

POSTINO

ABSOLUTE NNN LEASE INVESTMENT

WESTMINSTER, COLORADO



ACTUAL PROPERTY

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**CUSHMAN &
WAKEFIELD**
Private Capital Group

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of **14588 Delaware St, Westminster, CO 80023** (“the Asset”).

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By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Ownership or Cushman & Wakefield.

The terms and conditions stated in this section will relate to all of the sections of the Offering Memorandum as if stated independently therein. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property at this time, kindly return this Offering Memorandum to Cushman & Wakefield at your earliest possible convenience. Photocopying or other duplication is not authorized.

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SALLY BEAUTY

HomeGoods
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PETSMART

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TARGET

ULTA BEAUTY

OLD NAVY

Marshalls

Red Robin

Snooze

NOODLES

CHICK-FIL-EE

Jack-in-the-Box

MATTRESS FIRM

Panera

Starbucks

PF Chang's

DOLLAR TREE

OFF BROADWAY
SHOE WAREHOUSE

ROSS
DRESS FOR LESS

FIVE BELOW

NORDSTROM
rack

POSTINO

Lazy DOG

DXL
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macy's

verizon

ZALES

VICTORIA'S SECRET

SEPHORA

J.CREW

TORRID

merchie's

lanebryant

Bath & Body Works

TILLYS

JCPenney

INTERSTATE
25

01

PROPERTY SUMMARY
& OVERVIEW

PROPERTY DETAILS



TENANT:	Postino
GUARANTY:	Corporate
LOCATION:	14588 Delaware St, Westminster, CO 80023
LEASE TYPE:	Absolute NNN
BUILDING SIZE:	±4,354 SF
LAND SIZE:	±0.34 AC (±14,680 SF)
YEAR BUILT:	2025
RENT COMMENCEMENT:	July 9, 2025
LEASE EXPIRATION:	July 31, 2040
LEASE TERM:	±15 years
OPTIONS:	Four (4) five (5) year options
RENT ADJUSTMENT:	Starting year 2.5 2% annual increases
APN:	0157315301051
LANDLORD RESPONSIBILITIES:	None

OFFERING TERMS

PRICE: \$5,416,650

CAP: 6.00%

NOI: \$325,000



ACTUAL PROPERTY

PROPERTY DETAILS

INVESTMENT HIGHLIGHTS

- Absolute NNN lease - zero landlord responsibilities
- Brand new 2025 construction
- Long term 15 year lease
- Corporate guaranty



LINK TO
MATTERPORT
VIRTUAL TOUR

TENANT HIGHLIGHTS

- Postino has ±34 locations across 7 states (Arizona, California, Colorado, Texas, Georgia, Tennessee, and North Carolina), and continuing to grow
- Operated by Upward Projects, a hospitality group headquartered in Phoenix, AZ with 5 concepts spanning 40 locations
- Upward Projects oversees several unique restaurant brands such as, Postino, Joyride Taco House, Federal Pizza, Windsor and Churn
- Ranked #28 on Nation's Restaurant News' 2025 "100 Under 100" list, recognizing top emerging restaurant brands with fewer than 100 locations ([Source](#))

LOCATION HIGHLIGHTS

- Located within the vibrant retail corridor of The Orchard Town Center—a 155-acre open-air shopping destination featuring major tenants like Target, AMC, Macy's, and more
- Densely populated trade area with over 197,267 residents in a 5-mile radius
- Excellent visibility from I-25 with ±112,276 VPD
- Strong average household incomes of \$176,464 in a 3 mile radius





POSTINO

14588

02

FINANCIAL
ANALYSIS

TENANT PROFILE

POSTINO



TENANT PROFILE



Postino WineCafe is a nationally recognized, fast-growing wine bar and restaurant brand that has redefined the casual dining experience through its warm, community-centric approach and unique culinary offerings. Founded in 2001 in Phoenix, Arizona, the brand was originally established in a renovated 1940s post office—hence the name “Postino,” which means “postman” in Italian. The concept was created by Lauren Bailey and Craig DeMarco under the parent company Upward Projects, a hospitality group known for transforming historic buildings into lively, locally beloved gathering spaces. Since its inception, Postino has grown a passionate following for its approachable wine selection, signature bruschetta boards, and laid-back yet sophisticated vibe.

Postino sets itself apart by combining the charm of a European café with the energy of a modern wine bar. Each location features a rotating selection of 30 to 40 carefully curated wines offered by the glass or bottle, along with a robust menu that includes artisan bruschetta, fresh paninis, soups, salads, and shareable boards. While the culinary offerings are a key attraction, Postino’s success is equally tied to its emphasis on hospitality and design. Every restaurant is custom-designed to reflect the personality and character of the surrounding neighborhood, often incorporating reclaimed materials, local art, and quirky vintage décor that give each space its own identity.

The brand has expanded steadily and intentionally, now operating more than 34 locations across high-growth markets in Arizona, California, Colorado, Georgia, Texas, and North Carolina. Its strategic growth and market relevance were recognized by Nation’s Restaurant News, which ranked Postino #28 on its 2025 ‘100 Under 100’ list spotlighting standout brands under 100 units. Postino’s expansion strategy focuses on adaptive reuse and high-visibility sites in dynamic urban-suburban settings. Recent openings in markets like San Antonio’s Pearl District, Boulder’s Pearl Street, Irvine, Addison, and Charlotte’s Ballantyne neighborhood have further solidified the brand’s footprint across the Sunbelt and Mountain West regions. Postino locations are frequently found in revitalized mid-century or industrial spaces that are transformed into vibrant social hubs, attracting a wide demographic ranging from young professionals and remote workers to families and retirees.

Beyond its popular menu and aesthetic appeal, Postino is deeply committed to being a part of the communities it serves. The brand regularly partners with local nonprofits and charities to host fundraisers and give-back campaigns, often donating a portion of proceeds from featured menu items or grand opening events. These partnerships, combined with a warm, unpretentious service style, have helped Postino establish itself as more than just a restaurant—it is a cultural anchor in each neighborhood it enters.



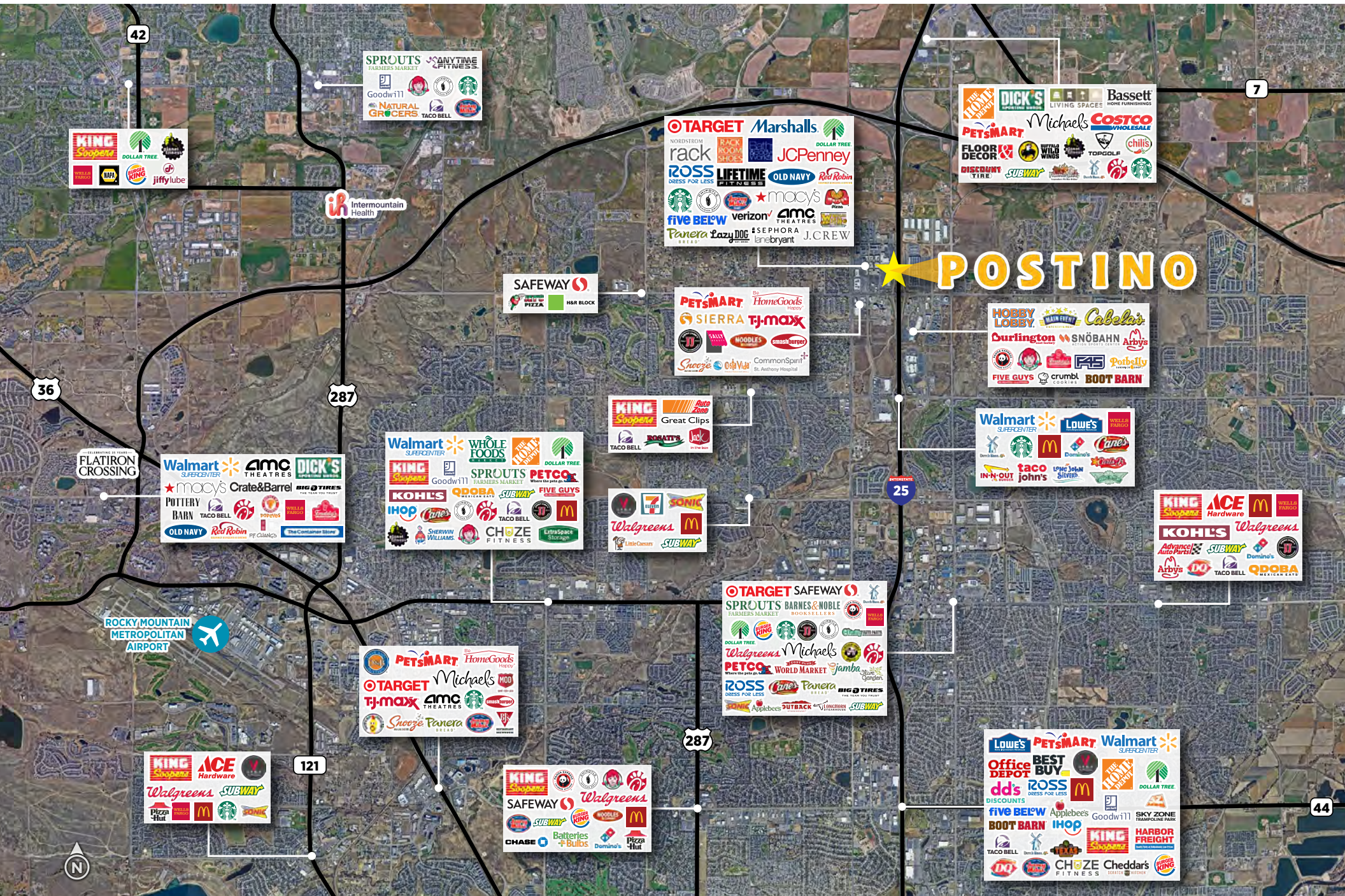
LOCATION MAP



INTERSECTION MAP



LOCATION MAP





POSTINO

14588

03

MARKET
OVERVIEW



ACTUAL PROPERTY

DEMOGRAPHICS

2024 DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
Total Population	3,179	65,332	197,267
Total Households	1,445	22,935	72,127
Average Household Income	\$154,526	\$176,464	\$157,681
Daytime Population	7,442	54,194	160,010
Median Age	32.1	37.3	37.9
Average Home Value	\$915,133	\$676,956	\$642,521

2029 DEMOGRAPHIC PROJECTIONS

	1 MILE	3 MILES	5 MILES
Total Population	3,316	66,786	202,463
Total Households	1,548	23,917	75,113
Average Household Income	\$175,215	\$203,426	\$181,689
Average Home Value	\$973,377	\$744,478	\$718,250

TRAFFIC COUNTS VEHICLES PER DAY (VPD)

North on Dwight D. Eisenhower Hwy	±112,276 VPD
South on Dwight D. Eisenhower Hwy	±124,327 VPD
West on 144th Avenue	±19,669 VPD
East on 144th Avenue	±17,018 VPD



MARKET OVERVIEW

Westminster, Colorado – Area Overview

Westminster, Colorado is a growing suburban city located just northwest of Denver and southeast of Boulder. With its prime location along the U.S. Highway 36 corridor, Westminster serves as an important connector between two of Colorado's largest economic hubs. The city offers a balanced blend of residential neighborhoods, commercial centers, open space, and recreational amenities, making it an attractive place to live, work, and invest.

Community and Lifestyle

Westminster is known for its family-friendly environment, high quality of life, and abundant outdoor spaces. The city boasts over 150 miles of trails, numerous parks, and scenic views of the Rocky Mountains. Big Dry Creek Trail is a popular local attraction, offering miles of walking and biking paths. Westminster also provides a variety of shopping, dining, and entertainment options throughout its well-established neighborhoods and newly developed districts.

Economy

Westminster has a diverse and stable economy supported by key industries such as technology, aerospace, healthcare, professional services, and retail. Major employers in the area include Ball Corporation, Trimble, and Maxar Technologies, which contribute to the city's solid employment base. The city's strategic location along major transportation corridors provides businesses with convenient access to Denver, Boulder, and the greater Front Range.

The local economy benefits from a mix of office, industrial, and retail activity, with newer developments focusing on creating more walkable, mixed-use spaces to meet modern consumer and workforce demands.

New Developments

Westminster is actively investing in the revitalization and growth of its urban core. The most notable project is Downtown Westminster, a large-scale, mixed-use development that is transforming the former Westminster Mall site into a modern city center. This project features residential units, restaurants, office space, hotels, entertainment venues, and public gathering areas, with a focus on walkability and sustainability.

Additionally, the Westminster Station Transit-Oriented Development (TOD) near the B Line commuter rail provides easy access to downtown Denver and is spurring new housing, retail, and infrastructure improvements in the area.

Other recent investments include updated shopping centers, new multifamily residential projects, and city-wide infrastructure upgrades aimed at supporting long-term growth.

Education

Westminster offers a variety of educational opportunities through several public school districts, private schools, and nearby higher education institutions. The city is primarily served by Westminster Public Schools (WPS) and Adams 12 Five Star Schools, both of which offer traditional, charter, and magnet programs to meet diverse student needs.

Westminster Public Schools is known for its innovative competency-based learning model, which focuses on personalized education and real-world skill development. The city is also home to several well-rated private schools and early childhood education centers.

For higher education, Front Range Community College has a Westminster campus offering associate degrees, workforce training, and university transfer programs. Additionally, the University of Colorado Boulder and Metropolitan State University of Denver are located within a short drive, providing residents with convenient access to four-year degrees and advanced education options.



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