



TAKEN SEPT 2024

ABSOLUTE NNN
CORPORATE GUARANTEE

Famous Dave's®
America's Favorite BBQ
15725 E BRIARWOOD CIR
AURORA, CO 80016

EXCLUSIVELY LISTED BY

BRIAN BROCKMAN – BROKER

License #: RE-15604

Bang Realty-Colorado, Inc

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INTRODUCTION

Bang Realty is pleased to be the exclusive listing brokerage for this **Famous Dave's** in **Aurora, Colorado**.

This opportunity features an **absolute NNN** lease with **more than 6 years remaining** and **ZERO** landlord obligations.

This **±6,698 square foot** building sits on a **±1.547 acre** lot and was **built in 2010**.

Famous Dave's®

\$4,456,628

PRICE

7.0%

CAP

\$311,964*

NOI

*Rent is based
on March 2,
2026 rent
increase

±6,698 SF

BUILDING SIZE

±1.547 AC

LAND SIZE

2010

YEAR BUILT

EXECUTIVE SUMMARY

ADDRESS	15725 E Briarwood Cir Aurora, CO 80016
LEASE TYPE	Absolute NNN Zero LL Obligations
GUARANTEE	Corporate
LEASE EXPIRATION	February 28, 2031
LESSEE	Famous Dave's
OPTIONS	(4) 5-Year Options
INCREASES	8.5% Every 5 Years
ROFR	30 Days

PROPERTY HIGHLIGHTS

- ★ Part of MTY Food Group Inc, a Canadian franchisor, which operates more than 70 brands of casual dining, fast-casual and quick service restaurants
- ★ Excellent location at the corner of Colorado State Hwy 83 and East Arapahoe Road
- ★ Pad outparcel in the 380,000 square foot Cornerstone Shopping Center, anchored by Target, Marshalls, Home Goods, 24-Hour Fitness, Nike and Ulta
- ★ Strong visibility on Arapahoe Road with ±66,739 VPD
- ★ Located next to Five Guys Burgers, Cheddar's Scratch Kitchen and Freddy's Frozen Custard & Steakburgers
- ★ Open at this location for 14 years





PARCEL LINE IS APPROXIMATE
Buyer to verify all information.







Actual Site



±67,000 VPD

ARAPAHOE ROAD ±66,739 VPD

Famous Dave's[®]
America's Favorite BBQ

ARAPAHOE ROAD ±66,739 VPD

Famous Dave's®
America's Favorite BBQ

±67,000 VPD





CELEBRITY LANES
LES SCHWAB TIRES
REDSTONE BANK
Davidson's

AMC THEATRES
KOHL'S Burlington
BIG LOTS!
INTEGRITY TIRE
KING Scoopers
planet fitness
CD Chuck & Don's
goldfish swim school
2ND & CHARLES

SHERWIN WILLIAMS
BIG TIRES

Famous Dave's®
America's Favorite BBQ

±66,739 VPD

±67,000 VPD



E Arapahoe Rd

amazon

O'Reilly
AUTO PARTS

target
24 FITNESS
Urban Air ADVENTURE PARK
Nike
Marshall's
ROSS DRESS FOR LESS
ULTA beauty
HomeGoods
five BELOW



Randy Ross
TENNIS CENTER

S Richfield St

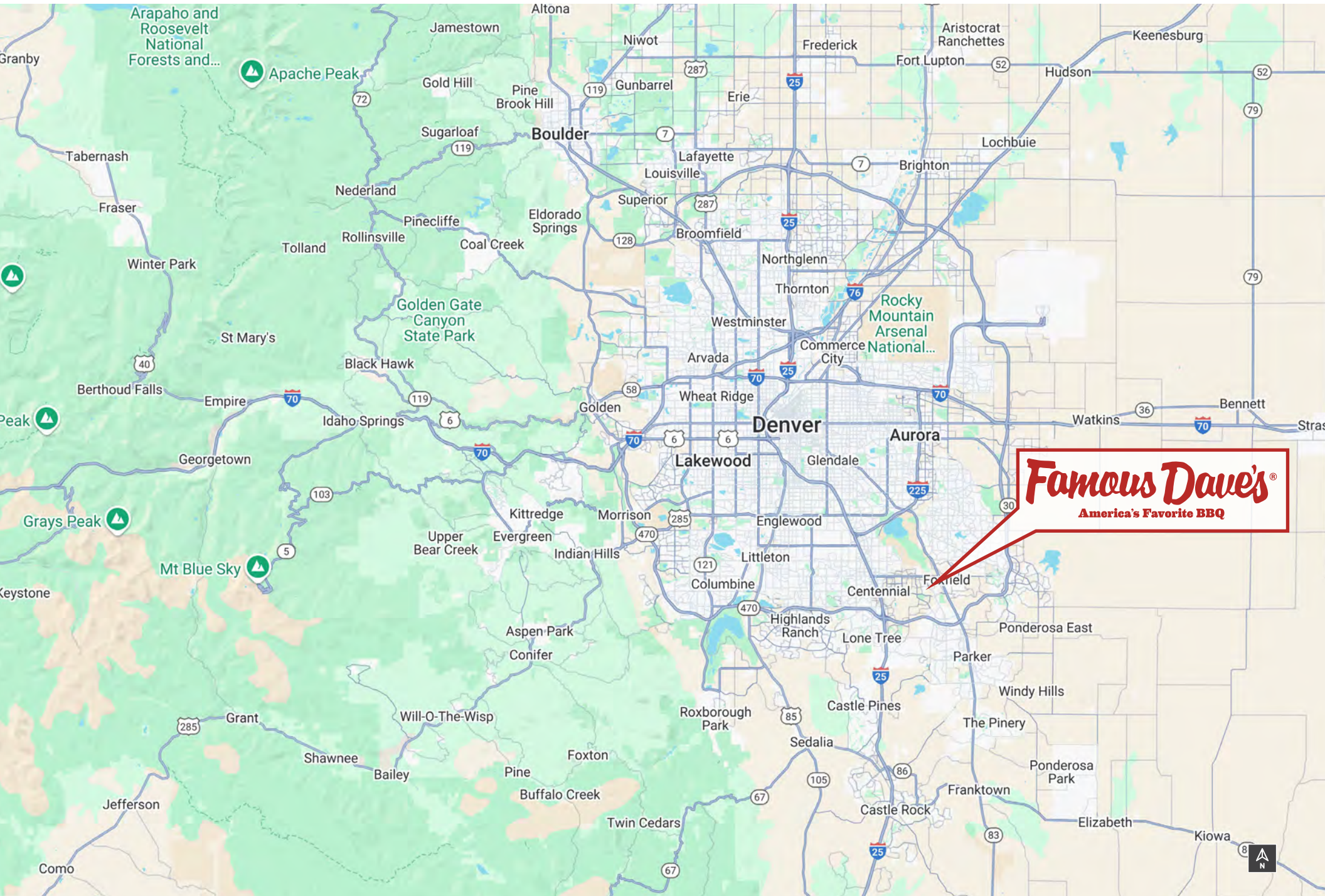
E Hinsdale Ave

Builders FirstSource

Public Storage

Tagawa Gardens





Famous Dave's[®]
America's Favorite BBQ

Famous Dave's®

FAMOUSDAVES.COM
WEBSITE

±30 YEARS
IN BUSINESS

TENANT PROFILE

Famous Dave's was founded in 1994 by "Famous" Dave Anderson on Round Lake in Hayward, WI. Dave set out to create the best BBQ restaurant in America, never anticipating it might one day grow to 123 barbecue restaurant units worldwide. Dave spent more than 20 years perfecting his sauce recipes, rubs, and cooking methods before opening his first BBQ restaurant. A Chicago Native, Dave spent much of his youth traveling with his father to some of Chicago's best BBQ joints.

In 1995, Famous Dave's earned a blue ribbon in the 'Best BBQ Sauce in America' contest at the American Royal International Barbecue Contest. Dave also opened his second location that year, a "shack" style location in the Linden Hills neighborhood of Minneapolis. By 1996 there were four restaurants and Famous Dave's sparked tremendous interest in the franchising space, franchising its first BBQ restaurant in 1997.

Since then, the Company has grown to more than 100 units in 31 States, as well as restaurants in Canada, and the United Arab Emirates.



+100
LOCATIONS



±31
STATES & TERRITORIES



1994
FOUNDED



QUICK FACTS

2020 POPULATION
±386,261

COUNTIES
**ARAPAHOE,
ADAMS,
DOUGLAS**

TOTAL AREA
±163 SQ MI

ABOUT AURORA, CO

Aurora, Colorado is located in Arapahoe, Adams, and Douglas counties. The city's population was 386,261 at the 2020 United States Census with 336,035 residing in Arapahoe County, 47,720 residing in Adams County, and 2,506 residing in Douglas County. Aurora is the third-most-populous city in the State of Colorado and the 52nd-most-populous city in the United States. Aurora is a principal city of the Denver-Aurora-Lakewood Metropolitan Statistical Area and a major city of the Front Range Urban Corridor.



DEMOGRAPHICS



POPULATION

	1 Mile	3 Miles	5 Miles
2023 Population	7,370	69,887	244,354
2028 Population Proj	7,372	70,613	249,703



INCOME

	1 Mile	3 Miles	5 Miles
2023 Avg HH Income	\$124,834	\$157,817	\$145,412
2023 Med HH Income	\$88,693	\$117,403	\$107,478



HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 Households	3,213	25,000	91,046
2028 Household Proj	3,243	25,542	94,178



DAYTIME DEMOS

	1 Mile	3 Miles	5 Miles
2023 Daytime Population	9,022	72,982	288,121
2023 Workers	6,026	42,445	181,526



**AVERAGE HOUSEHOLD
INCOME OF NEARLY**

\$158,000

WITHIN 3-MILES



**ESTIMATED
POPULATION OF NEARLY**

70,000

WITHIN 3-MILES



**ESTIMATED
HOUSEHOLDS**

±25,000

WITHIN 3-MILES

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