

OFFERING MEMORANDUM

7 Brew Coffee | Absolute NNN Ground Lease

13375 60TH STREET NORTH, OAK PARK HEIGHTS, MN 55082



REPRESENTATIVE PHOTO

15-YEAR GROUND LEASE
10% RENT INCREASES EVERY
FIVE YEARS

PRICE
\$1,500,000

CAP RATE
6.00%

13375 60th Street North
OAK PARK HEIGHTS, MN 55082



REPRESENTATIVE PHOTO

DISCLAIMER

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

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NATIONAL NET LEASE | SALE LEASEBACK GROUP

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Executive Summary

PROPERTY HIGHLIGHTS

Price	\$1,500,000
Cap Rate	6.00%
Net Rent	\$90,000
Tenant	7 Brew
Address	13375 60th Street North
City, State	Oak Park Heights, Minnesota
Building Size	+510 SF
Land Area	+1.26 Acres
Year Built	2026 (New Construction)
Tenancy	Single-Tenant
Lease Type	Absolute NNN Ground Lease
Initial Lease	15 Years

Transwestern Commercial Services, L.L.C. is pleased to present to investors a newly constructed 7 Brew Coffee ground lease located within The Shoppes of Oak Park Heights in Oak Park Heights, Minnesota. The property is secured by a 15-year triple net ground lease featuring 10% rent increases every five years and is strategically positioned within the dominant retail corridor serving the eastern Twin Cities and western Wisconsin. The highly visible Highway 36 location is surrounded by leading national retailers, offering investors long-term income, zero landlord responsibilities, and exposure to one of the fastest-growing drive-thru beverage concepts in the country.



REPRESENTATIVE PHOTO

Investment Highlights



Absolute NNN ground lease structure with zero landlord responsibilities



Attractive 10% rent increases every five years throughout the initial and option periods



One of the fastest-growing drive-thru beverage concepts in the United States with substantial national expansion underway



Brand new construction located within The Shoppes of Oak Park Heights retail center



High Population Growth Market - 4.76% population growth expected within a 3-mile radius by 2030



High-visibility Highway 36 (+38,000 VPD) location surrounded by national retailers including Walmart, Menards, Lowe's, Kohl's, Aldi, TJ Maxx, Michaels, Chipotle, Panera Bread, Cub Foods, Kowalski's Market and Popeyes



15-year initial lease term providing long-term passive income



Located within the dominant retail corridor serving the eastern Twin Cities and western Wisconsin markets



Backed by an experienced multi-unit franchise platform actively expanding 7 Brew across Minnesota with a targeted development pipeline of approximately 60 locations



REPRESENTATIVE PHOTO

Executive Summary

Lease Abstract

Tenant	Kueber Coffee Minnesota, LLC d/b/a 7 Brew
Building Size	±510 SF
Land Area	±1.26 Acres
Lease Structure	Absolute NNN Ground Lease
Lease Term	15 Years
Annual NOI	\$90,000
Rent Commencement	11/15/2026
Lease Expiration	11/30/2041
Rent Increases	10% Every 5 Years
Options	Four (4) Five-Year Options
Guarantee	Kueber Coffee Montana, LLC (Full Guaranty - with ongoing financial reporting)

KEY LEASE HIGHLIGHTS

- New 15-year ground lease.
- Triple Net structure with zero landlord obligations.
- Four 5-year extension options provide potential 35-year occupancy.
- 10% rent bumps every five years throughout the initial and option periods.
- Exclusive use protection against competing drive-thru coffee operators within the shopping center.
- Tenant-owned improvements during the term with reversion to landlord upon expiration.

Base Rent Schedule	Monthly	Annual
Years 1-5	\$7,500	\$90,000
Years 6-10	\$8,250	\$99,000
Years 11-15	\$9,075	\$108,900
Years 16-20 (option 1)	\$9,983	\$119,790
Years 21-25 (option 2)	\$10,981	\$131,769
Years 26-30 (option 3)	\$12,079	\$144,946
Years 31-35 (option 4)	\$13,287	\$159,440



REPRESENTATIVE PHOTO

Construction Progress Photos as of 9/9/2026



[ACCESS AERIAL VIDEO OF PROPERTY](#)



Tenant Overview

Backed by Blackstone Growth, 7 Brew has rapidly evolved into one of the fastest-growing beverage brands in the country, now operating more than 777 locations across 34 states. Since 2019, the company has achieved over 4,000% growth while generating average annual sales of approximately \$2 million per stand. In a recent competitive auction, 7 Brew outbid Dutch Bros to acquire the vacant Salad & Go portfolio (73 locations), further demonstrating the strength of its expansion platform and commitment to accelerated national growth. The acquisition is expected to be finalized by the end of September.

Unlike many coffee concepts, 7 Brew generates traffic throughout the day by offering a broad selection of hot and cold coffees, energy drinks, teas, smoothies, shakes, and flavored beverages. The company's highly efficient drive-thru format is designed to maximize throughput and convenience, helping support strong unit-level economics and rapid expansion.

KEY INVESTMENT HIGHLIGHTS

- One of the fastest-growing beverage concepts in the United States
- Drive-thru focused operating model
- Broad beverage offering beyond traditional coffee
- National expansion across multiple markets
- Attractive unit-level economics driving franchise growth
- Strong consumer brand awareness and customer loyalty
- Significant white-space expansion opportunities remaining nationwide

FRANCHISEE OVERVIEW

- 4 Minnesota locations currently under development
- Plans for approximately 60 locations by 2030
- Ownership interests in 41 Planet Fitness locations
- Ownership interests in 63 Buff City Soap locations
- Multi-brand operator with significant franchise experience



Area and Market Overview

LOCATION AND DEMOGRAPHICS

Oak Park Heights is one of the most affluent and established retail destinations in the eastern Twin Cities metropolitan area. Positioned immediately adjacent to Stillwater and serving both Minnesota and western Wisconsin populations, the market benefits from strong household incomes, stable residential growth, and limited competitive retail development opportunities.

The property is located along Highway 36, a major east-west commuter corridor connecting the eastern suburbs of Minneapolis-St. Paul with Wisconsin. The site benefits from excellent visibility and access and sits within the region's dominant retail node.

The immediate area features a significant concentration of national retailers, restaurants, and service providers, creating strong daily traffic patterns and destination-oriented shopping activity. Nearby retailers include Walmart, Menards, Target, Lowe's, Ulta, Kohl's, Aldi, Michaels, TJ Maxx, Five Below, PetSmart, Chipotle, Panera Bread, Cub Foods, Kowalski's Market, Popeyes and numerous additional national brands.

AREA HIGHLIGHTS

- Dominant retail corridor for eastern Twin Cities
- Strong household incomes
- Large regional draw from western Wisconsin
- Excellent visibility along Highway 36
- Surrounded by national retail anchors
- Established retail market with limited future competition
- High commuter traffic and daily consumer visitation

TRAFFIC COUNTS

HIGHWAY 36: Approximately 38,742 VPD

OAK PARK HEIGHTS AREA SNAPSHOT

Population	1 mile	3 mile	5 mile
2025 Total Population	5,682	30,713	47,770
2030 Population	5,907	32,175	50,086
Average Age	51.5	45.4	45.6
2025 Total Households	2,636	12,725	19,087

Income	1 mile	3 mile	5 mile
Average Household Inc	\$97,969	\$131,821	\$144,263
Average Household Size	2.1	2.4	2.5
Median Home Value	\$364,344	\$430,419	\$474,616

Source: CoStar

Market Aerial



Intersection Aerial



Intersection Aerial



Demographics

POPULATION	1 miles	3 miles	5 miles
2025 Population	5,682	30,713	47,770
2030 Population	5,907	32,175	50,086
Annual Growth 2025-2030	0.8%	1.0%	1.0%
Median Age	51.5	45.4	45.6

HOUSEHOLDS	1 miles	3 miles	5 miles
2025 Households	2,636	12,725	19,087
Annual Growth 2025-2030	0.9%	1.0%	1.0%
Avg Household Size	2.1	2.4	2.5

ESTIMATED HOUSEHOLD INC.	1 miles	3 miles	5 miles
Avg Household Income	\$97,969	\$131,821	\$144,263
Median Home Value	\$364,344	\$430,419	\$474,616

TRAFFIC COUNTS	Vehicles Per Day
MN 36	38,742 VPD
60th Street North	616 VPD
Washington Avenue	7,637 VPD

Source: CoStar

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