HIGH PROFILE CAVA GRILL
LIVONIA, MICHIGAN

MID-AMERICA®

CAVA

5.75% CAP / $3,826,087

15 YEAR GROUND LEASE

2026 NEW CONSTRUCTION

*REPRESENTATIVE PHOTO

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*REPRESENTATIVE PHOTO

CONDITIONS OF OFFERING

OFFERING MEMORANDUM AND LEGAL LIABILITY

The Offering Memorandum (“The Memorandum”) is intended solely for the limited use of the Potential Purchaser in considering whether to pursue negotiations to acquire the CAVA Grill at the NEQ of 7 Mile & Haggerty Roads in Livonia, Michigan (“The Property”). The Memorandum, prepared by Mid-America Real Estate - Michigan, Inc. (hereinafter collectively referred to as “MAREM”), contains information pertaining to the operation of The Property and does not purport to be all inclusive or to contain all the information, which The Potential Purchaser may desire. The Memorandum is being delivered with the understanding that The Potential Purchaser will conduct its own analysis and investigation of The Property, independently and without reliance upon MAREM, The Owner or The Memorandum and based on such documents, information and other matters as The Potential Purchaser, in its sole discretion, deems appropriate in evaluating a purchase of The Property. In furnishing The Memorandum, MAREM and/or The Owner reserve(s) the right to request the return of The Memorandum (including all copies or partial copies), or any other information provided, at any time. Neither The Owner nor MAREM or any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of The Memorandum or any oral or written communication transmitted from MAREM and/or The Owner to The Potential Purchaser and no legal liability is assumed or to be implied with respect thereto. By accepting The Memorandum, The Potential Purchaser agrees that The Memorandum’s contents and any other information pertaining to The Property and provided to The Potential Purchaser are confidential and proprietary; that The Memorandum and the information contained therein or provided is the property of The Owner and/or MAREM; that it will hold and treat The Memorandum and information provided in the strictest of confidence; that it will not, directly or indirectly, disclose or permit anyone else to disclose The Memorandum’s contents without prior written authorization; and, that it will not use or permit to be used The Memorandum or The Memorandum’s contents in any fashion or manner detrimental to the interest of The Owner or MAREM or in violation of the obligation to maintain such information and The Memorandum in strict confidence. However, The Potential Purchaser may disclose such confidential information to its employees, auditors, financial advisors, directors and/or counsel to whom it is reasonably necessary for purposes of evaluating The Property provided all reasonable precautions are taken to safeguard the information and parties are informed of the need to maintain the information as confidential. The Potential Purchaser agrees that photocopying or other duplication of information provided by The Owner and/or MAREM is strictly prohibited. The Owner expressly reserves the right, at its sole discretion, to reject any or all proposals or expressions of interest in The Property and to commence, participate in, or terminate discussions with any party at any time with or without notice. The Potential Purchaser acknowledges that The Owner has no obligation to discuss or agree to the sale of The Property. Notwithstanding that The Potential Purchaser and The Owner may reach one or more oral understandings or agreements on one or more issues that are being discussed, neither party shall be bound by any oral agreement of any kind and no rights, claims, obligations or liabilities of any kind, either express or implied, shall arise or exist in favor of or be binding upon either party except to the extent expressly set forth in a written agreement signed by both parties. The Memorandum shall not be deemed a representation of the state of affairs of The Property nor constitute an indication that there has been no change in the business or affairs of The Property since the date of its preparation. The Potential Purchaser agrees not to contact the tenants, leasing brokers or property management staff of The Property in connection with its review of The Property without prior written approval of The Owner. Any and all questions related to The Memorandum or The Property must be directed to MAREM. In the event The Potential Purchaser decides not to pursue the acquisition of The Property, The Potential Purchaser agrees to return The Memorandum to the appropriate representative of MAREM.

REPRESENTATION

The Potential Purchaser understands and agrees that MAREM is not representing The Potential Purchaser in this Proposed Sale. MAREM is only representing The Owner in this Proposed Sale.

OWNERSHIP

The Potential Purchaser understands and agrees that certain MAREM Principals are also partial owners of “The Property”.

AMERICANS WITH DISABILITIES ACT

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. State and local laws also may mandate changes. Neither The Owner nor MAREM is qualified to advise The Potential Purchaser as to what, if any, changes may be required now, or in the future. The Potential Purchaser should consult the attorneys and qualified design professionals of its choice for information regarding these matters. Neither The Owner nor MAREM can determine which attorneys or design professionals have the appropriate expertise in this area.

HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. Due to prior or current uses of The Property or the area, there may be hazardous or undesirable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Neither The Owner nor MAREM has expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of The Potential Purchaser to retain qualified experts to detect and correct such matters

COOPERATING BROKER POLICY

Neither The Owner nor MAREM will pay a brokerage fee to, or share a brokerage commission with The Potential Purchaser, or a related and/or affiliated party to such purchaser, attempting to act as a cooperating broker. In addition, neither The Owner nor MAREM will pay a brokerage fee to, or share a brokerage commission with, a cooperating broker representing The Potential Purchaser. However, notwithstanding the issue of commission, The Potential Purchaser may retain the brokerage representative of its choice. All cooperating broker inquiries should be directed to the appropriate MAREM representative.

REMEDIES

If there is a breach or threatened breach of any provision of these Conditions of Offering, The Owner and/ or MAREM shall be entitled to seek redress by court proceedings in the form of an injunction restraining The Potential Purchaser without the necessity of showing any actual damages or that monetary damages would not afford an adequate remedy and/or a decree for specific performance without any bond or other security being required. Nothing herein shall be construed as prohibiting The Owner and/or MAREM from pursuing any other remedies at law or in equity, which it may have. If The Owner and/or MAREM is involved in a court proceeding to enforce the covenants contained in these Conditions of Offering and The Owner and/or MAREM prevails in such litigation, The Potential Purchaser shall be liable for the payment of The Owner and/or MAREM’s reasonable attorneys’ fees, court costs and ancillary expenses together with such other and further relief as available under any applicable statute.

INVESTMENT SUMMARY

Mid-America Real Estate - Michigan, Inc. has been retained on behalf of ownership to sell the 100% fee simple interest in 1 acre of land with a ground lease containing a brand-new 2,500 square foot CAVA Grill restaurant with a drive-thru in Livonia, Michigan. The property is ideally positioned at the northeast quadrant of 7 Mile Road and Haggerty Road, in a tier 1 market in Michigan, and offers investors a near bulletproof income stream featuring a longterm ground lease in a strong and stable market.

Tenant:	CAVA Grill
Year Built:	2026
GLA:	2,500 SF + Drive-thru
Total Land:	1.0 AC
Address:	NEQ 7 Mile & Haggerty Rds | Livonia, MI

Lease Type:	Ground Lease
LL Responsibilities:	None
Ground Rent:	$220,000
Term:	Fifteen (15) Years
Rent Increases:	10% every 5 years
Options:	Four 5-year options

Asking Price:	Cap Rate:	NOI:
$3,826,087	5.75%	$220,000

KEY FEATURES

LONG TERM GROUND LEASE, NO LANDLORD RESPONSIBILITIES

CAVA has a demonstrated long term commitment to the subject property by signing a 15-year lease that includes options for an additional 20 years. In addition to the tenant's long term commitment, there are no ongoing maintenance obligations for ownership of this asset. Tenant is fully responsible for any and all maintenance, taxes, and insurance of the property.

NEW PROTOTYPE CONSTRUCTION

Subject property is a new 2026 constructed building with a drive-thru that is ideally built to CAVA's specifications. The property features a large kitchen and ample seating area. The new modern look of the building is attractive and matches the adjacent property well.

STRONG MARKET CO-TENANCY

CAVA is conveniently located on a shared pad with Shake Shack at the northeast quadrant of 7 Mile Road and Haggerty Road. The Haggerty Road corridor is a retail hub featuring numerous shopping centers, big box retailers and national tenants. Nearby retailers include Costco, Target, Meijer, Trader Joe's, The Home Depot, as well as a brand new Nino Salvaggio International Marketplace (Gourmet Grocer), and an incoming Whole Foods development.

GREAT ACCESS & VISIBILITY

The restaurant is well located on the northeast quadrant of 7 Mile Road (17,166 vpd) and Haggerty Road (30,300 vpd) in Livonia, Michigan. The pad offers two points of egress/ingress and shared parking with Shake Shack. The site is adjacent to the I-275 interchange, which sees more than 160,000 vehicles per day.

DENSE RESIDENTIAL CUSTOMER BASE

This CAVA location benefits from dense and affluent demographic nearby. Within three miles of the property, there are over 75,000 residents with average household incomes of over $140,000. The five-mile radius of the property steadily supports the restaurant with a population of 190,467 earning in excess of $142,181. The daytime population within 5-miles reaches nearly 260,000 people with over 168,000 being workers.

DESIRABLE DEMOGRAPHIC PROFILE

within 3 miles

POPULATION
75,993

DAYTIME POPULATION
96,006

HOUSEHOLDS
32,935

AVERAGE HH INCOME
$143,242

MEDIAN HOME VALUE
$365,654

MEDIAN AGE
45.4

SITE PLAN

owned by others
LIVONIA DRAIN NO. 38 (DENMAR DRAIN)
5 FT REAR YARD SETBACK
10 FT LANDSCAPE BUFFER
PARCEL ID: 023-99-0001-013
owned by others
SHAKE SHACK
CAVA
39200
2,503 sf
46'-4"
52'-10"
storm
public san.
owned by others
monument sign
15 FT FRONT YARD SETBACK
5 FT RIGHT-OF-WAY GREENBELT
right in - right out
SEVEN MILE ROAD
CHIPPEWA DRIVE
owned by other
12' SANITARY SEWER EASEMENT
PENTAGON CENTRE CONDOMINIUM

SITE OVERVIEW & IMMEDIATE TRADE AREA OVERVIEW

AERIAL

HIGH POINT SHOPPING CENTER
BEST BUY
Total Wine & MORE
SHERATON
CANTARITOS FIESTA MEXICAN RESTAURANT
PGA TOUR SUPERSTORE
TAPPER'S
NORTHRIDGE GROVE SHOPPING CENTER
FIVE GUYS
QDOBA
verizon
meijer
Chick-fil-A
POWERHOUSE GYM
KOHL'S
HUNTINGTON SQUARE
T Mobile
crumbl cookies
ZEATS
CYCLEBAR
THE HOME DEPOT
Gaucho 4star
NORTHVILLE PARK PLACE
TRADER JOE'S
CHIPOTLE MEXICAN GRILL
KIM CHI BOX
JIMMY JOHN'S
PLAYA BOWLS
WOOF GANG BAKERY & GROOMING
SHERWIN WILLIAMS.
Edelman Financial Engines
AT&T
SVS VISION
VEG ER for Pets
HOUSE OF Umami
orangetheory FITNESS
GRANITE CITY food & brewery
BURGERFI
HAND & STONE MASSAGE AND FACIAL SPA
Red Olive RESTAURANT
jax
University of Michigan Health System
MDHHS
NORTHVILLE VILLAGE CENTER
TJ·maxx
Michaels Where Creativity Happens
Office DEPOT
Kroger
REI
PETSMART
BARNES & NOBLE
five BELOW
ULTA BEAUTY
KSI
THE HUDSON CAFE
P.F. CHANG'S
noodles & COMPANY
H&R BLOCK
HYDE PARK PRIME STEAKHOUSE
FLEET FEET
EINSTEIN BROS BAGELS
Massage Envy
Tim Hortons
Wendy's
menchie's
Six Mile Rd
ARBOR PLACE
CVS
SALON UNITY
charley's
GRILLE
Eight Mile Rd
Seven Mile Rd
22,300 vpd
158,948 vpd
30,300 vpd
Haggerty Rd
26,071 vpd
TACO BELL
THREE GENERATIONS PLAZA
MISSION BBQ
WINGSTOP
dogtopia
BEYOND JUICERY + EATERY
THE VITAMIN SHOPPE
barre3
OMAHA STEAKS
emcura MEDICAL
First Merchants Bank
22,544 vpd
COSTCO WHOLESALE
target
TWIN PEAKS
Panera BREAD
HAGGERTY SQUARE
FIRST WATCH THE DAYTIME CAFE
DWC
tropical CAFE
F45
FIREHOUSE SUBS
MR KABOB GRILLE & CATERING
PIE COLLECTIVE
Corewell Health Urgent Care
96
amc
BJ'S RESTAURANT BREWHOUSE
Bahama Breeze ISLAND GRILLE
J. ALEXANDER'S RESTAURANT
Corewell Health
DAVE & BUSTER'S
Los Amigos Don Juan
SHAKE SHACK
SITE
CAVA
17,166 vpd
LUCE
Trinity Health
Nino Salvaggio INTERNATIONAL MARKETPLACE
Spring 2026
Schoolcraft College
(8,116 students)
163,083 vpd
Newburgh Rd
COLLEGE PARK MARKETPLACE
Fleming's PRIME STEAKHOUSE & WINE BAR
MITCHELL'S FISH MARKET
PANCHEROS MEXICAN GRILL
Masala
POTBELLY SANDWICH SHOP
STRETCH ZONE
Great Clips
275
Redevelopment
Shoppes at College Park
WHOLE FOODS MARKET
FOGO DE CHÃO
CLUB STUDIO
31,578 vpd
COOPER'S HAWK WINERY & RESTAURANTS
THE CAPITAL GRILLE
LAUREL PARK PLACE
VON MAUR
Dunham's SPORTS
Olgas
Panera BREAD
ARCHIE'S TAVERN
Phoenix THEATRES
Red Robin GOURMET BURGERS and BREWS
BUFFALO WILD WINGS
QDOBA
Walgreens
verizon
Jersey Mike's SUBS
BACK 9 NINE
FedEx Office
NEWBURGH PLAZA
BUSCH'S Fresh Food Market
AAA
GNC LIVE WELL
O'Reilly
Hallmark
Coney Island
big boy
Great Lakes ACE Hardware
ANYTIME FITNESS
Imagery ©Google, Accessed on 08/14/2025

LOCATION & MARKET

- The CAVA Grill is located at 7 Mile Road and Haggerty Road in Livonia, Michigan. The Haggerty Road Corridor is the main retail node of Livonia, featuring numerous national retailers and big box users. Nearby retailers include Costco, Target, a brand new Nino Salvaggio International Marketplace (Gourmet Grocer), Total Wine & More, Trader Joe's, Kroger, Meijer, REI, T.J. Maxx, Dave & Buster's, The Home Depot, as well as the Laurel Park Place shopping mall. QSR The retail corridor provides a large variety of restaurants from high-end chains to quick-service restaurants including Starbucks, Chick-fil-A, Chipotle, Potbelly's, First Watch, HopCat, P.F. Chang's, Fleming's Steakhouse, Mitchell's Fish Market, Hyde Park, Capital Grille, Cooper's Hawk Winery, and many others.

- This site is situated just north of Schoolcraft College, a public community college enrolling more than 8,000 students and employing more than 1,200 employees.

- The Haggerty Corridor is home to numerous medical/health centers, urgent cares, and hospitals including the Corewell Health Livonia Hills Hospital Care Center, the University of Michigan - Northville Health Center, and the Trinity IHA Urgent Care. In addition, the state of Michigan is constructing a brand-new $325 million psychiatric hospital, serving around 200 patients.

- Livonia is a suburban city in the western part of Metro Detroit featuring a strong mix of residential, industrial, commercial, and civic development. The city is the third-largest city in Wayne County and the ninth largest city in Michigan. Livonia is well-known for its family-friendly atmosphere with its clean neighborhoods, expansive parks, and recreational programs. Residents benefit from easy access to major highways like I-275 and I-96, connecting the city to downtown Detroit, the Detroit Metro Airport, and Ann Arbor.

- This location caters to an extremely dense and affluent demographic profile, with a residential population of 3,302 within a mile, earning average household incomes of $122,119. As well as a residential population of 190,467 within 5-miles earning average household incomes in excess of $142,181. Within 3 miles of the restaurant, the daytime population reaches over 95,000 people reflecting the location's ideal positioning within a rapidly growing node of the city.

2025 DEMOGRAPHICS

DISTANCE FROM SUBJECT	1 MILE	3 MILES	5 MILES
2025 Population	3,302	75,993	190,467
Forecasted 2030 Population	3,392	75,458	188,928
2025 Daytime Population	19,811	96,006	258,997
2025 Households	1,651	32,935	82,629
Forecasted 2030 Households	1,729	33,351	83,464
Median Home Value	$406,783	$365,654	$358,072
Average Household Income	$122,119	$143,242	$142,181
Median Household Income	$92,266	$110,492	$108,850
Per Capita Income	$60,957	$62,005	$61,706
Median Age	57.0	45.4	44.0

2025 ANNUAL CONSUMER SPENDING
within 5 miles

Annual Budget Expenditures	**$9,975,428,413**
Retail Goods	$3,236,404,826
Food	$1,133,531,193
Entertainment/Recreation	$414,738,010
Apparel & Services	$242,962,036
Personal Care Products & Services	$105,595,838

TENANT OVERVIEW

CAVA was founded in 2010 with a mission to bring Mediterranean warmth and hospitality to a wider audience. Since then, it has grown to more than 400 restaurants nationwide, with continued expansion planned. As a category-defining Mediterranean fast-casual brand, CAVA pairs fresh, high-quality ingredients with bold, satisfying flavors at scale.

The brand extends beyond the traditional Mediterranean category, competing within the broader limited-service restaurant industry and the rapidly growing health and wellness space. At its core, CAVA is focused on delivering convenient, authentic, and purpose-driven dining experiences—grounded in the belief that food is a form of self-expression.

This philosophy is reflected in its commitment to making food that not only tastes good but also makes you feel good, while fostering strong, trusted relationships with its suppliers to ensure quality and consistency.

Tenant Profile	
Company Name	CAVA Group, Inc
Founded	2010
# of Restaurants	439 CAVA Restaurants
Headquarters	Washington, D.C.
2025 CAVA Revenue	$1.2 Billion

LEASE ABSTRACT

Tenant	CAVA Mezze Grille, LLC
Address	NEQ 7 Mile & Haggerty Roads | Livonia, MI
Building Size (SF)	2,500 SF + drive-thru
Lot Size (Acres)	1.00 AC
Rent Commencement	08/01/2026
Lease Expiration	07/31/2041
Lease Term Remaining	Fifteen (15) Years
Ground Rent	$220,000
NOI	$220,000
Renewal Options	4 x 5-year options
Option Increase	10% every five (5) years
Option Notice	Written notice 12 months prior to expiration
Lease Type	Ground Lease
Landlord Responsibilities	None
Taxes	Tenant responsible and pays directly
Insurance / CAM	Tenant responsible and pays directly
Utilities	Tenant responsible and pays directly
Estoppel	Delivered 15 business days after notice
Ownership Interest	Fee Simple
Encumbrances	None; Delivered free and clear

RENT SCHEDULE

Period	Years	Annual Rent	Increase
Initial Term	1-5	$220,000	-
Initial Term	6-10	$242,000	10%
Initial Term	11-15	$266,200	10%
Option 1	16-20	$292,820	10%
Option 2	21-25	$322,102	10%
Option 3	26-30	$354,312	10%
Option 4	31-35	$384,743	10%

$3,826,087

Asking Price:

5.75%

Cap Rate:

$220,000

NOI:

For further information contact owner's exclusive representatives.

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