7 BREW

909 SOUTH DEWEY STREET
NORTH PLATTE | NEBRASKA 69101

BRAND NEW 15-YEAR ABSOLUTE NNN GROUND LEASE

ACTUAL SITE

CIA commercial investment advisors

OFFERING MEMORANDUM

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Highlights

PRICE	CAP RATE	NOI
$1,453,000	5.85%	$85,000

POINTS OF INTEREST

Retailers | Entertainment: Pad site to District 177 Mall - an enclosed shopping center with key tenants such as Bomgaars, TJ. Maxx, Dunham's Sports, Maurices, Glik's, Famous Footwear, Five Below, Ashley Store & Golden Ticket Cinemas; nearby major retailers include Walmart, Hobby Lobby, Menards, Tractor Supply Co., Hibbett, Ace Hardware, Dollar Tree, Dollar General, Family Dollar, Walgreens, Fresh Foods, Anytime Fitness; Dining options include McDonald's, Wendy's, Chick-Fil-A, Freddy's, Burger King, Raising Cane's, Panda Express, Starbucks, Jimmy John's, Amigo's/Kings Classic, Runza, Dairy Queen, etc.

Higher Education: 3 miles from **Mid-Plains Community College - South Campus** - a public community college offering various associate, certificate, degree & diploma programs, serving over 1,100 students in both North & South campuses

Healthcare: Less than 1 mile from **Great Plains Health Hospitalists** - a private, non-profit acute care hospital with 116 beds, offering over 30 medical specialties including behavioral health, cancer care, pregnancy & child birth, pediatrics, brain & spine, general surgery, etc.

BRAND NEW ABSOLUTE NNN GROUND LEASE

Brand new 15-year Absolute NNN Ground lease (conveying ownership - underlying ground only) with attractive 10% rental escalations every 5 years!

TENANT | GUARANTORS

High Plains Brew, LLC owns & operates 14 locations in Nebraska, Iowa and Eastern South Dakota. Tenant has significant expansion plans and has a signed development agreement for 30+ additional locations throughout the High Plains states in the coming years! The operator also became the ***first Freddy's franchisee in 2004*** and continues to grow their footprint ***with 26 current locations*** (3 additional in various stages of development in Kansas, Nebraska, Oklahoma, South Dakota & Texas!

EXTREMELY HIGH SALES VOLUME LOCATION

Successfully open & operating since 2024 with **EXTREMELY ATTRACTIVE 3.33% RENT TO SALES RATIO!** **Ask Broker for details.**

BRAND NEW CONSTRUCTION

A custom-built building designed specifically for 7 Brew, featuring an **impressive 17-car double-stack drive-thru** - opened in 2024

DOMINANT RETAIL CORRIDOR | TRAFFIC COUNTS

Positioned on a ±0.55-acre parcel, pad site to newly redeveloped District 177 mixed-use project with excellent drive-by visibility/access on US-141 with **traffic counts of 19,315 CPD**!

2026 DEMOGRAPHICS (5-MI)

Population	24,240
Households	10,860
Average Household Income	$77,360

Financial Analysis

SITE ADDRESS	909 South Dewey Street North Platte | Nebraska 69101
TENANT	**HIGH PLAINS BREW, LLC**
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±510 SF*
LOT SIZE	±23,754 SF (±0.55 acre)*
YEAR BUILT	2024*
OWNERSHIP	Conveying ownership - underlying ground only
EXPENSE REIMBURSEMENT	This is an **Absolute NNN Ground lease**. Tenant is responsible for all expenses.
LEASE TERM	15 years (New)
RENTAL INCREASES	10% every 5 years (including options)
RENT COMMENCEMENT DATE	July 1, 2026
EXPIRATION DATE	June 30, 2041
OPTIONS	Four 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.

** According to Lincoln County Assessor*

ACTUAL SITE

Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	07/01/26 to 06/30/31	$85,000	5.85%
Years 6-10	07/01/31 to 06/30/36	$93,500	6.43%
Years 11-15	07/01/36 to 06/30/41	$102,850	7.08%
		AVG ANNUAL RETURN	**6.45%**

RENEWAL OPTIONS

1st Option	07/01/41 to 06/30/46	$113,135
2nd Option	07/01/46 to 06/30/51	$124,449
3rd Option	07/01/51 to 06/30/56	$136,893
4th Option	07/01/56 to 06/30/61	$150,583

Tenant Profile

7 Brew Coffee founded its first coffee stand in 2017 in Rogers, Arkansas. The brand was created with the goal of serving premium coffee while providing a fun experience. Every 7 Brew Coffee store is a double drive-thru and serves coffee from beans sourced from Ethiopia, Columbia, and Brazil. From coffee to energy drinks, tea, smoothies, and shakes, 7 Brew has a variety of beverages. The menu at 7 Brew features unique and imaginative drinks, such as the **Blondie** (hazelnut & caramel mocha), **Smooth 7** (white chocolate & Irish cream breve), **Cinnamon Roll** (white chocolate & brown sugar cinnamon), **White Chocolate Mocha** (white & milk chocolate mocha), **German Chocolate** (coconut & caramel mocha) and **Sweet & Salty** (salted caramel & white chocolate breve).

ABOUT THE TENANT

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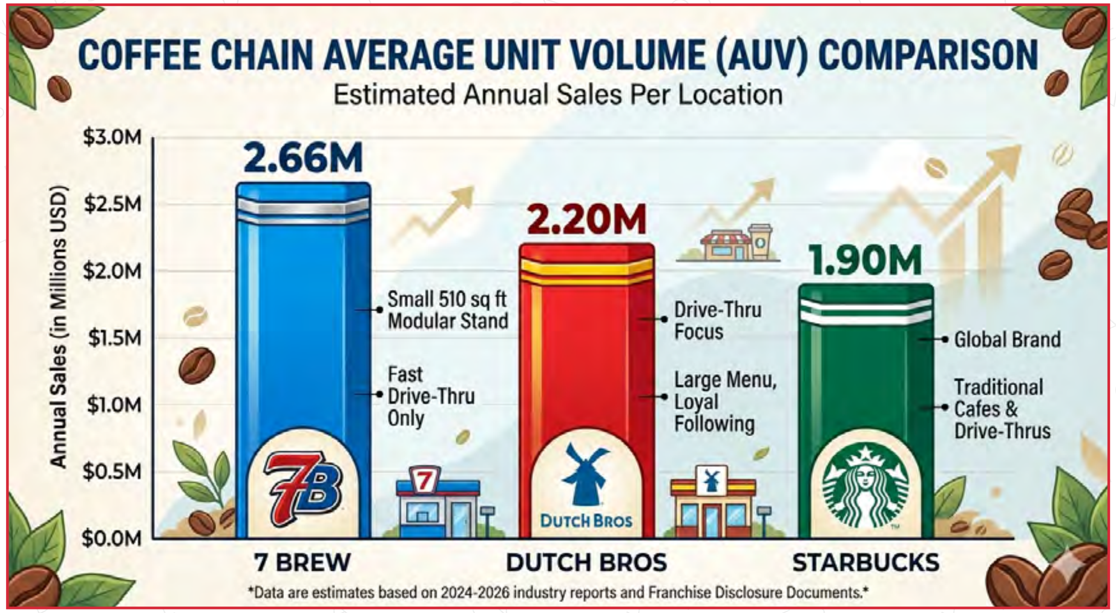
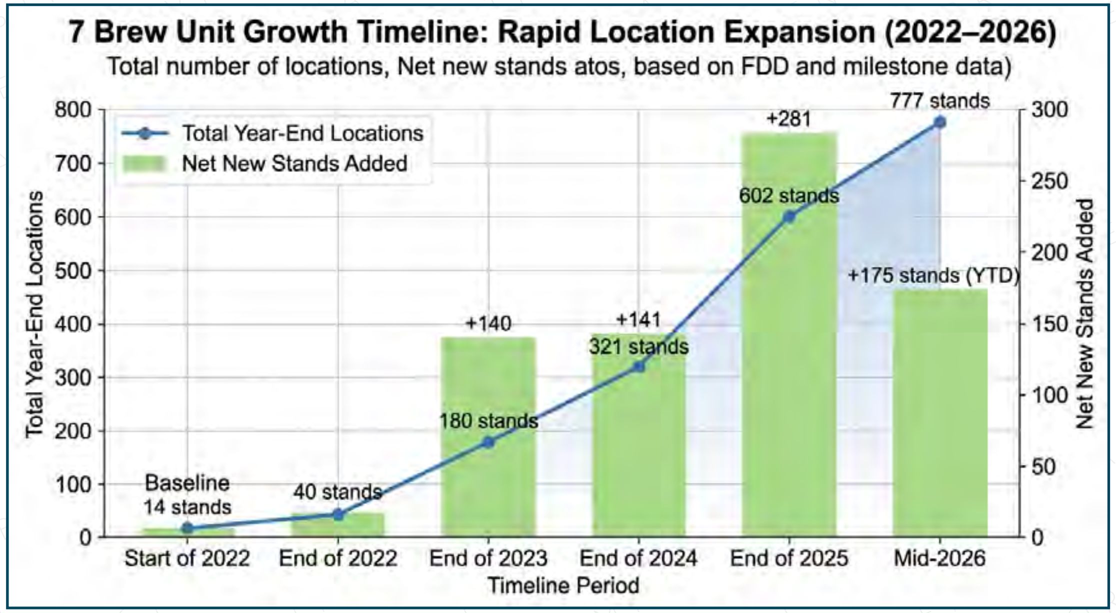
HIGH PLAINS BREW





7 BREW LOCATIONS GENERATE AN IMPRESSIVE AVERAGE UNIT VOLUME (AUV) OF $2,660,000!

OUR MISSION

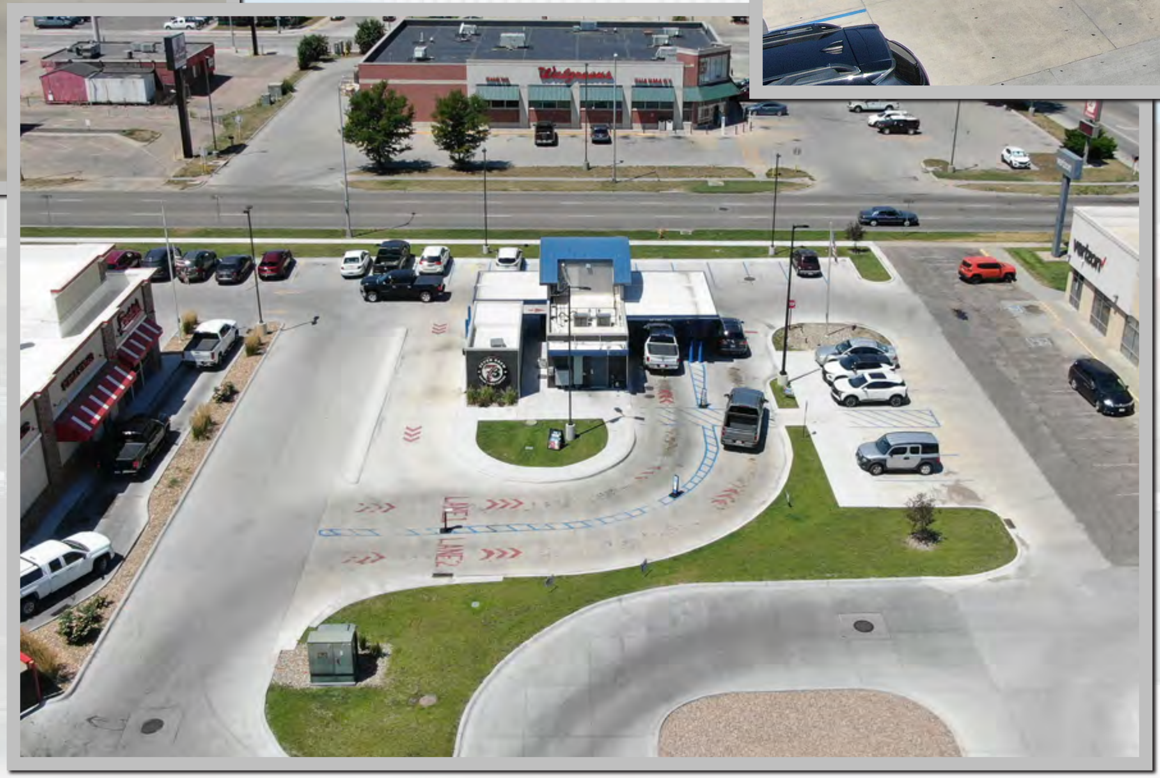
Cultivate Kindness

Cultivating Kindness means choosing connection – serving with heart, uplifting others, and creating small moments that can brighten someone's day.

798	STANDS AND COUNTING
39	STATES AND COUNTING
45,000+	BREW CREW MEMBERS
20,000+	DRINK COMBINATIONS
5 Million+	TOTAL DRINKS DONATED
$1,300,000+	TOTAL DOLLARS DONATED

Exterior Photos

As of July 2026



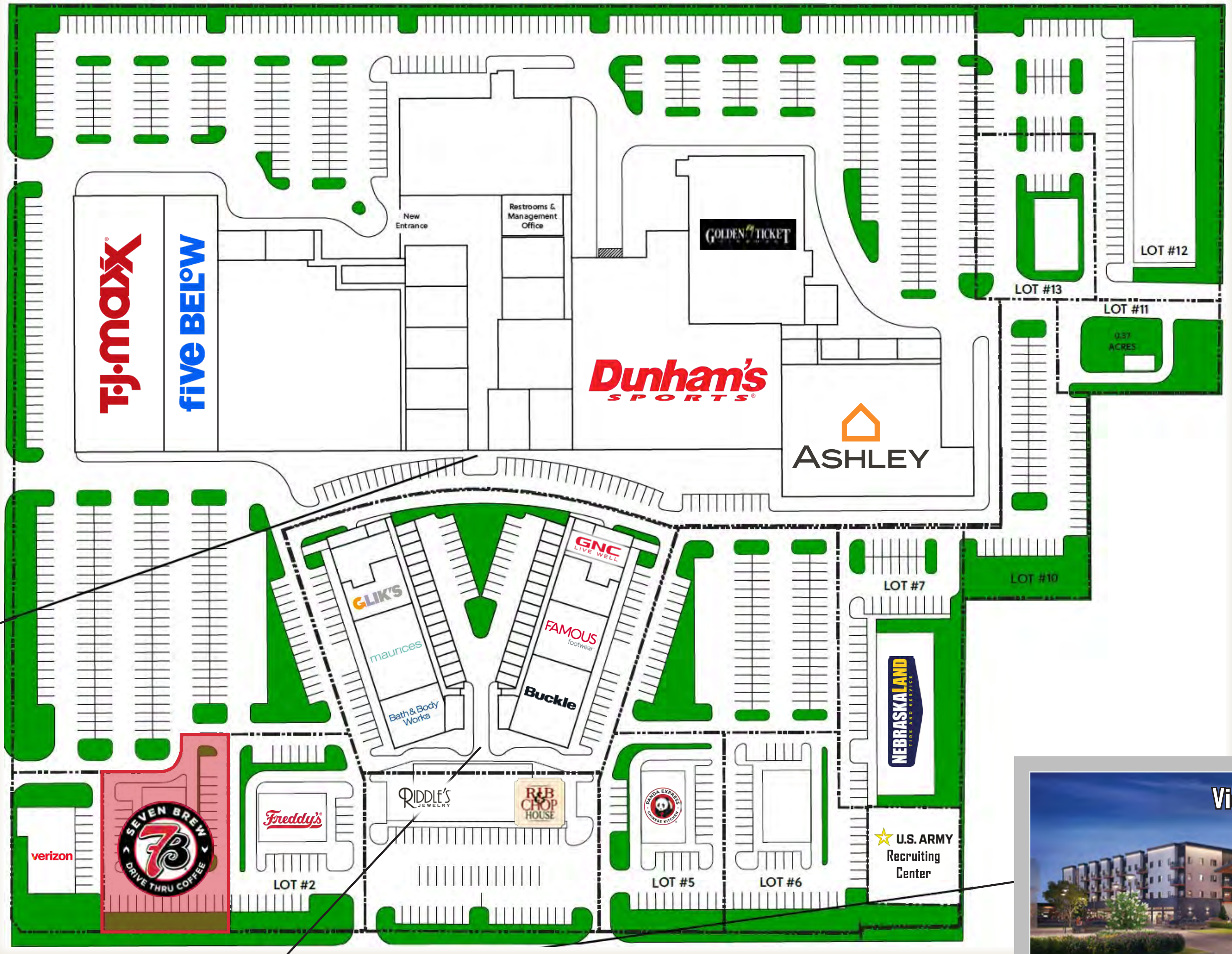
Site Plan

- Pad site to District 177
- 7 Brew latest prototype
- Impressive 17-car stack in drive-thru
- GLA: ±510 SF
- Lot Size: ±23,754 SF (±0.55 acre)


South
As of July 2026
DISTRICT 177
bomgaars
Dunham's SPORTS
five BELOW
TJ·maxx
ASHLEY
GOLDEN TICKET CINEMAS
maurices
Heartland Flats
96 Units
NEBRASKALAND
Armed Forces
Career Center
PANDA EXPRESS CHINESE KITCHEN
maurices
FAMOUS footwear
GLIK'S
GNC LIVE WELL
Freddy's
83
S Jeffers St
Northbound
9,193 CPD
Lincoln Federal
SAVINGS BANK
SEVEN 7 BREW
verizon
W William Ave

DISTRICT 177

REDEVELOPMENT



District 177 Entrance

View from Main Entrance on S Dewey St

Bird's Eye View of Heartland Flats - 96 Units

DISTRICT 177 SERVES AS A PRIME COMMERCIAL CENTER FOR NORTH PLATTE, NEBRASKA AND ITS SURROUNDING REGION.

North Platte

North Platte Synopsis

North Platte is the county seat of Lincoln County. It is located in the west-central part of the state, along I-80, at the confluence of the North & South Platte Rivers forming the Platte River. North Platte is the principal city of the North Platte Micropolitan Statistical Area, which includes Lincoln, Logan, and McPherson counties.

North Platte is home to the world's largest rail yard, **Bailey Yard**. **The Golden Spike Tower and Visitor Center** is an 8-story building which overlooks the expansive classification yard & engine facilities. North Platte is home to **North Platte Regional Airport**. United Express serves the airport with twice-daily service to Denver International Airport.

TOP EMPLOYERS IN NORTH PLATTE:

1. Union Pacific (railroad service - 1,700 employees)
2. Great Plains Health (health care - 1,300 employees)
3. Sustainable Beef (meatpacking plant - 850 employees)
4. Walmart Distribution Center (distribution - 600 employees)

2026 Demographics

	1-MI	3-MI	5-MI
Population	7,693	22,695	24,240
Households	3,542	10,241	10,860
Daytime Demos Age 16+	9,282	18,725	19,509
Median Age	38.5	40.0	40.3
Average Household Income	$67,277	$75,740	$77,360

City View

Major Cities/Destinations

FORT COLLINS, COLORADO

242 Miles Westbound
4-Hour Drive
2025 Metro Population: 363,000

DENVER, COLORADO

263 Miles Southwestbound
4-Hour Drive
2025 Metro Population: 2,995,000

COLORADO SPRINGS, COLORADO

332 Miles Southwestbound
5-Hour Drive
2025 Metro Population: 709,000

OMAHA, NEBRASKA

279 Miles Eastbound
4-Hour Drive
2025 Metro Population: 1,010,000

KANSAS CITY

422 Miles Southeastbound
6-Hour Drive
2025 Metro Population: 2,271,000

Press Release

7 BREW IS ON A GROWTH RUN FOR THE RECORD BOOKS

May 15, 2026

QSR

The 700-unit chain posted expansion north of 4,000 percent between 2022 and 2025.

7 Brew didn't merely outpace its own rapid growth from a year ago—it opened as many locations in 2025 as it did the previous two years combined.

The chain expanded by a net of 281 restaurants, according its just-released FDD. That after lifting by 141 net in 2024 and 140 in 2023.

For some perspective on the pace of 7 Brew's ascension, the Rogers, Arkansas-born chain had only 14 stores at the start of 2022 (it was founded in 2017). 7 Brew would climb to 40 by the end of that year and then erupt across 2023 to reach 180. That number rose to 321 year-end 2024 before getting to 602 as 2026 rolled around.

So, 7 Brew has expanded by 4,200 percent since 2022 began.

All the chain's 2025 development took place on the franchised side. Its corporate footprint stood flat at 24 after expanding by five in 2024 and three the year prior.

7 Brew began 2025 with 297 franchised restaurants and exited at 578—a number that hiked by 136 and 137 in 2024 and 2023, respectively. There, it's added 554 restaurants over a three-year span.

7 Brew actually had 604 total units at 2025 close, but didn't count two non-traditional locations that didn't have at least one drive-thru window (opened in Arkansas and Ohio last year).

The company had 283 openings, zero terminations or other closures, and reacquired two stores from franchisees. It hasn't closed a restaurant in at least the past three years.

7 Brew has also sold nine restaurants to franchisees in the last two calendars, including seven in 2025.

As for 2026, 7 Brew has an eye-opening 437 projected new franchised outlets planned (gross development). That includes 41 in Texas, 35 in Florida, and 30 apiece in Illinois and Georgia. It's also plotting 10 corporate openings and claims to have 18 franchise agreements signed without a store opened yet.

If 7 Brew does indeed open 447 venues without a closure, it would put the brand at the very top of net U.S. development in the sector, going off QSR 50 2026 figures (full data to be released in August).

The brand currently has more than 700 stands across 38 states.

7 Brew's store-level performance was equally robust. For 320 locations open and operating during the entire year (23 corporate and 297 franchised), average annual total sales came in at $2.658 million. Median sales were $2.569 million. The highest-earning 7 Brew collected $6.366 million and the lowest $836,418.

This compares to about $1.9 million for Starbucks (a much larger system at 16,944 domestic stores as of Q2), $2.16 million for Dutch Bros, which has climbed above 1,117 units, and $1.3 million for emerging Black Rock Coffee (190 restaurants).

7 Brew is generating these volumes on stores averaging 510 square feet.

Of its 320 locations, 147 exceeded the average sales figure.

For franchised restaurants (297), average annual total sales were $2.646 million. About 45 percent (134) topped that. Median total sales were $2.550 million. The highest-earning franchised restaurant was the $6.366 million performer. The lowest ($836,418) was also a franchise.

Company restaurants (23) averaged $2.82 million. Ten beat that result. Median sales were $2.763 million.

The top-earning corporate venue made $4.303 million. The lowest, $1.605 million.

Total revenues for the company came in at $112.5 million, well above the 2024 result of $43.5 million and 2023's $15.4 million.

Press Release

7 BREW DOUBLES FOOTPRINT TO 600 UNITS IN 2025

December 30, 2025

FastCasual.com

Drive-thru beverage brand 7 Brew has reached 600 locations nationwide following a year of rapid expansion and strategic leadership changes.

The Arkansas-based company nearly doubled its footprint in 2025, opening over 280 stands to grow from 321 locations at the start of the year to more than 600 across 38 states. The brand, which launched in 2019 with just 14 stands, attributes the growth to its franchisee-powered model and focus on high-speed service.

“This has been a monumental year of growth for 7 Brew and it's a true testament to the one-of-a-kind experience that our customers love,” Chris Dawson, president of 7 Brew, said in a company press release.

The year also marked a shift in physical strategy as the brand moved beyond its traditional drive-thru model. 7 Brew debuted its first walk-thru locations, including a site inside a Walmart Supercenter in Springdale and another in the university district of The Ohio State University.

To support the scaling effort, the company added three members to its executive team: Chief People Officer Stephanie Quillen, Chief Supply Chain Officer Chris Held and Chief Financial Officer Matt Dunnigan.

The brand reported record-setting traffic during its “7 Days of 7 Brew” promotion in December, which became the most successful sales period in the company's history.

As part of its “Hero of the Year” program, 7 Brew awarded $10,000 to Stephanie Brown of Buford, Georgia. Brown leads the Friends Ü Need Club, an organization that supports adults with special needs.

7 Brew offers more than 20,000 drink variations, including coffee, infused energy drinks, sodas and teas.

FAQ: 7 Brew 2025 Growth

How many 7 Brew locations are there in 2025?

7 Brew officially surpassed 600 locations across 38 states in 2025. This follows an aggressive expansion year where the brand opened over 280 new stands, nearly doubling its count from the previous year.

What is the new 7 Brew walk-thru format?

In 2025, 7 Brew introduced walk-thru locations as an alternative to its traditional double drive-thru stands. The first walk-thru opened inside a Walmart Supercenter in Springdale, Arkansas, followed by a high-traffic location at The Ohio State University.

Who are the new executives at 7 Brew?

The company strengthened its C-suite in 2025 with the addition of Stephanie Quillen as Chief People Officer, Chris Held as Chief Supply Chain Officer and Matt Dunnigan as Chief Financial Officer.

What was the most successful 7 Brew promotion this year?

The “7 Days of 7 Brew” event held from Dec. 7 to Dec. 13 was the brand's most successful sales period to date. The promotion featured daily deals, holiday merchandise and specialized drink offers to drive record-setting traffic.

Press Release

BLACKSTONE ANNOUNCES GROWTH INVESTMENT IN 7 BREW

February 14, 2024

Blackstone

New York & Fayetteville, Ark. – Blackstone (NYSE:BX) today announced that Blackstone Growth and affiliated funds (collectively "Blackstone") have made a growth equity investment in 7 Brew Coffee, the next generation drive-thru beverage business. Blackstone's investment seeks to help enable 7 Brew to accelerate its already-rapid expansion across the U.S., in collaboration with its premier franchise partners.

Since 7 Brew began operating its first coffee "stand" in Rogers, Arkansas in 2017, the company has been committed to serving custom drinks (more than 20,000 different combinations) while cultivating kindness and joy with every drink. Today, 7 Brew is a leading franchisor recognized as QSR Magazine's "Breakout Brand of 2023."

John Davidson, CEO of 7 Brew, said, "We are on a strong growth trajectory thanks to our outstanding team, the Brew Crew, and are so excited to have found in Blackstone a true partner who understands our culture and whose global reach and incredible resources will enable us to reach this next stage of growth. Blackstone brings everything we are looking for to help serve our customers and support our franchisees – industry and market knowledge, franchisee relationships, data science, operations and real estate expertise."

Todd Hirsch and Katie Storer of Blackstone said, "7 Brew's impressive growth to date is a testament to its strong team and franchisee partnerships. We are excited to partner with this business that is redefining the out-of-home coffee experience, by marrying a personal, human-centric customer service experience with premium products and exceptional efficiency."

Brian Cornyn of Blackstone said, "This investment illustrates Blackstone's thematic focus on investing in strong franchise businesses alongside highly skilled operators. We are proud to bring Blackstone's experience and global resources to fuel 7 Brew's next stage of growth."

Jimmy John Liautaud, Founder of Jimmy John's Sandwiches, a selling shareholder in this transaction, said "I am truly honored to have had my mentor, the legendary Jamie Coulter, ask me to help launch franchising for this exceptional brand. I am confident that the Brew Crew, management and Blackstone will continue to drive exponential growth."

Terms of the transaction were not disclosed. Friday, Eldredge & Clark, LLP served as legal counsel to 7 Brew. Simpson Thacher & Bartlett LLP served as legal counsel to Blackstone.

About 7 Brew

7 Brew is a rapidly growing coffee brand that is revolutionizing how customers experience drive-thru coffee service and think about their morning energy boost. 7 Brew serves espresso-based coffee, chillers, teas, infused energy, sodas, and more, all with an extra boost of kindness from their team. The dream of 7 Brew came alive with the first "stand" in Rogers, AR, and its seven original coffees. Now, more than 190 7 Brew stands operate across the country. For more information, visit www.7brew.com and follow 7 Brew on Instagram (@7brewcoffee), TikTok (@7brewcoffee), Facebook (facebook.com/7brewcoffee) and Twitter (@7BrewCoffee).

About Blackstone

Blackstone is the world's largest alternative asset manager. We seek to deliver compelling returns for institutional and individual investors by strengthening the companies in which we invest. Our more than $1 trillion in assets under management include global investment strategies focused on real estate, private equity, infrastructure, life sciences, growth equity, credit, real assets, secondaries and hedge funds. Further information is available at www.blackstone.com. Follow @blackstone on LinkedIn, X (Twitter), and Instagram.

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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

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