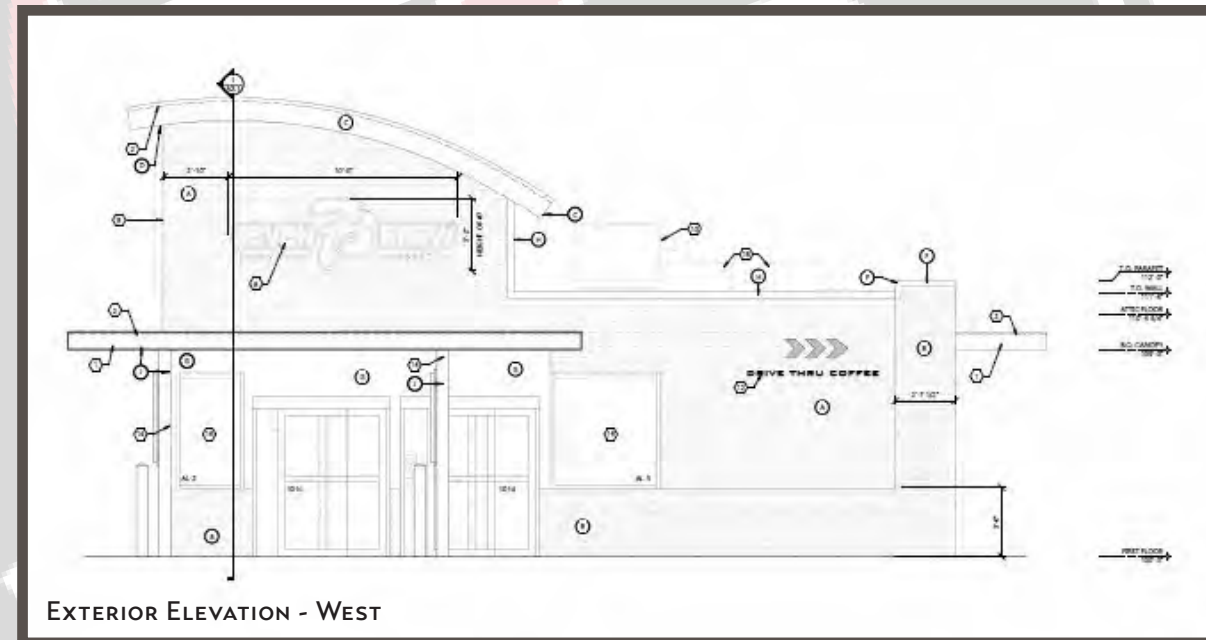


# \*\*\*COLLEGE TOWN LOCATION\*\*\*



FILE PHOTO - CURRENTLY UNDER CONSTRUCTION



**BANG**

REALTY

OFFERING MEMORANDUM

**7 BREW**

**3710 WI-16 | LA CROSSE, WISCONSIN 65401**

# ADVISORY TEAM

**BRIAN BROCKMAN**  
Principal Broker  
LIC # 58914-90  
brian@bangrealty.com  
513.898.1551 - office



**BANG REALTY-WISCONSIN**  
2939 Vernon Place  
Cincinnati, Ohio 45219  
www.bangrealty.com



# Highlights



## PRICE

\$2,333,000

## CAP RATE

6.00%

## NOI

\$139,974

## POINTS OF INTEREST

**Retailers | Entertainment:** Pad site to Valley View Mall anchored by Hy-Vee Grocery & JCPenney with key tenants such as Barnes & Noble, American Eagle, Maurices & Claire's - major tenants nearby include Burlington, Old Navy, T.J. Maxx, HomeGoods, Plato's Closet, Michaels, Five Below, Ulta Beauty, Sally Beauty, Office Depot, PetSmart, T-Mobile, Planet Fitness

**Higher Education:** 4½ miles from **University of Wisconsin-La Crosse** - a public university offering bachelor's, master's and doctoral degrees with a total enrollment of 10,627 (Fall 2025); 5½ miles from **Western Technical College** - a public technical college with 5,393 students; 6½ miles from **Viterbo University** - a private Catholic university offering academic programs with 1,903 students (Fall 2025)

**Healthcare:** 6 miles from **Mayo Clinic La Crosse** - a community-focused hospital serving Iowa, Minnesota & Wisconsin with 96 beds; 7 miles from **Gundersen Lutheran Medical Center** - a general & medical surgical hospital with 325 beds

## BRAND NEW ABSOLUTE NNN GROUND LEASE

Brand new 20-year Absolute NNN Ground lease (conveying ownership - underlying ground only) with attractive 10% rental escalations every 5 years!

## TENANT | GUARANTORS

**Brew 4 You, LLC** owns & operates 7 locations with 4 more to open by YE 2026 (11 total). Tenant also has a development agreement to build 6 more locations in 2027! The lease is further backed by 3 Personal Guarantors!

## BRAND NEW CONSTRUCTION

A custom-built building designed specifically for 7 Brew, featuring a double-stack drive-thru and walk-up window - scheduled to open in August 2026 (est. - currently under construction)

## DOMINANT RETAIL CORRIDOR | TRAFFIC COUNTS

Pad site to Valley View Mall (anchored by Hy-Vee & JCPenney with over 40 shops & restaurants) - positioned on a ±0.809-acre parcel with excellent visibility/access on WI-16 with traffic counts of 39,679 CPD!

## 2026 AFFLUENT DEMOGRAPHICS

Population (5-mi)	63,109
Households (5-mi)	26,813

**Average Household Income (1-mi) \$114,948**

# Financial Analysis

<b>SITE ADDRESS</b>	3710 WI-16 La Crosse   Wisconsin 65401
<b>TENANT</b>	<b>Brew 4 You, LLC</b>
<b>GUARANTORS</b>	<b>Three Personal Guarantors</b>
<b>LESSEE ENTITY TYPE</b>	Franchise
<b>GROSS LEASABLE AREA</b>	±526 SF
<b>LOT SIZE</b>	±35,240 SF (±0.809 acre)
<b>YEAR BUILT</b>	August 2026 (Est. - under construction)
<b>OWNERSHIP</b>	Conveying ownership - underlying ground only
<b>EXPENSE REIMBURSEMENT</b>	This is an <b>Absolute NNN Ground lease</b> . Tenant is responsible for all expenses.
<b>LEASE TERM</b>	20 years (new)
<b>RENTAL INCREASES</b>	10% every 5 years
<b>RENT COMMENCEMENT DATE</b>	August 10, 2026 (Est. - under Construction)
<b>EXPIRATION DATE</b>	August 31, 2046
<b>OPTIONS</b>	Four 5-Year Renewal Options
<b>FINANCING</b>	All Cash or Buyer to obtain new financing at Close of Escrow.



## Rent Roll

	<b>TERM*</b>	<b>ANNUAL RENT</b>	<b>CAP RATE</b>
Years 1-5	<b>08/10/26</b> to 08/31/31	\$139,974	6.00%
Years 6-10	09/01/31 to 08/31/36	\$153,971	6.60%
Years 11-15	09/01/36 to 08/31/41	\$169,369	7.26%
Years 16-20	09/01/41 to <b>08/31/46</b>	\$186,305	7.99%
		<b>AVG ANNUAL RETURN</b>	<b>6.96%</b>

### RENEWAL OPTIONS

1st Option	09/01/46 to 08/31/51	\$204,936
2nd Option	09/01/51 to 08/31/56	\$225,430
3rd Option	09/01/56 to 08/31/61	\$247,972
4th Option	09/01/61 to 08/31/66	\$272,770

\* Estimated dates are subject to change based on construction completion and tenant opening.

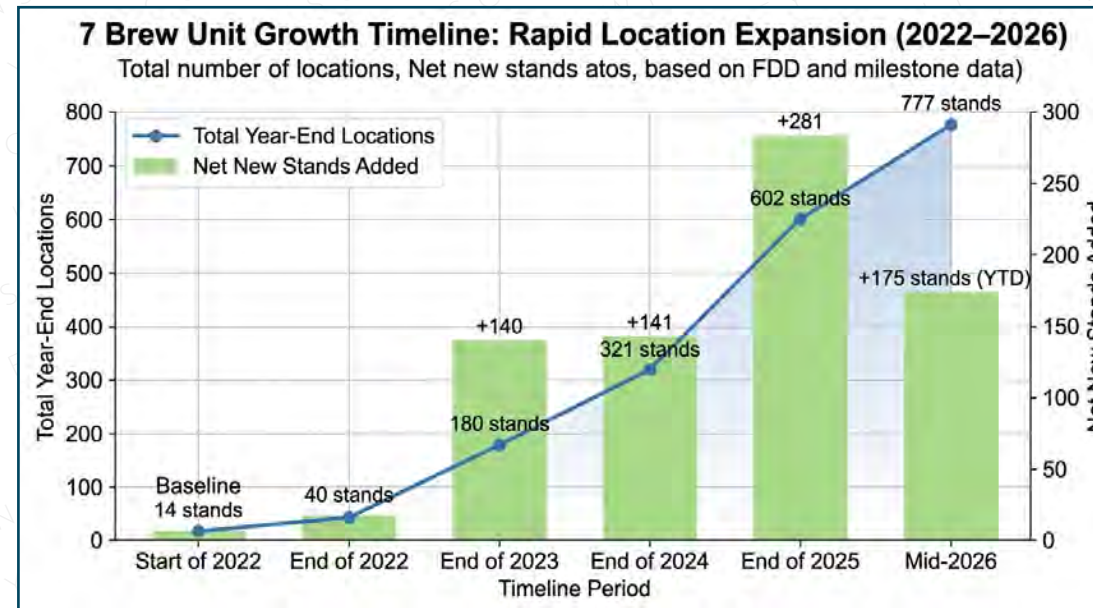
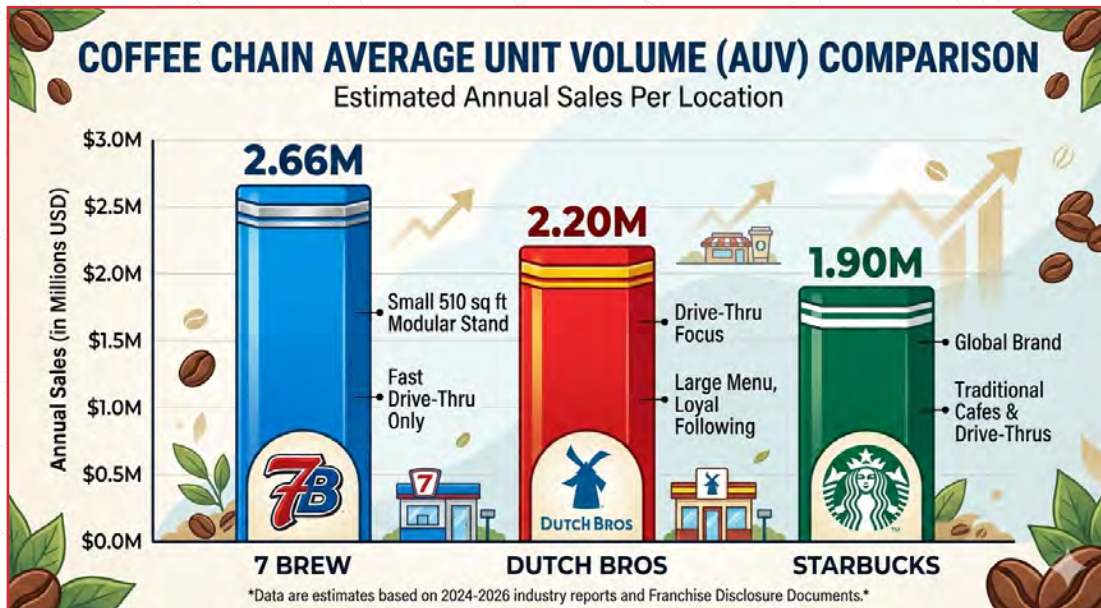
# Tenant Profile



**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

**Brew 4 You, LLC owns & operates 7 locations** with 4 more to open by YE 2026 (11 total). Tenant also has a development agreement to build 6 more locations in 2027! The lease is further backed by three Personal Guarantors!



\*\*\*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.

600+

STANDS AND COUNTING

38

STATES AND COUNTING

25,000+

BREW CREW MEMBERS

20,000+

DRINK COMBINATIONS

5 Million+

TOTAL DRINKS DONATED

\$1,300,000+

TOTAL DOLLARS DONATED

# Construction Site Photos

As of June 2026



# Site Plan

## Property Specifications

County	La Crosse
Parcel #	17-10692-00
Lot Size	±35,240 SF (±0.809 acre)
GLA	±526 SF

## Parking Stalls

Regular	26
Handicap	2



# Northeast

As of June 2026



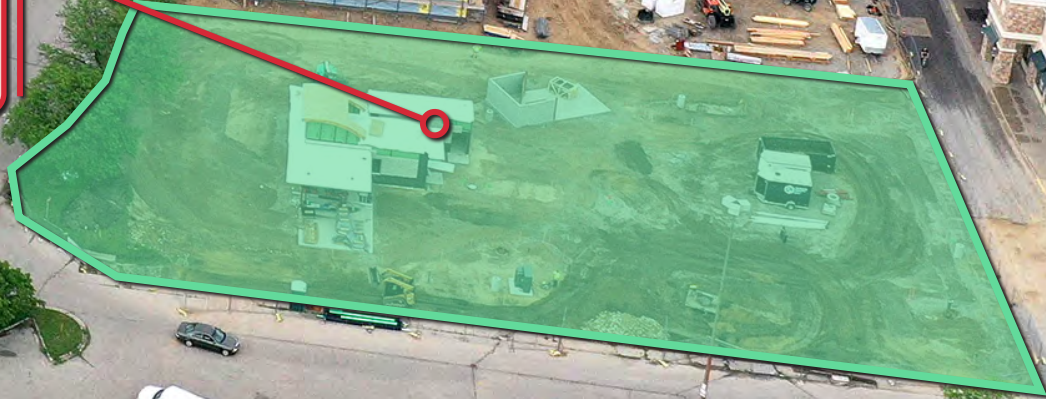
WI-157  
32,137 CPD



WI-16 | 39,679 CPD



AMERICAN EAGLE	BARNES & NOBLE	ZALES
francesca's	claire's	SPENCERS
maurices	TORRID	FAMOUS footwear OUTLET
Sean Phillip BREADS	STARBUCKS	KAY JEWELERS
PRETZELMAKER	zumiez	GNC LIVE WELL
HUHOT MONGOLIAN GRILL	POP CON SHOP	SOLE BROTHERS SHOE STORE



CAMPING WORLD festival SHOE STATION  
 ANYTIME FITNESS  
 PAPA MURPHY'S TAKE 'N BAKE PIZZA



petco  
 Panera BREAD  
 TACO BELL TIRES PLUS TOTAL CAR CARE  
 BURGER KING BOOT BARN

planet fitness  
 Office DEPOT  
 PLATO'S CLOSET  
 Once upon a child



WI-157 | 32,137 CPD

I-90 | 41,021 CPD



Burlington

Buckle

OLD NAVY

SALLY.



2026 AVERAGE HOUSEHOLD INCOME (3-MI)  
**\$114,948**



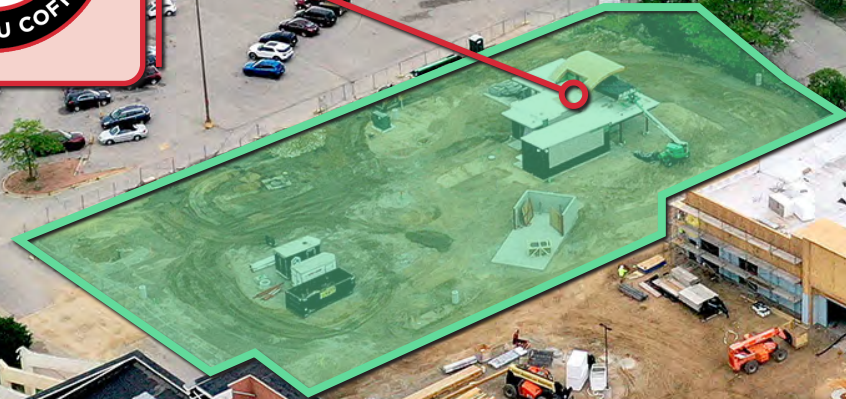
WI-16 | 39,679 CPD



verizon



JCPenney



# La Crosse

**NORTHERN HILLS  
ELEMENTARY**  
477 STUDENTS

**ONALASKA  
MIDDLE SCHOOL**  
659 STUDENTS

**PERTZSCH  
ELEMENTARY**  
385 STUDENTS

**ONALASKA  
HIGH SCHOOL**  
926 STUDENTS

**LUTHER  
HIGH SCHOOL**  
270 STUDENTS

**MENARDS®**

**Kwik Trip**  
Support Ctr, Distribution Ctr,  
Training Ctr, Engineering &  
Information Technology, IT Retail  
Services, Bread & Bun Plant, Kwik  
Trip Kitchens, Sweets Bakery,  
Fleet Services, Ice Plant

**FERGUSON  
DISTRIBUTION**

**DURATECH  
INDUSTRIES**

**GREAT LAKES  
CHEESE  
MANUFACTURER**

**sam's club** **ANYTIME FITNESS**  
**festival** **CAMPING WORLD**

**planet fitness** **PLATOS CLOSET**  
**Once upon a child** **Office DEPOT**

**Burlington Michaels**  
**PETSMART SALLY.**  
**Buckle** **DOLLAR TREE**  
**OLD NAVY** **GOODYEAR**  
AUTO SERVICE

**HomeGoods** **ADVANCE AUTO PARTS**  
**TJ-maxx** **five BELOW**  
MEN'S WEARHOUSE  
**SIERRA** **ULTA** **SHERWIN WILLIAMS**

**target** **BEST BUY**  
**KOHL'S** **ROSS**  
**HOBBY LOBBY** **Blain's FARM & FLEET**  
**Walgreens**

**VALLEY VIEW MALL**  
AMERICAN EAGLE BARNES & NOBLE ZALES  
francesca's & NOBLE SPENCERS  
maurices claire's  
TORRID FAMOUS footwear OUTLET  
Sean Phillip BRIDALS  
STARBUCKS KAY JEWELERS  
PRETZELMAKER zumiez SOLE BROTHERS SHOE STORE  
HUHOT MONGOLIAN GRILL GNC LIVE WELL POPCON SHOP

**DICK'S**

**ASHLEY**

**WOODMAN'S  
MARKETS**

**Walmart**

**ALDI**

**HOM  
FURNITURE**

**THE HOME DEPOT**

**16**

**157**

**16**

**157**

**INTERSTATE  
90**

**I-90 | WI-157 | CPD**

**WI-157 | 32, 137 CPD**

**WI-16 | 39, 679 CPD**





## MINNESOTA

**VITERBO UNIVERSITY**  
1,903 STUDENTS



**Optum**  
A healthcare company providing health solution & care delivery organization

**Kwik TRIP**  
Support Ctr, Distribution Ctr, Training Ctr, Engineering & Information Technology, IT Retail Services, Bread & Bun Plant, Kwik Trip Kitchens, Sweets Bakery, Fleet Services, Ice Plant

**ACE Hardware DISTRIBUTION**

**La Crosse Regional AIRPORT**  
LSE sits on 1,380 acres with 3 runways served by American Airlines.

**GUNDERSEN HEALTH SYSTEM®**  
GUNDERSEN LUTHERAN MEDICAL CENTER  
325 BEDS



### City of LA CROSSE

**LOGAN MIDDLE SCHOOL**  
462 STUDENTS

**HARBOR FREIGHT**

**NORTHSIDE ELEMENTARY**  
254 STUDENTS

**ONALASKA HIGH SCHOOL**  
926 STUDENTS

### City of ONALASKA

**ONALASKA MIDDLE SCHOOL**  
659 STUDENTS

**TRANE MANUFACTURING**

**LONGFELLOW MIDDLE SCHOOL**  
625 STUDENTS

**MENARDS®**

**MAYO CLINIC LA CROSSE**  
96 BEDS

**Western Technical College**  
5,393 STUDENTS

**LOGAN HIGH SCHOOL**  
715 STUDENTS

**sam's club**

**SEVEN BREW 7B DRIVE THRU COFFEE**

**MENARDS®**

## WISCONSIN

**Walmart**

**CENTRAL HIGH SCHOOL**  
1,014 STUDENTS

**UW**  
UNIVERSITY OF WISCONSIN - LA CROSSE  
10,627 STUDENTS

**festival ANYTIME FITNESS**

**planet fitness Office DEPOT** **PLATOS CLOSET Once upon a child**

**sam's club**

**SOUTHERN BLUFFS ELEMENTARY**  
351 STUDENTS

**STATE ROAD ELEMENTARY**  
297 STUDENTS

**VALLEY VIEW MALL**  
A premier shopping destination with key tenants such as Hy-Vee, JCPenney, Dick's Sporting Goods, Zumiez, Express, American Eagle, Bath & Body Works, Torrid, ULTA, Barnes & Noble, Maurices, Francesca's, Torrid, Famous Footwear, Foot Locker, GNC, GameStop, Kay Jewelers, Spencers, Claire's, Pearl Vision, etc.

**NORTHWOODS INTERNATIONAL SCHOOL**  
260 STUDENTS

**Blain's FARM & FLEET**

**THE HOME DEPOT**

**Walmart**

**WOODMAN'S MARKETS**

**HOM FURNITURE**

**ALDI**

# La Crosse Synopsis

**La Crosse** is the county seat of Wisconsin's La Crosse County. Positioned alongside the Mississippi River, La Crosse is the largest city on Wisconsin's western border. The city forms the core of and is the principal city in the La Crosse-Onalaska Metropolitan Area.

A regional technology, medical, education, manufacturing, and transportation hub, companies based in the La Crosse area include **Optum (dba Logistics Health, Inc), Kwik Trip, La Crosse Technology, City Brewing Company,** and **Trane.**

La Crosse is a college town with 16,500 students and home to the **University of Wisconsin-La Crosse (UW-La Crosse), Viterbo University** and **Western Technical College.**

## TOP EMPLOYERS IN LA CROSSE:

- 1. Gundersen Health System** - A comprehensive nonprofit health system with almost 9,000 employees
- 2. Mayo Clinic** - A nonprofit organization committed to clinical practice, education & research with more than 1,000 physicians, 1,000 specialized care providers & nearly 16,500 staff employees
- 3. Kwik Trip** - A chain of convenience stores with locations throughout Wisconsin & Minnesota with over 3,500 local workers
- 4. University of Wisconsin-La Crosse** - a liberal arts university servicing 10,627 students with 2,407 employees
- 5. Trane®** - A world leader in air conditioning systems, services & solutions with 1,600 workers

2026 Demographics	1-MI	3-MI	5-MI
	Population	1,880	24,685
Households	791	10,996	26,813
Labor Population Age 16+	1,575	20,385	53,513
Median Age	43.3	39.3	36.3
<b>Average Household Income</b>	<b>\$114,948</b>	<b>\$108,369</b>	<b>\$103,620</b>



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By accepting this Marketing Brochure you agree to release Bang Realty-Wisconsin hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

## FOR MORE INFORMATION:

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