floor	13,463	9,647	3,816
2nd Floor	3,562	1,087	2,475
	17,025	10,734	6,291



## House, Storage Shed & Garage

3 Bed / 2 Bath / 3 Car Garage

±1,696 SF | YOC 1989

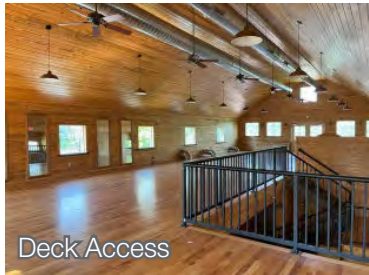
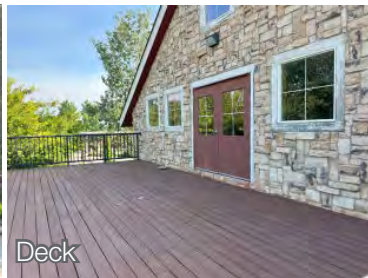
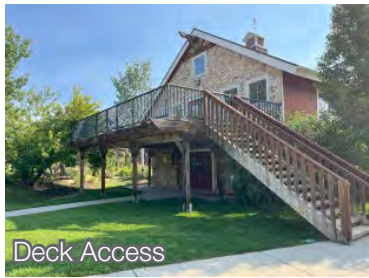


Storage Shed: ±950 SF



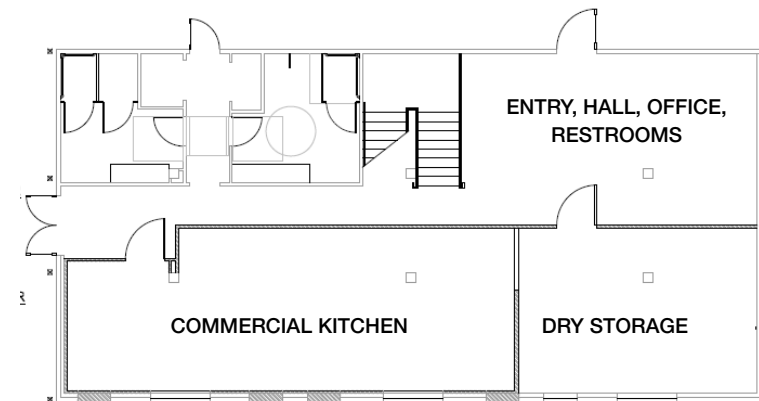


## Office & Kitchen Barn Building

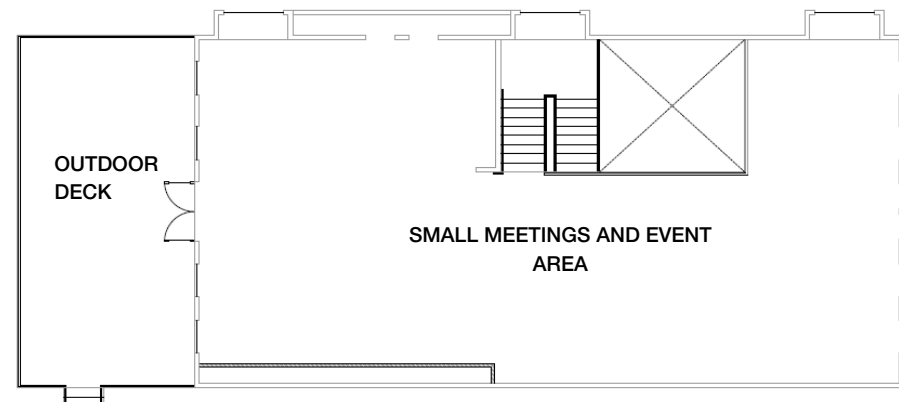


	<u>SQ. FT.</u>
1st Floor	2,538
2nd Floor	2,598
	<b>5,136</b>

### 1ST FLOOR - KITCHEN



### 2ND FLOOR - PARTY ROOM



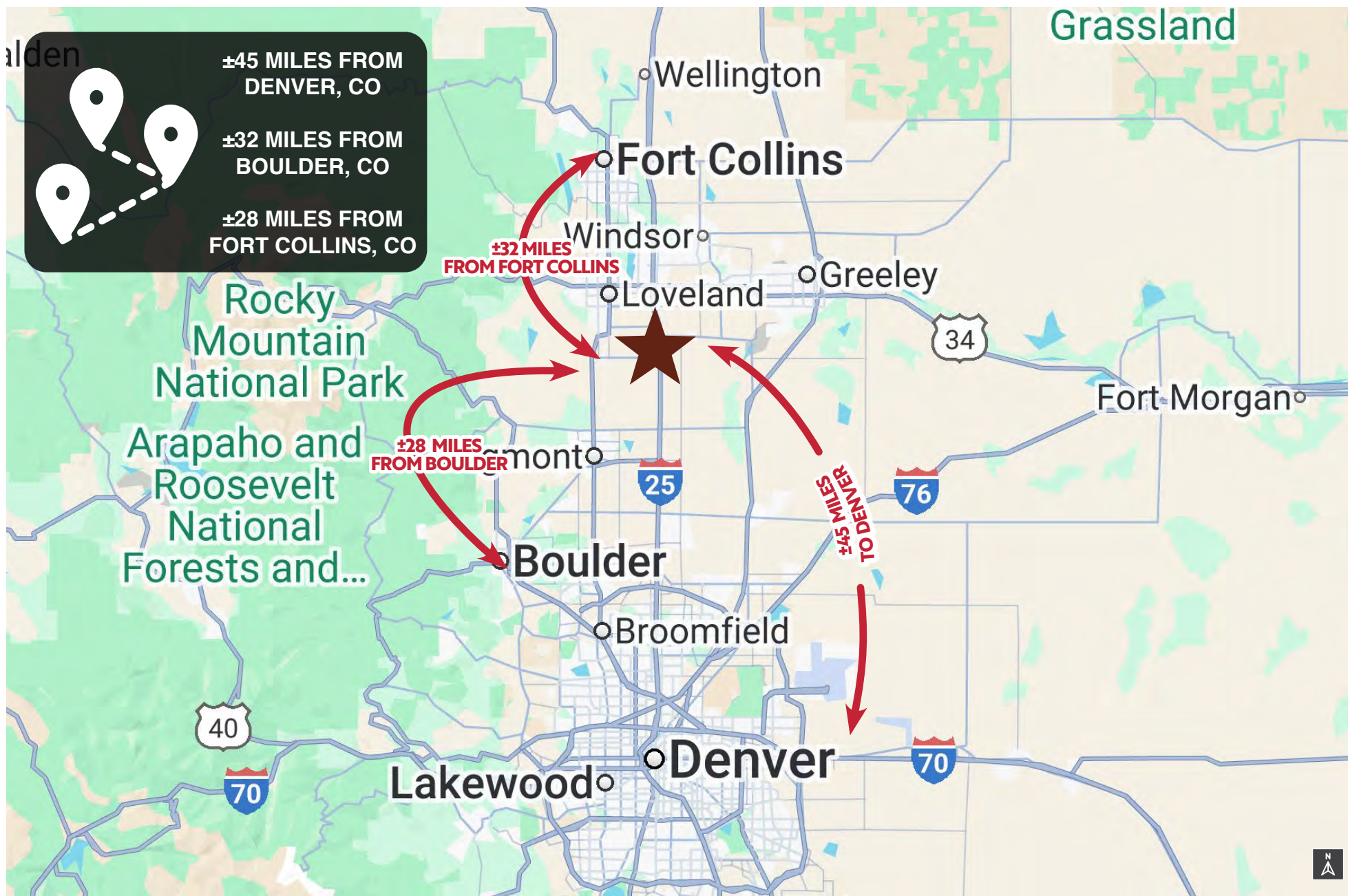


## Large Commercial Kitchen

- Captive Air Hood System
- 10' x 6' Walk-in Refrigerator (2018)
- 7' x' 12' Combo Norlake Walk-in Refrigerator
- Artic Air Stand Up Fridge (2018)
- Vulcan Food Warmer (2017)
- Garland Range Flattop Double Oven (2020)
- Two (2) Alto Sham Double Ovens
- Cleveland Commercial Steamer (2022)











**+80**  
LOCATIONS



**±8**  
STATES



**1986**  
FOUNDED



**+10,000**  
5-STAR REVIEWS

## Tenant Profile

Since 1986, Wedgewood Weddings has revolutionized the way couples plan their wedding to give them a happy and stress-free engagement. John and Linda Zaruka founded the original Wedgewood Weddings venue in 1986 in Ventura, California. Wedgewood Weddings has over 80 venues in more than 8 states, including California, Arizona, Colorado, Nevada, North Carolina, New England, and Texas, offering all-inclusive wedding services from rustic barns to elegant country clubs, with recent expansions adding more locations across the U.S.. They are known as the largest independent chain of special-event facilities in the country, continuously growing their collection of unique settings.

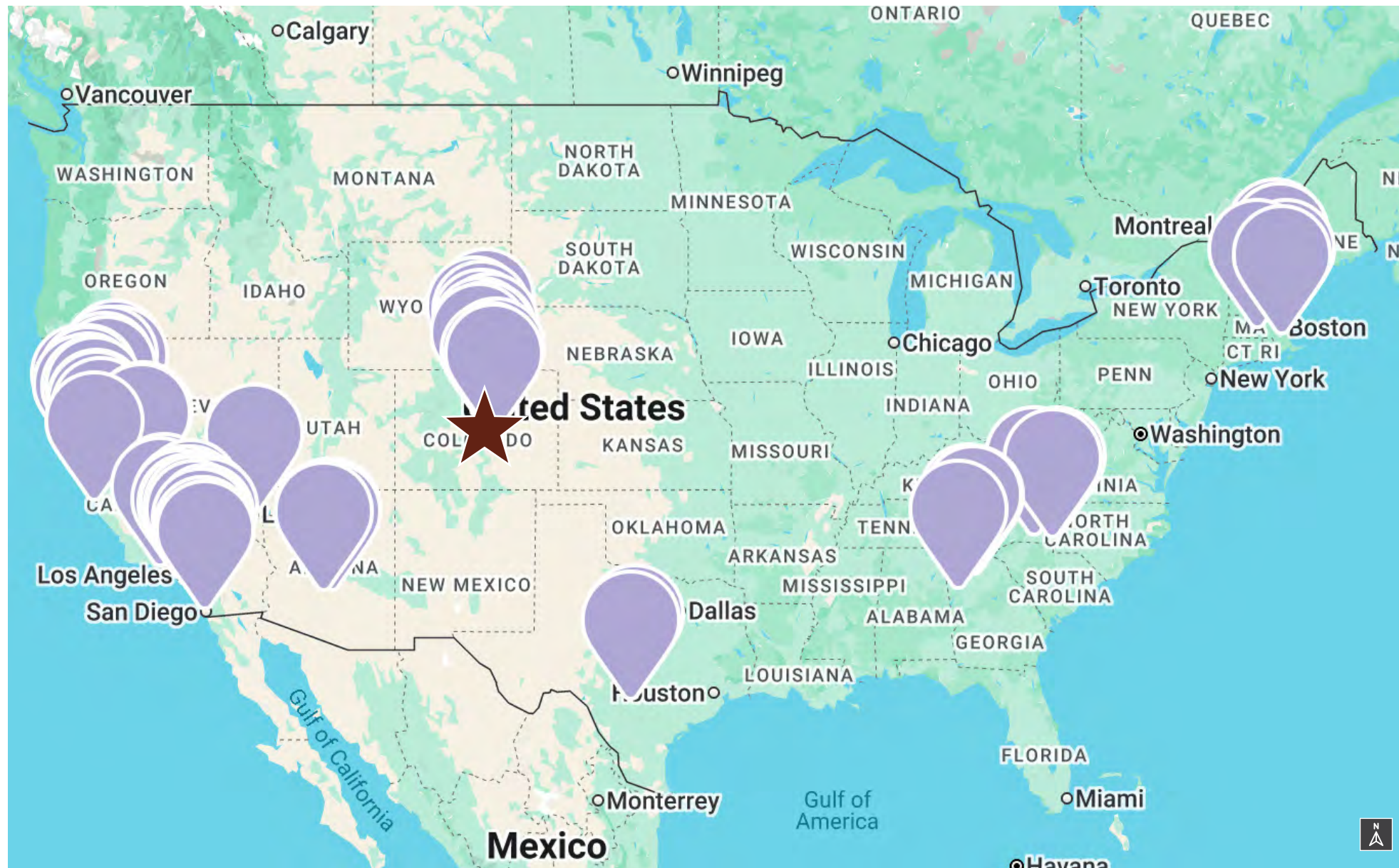
[www.wedgewoodweddings.com](http://www.wedgewoodweddings.com)



**“ROMANTIC OCCASIONS MADE FUN, FLAWLESS, AND EASY”**



## Wedgewood Weddings Locations





±13,600

2024 POPULATION

LARIMER AND WELD  
COUNTIES

±13.067 SQ MI  
AREA

## Area Overview

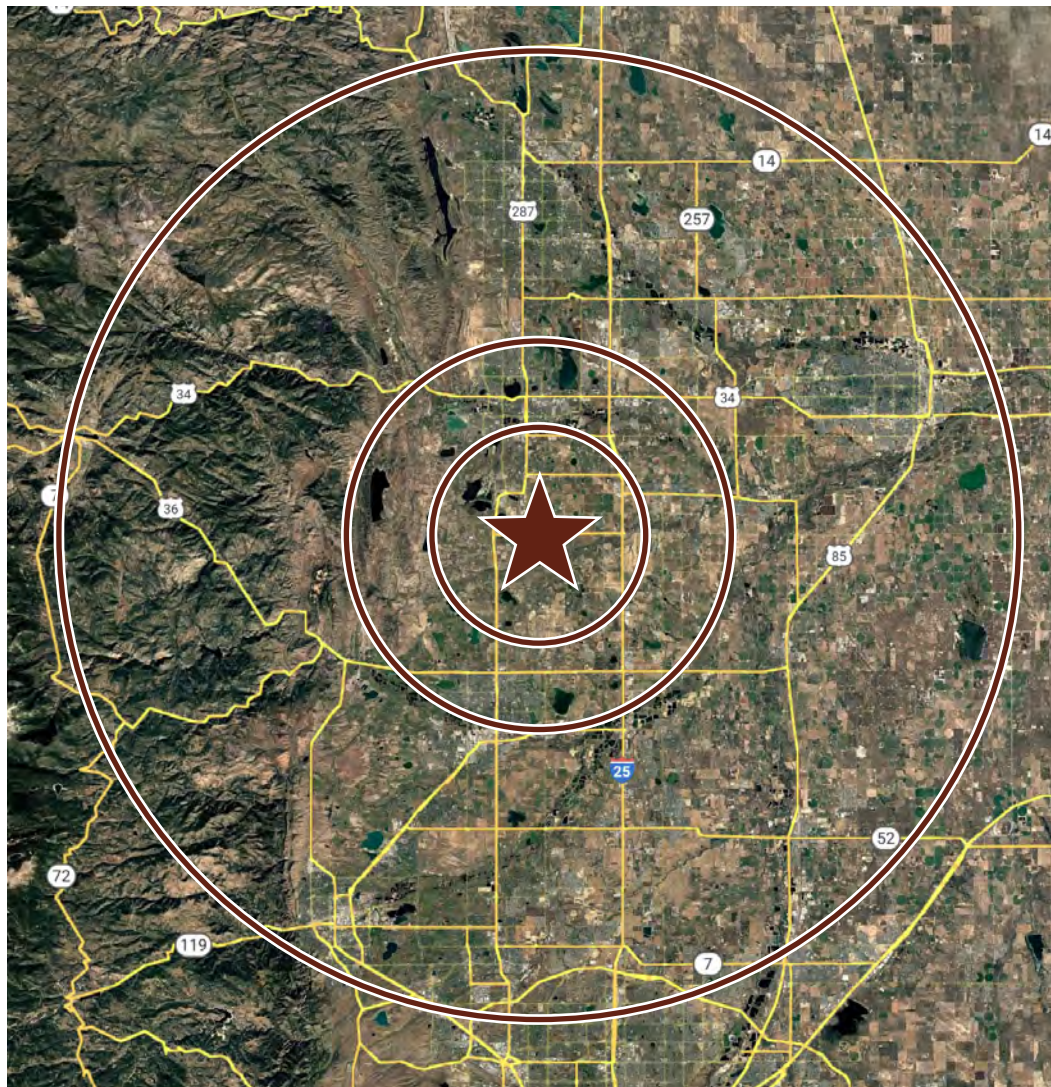
Nestled in the tapestry of Northern Colorado's landscape, Berthoud stands as a testament to small-town charm and natural beauty. This quaint municipality, often referred to as the "Garden Spot of Colorado," unfolds beneath the watchful gaze of the majestic Rocky Mountains. Berthoud's streets whisper tales of yesteryear, lined with historic buildings that have weathered the passage of time. The town's heart beats with a rhythm of community spirit, where neighbors greet each other by name and local businesses thrive on personal connections. Fields of golden wheat and verdant farmland stretch to the horizon, painting a pastoral scene that harkens back to simpler times. Yet, Berthoud is not frozen in the past; it gracefully balances its agricultural heritage with modern amenities and a forward-looking attitude.

The nearby Little Thompson River meanders through the countryside, its waters reflecting the azure Colorado sky and nourishing the land. In every season, Berthoud offers a feast for the senses—from the vibrant wildflowers of spring to the rich harvest hues of autumn. This gem of a town, positioned strategically between Denver and Fort Collins, offers its residents and visitors alike a tranquil respite from urban bustle. Here, one can breathe deeply of crisp mountain air, gaze upon star-lit night skies, and rediscover the joy of small-town living in the heart of America's West.





## Demographics



2024 ESTIMATED POPULATION	
5 Miles	24,370
10 Miles	212,136
25 Miles	1,050,790



2029 PROJECTED POPULATION	
5 Miles	28,339
10 Miles	229,599
25 Miles	1,109,139



2024 MEDIAN AGE	
5 Miles	43.0
10 Miles	41.5
25 Miles	37.1



2024 AVG HOUSEHOLD INCOME	
5 Miles	\$137,045
10 Miles	\$123,419
25 Miles	\$137,123

*Demographics Source: ESRI 2024*



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