

FOR SALE | \$7.7M | CLASS-A RETAIL | FAYETTEVILLE, AR | PRIME 1031!

7.5% CAP RATE | \pm 24,925 SF | NEWLY CONSTRUCTED STNL/MIXED USE VENUE

16 YR ABSOLUTE NNN LEASE IN THRIVING TRI-CITY FAYETTEVILLE MSA | 3615 N STEELE BLVD

RANKED AMONG
TOP 10 BEST
PLACES TO LIVE
FOR 9 YEARS

TOP
10

Fayetteville
AR

HIGH-DEMAND, LOW
INVENTORY, HOT COLLEGE
TOWN MARKET (U OF A)
W/ WALMART, TYSON
FOODS & JB HUNT HOS IN
AREA

PE-BACKED, NATIONWIDE
LIVE EVENT CHAIN
TENANT W/
RESTAURANT/CRAFT
BREWERY & OFFICES ON-
SITE

LIVE CONCERT VENUE &
RESTAURANT/BREWERY/H
Q/NNN STNL | NEWLY
BUILT 2016 & EXPANDED
IN 2021

NNN INVESTMENT SALE &
PRIME 1031 CANDIDATE



DWG CAPITAL
GROUP

INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

GATE 52

3615 N STEELE BLVD.



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DWG CAPITAL GROUP INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

JUDD DUNNING

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JDUNNING@DWG-RE.COM

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3615 N STEELE BLVD.

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A nighttime photograph of a two-story brick building with large, multi-paned windows. The building is illuminated from within, and the text "JJ'S BEER GARDEN & BREW" is visible on its side. To the left of the building is a tall, cylindrical water tower with "JBGB" written on it. In the foreground, there are blurred light trails from a moving vehicle on a road. The sky is dark with some clouds, and a street lamp is visible on the left.

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

THE OPPORTUNITY: DWG Capital Group is pleased to present an exceptional opportunity to invest in **GATE 52** (formerly known as SVELIVE,) a newly constructed STNL **Class-A** retail property, featuring a NNN National Tenant in the thriving tri-city Fayetteville, Arkansas—the proud home of the Razorbacks (University of Arkansas). This high-volume, thriving Class A Quick Service Restaurant (QSR) combines a live concert venue, restaurant, brewery, and headquarters into a single dynamic space. Priced competitively at **\$7,700,000**, this property stands out in the market with a **7.5% cap rate**, making it an attractive option for discerning investors seeking reliable returns.

THE PROPERTY: The **24,925 SF** property is for sale at \$7,700,000 at an attractive 7.5% cap rate in the thriving college town of Fayetteville (Razorbacks), Arkansas. The hip, architecturally well-designed modern property is a **two-story restaurant/brewery/concert venue** situated on approximately **3.26 acres**. First constructed in 2016, then expanded in 2021, the site was anchored by the popular long-term seasoned and statewide tenant, “JBGB Restaurant & Brewery” and the new event center portion JJ’s Live (acquired and integrated into Gate 52). Recently hosting a packed house to many country greats as well as Snoop Dog, Ice T, and others, the subject property was thriving over the last 4 years and is now with its brand new completed 10,000+ square foot LIVE venue expansion, it has even more so become a local and regional main attraction.

THE TENANT: GATE 52 benefits from a **20-year corporately guaranteed absolute NNN lease**, with 16 years remaining, backed by a robust tenant with a proven track record across eight additional essential locations. This level of security is increasingly rare in today's market, offering peace of mind and stable income for years to come. The lease features **5% escalations every five years**, ensuring a steady increase in returns.

THE LOCATION: The newly constructed restaurant brewery event and sports center retail site strategically serves a predominantly “Red Dirt Music and Food/Brewery” three-state clientele at the very center of the NW Arkansas market.

THE PROPERTY	
ADDRESS	3615 N Steele Blvd.
CITY,STATE, ZIP	Fayetteville, AR 72703
YEAR BUILT	<ul style="list-style-type: none">• 2016• Expanded in 2021-22 by an Additional 40%
PROPERTY TYPE	Class-A Retail
PROPERTY SUBTYPE	Bar/Restaurant/Concert Venue
BUILDING SIZE	24,925 Square Feet
LOT SIZE	3.26 Acres
LEASE TYPE	NNN
NOI	\$577,600/yr (\$48,133/mo)
ZONING	C-1 - Commercial
PARKING	190 Spaces (7.29 Spaces per 1,000 SF Leased)

Location Highlights:

- Adjacent to a busy **Target** and **Kohls**
- Next door to a **new bank**
- Close to a **Super Walmart**, a thriving newer **Whole Foods Market**, and one of the city's newest highest-price per door apartment complex.



KOHL'S



WAL-MART
SUPERCENTER



Watermark
AT STEELE CROSSING

EXECUTIVE SUMMARY

The location also advantageously offers easy access to all the cities in the center of the Fayetteville/Bentonville/Rogers NW Arkansas tri-state MSA via the adjacent I-49 and the nearby 1-79 immediately nearby. The site is strategically located with 17,000 cars per day on the two immediate surface roads as well as 91,000 and 75,000 cars per day on the nearby freeways passing through and near the immediate neighborhood. The Bentonville Airport (XNA) (just 15 miles away) and the area is home to one of the nation's strongest workforces in the 3-state region with such major employers as Walmart, JB Hunt, Tyson Chicken, the University of Arkansas, and many more.



THRIVING URBAN MARKET:

- Part of the **fast-growing Fayetteville/Bentonville/Rodgers NW Arkansas MSA**
- **Home to major employers** such as Walmart, JB Hunt, Tyson Chicken, and the University of Arkansas
- **Ranked among Top 10 Best Places to Live** by U.S. News (9 consecutive years)



MISSION CRITICAL LOCATION: GATE 52 is situated in the lively University of Arkansas town, home to the Razorbacks, positioned within the bustling Fayetteville/Bentonville/Rogers NW Arkansas MSA. This metropolitan region includes Fayetteville, a Benton County city, and Springdale, all part of Northwest Arkansas, near the **Missouri (35 miles away)** and **Oklahoma (26 miles away)** borders. Fayetteville, Arkansas, and the broader Northwest Arkansas (NWA) region, including Rogers and Springdale, are recognized as among **the fastest-growing areas in the United States**, with the NWA metro area being the **18th fastest-growing in 2023**. The Fayetteville-Springdale-Rogers metro area saw a **2.3% population increase** from 2022 to 2023, rising from 576,967 to 590,337 residents.

3615 N STEELE BLVD.

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DEAL OVERVIEW

ASSET CLASS AND PROFILE

Premium Construction



Superior Construction

Two-story freestanding building constructed in 2016 and expanded in 2021, using high-quality materials and featuring excellent condition throughout.



Attractive Economics

Generates excellent NNN rent of \$577,600 annually (\$23.41/SF, \$1.97/month/SF) with 5% escalations every five years, aligning with market comparatives.



Value Protection

Long-term asset value supported by tenant's excellent track record with nine successful restaurant locations in Arkansas.



Investment Value

Offered near replacement cost at \$331/SF with a price of \$7,700,000, positioned for potential future appreciation.



LEASE & SITE SPECIFICATIONS



Building Specifications

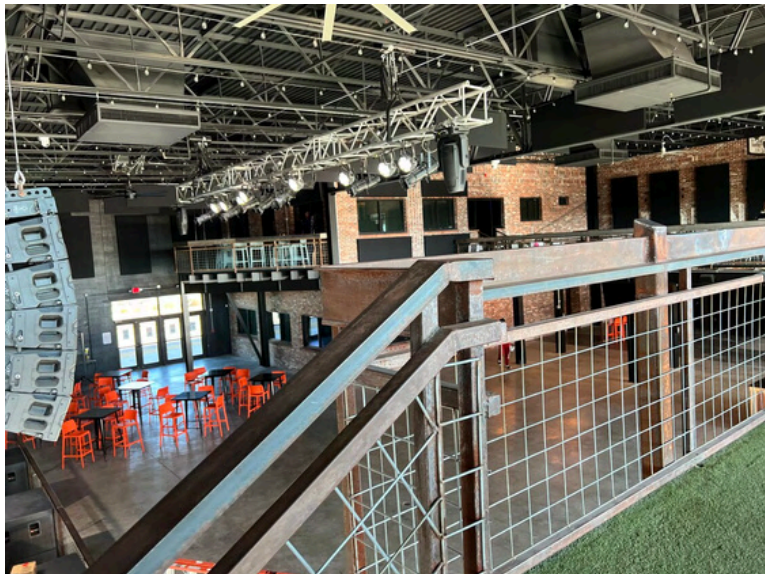
24,925 SF two-story building situated on a 3.26-acre lot. Originally constructed in 2016 with significant expansion completed in 2021. Features modern architectural design with high-quality materials and abundant parking.

Lease Structure

20-year NNN lease commenced January 20, 2021 (19 years remaining). \$577,600 annual NOI (\$48,133 monthly). \$23.17 per square foot rental rate. 5% rent escalations every 5 years. Two 10-year renewal options.

Property Condition

Excellent condition with recent expansion. Premium construction materials and finishes throughout. On-site brewery equipment valued at \$750,000. State-of-the-art concert venue with comprehensive audio-visual systems.



3615 N STEELE BLVD.

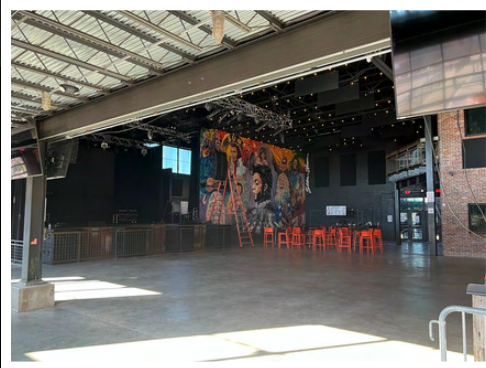
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TENANT SUMMARY

BOOK  **LIVE** FOR
YOUR NEXT EVENT

GATE 52



TENANT OVERVIEW

GATE 52 Restaurant & Brewery



Established Brand

GATE 52 operates 9 successful restaurant locations throughout Arkansas with plans for expansion into Oklahoma and Kansas



Craft Brewery

On-site brewery producing beer for use throughout their chain at 1/3 the cost of competitors, creating operational advantages



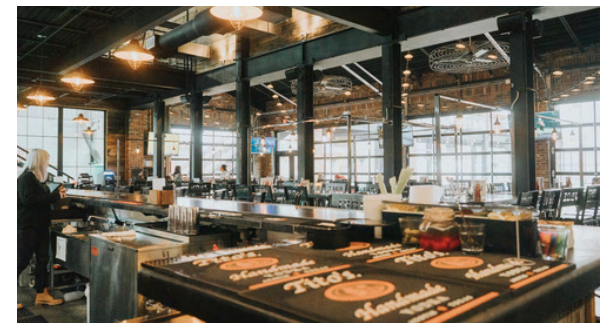
Entertainment Venue

State-of-the-art concert space hosting national acts like Snoop Dogg, Ice Cube, and various country music stars



Strong Customer Base

Served over 250,000 guests and presented more than 50 concerts to over 100,000 attendees since opening



TENANT OVERVIEW

GATE 52 is the tenant at **3615 N Steele Blvd, Fayetteville, Arkansas**. The property, constructed in 2016 and expanded by 40% between 2021 and 2022, encompasses a 26,047-square-foot, 4-star retail building. It serves as a multifaceted venue featuring a restaurant, craft brewery, chain headquarters, and an event space. Operating as JJ's Live, the venue boasts a capacity exceeding 2,000 and hosts between 150 to 250 concerts and events annually within its 10,000+ square foot indoor space. Amenities include a full-service kitchen, parking facilities, a 17ft x 10ft video wall, and multiple televisions throughout the venue.

GATE 52 is a nationwide, private equity-backed company specializing in live event venues, with a portfolio that includes eight additional essential locations.

- Indoor and Outdoor Seating Available
- Private Upstairs Room for Parties, Meetings, and Events
- Secondary Outdoor Airstream
- JJ's Brew and Que Food Truck
- Its new venue is best of class and offers an additional 10,200sq ft that holds 2,519-3,000 people in a boasting 900 seats with 8 boxes of 8 seats and 13 VIP 4 top tables.

TENANT SUMMARY	
TENANT NAME	GATE 52 Restaurant & Brewery
LEASE TYPE	NNN
YEARLY RENT	5% Every 5 Years
LEASE COMMENCEMENT	1/20/2021
LEASE EXPIRATION	1/20/204
EXTENSIONS	Two Ten (10) Year Options
PERCENTAGE OF RBA	100%
RENTABLE SQUARE FEET	24,925
RENT PER SQUARE FOOT	\$23.17
RENT PER MONTH TOTAL	\$48,133
RENT PER YEAR	\$577,600

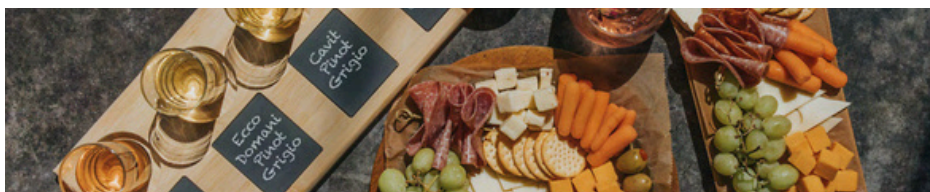
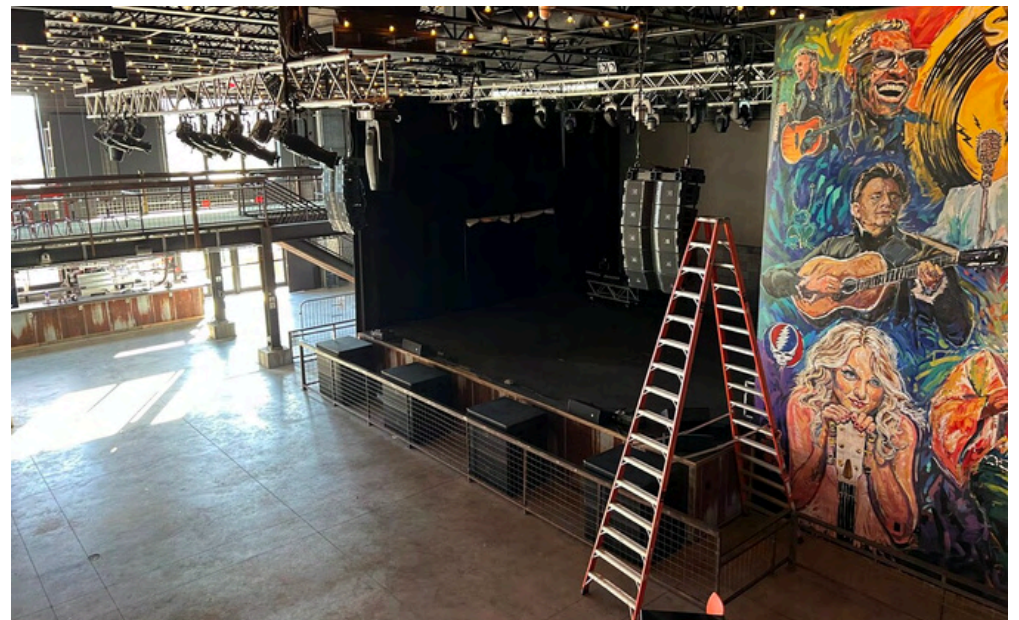
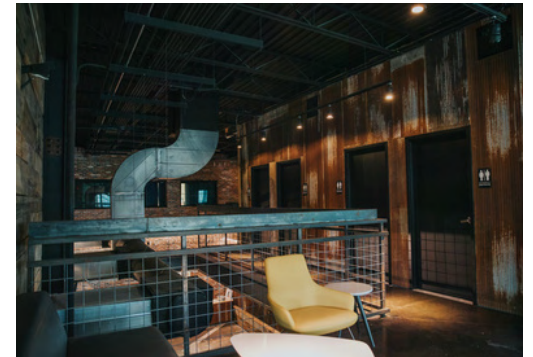
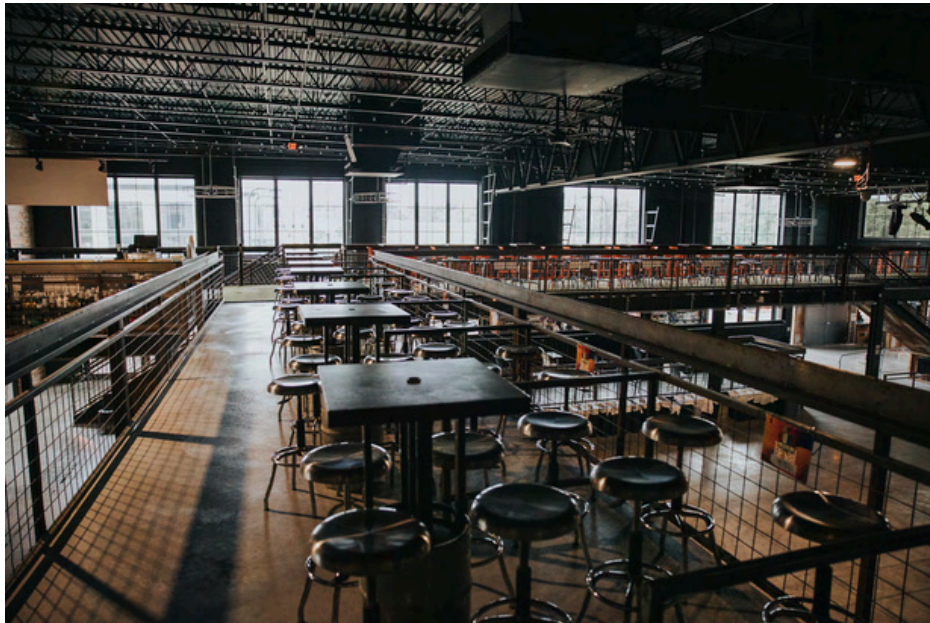


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PROPERTY OVERVIEW

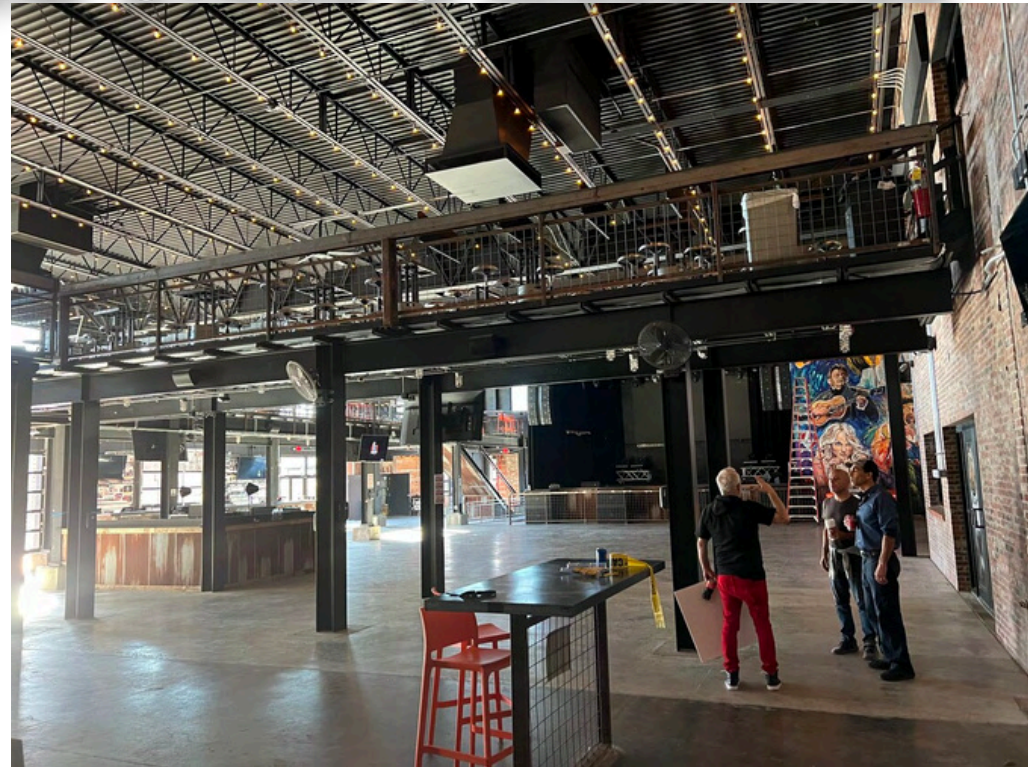
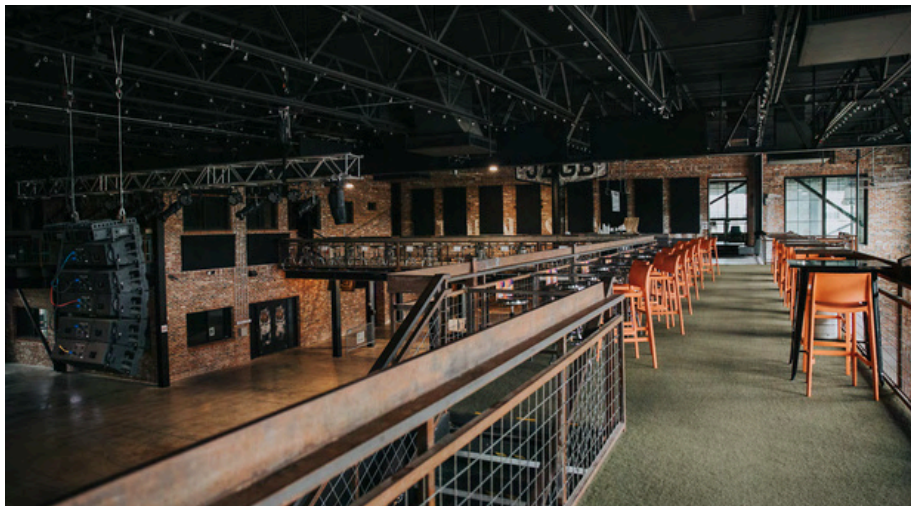
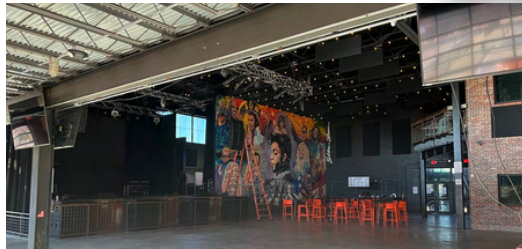
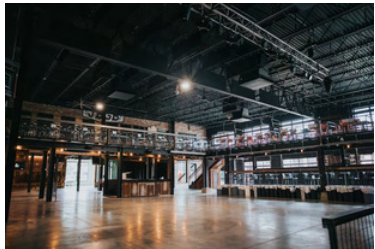
PROPERTY PHOTOS



PROPERTY PHOTOS



NEW STAGE & MEZZANINE



EVENT VENUE OVERVIEW

Concert Venue Specifications

Venue Specifications

The recently expanded concert venue encompasses 10,200 square feet with a 30ft x 23ft stage and a 17ft x 10ft video wall. The venue draws from a community of 600,000 people plus the University of Arkansas student population.

Technical specifications include premium sound equipment with Yamaha control systems, JBL speaker arrays, and comprehensive microphone packages for hosting major touring acts.

Capacity & Features

The venue accommodates 2,519 people standing or 900 in seated configuration. Premium areas include 8 VIP boxes with 8 seats each featuring private bar access, plus 13 elevated VIP 4-top tables.

Since reopening after expansion in September 2021, the venue has hosted numerous national touring acts including Parker McCollum, Ice Cube, Snoop Dogg, Casey Donahew, and Jelly Roll, establishing it as a premier entertainment destination.

SAVE LIVE **DWG CAPITAL GROUP** INVESTMENT SALES. CAPITAL MARKETS. **DONE.**

Venue History & Entertainment Value



Early Success

Originally opened in May 2017 as JBGB, hosting 50+ national touring acts on the outdoor stage over three years. The venue quickly established itself as a regional entertainment destination while identifying opportunities for improvement.



Strategic Expansion

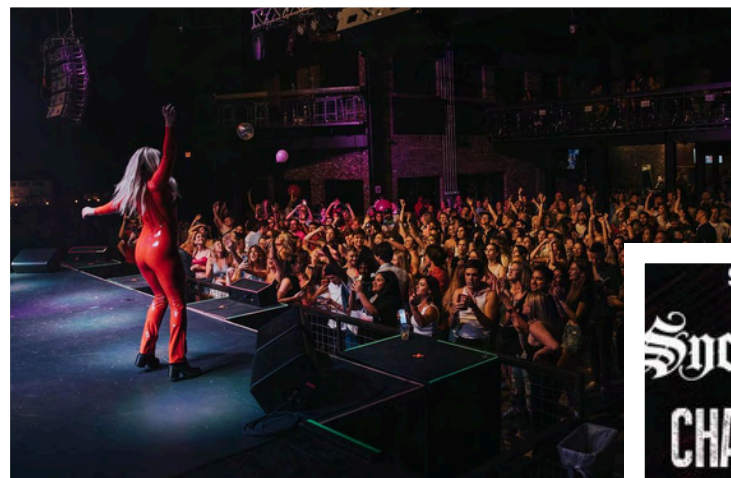
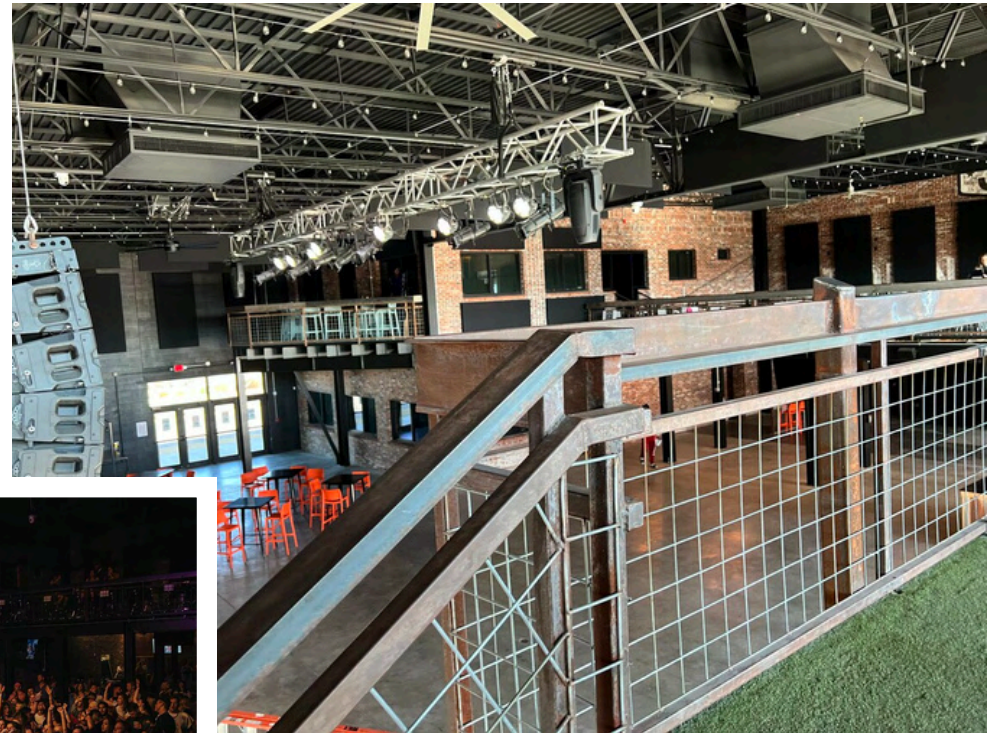
After recognizing the limitations of seasonal outdoor performances, ownership closed in October 2019 to develop plans for an enclosed year-round venue. Construction began January 2021, completing in late summer with the first show on September 2, 2021.



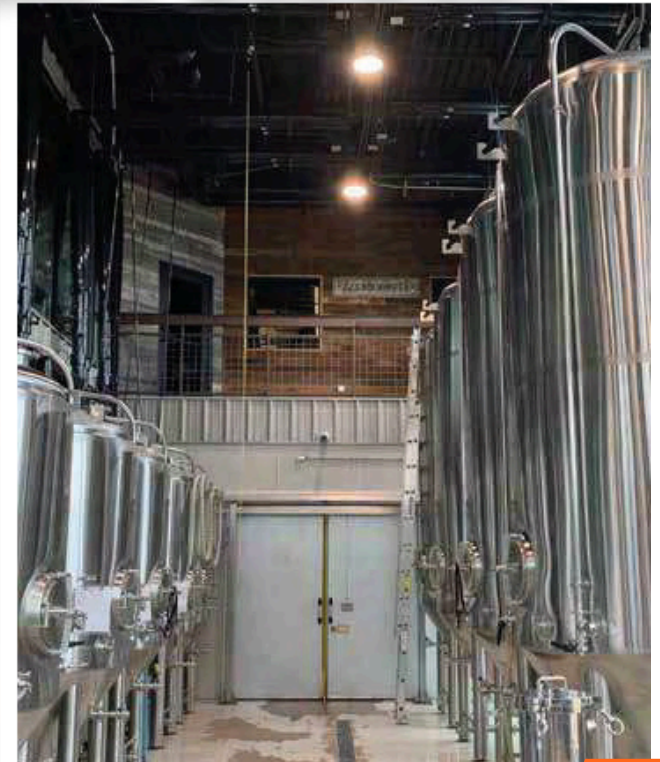
Premier Entertainment

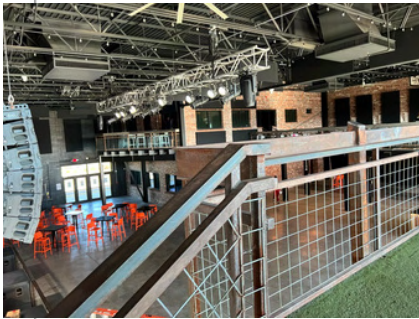
The venue has successfully hosted major national acts including Ice Cube, Snoop Dogg, Casey Donahew, Steve Wariner, Josh Abbott Band, and Jelly Roll. Future bookings include Rainbow Kitten Surprise, Clay Walker, Buckcherry, Blue Oyster Cult, and Ludacris.

PROPERTY PHOTOS



PROPERTY PHOTOS







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 Van Buren, Arkansas 72956
 Ph (479) 474-4412 Fax (479) 474-4443
www.myers-engg.com

JBGB MEZZANINE

Enter address here

FOUNDATION AND FRAMING PLAN

REVISIONS

REV	DATE

SHEET

DRAWN BY: MYERS
 CHECKED BY: MYERS
 ISSUED DATE: 2017-02-10
 PROJECT NO: MB170112

SCALE: As indicated

S1.1

GATE 52

DWG CAPITAL GROUP INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

**DWG CAPITAL GROUP**

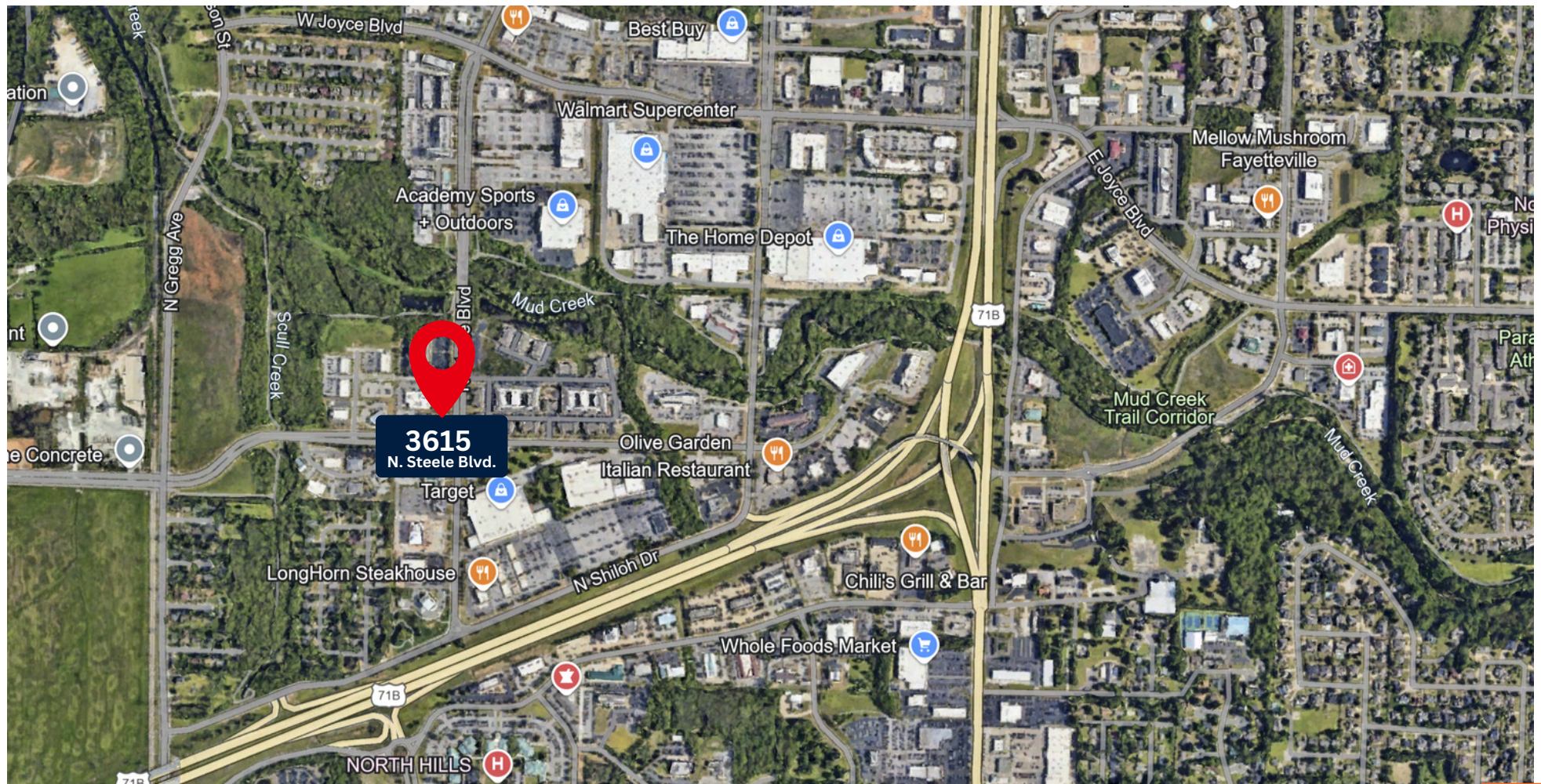
**INVESTMENT SALES.
CAPITAL MARKETS.
DONE.**

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AREA & MARKET OVERVIEW

FAYETTEVILLE, ARKANSAS



FAYETTEVILLE, AR ECONOMY

Population

113,010

Avg. Household Income

\$70,165

Median Property Value

\$322,500

Prime Location in Growing Market



College Town Advantage

Located near the University of Arkansas with 27,558 students providing consistent patronage



Retail Corridor

Surrounded by national retailers including Target, Kohl's, Whole Foods, and Walmart Supercenter



Exceptional Access

Strategic positioning with 17,000 cars per day on adjacent surface roads and 91,000+ daily vehicles on nearby freeways

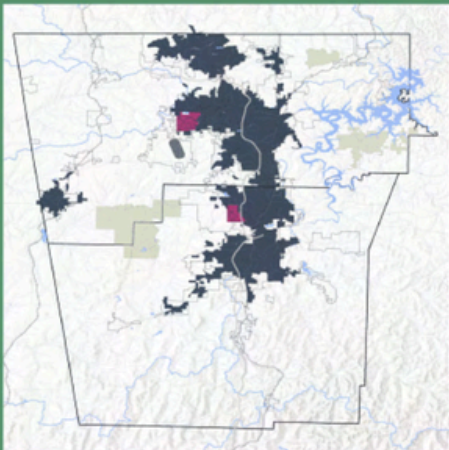


MARKET SUMMARY

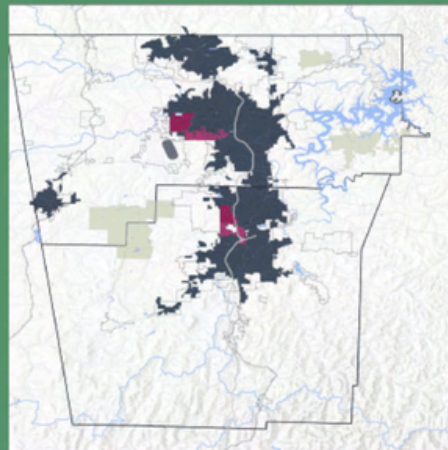


Northwest Arkansas continues to see favorable activity in the retail segment as deliveries continue to taper off while demand for new space holds firm. Vacancies have continued their downward march away from the national average, further bolstering rent growth for the foreseeable future. A lack of any meaningful groundbreakings and the bottoming-out of availability rates will see activity in 2025 slow significantly, maintaining the market's historically low vacancies.

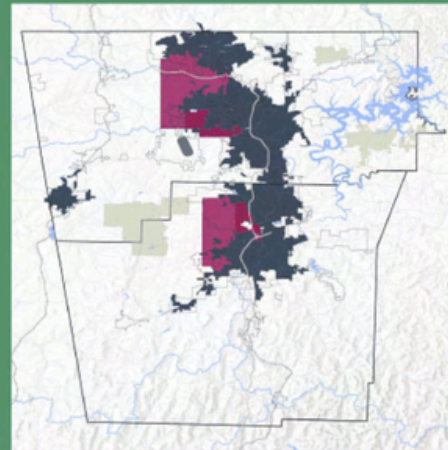
Demographic and economic growth will continue to benefit this market in 2025 and beyond. The development of Walmart's new corporate campus will continue to attract some of the best and brightest residents to this market, keeping positive demand drivers headed in the right direction. Overall forecasts are weighted towards the upside, as there is very little risk for new supply to increase vacancies in the current construction environment. Even in a hypothetical severe downside, vacancies would still struggle to catch up to the historical norm for this market.



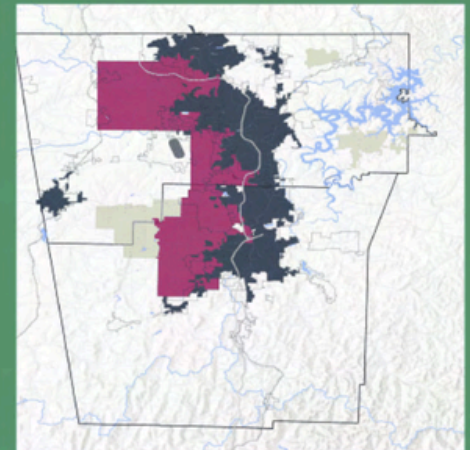
2025



2026



2034



2050

Note: these maps are for visual and scale purposes only to visualize growth and land use at current projections without intervention. The red shaded areas depict developed land assuming Northwest Arkansas communities accommodate growth without significant changes in the way they operate today.

3615 N STEELE BLVD.

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ABOUT DWG CAPITAL GROUP

**DWG CAPITAL
GROUP**

INVESTMENT SALES.
CAPITAL MARKETS.
DONE.

\$100M

ASSETS UNDER
MANAGEMENT

\$2B

TOTAL CAREER
TRANSACTIONS

21

YEARS IN AMERICAN
INSTITUTIONAL REAL ESTATE



ABOUT THE SPONSOR



JUDD DUNNING

PRESIDENT, DWG CAPITAL GROUP (DWGCG) AND DWG CAPITAL PARTNERS (DWGCP)

Judd Dunning is a distinguished fourth-generation real estate executive with two decades of experience in institutional commercial real estate. As President of DWG

Capital Group and DWG Capital Partners, he brings a wealth of national expertise in orchestrating institutional investment sales and capital markets transactions following years as a top producer of Newmark/ARA and founding member of Newmark Capital Markets in West Los Angeles. Leveraging his extensive network and deep market knowledge, Dunning employs a strategic NNN industrial sale-leaseback approach through DWG Capital Partners, successfully navigating market complexities to deliver superior outcomes.

Under Dunning's leadership, DWG Capital Group has achieved significant milestones, closing approximately \$1 billion in investment sales and debt/equity placements in the past 24 months. Dunning's client roster includes prominent institutions, funds, and private companies. His expertise extends across various asset classes, including retail, office spaces, industrial facilities, apartment complexes, and development projects.

AWARDS AND RECOGNITIONS

Judd Dunning has received numerous accolades for his contributions to the real estate industry. He was the recipient of the 2022 *Los Angeles Business Journal* "Community Impact Deal of the Year" Gold Award, and a nominee for Broker Executive of the Year. In 2021, he was honored with the CoStar Power Broker award.

NOTABLE TRANSACTIONS

With a proven track record in capital markets advisory and a history of transactions across 38 states, Mr. Dunning has orchestrated significant deals, including a \$165 million transaction involving a Sony Animation NNN single-tenant S&P-rated A credit office portfolio in West Los Angeles and a \$130 million deal for a Class A retail property.

DWG Capital Partners and DWG Capital Group continue to excel in providing exceptional service to partners and clients, solidifying their reputation among the premier CRE firms in the nation.

OFFERING AND CONDITIONS

DWG Capital Group is a licensed real estate broker, (License #01520854).

This Offering Memorandum has been prepared by DWG for use by a limited number of recipients. All information contained herein has been obtained from sources other than DWG, and neither Owner nor DWG, nor their respective equity holders, officers, employees and agents make any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the property or the Owner has occurred since the date of the preparation of the Offering Memorandum. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient.

DWG and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum. Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors. Owner and DWG each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property

has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived. The recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient's employees, agents and consultants (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the

prior written authorization of DWG and the Owner, and (c) the Recipient and the need to know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or DWG or for any purpose other than use in considering whether to purchase the property. as terms of prospective buyers own elective review the information.

Nor DWG or Brokerage shall have any legal liabilities for the sale of the subject property or for any information proffered in DWG's highest and best efforts. The Recipient and the need to know parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Offering Memorandum to DWG.

CONTACT US

DWG CAPITAL
GROUP

INVESTMENT SALES.
CAPITAL MARKETS.
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G
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T
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