

SEVEN BREW PROVO RIVERS EDGE

STNL INVESTMENT

2342 North University Pkwy, Provo, UT 84604



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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**FULL SERVICE
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*NOT ACTUAL PROPERTY PICTURED

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INVESTMENT SUMMARY



LISTING PRICE

\$1,628,318

CAP RATE

5.65%

NOI

\$92,000

TENANT TRADE NAME	Seven Brew	MONTHLY RENT	\$7,666.66
LEASE GUARANTOR	ERE 7 Brew University Provo, LLC	RENTAL INCREASES	10% Every 5 Years throughout the Lease term and Option Terms
RENT COMMENCEMENT	6/1/2024	RENEWAL OPTIONS	Three, 5-Year Options
LEASE EXPIRATION	5/31/2039	PROPERTY TAXES	Tenant Responsible
LEASE TYPE	NNN	INSURANCE	Tenant Responsible
LEASE TERM	15 Years	UTILITIES	Tenant Responsible
LEASE TERM REMAINING	14 years and 10 months	MAINTENANCE	Tenant Responsible

OPTIONS & ESCALATIONS

BASE RENT	YEARS	ANNUAL BASE RENT	MONTHLY BASE RENT
	1-5	\$92,000.00	\$7,666.67
	6-10	\$101,200.00	\$8,433.33
	11-15	\$111,320.00	\$9,276.67
OPTION PERIOD RENT	YEARS	ANNUAL BASE RENT	MONTHLY BASE RENT
	16-20	\$125,235.00	\$10,436.25
	21-25	\$144,020.25	\$12,001.68
	25-30	\$165,623.29	\$13,801.94

INVESTMENT HIGHLIGHTS

15 YEAR NNN GROUND LEASE, 10% INCREASES EVERY 5 YEARS, ZERO LANDLORD RESPONSIBILITIES

Seven Brew signed a brand new fifteen (15) year ground lease. The triple-net (NNN) ground lease requires zero landlord responsibilities, with the tenant being responsible for the construction of, and all maintenance and repairs to, the property, making it ideal for both local and out-of-area investors. The lease also features 10% rental increases every 5 years during the primary term and each of the three (3) five-year option terms, providing a hedge against inflation and significant income growth.

OUTPARCEL TO NEWLY DEVELOPED RIVERS EDGE MIXED USE PROJECT, HIGHLY VISIBLE & EASILY ACCESSIBLE, MAJOR RETAIL & TRAFFIC CORRIDOR

Seven Brew is the newest outparcel on University Parkway located within the Rivers Edge Development. This pad is located between Brigham Young University and Utah Valley University. Situated at the main entrance, Rivers Edge features 350 newly constructed multifamily units, over 80k SF of retail, and is home to Kiln Co-Working HQ. Rivers Edge was the original location for the first Café Rio and Zupas in the Northern Utah market. University Parkway sees traffic with 37,000+ VPD. The subject property is highly visible and easily accessible at the main ingress/egress point of the property.

STRONG TRADE AREA

Provo consistently ranks #1 in numerous categories, including job growth, best-performing large city, and best college town in the USA. Brigham Young University, IHC Hospital, and the newly announced BYU Medical School are located just down the road from this site. Visitors from all over the world and state frequent this development for sporting events, conferences, and outdoor recreation. The population is just over 222,000 people within a 5-mile radius.



PROPERTY SUMMARY

LOCATION:

2342 N. University Parkway
Provo, UT 84604

LAND AREA:

.468 Acres

BUILDING AREA:

510 SF

TRAFFIC COUNTS:

University Parkway - 34,079 ADT

YEAR BUILT:

Estimated completion: September 2024

ZONING:

Commercial



LAND OVERVIEW

APN #	ACRES	SF
51733014	.468	20,386

LOCATION

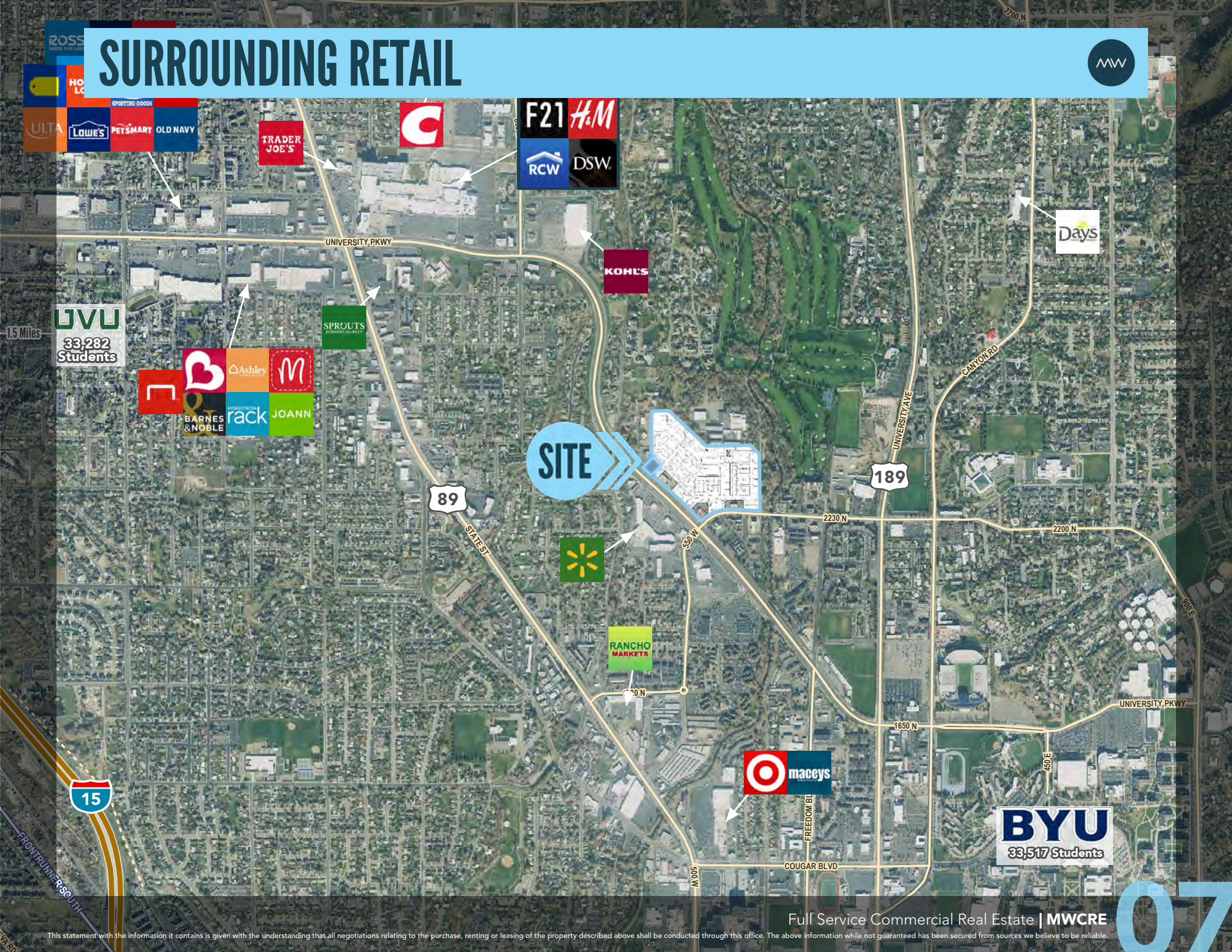


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MWCRE | Seven Brew Provo Rivers Edge

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

SURROUNDING RETAIL



SITE

LUVU
33,282 Students

BYU
33,517 Students

NORTHEAST FACING



SITE >>>

UNIVERSITY PARKWAY

08

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NORTHWEST FACING



UNIVERSITY PARKWAY



SITE



PROGRESS PHOTOS

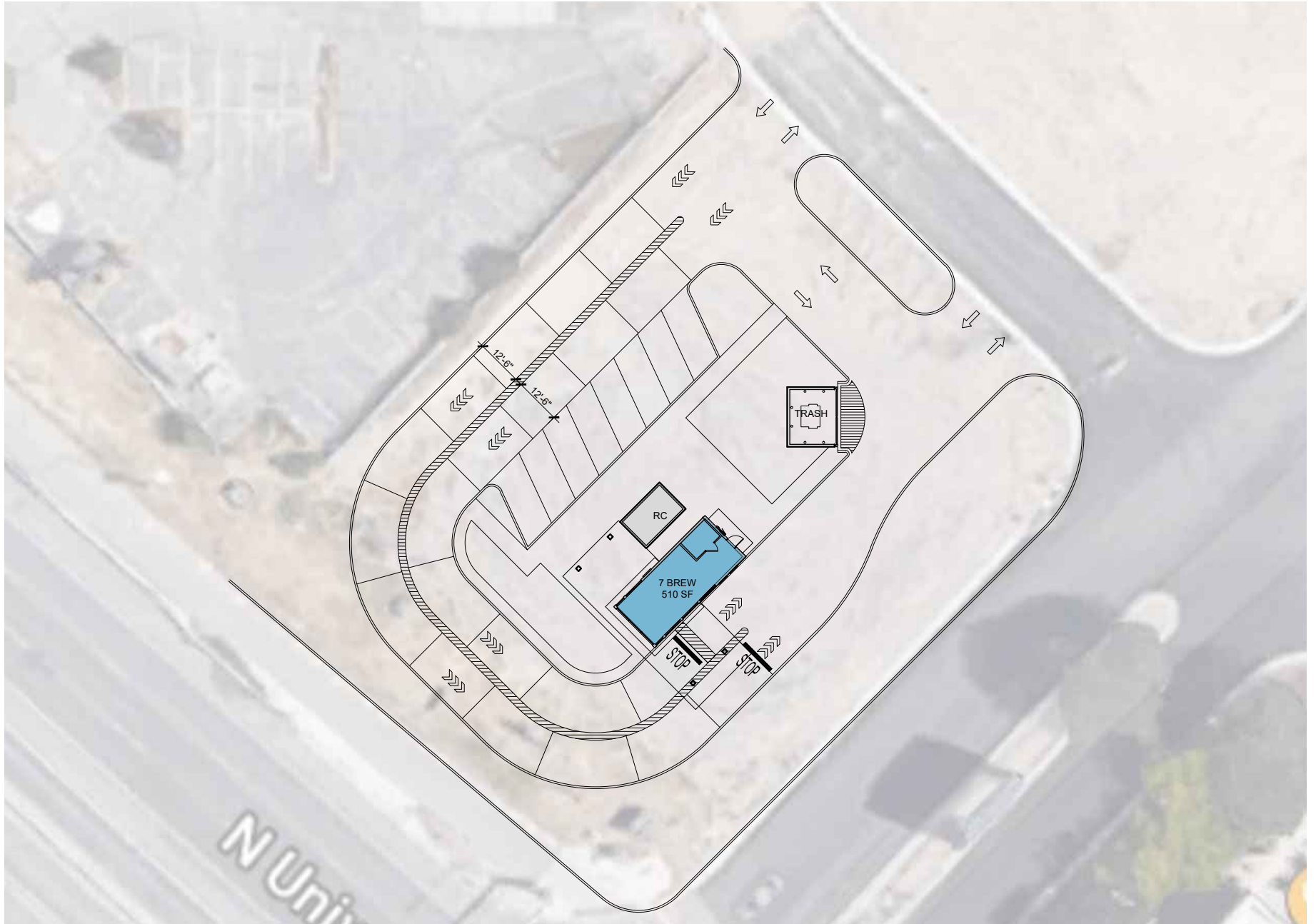


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SITE PLAN



TENANT PROFILE



Seven Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. We dreamed of serving premium coffee in record time and making new friends while we're at it. The dream came alive with our first "stand" in Rogers, AR and our seven original coffees.

Today, we're cranking out all kinds of custom-hand crafted drinks in different locations throughout the country.

Seven Brew is so much more than just a coffee stand. It's the concept of cultivating kindness and joy with every drink – through our service, speed, quality, energy and atmosphere. It's contagious and it's changing the drive-thru coffee industry.

OF LOCATIONS: 1,000+

HEADQUARTERS: Rogers, AR

YEAR FOUNDED: 2017

WEBSITE: 7brew.com



2024 DEMOGRAPHICS



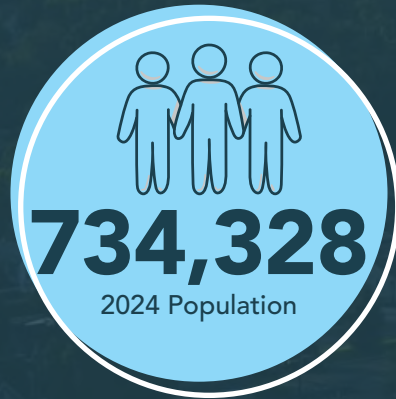
		1 MILE	3 MILES	5 MILES
EST. POPULATION 		22,200	154,609	230,996
2029 EST. POPULATION 		23,722	164,903	246,798
EST. HOUSEHOLDS 		6,909	48,194	71,921
EST. AVERAGE HOUSEHOLD INCOME 		\$82,949	\$87,943	\$93,144
EST. MEDIAN HOUSEHOLD INCOME 		\$63,856	\$71,124	\$76,775

COUNTY SNAPSHOT

UTAH COUNTY

Utah County, one of the fastest-growing counties in Utah by population, is a vibrant hub of activity and development. With cities like Lehi, Eagle Mountain, Saratoga Springs, and Vineyard—the fastest-growing suburb in the country—leading the charge. The county is also home to Brigham Young University and Utah Valley University,

which together serve around 75,000 students and employ over 2,000 full-time faculty members. Its economy thrives due to the nearby Silicon Slopes tech corridor, fostering innovation and job growth, while the area's stunning recreational opportunities and robust community spirit make it an attractive place to live and work.



why

MOUNTAIN WEST COMMERCIAL REAL ESTATE!



12,126+

TRANSACTIONS COMPLETED



\$13.4 BILLION

TRANSACTIONS COMPLETED



68.4 MILLION

SF TRANSACTED



4,359

TENANT ASSIGNMENTS



\$4.6 BILLION+

INVESTMENT TRANSACTIONS

Mountain West Commercial Real Estate embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



CONFIDENTIALITY & DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 2342 North University Pkwy, Provo, Utah 84604. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

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Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

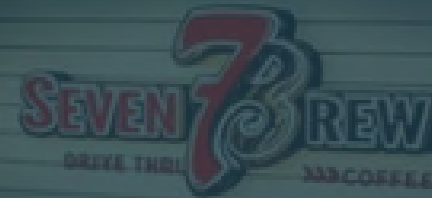


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