

OFFERING
MEMORANDUM



WESTMINSTER BREWING CO

7655 W 108th Ave #600, Westminster, CO 80021



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DISCLAIMER:

The Interested Party acknowledges that any documents or information ("Materials") received from the Property Owner are provided solely for reference and review. The Property Owner makes no representations, expressed or implied, regarding the accuracy or completeness of these Materials. The Interested Party assumes full responsibility for evaluating all provided documents, which may include maps, schematics, and other property-related data. This includes, but is not limited to: (i) the structural integrity, condition, and features of the Property, including roofing, foundation, utilities, and landscaping; (ii) soil composition, geological factors, and groundwater conditions; (iii) the availability and adequacy of utility services; (iv) zoning, land use regulations, and development feasibility; (v) legal restrictions affecting the Property; (vi) adherence to applicable laws, codes, and regulations; (vii) potential environmental hazards on or near the premises; (viii) the quality of workmanship and materials in any existing structures; and (ix) the status of the Property's title. The Property Owner is not responsible for any conclusions drawn by the Interested Party based on these Materials. It is the sole duty of the Interested Party to conduct independent due diligence before finalizing any transaction. All documents are provided without warranty, and the Interested Party waives any claims against the Listing Agent and Property Owner regarding the accuracy or reliability of the information furnished.

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY



Excellent opportunity to own a NNN leased industrial/flex condo in Westminster, CO. The property is currently occupied by Westminster Brewing Co, a local brewery operating with an existing liquor license in-place. The site is ideally situated near Highway 36, the Shops at Walnut Creek, and a dense residential base including nearby retailers such as Target and more. There are approximately 87,331 people within a three mile radius with an average income of \$114,977.

The 5,140 SF flex condo features two drive-in doors, prominent building and monument signage, and a patio. The property is located within an established building park and benefits from excellent visibility and accessibility along the U.S. 36 Tech Corridor connecting Denver and Boulder.

HIGHLIGHTS

- Leased to Westminster Brewing Co until January 31, 2029
- Flex condo with two (2) drive-in doors, building signage, patio and more
- Located in an established building park
- Existing liquor license in-place
- Excellent building and monument signage



SALE PRICE

\$1,300,000



CAP RATE

6.91%



NOI

\$89,856.39

NOI is calculated based on an analysis start date of May 1, 2026

PROPERTY OVERVIEW



OVERVIEW

The property was constructed in 2015. The Tenant originally signed their lease on October 26, 2018.

PROPERTY FACTS

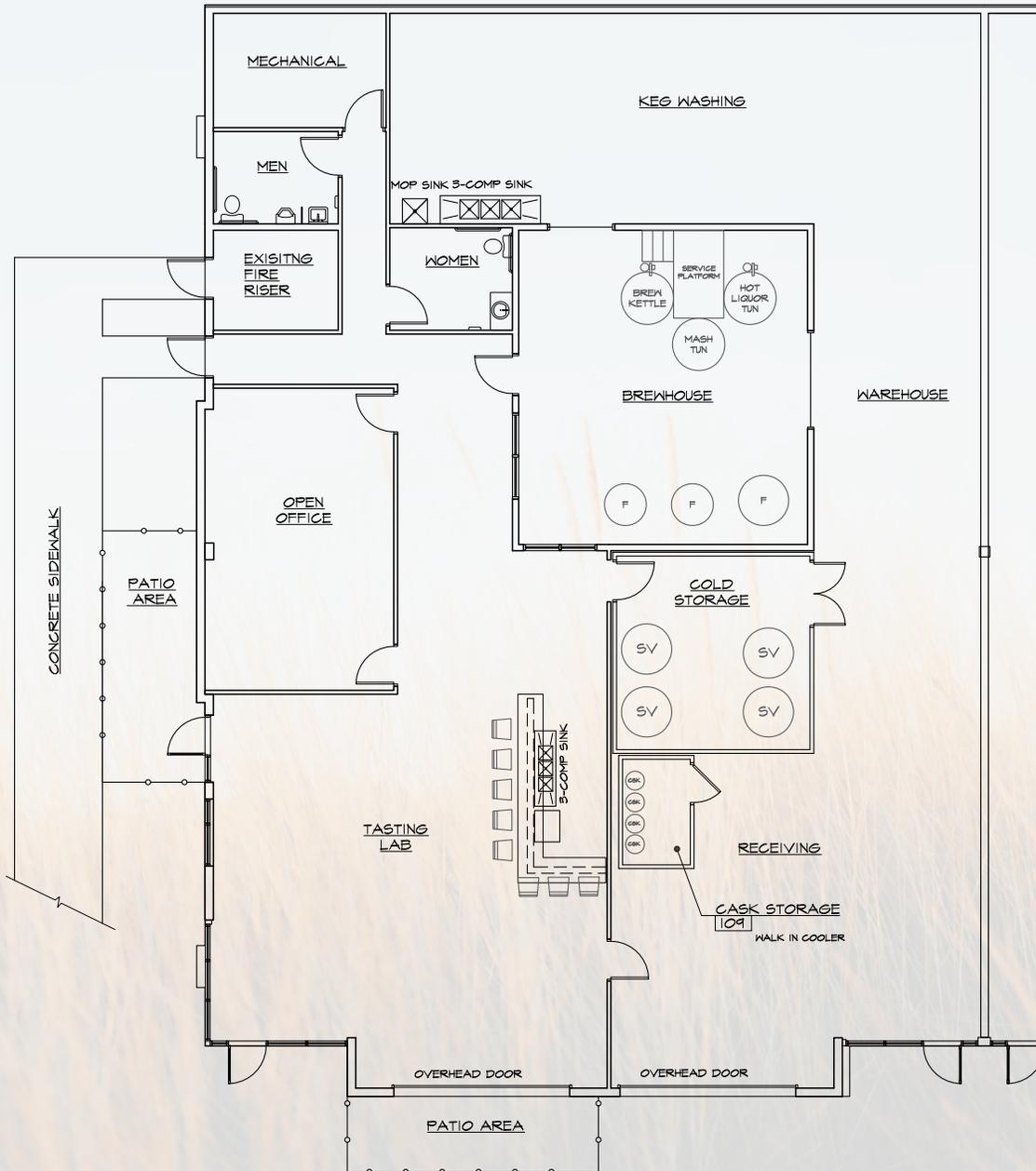
Street Address	7655 W 108th Ave, Unit #600
City	Westminster (Denver MSA)
State	Colorado
ZIP	80021
Total Square Footage	5,140 SF
Building Type	Industrial / Flex
Year Built	2015



PROPERTY PHOTOS



FLOOR PLAN



AERIAL

7655 W 108TH AVE #600, WESTMINSTER, CO 80021





FINANCIALS &
TENANT PROFILE

INCOME & EXPENSES



FINANCIAL SUMMARY

Tenant Name	Westminster Brewing Company
Lease Guaranty	Personal Guaranty
Tenant Credit	Local, Single Location
Square Footage	5,140
Original Lease Start	October 26, 2018
Lease Expiration	January 31, 2029
Lease Type	NNN Lease

LEASE TERM	RENT/SF NNN	MONTHLY RENT	ANNUAL RENT
2/1/2026 - 1/31/2027	\$17.35	\$7,432.29	\$89,187.48
2/1/2027 - 1/31/2028	\$17.87	\$7,655.26	\$91,863.12
2/1/2028 - 1/31/2029	\$18.41	\$7,884.92	\$94,619.04

EXPENSES

Property Taxes	Tenant Responsibility. Tenant pays 1/12 of the property taxes to the Landlord every month.
Insurance	Tenant Responsibility. Tenant pays 1/12 of the insurance to the Landlord every month.
Association Dues	Tenant Responsibility. Tenant pays 1/12 of the Association Dues to the Landlord every month.

TENANT OVERVIEW



www.webrewco.com

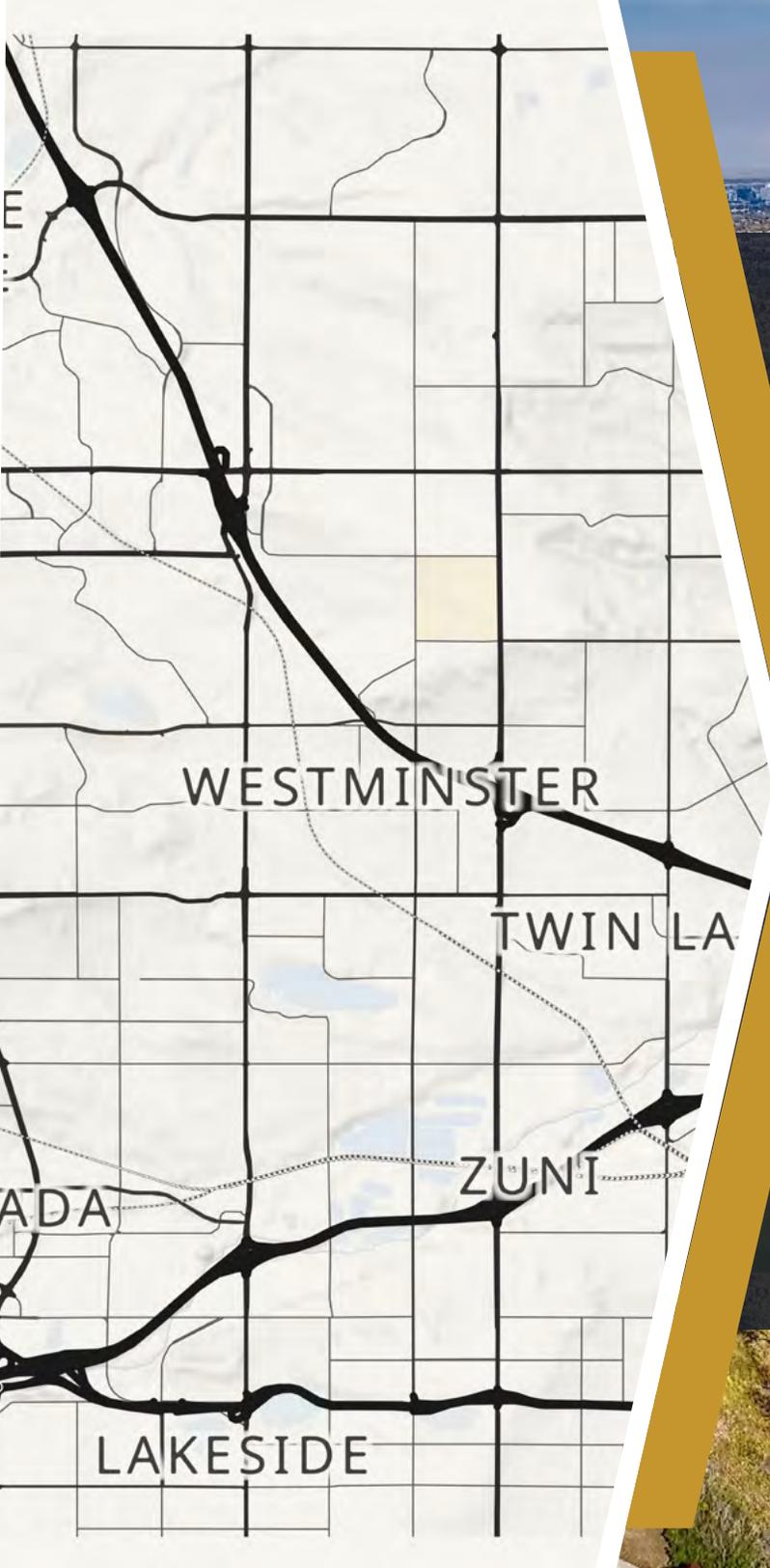
Westminster Brewing Co. is a locally owned and operated craft brewery located at 7655 W 108th Ave #600 in Westminster, Colorado. Founded in 2018, the brewery has established itself as a beloved community staple, earning a 4.6-star rating across 255 Google reviews. Westminster Brewing Co. offers a taproom experience featuring a rotating selection of handcrafted beers brewed on-site, complemented by a welcoming patio and inviting interior gathering space.

As a single-location operator, Westminster Brewing Co. has built a loyal and dedicated customer base within the surrounding Westminster community. The brewery holds an existing liquor license in-place, adding significant value to the property and creating a meaningful barrier to entry for any future tenant. The business has been in continuous operation at this location since October 2018, demonstrating a strong commitment to the space and the local market.





AREA OVERVIEW



WESTMINSTER OVERVIEW

Ideally positioned between Denver and Boulder, Westminister has prime proximity to the exceptional intellectual capital available in Boulder, as well as the vast millennial workforce in the Denver metro area.

Westminister is in the heart of the U.S. 36 Tech Corridor connecting Denver to Boulder. Companies such as Ball Corporation, Maxar, Zimmer Biomet and Trimble have headquarters located within the city. New development is occurring throughout the city, including the following notable projects:

- Downtown Westminister
- 630 Apartments
- 200k SF of Retail Space & 650,000 SF of Office Space
- The Orchard / North Westminister
- Westminister Station (Mixed-use urban transit oriented development)



AREA RANKINGS

#1

DENVER RANKED BEST CITY FOR YOUNG MOVERS

Denver, SmartAsset, 2021

#1

LABOR SUPPLY

Colorado, Forbes, 2019

#2 FOR RETIREMENT

Colorado, WalletHub, 2021

#2 ECONOMY CLIMATE

Colorado, Forbes, 2019

#2 EDUCATIONAL ATTAINMENT

Colorado, WalletHub, 2021

#6 FASTEST GROWING STATE

Colorado, U.S. Census, 2020

#8 SUSTAINABILITY

Colorado, Best Places, 2021



DEMOGRAPHICS

DEMOGRAPHIC SUMMARY: 3 MILE RADIUS OF PROPERTY

KEY FACTS

 **87,331**
POPULATION

38.6 MEDIAN AGE

 **2.4**
AVG. HOUSEHOLD SIZE

\$114,977
Average Household Income

EDUCATIONAL ATTAINMENT

4%

No High School Diploma



16%
High School Graduate



35%
Some College



45%
Bachelor's/Grad/Prof Degree

BUSINESS

 **4,781**
TOTAL BUSINESSES

 **47,332**
TOTAL EMPLOYEES

EMPLOYMENT



INCOME

 **\$473,087**
MEDIAN HOME VALUE

 **\$94,832**
MEDIAN HOUSEHOLD INCOME

Households by Income
Population with >\$50,000 (69%)
Population with >\$100,000 (46%)

Income	Percent
>\$150,000	21%
\$100,000 - \$150,000	23%
\$50,000 - \$100,000	31%
<\$50,000	22%





KINSEY & COMPANY
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