

» OFFERING MEMORANDUM

Two Tenant Retail Building

2907-2911 N Oakland Ave
Milwaukee, WI

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Colliers



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Milwaukee, Wisconsin

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By acknowledging your receipt of this Offering Memorandum, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence;
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) By accepting this material, you are not entering into a co-broker relationship with Colliers or Seller. Neither Colliers nor Seller has any obligation to pay a commission to outside brokers unless agreed to via a separate agreement.
- 5) The Property and improvements described in this Offering Memorandum are being offered for sale on an "As Is, Where Is" basis without representations or warranties.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Properties and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 2911 N Oakland Ave, Milwaukee WI, or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Properties, or information provided herein or in connection with the sale of the Properties shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Properties.

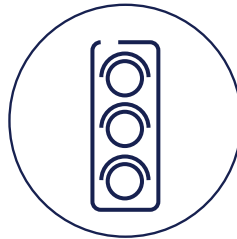
INVESTMENT SUMMARY



Colliers | Wisconsin is pleased to present the exclusive investment offering of 2907-2911 N Oakland Avenue, Milwaukee, WI. This property features a multi-tenant retail center totaling 6,501 square feet, strategically positioned in the heart of Milwaukee's dynamic East Side neighborhood. The location benefits from a dense residential population, strong daytime traffic, and close proximity to the University of Wisconsin–Milwaukee, which brings a steady flow of students, faculty, and staff to the area. Surrounded by a diverse mix of restaurants, retailers, and service providers, the property enjoys excellent visibility and walkability, ensuring consistent customer activity. The East Side's vibrant community continues to support long-term retail demand, making this an attractive investment opportunity.



Building has a 4.5 year
WALT



High trafficked area
with 12,700 cars per
day on E Locust St & N
Oakland Ave (2023)



Diverse tenant mix
with both NNN
leases leading to
limited landlord
responsibility



Median household
income within one
mile of retail center is
\$63,693 (2025)



PROPERTY OVERVIEW

PROPERTY DETAILS



Price
\$1,466,000



Cap Rate
8.15%



Year 1 NOI
\$119,465



Total GLA
6,501 SF



Occupancy
100%



PROPERTY PHOTOS



RETAIL OVERVIEW



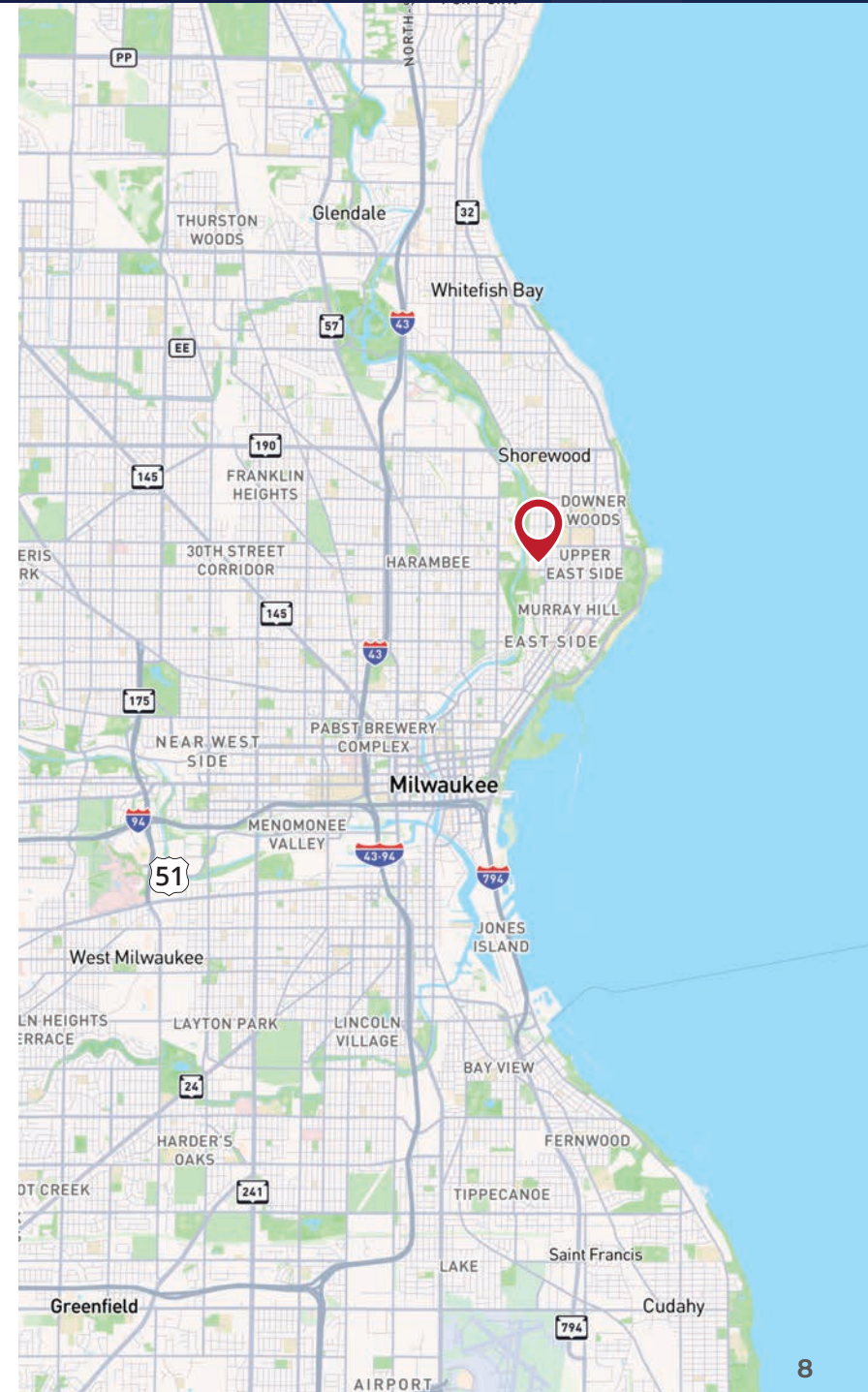
ABOUT THE AREA

MILWAUKEE EAST SIDE RETAIL MARKET SUMMARY

Milwaukee's East Side is a vibrant and walkable district characterized by a dynamic mix of students, professionals, and long-term residents that drive consistent, service-oriented retail demand. The area features a blend of restaurants, cafés, boutiques, and convenience retailers that cater to both daily needs and lifestyle experiences. Its proximity to the University of Wisconsin–Milwaukee fuels steady foot traffic and creates an active environment that supports a wide range of small-format tenants, from food and beverage to health and personal services. With an established customer base, high visibility, and minimal new competition, Milwaukee's East Side stands out as one of the city's most stable and desirable submarkets for long-term retail investment.

DEMOGRAPHICS

	1 mile	2 mile	3 mile
Population:	34,082	84,370	137,406
Daily Population:	35,227	82,070	188,804
Households:	15,891	42,929	65,014
Household Income:	\$63,693	\$61,732	\$60,278



TRADE AREA

MILWAUKEE RETAIL MARKET OVERVIEW



2.8%

Vacancy rate as of Q2 2025



21,100 SF

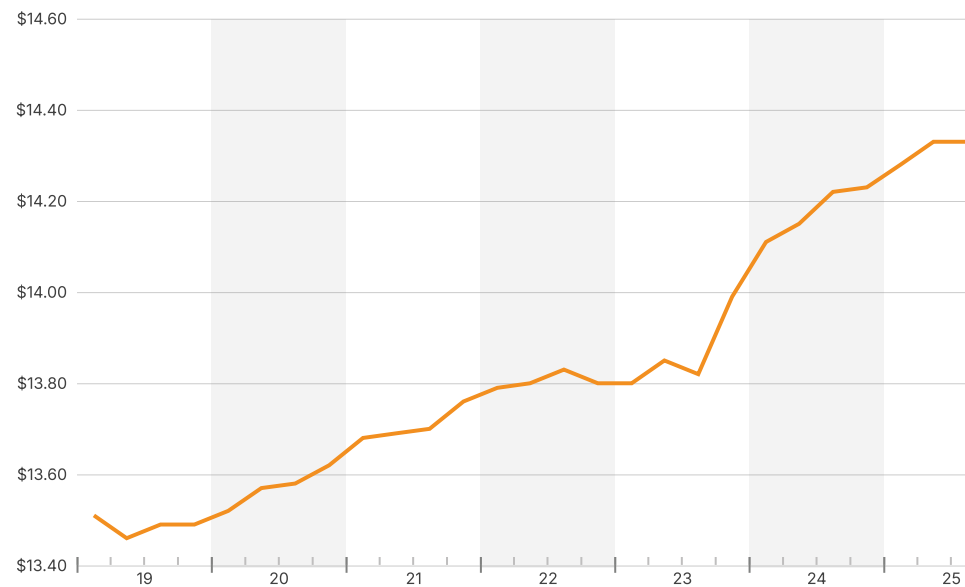
of 12 month positive net
absorption



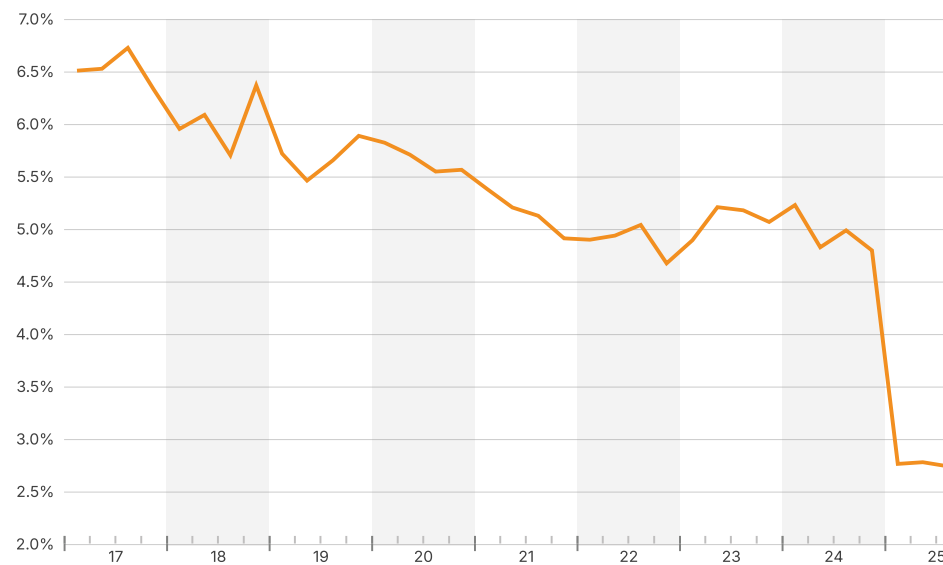
133,000 SF

of new retail development
since 2020

Market Asking Rent Per SF



Vacancy Rate



PROPERTY DETAILS



PROPERTY SPECIFICS



ADDRESS

2907-2911 N Oakland Ave,
Milwaukee, WI 53211



COUNTY

Milwaukee



TOTAL GLA

Cheba Hut: 3,545 SF
Puffin Pass: 2,765 SF
Non-leasable: 191 SF
Total: 6,501 SF



YEAR BUILT

+/- 1923



OCCUPANCY

100%



TOTAL ACREAGE

0.33 AC



CURRENT ZONING

LB2 - Neighborhood Business-Local



TAX KEY / TAXES (2024)

315-0307-110 / \$32,706



Parking

Approx. 19 Surfaces Spaces



FINANCIAL OVERVIEW

FINANCIAL OVERVIEW



PRICE

\$1,466,000
(\$225.50 PSF)

\$119,465 Net Operating Income
8.15% Cap Rate



RENT ROLL

CHEBA HUT
"TOASTED" SUBS

PUFFIN
-PASS-

Tenant	Leased SF	Leased % of total	Lease Type	Start	Expiration	Options	Annual	Monthly	Annual Rent/SF	Additional Rent/Yr	Additional Rent PSF	Total Rent PSF	Annual Escalations
Cheba Hut	3,545 SF	56.18%	NNN	3/2/21	3/31/32	2 - (5) Yr	\$77,990	\$6,499	\$22.00	\$39,000	\$11.00	\$33.00	2.00%
Puffin Pass	2,765 SF	43.82%	NNN	2/26/25	3/31/28	1 - (5) Yr	\$41,475	\$3,456	\$15.00	\$29,028	\$11.00	\$26.00	3.00%
Occupied	6,310 SF	97%	Totals				\$119,465	\$9,555		\$68,028			
Vacant	0	0.0%											
Non-leasable	191 SF	3%											
Total SF	6,501 SF	100%											

TENANT HIGHLIGHTS



CHEBA HUT

Cheba Hut Toasted Subs is a fast-casual restaurant concept offering premium toasted subs, salads, and munchies in a relaxed, experience-driven environment. Established in 1998 in Tempe, Arizona, Cheba Hut has cultivated a strong national following through its creative menu, distinctive branding, and community-focused approach. With more than 75 locations across the United States, Cheba Hut continues to expand in dynamic markets, targeting college towns, downtown districts, and lifestyle-oriented neighborhoods that align with its brand identity. The concept's loyal customer base and consistent traffic throughout the day support long-term operational stability and strong unit-level performance. Multi-tenant operator who owns in Milwaukee, Madison, and Chicago.



PUFFIN PASS

Puffin' Pass is a fast-growing Wisconsin-based retail establishment offering hemp-derived products, vapes, tobacco, and locally sourced goods and art, with locations in Madison and Milwaukee. Known for its curated selection of herbal and botanical offerings, creative in-store events, and strong community presence, Puffin' Pass has built a loyal customer base and consistent repeat traffic. The brand's engaging promotions and modern retail experience make it a strong lifestyle tenant that enhances foot traffic and complements neighboring retailers.



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