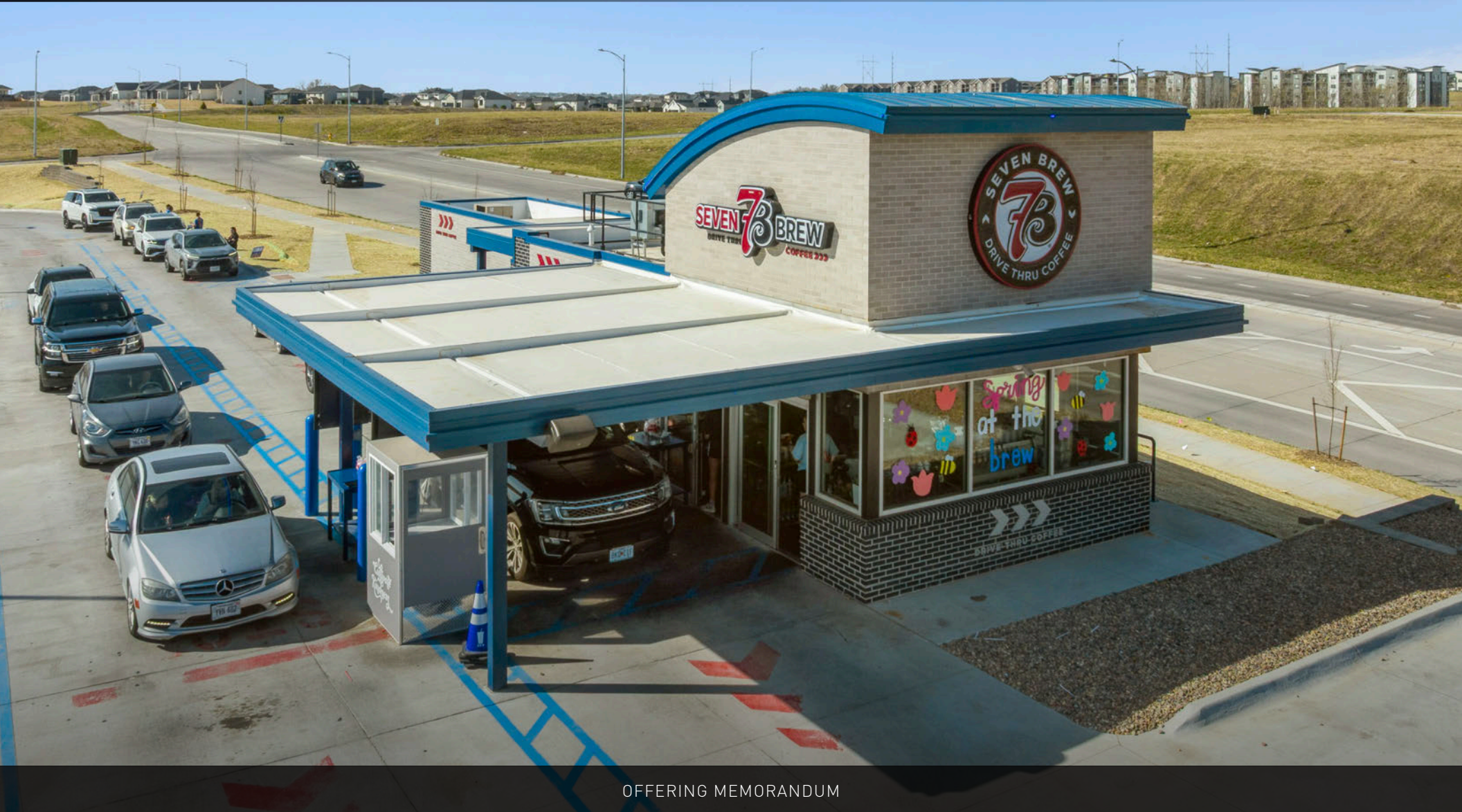


7 BREW GROUND LEASE - 15 YR ABS NNN

BAKER'S (KROGER) OUTPARCEL | 7 BREW IS THE FASTEST GROWING RESTAURANT CHAIN IN THE U.S. PER QSR MAGAZINE

18236 EVANS ST, ELKHORN, NE 68022



OFFERING MEMORANDUM



DOWNTOWN OMAHA



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Executive Summary

18236 Evans St, Elkhorn, NE 68022

FINANCIAL SUMMARY

Price	\$1,653,000
Cap Rate	6.05%
Building Size	510 SF
Net Cash Flow	6.05% \$100,000
Year Built	2026
Lot Size	0.66 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Ground Lease
Tenant	High Plains Brew, LLC dba 7 Brew
Guarantor	Personal
Est. Rent Commencement Date	January 25, 2026
Lease Term	15 Years
Rental Increases	10% Every 5 Years in Primary Term, 21% in 1st Option and 10% Each Option Thereafter
Renewal Options	5, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
1 – 5	\$100,000.00	6.05%
6 – 10	\$110,000.00	6.65%
11 – 15	\$121,000.00	7.32%
Renewal Options	Annual Rent	Cap Rate
Option 1 (Years 16 – 20)	\$146,410.00	8.86%
Option 2 (Years 21 – 25)	\$161,051.00	9.74%
Option 3 (Years 26 – 30)	\$177,156.10	10.72%
Option 4 (Years 31 – 35)	\$194,871.71	11.79%
Option 5 (Years 36 – 40)	\$214,358.88	12.97%

Base Rent	\$100,000
Net Operating Income	\$100,000
Total Return	6.05% \$100,000





MAPLE & MAIN

Maple & Main is a 55-acre mixed-use development by White Lotus Group that aims to be a prime retail center in the fastest-growing section of Omaha. OrthoNebraska currently occupies a 2-story building on the east side of the development. Other tenants include Kros Strain Brewing, Smoothie King, and L'Vinci Nails. A national sporting goods retailer is also coming soon.



NEBRASKA ELITE VOLLEYBALL SPORTS COMPLEX
12 Full-Size Volleyball Courts, 2 Indoor Sand Volleyball Courts, 6 Full-Size Basketball Courts and More Coming Soon



FUTURE DEVELOPMENT

25,685 CPD
W MAPLE RD

FUTURE RETAIL



**ELKHORN GRANDVIEW
MIDDLE SCHOOL**
±515 Students

**SAGEWOOD
ELEMENTARY SCHOOL**
±440 Students

**ELKHORN NORTH
HIGH SCHOOL**
±1,000 Students



MAPLE & MAIN

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FUTURE DEVELOPMENT

25,685 CPD
W MAPLE RD

MATTRESS FIRM
**OSAKA JAPANESE
STEAKHOUSE**
Coming Soon



**LITTLE SUNSHINES
PLAYHOUSE
& PRESCHOOL**

metro
Credit Union
Coming Soon

GreenState
CREDIT UNION

CHASE
Available for Purchase

FUTURE RETAIL



FUTURE QSR & RETAIL



**NEBRASKA ELITE VOLLEYBALL
SPORTS COMPLEX**
12 Full-Size Volleyball Courts, 2
Indoor Sand Volleyball Courts, 6
Full-Size Basketball Courts and More
Coming Soon





EVO TOWNHOMES & APARTMENTS
±440 Units

Public Storage



PROPOSED SAM'S CLUB

BAKER'S (KROGER)
Under Development

FUTURE QSR & RETAIL



FUTURE RETAIL

25,685 CPD
W MAPLE RD



NEBRASKA ELITE VOLLEYBALL SPORTS COMPLEX
12 Full-Size Volleyball Courts, 2 Indoor Sand Volleyball Courts, 6 Full-Size Basketball Courts and More Coming Soon



Property Description



INVESTMENT HIGHLIGHTS

- » **New 15-Year Absolute Triple-Net (NNN) Ground Lease**
- » 10% Rental Increases Every 5 Years in Primary Lease Term with Multiple Renewal Options
- » **Brand New High-Quality 2026 Construction with Two Drive-Thru Lanes**
- » Tenant Currently Has Ten 7 Brew Locations Open | 50+ Unit Franchise Agreement
- » **Seasoned Multi-Brand Operator with 20+ Years Experience | First Freddy's Franchisee**
- » With 670+ Locations, 7 Brew is the Second-Largest Drive-Thru-Only Coffee Chain in America (Behind Dutch Bros)
- » **Surrounded by New Residential and Retail Developments, Including Maple & Main (a 55-Acre Mixed-Use Development) and a New Baker's Grocery Store Under Development**
- » Immediate Proximity to National Retailers and Anchor Tenants: Costco, Target, Walmart, ALDI, and More
- » **Excellent Frontage Along West Maple Road (±25,685 Cars per Day)**
- » Growing Trade Area in the Omaha MSA - 154,862 Residents within a 5-Mile Radius
- » **Affluent Trade Area - Average Household Income Exceeds \$165,000 within 1 Mile**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	9,982	70,934	162,264
2025 Estimate	9,479	67,701	154,862
Growth 2025 - 2030	5.31%	4.77%	4.78%

Households

2030 Projections	3,648	26,883	61,170
2025 Estimate	3,434	25,576	58,312
Growth 2025 - 2030	6.25%	5.11%	4.90%

Income

2025 Est. Average Household Income	\$165,740	\$158,099	\$158,566
2025 Est. Median Household Income	\$139,632	\$133,939	\$135,737

Tenant Overview



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 (caramel and vanilla breve), the Brunette (hazelnut and caramel mocha), the Smooth 7 (white chocolate and Irish cream breve), and the Cinnamon Roll.

7 Brew has grown to over 670 locations (as of March 2026) in 38 states throughout the country. The brand is rapidly expanding, with nearly half of its stores opening in the past year. The company's Franchise Disclosure Document released in December 2024 noted that there are roughly 2,500 future locations under development agreements. Total revenue for 7 Brew in 2024 totaled \$43.5 million, compared to \$15.4 million in 2023.

FRANCHISEE OVERVIEW: The Tenant, High Plains Brew, LLC, is a single purpose entity who purchased rights to develop 50+ units throughout Nebraska, South Dakota, and Iowa. The company has already successfully opened 10 locations, with several additional sites currently in development. The principals behind High Plains Brew, LLC bring more than 20 years of proven operating experience in the quick-service restaurant (QSR) sector. Notably, they were the first franchise operators of Freddy's Frozen Custard & Steakhburgers, establishing a long track record of successful restaurant development, operations, and growth. Their experience and financial backing position High Plains Brew, LLC as a capable, sophisticated, and growth-oriented tenant.



FAYETTEVILLE, ARKANSAS

Headquarters



670+

Locations



7BREW.COM

Website



2017

Founded



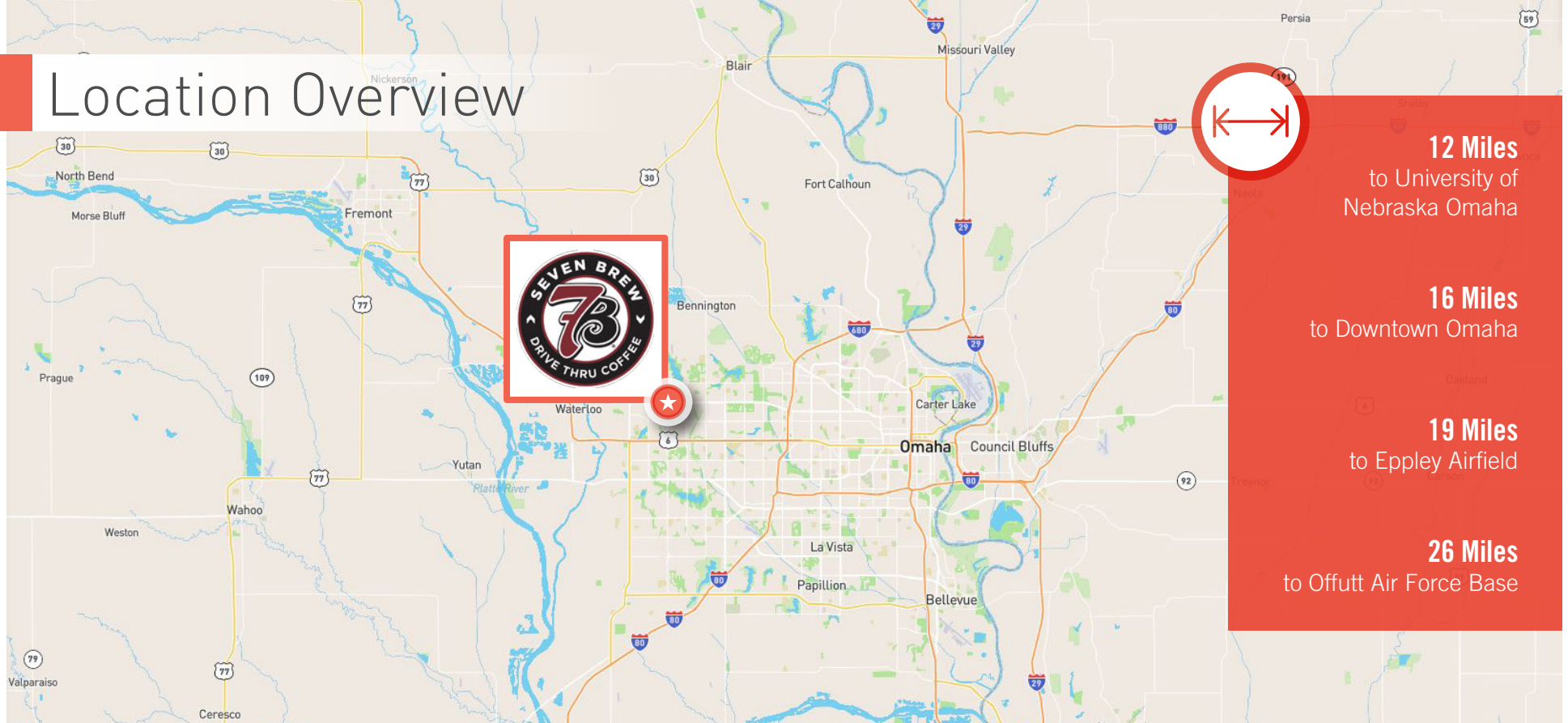
PRIVATE

Company Type

Property Photos



Location Overview



Omaha, the largest city in the State of Nebraska and the 42nd-largest city in the United States, is located on the Missouri River and just 10 miles north of the Platte, or Nebraska River. The city is home to roughly 484,400 residents. Omaha is the county seat of Douglas County and the anchor of the Omaha-Council Bluffs metropolitan area, which boasts a population of nearly one million residents and spans five counties in Nebraska and three in Iowa.

In recent years, Omaha has experienced tremendous growth with over two billion dollars in new development. Major industries include banking and insurance, logistics, life sciences, military, and agriculture. Health services firms provide more than 60,000 jobs a companies like Nebraska Medicine, Methodist Health System, CHI Health, and Children's Hospital and Medical Center. The city

accommodates four Fortune 500 company headquarters: Berkshire Hathaway, Union Pacific Railroad, Mutual of Omaha Insurance, and the Kiewit Corporation. The University of Nebraska Omaha, University of Nebraska Medical Center, Bellevue University and Creighton University provide employers with a skilled labor pool.

An affordable cost-of-living and diverse cultural amenities attract businesses and residents to the region. Omaha is on the forefront of the farm-to-fork movement with some of the top 100 certified restaurants on the Good Food 100 List. Omaha is home to Henry Doorly Zoo & Aquarium, which contains the world's largest indoor desert, the world's largest glazed geodesic dome, and North America's largest indoor rain forest.

[exclusively listed by]

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