



OFFERING MEMORANDUM

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy,

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INVESTMENT OVERVIEW



New Drive-Thru Small Format "Cabin" Concept

This site is Caribou Coffee's new "Cabin" concept, featuring the new drive-up and walk-up only format. Caribou has aggressively expanded its store count with multiple new "Cabin" locations throughout the Midwest.



New 10-Year Lease

Caribou Coffee signed a 10-year lease with an attractive 10% rent increase in Year 6 and in each option period



Brand New Construction

The building is new construction built-to-suit according to Caribou Coffee's specifications.



Panera Bread Merger

In the fall of 2021, Caribou Coffee merged with Panera Bread and Einstein Bros. Bagels to form Panera Brands. Panera Brands consist of 4,000 units in total and over a 100,000+ employees globally.



Dominant Regional Coffee Brand

Wisconsin has the second highest concentration of Caribou Locations nationally.



Property is Located in Close Proximity to Big Box Retail Traffic Drivers

This location capitalizes on its close proximity to multiple big box retailers including Target, Pick N Save Grocery Store and Ace Hardware.



NNN Lease

Zero landlord expense responsibilities

PRICE

\$1,385,000
7.00% CAP

ADDRESS

2310 Schofield Avenue
Weston, WI 54476

APN

19228081810925

NET OPERATING INCOME

\$97,000

BUILDING/LOT SIZE

605 SF / 0.54 Acres

YEAR BUILT

2022

TYPE OF OWNERSHIP

Fee Simple

LEASE TERM

10 Years





LEASE
Summary
SUMMARY

LEASE SUMMARY

RENT SCHEDULE

Date Start	Year Start	Year End	Annual Rent
Current	Year 1	Year 5	\$97,000
	Year 6	Year 10	\$106,700
Option 1	Year 11	Year 15	\$117,000
Option 2	Year 16	Year 20	\$128,700
Option 3	Year 21	Year 25	\$141,600

LEASE SUMMARY

Lease Commencement	Nov, 9 2022
Lease Expiration	Jan 1, 2033
Renewal Options	3 (5)
Notice for Options	180 Days

EXPENSES

Real Estate Tax	Tenant Responsible
Property Insurance	Tenant Responsible
Repairs & Maintenance	Tenant Responsible
Roof & Structure	Tenant Responsible
Parking Lot	Tenant Responsible

You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.





TENANT
Overview
OVERVIEW

TENANT OVERVIEW



HAND-CRAFTED CARIBOU COFFEE

Founded in 1992, Caribou Coffee is the second largest company-operated premium coffeehouse in the United States with nearly 400 company-owned locations nationwide. Caribou Coffee also has over 120 domestic license locations in 22 states, and over 200 international franchise stores in 11 countries. Caribou Coffee provides high quality, handcrafted beverages and food options to fuel life's adventures, both big and small. Known for a commitment to sustainability, the Company was the first major U.S. coffeehouse to serve 100% Rainforest Alliance Certified™ coffees and espresso. Caribou Coffee products can also be found in grocery stores, mass retailers, club stores, foodservice providers, hotels, entertainment venues and online.

In the fall of 2021, Caribou Coffee merged with Panera Bread and Einstein Bagels to form Panera Brands. Panera Brands consist of 4,000 units in total and over a 100,000+ employees globally

The business boasts over 700 owned and franchised locations in 23 states, Washington, D.C., and 12 countries. Its beans sell in grocery stores in all 50 states, and the retail chain has bragging rights as the No. 1 coffee shop in Kuwait.

CARIBOU IN THE NEWS

"JAB Combines Panera Bread, Caribou and Einstein Bros. Under Panera Brands"

- franchisetimes.com, August 2021

"Caribou Unveils New No-Seat Small Store Concept: Caribou Cabins"

- Daily Coffee News, August 2019

"The Growth of Drive-Thru Coffee"

- Perfect Daily Grind, August 2020

TENANT SUMMARY

Ownership	Private
Tenant	Corporate - Caribou Coffee Operating Company, Inc.
Lease Term Length	10 Years
Renewal Options	3 Five Year Options
No. of Locations	400+ (US) ; 200+ (International Franchise)
Years in the Business	30 Years
Headquartered	Brooklyn Center, MN
Website	www.cariboucoffee.com



FINISHED EXAMPLE PHOTOS



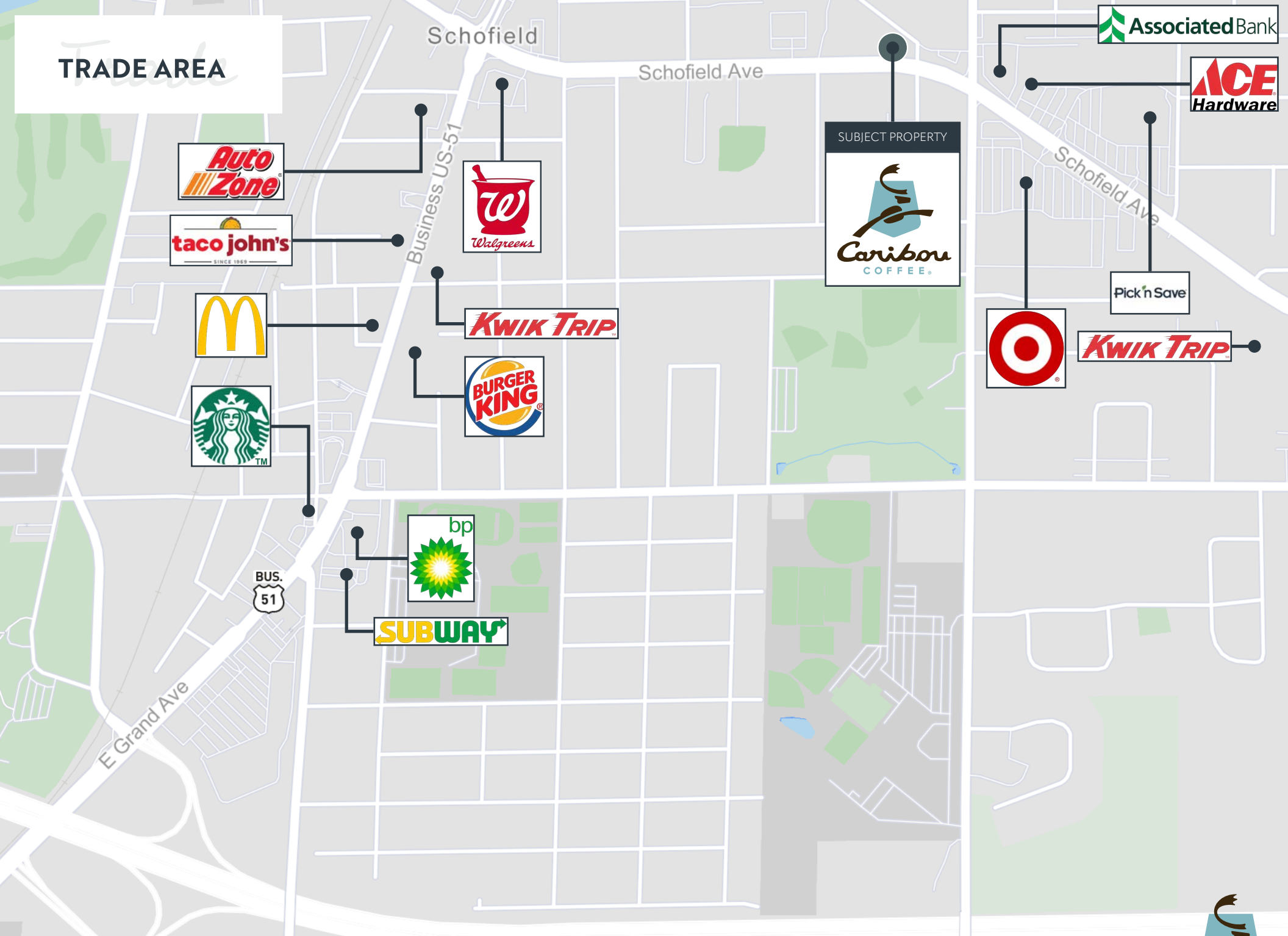
PROPERTY CONSTRUCTION PHOTOS



Trade Area



TRADE AREA



BUILDING DETAILS

Address: 2310 Schofield Ave
Weston, WI 54476

Building Area: 605 SF

Year Built: 2022

Access Highways: I-39, 51 (North/South)
29 (East/West)





MARKET
Overview
OVERVIEW

MARKET SUMMARY



ECONOMY

Weston and Schofield are both villages in Marathon County, Wisconsin. They are part of the Wausau Metropolitan Statistical Area. The Town of Weston is located just east of Wausau in Marathon County where the Eau Claire River meets the Wisconsin River. Schofield is located along the eastern shore of Lake Wausau, an impoundment of the Wisconsin River. Marathon County, the largest in Wisconsin by land area, also contains numerous distinct rural communities, highly productive agricultural lands, and a diverse menu of outdoor recreation assets unlike any other community in Wisconsin or, arguably, the entire Midwestern US.

Marathon County is an economy driven by the traditional industries of manufacturing and agriculture. The average income for a household across the 5-Mile radius from the subject property is \$89,337, and the median income for a family was \$66,954. 5.1%.



HOUSING

Schofield is directly south of Wausau, and is generally separated from the city by the Wausau Downtown Airport. An inner suburb of Wausau, Schofield is bordered by Rothschild, Weston, and the Town of Weston. Lake Wausau and Wausau serve as its western and northern borders.

Within a 5-Mile radius of the subject property, there are 21,379 Households out of which 23.6% had children under the age of 18 living with them, 43.7% were married couples living together, and 42.8% were non-families. The average household size was 2.19 and the average family size was 2.86.



EDUCATION

Weston is served by the D.C. Everest School District. Public schools located in Weston are Mountain Bay Elementary, D.C. Everest Middle School, D.C. Everest Junior High, and D.C. Everest Senior High School.

Marathon County is a county located in the U.S. state of Wisconsin. As of the 2020 census, the population was 138,013.



MARKET SUMMARY



5 MILE RADIUS OF PROPERTY

51,117

2025 POPULATION

53,250

2030 PROJECTED
POPULATION

\$89,337

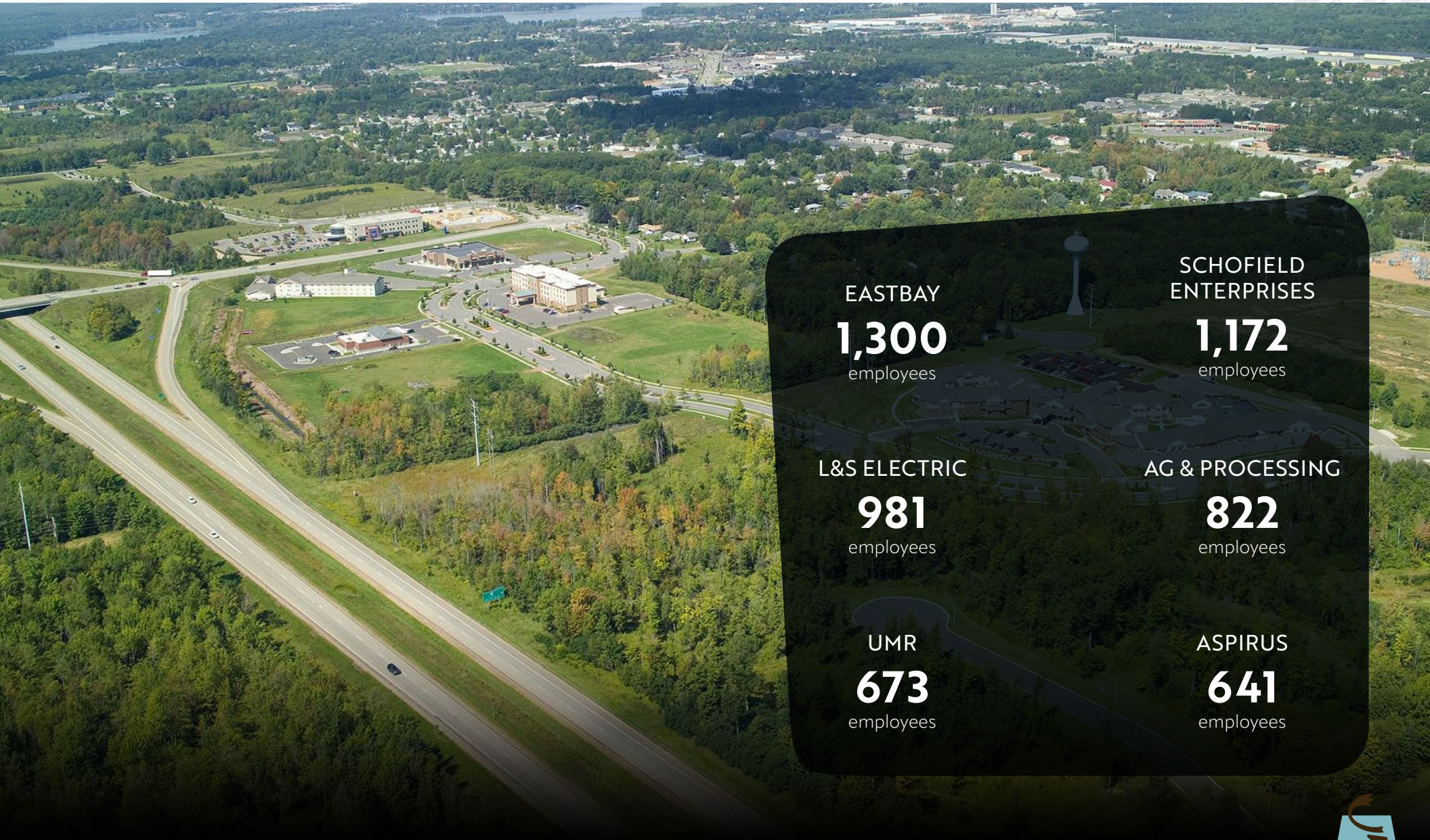
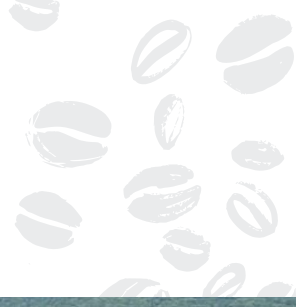
AVERAGE HOUSEHOLD
INCOME

21,379

2025 HOUSEHOLDS



SCHOFIELD/WESTON'S MAJOR EMPLOYERS



EASTBAY

1,300

employees

SCHOFIELD
ENTERPRISES

1,172

employees

L&S ELECTRIC

981

employees

AG & PROCESSING

822

employees

UMR

673

employees

ASPIRUS

641

employees



MARKET SUMMARY

Schofield/Weston, WI

1 Mile

3 Miles

5 Miles

POPULATION

2000 Population	5,343	18,048	45,551
2010 Population	5,666	21,229	49,345
2025 Current Year Estimate	5,628	22,087	51,117

HOUSEHOLDS

2000 Households	2,025	6,962	17,748
2010 Households	2,227	8,425	19,786
2025 Current Year Estimate	2,398	9,167	21,379

HOUSEHOLD INCOME

2025 Average Household Income	\$ 71,577	\$ 88,754	\$ 89,337
2025 Median Household Income	\$ 61,846	\$ 73,249	\$ 66,954

EDUCATION

HS and Associates Degrees	64.34%	63.24%	64.88%
Bachelor's Degree or Higher	26.50%	28.60%	33.30%



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