SEVEN BREW

BRAND NEW 2026 CONSTRUCTION
BRAND NEW 15-YEAR ABSOLUTE NNN LEASE

1570 N RAND ROAD
PALATINE, IL 60074
CHICAGO MSA

OPENED FOR BUSINESS JULY 13th, 2026!

Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

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Marcus & Millichap
NNN DEAL GROUP

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McDonald's
SEVEN 7 BREW
STOP
CHEVROLET
PASS THRU

Palatine High School
HOBBY LOBBY
Jewel-Osco
TJ·maxx
HomeGoods
ROSS
DRESS FOR LESS
TARGET
THE HOME DEPOT
SEVEN BREW
us bank
FIFTH THIRD
McDonald's
Velasquez Complete Auto Care
N RAND RD - 30,800 VPD

INVESTMENT SUMMARY

1570 N RAND ROAD, PALATINE, IL 60074

PRICE: $1,713,000 **CAP:** 5.75% **NOI:** $98,500

OVERVIEW

PRICE	$1,713,000
GROSS LEASABLE AREA (GLA)	515 SF
LOT SIZE	0.92 Acres
BASE RENT	$98,500
YEAR BUILT	2026

LEASE ABSTRACT

LEASE TYPE	NNN Ground
BASE TERM	15 Years
LEASE COMMENCEMENT	7/13/2026
LEASE EXPIRATION	7/31/2041
RENEWAL OPTIONS	8x5
INCREASES	10% Every 5 Years
LANDLORD OBLIGATION	None At All
GUARANTOR	Who Brew LLC (35 Locations)

ANNUALIZED OPERATING DATA

BASE TERM	ANNUAL RENT
YEARS 1-5	$98,500
YEARS 6-10	$108,350
YEARS 11-15	$119,185
OPTION 1	$131,104
OPTION 2	$144,214
OPTION 3	$158,635

INVESTMENT HIGHLIGHTS

BRAND NEW 2026 CONSTRUCTION
Newly constructed 7 Brew Drive-Thru Coffee with large double drive-thru, designed for maximum accessibility, and high-volume throughput

NEW 15-YEAR ABSOLUTE NNN GROUND LEASE
Brand new 15-year NNN ground lease with zero landlord responsibilities for completely passive ownership

HIGH-GROWTH DRIVE-THRU COFFEE CONCEPT
Drive-thru coffee concepts are among the fastest-growing QSR segments driven by convenience and repeat daily traffic

STRONG BRAND MOMENTUM
7 Brew is a rapidly expanding national brand with 700+ locations and significant pipeline growth across the U.S.

EXPERIENCED MULTI-UNIT OPERATOR
Operated by seasoned franchisee with 35+ locations and proven execution within the 7 Brew system

PRIME RETAIL CORRIDOR
Strategically located along major retail artery with excellent visibility and access, along with strong traffic counts and high commuter traffic

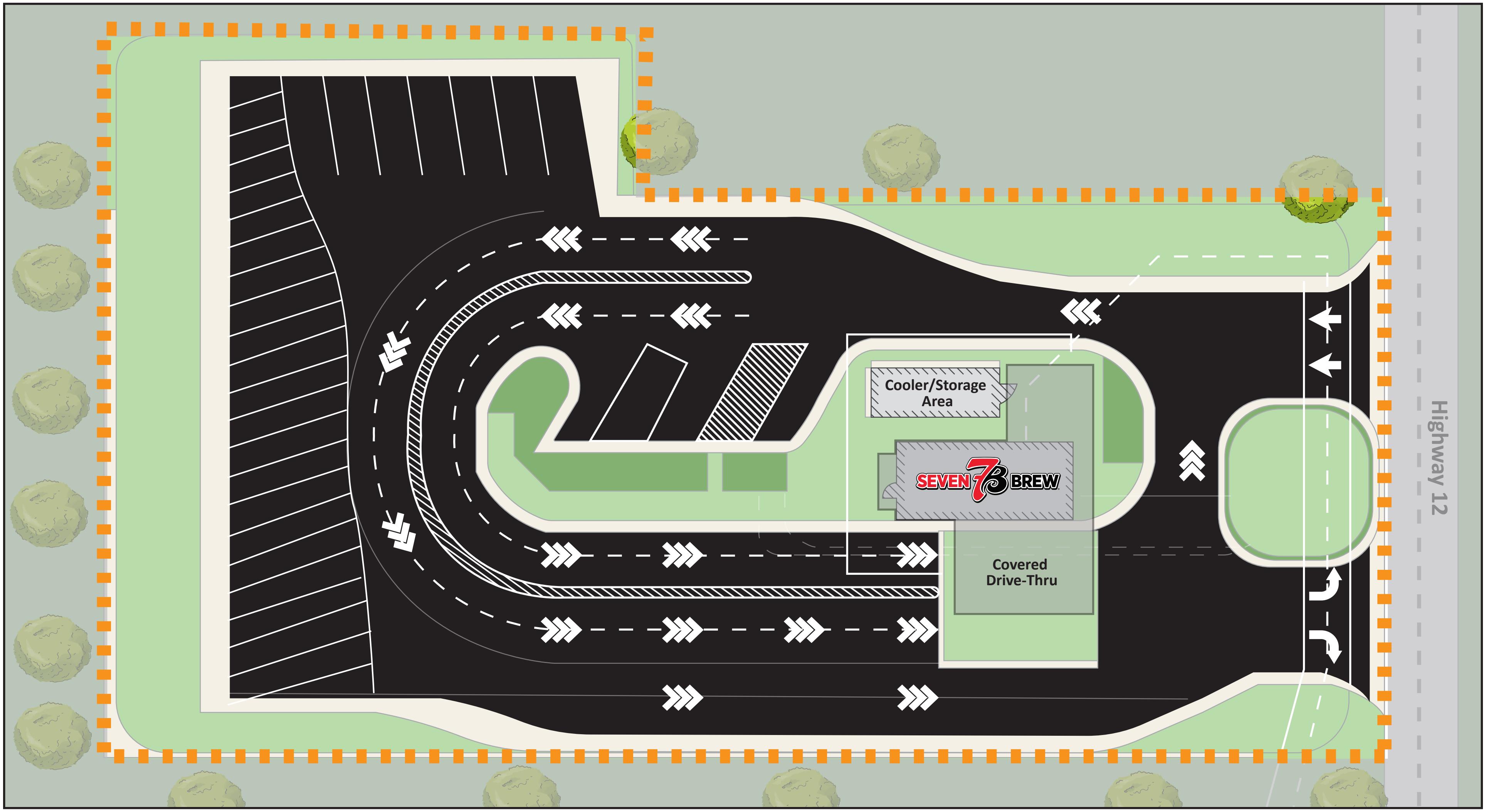
STRONG DEMOGRAPHICS & TRADE AREA
Affluent northwest Chicago suburb with dense population, over 244,000 people living within 5 miles with high household incomes

SURROUNDED BY NATIONAL RETAILERS
Well positioned near major destination retailers, such as Walmart, Target, and Home Depot, driving consistent retail traffic


Panera BREAD
verizon
IHOP
AspenDental
MATTRESSFIRM
The MELT DOWN
Denny's
EINSTEIN BROS BAGELS
Hertz
Wendy's
La Rosita Fresh Market
POPEYES
TACO BELL
THE HOME DEPOT
Huntington
Walmart
SUBWAY
us bank
FIFTH THIRD
McDonald's
N RAND RD - 30,800 VPD
SEVEN 7 BREW
Palatine Square
Apartments
198 Units

LAKE COOK RD - 39,900 VPD
DUNDEE RD - 25,700 VPD
N RAND RD - 30,800 VPD
HICKS RD - 16,600 VPD
53
12
68
Public Storage
CAR CITY
MENARDS
enterprise
Palatine Park District
TOYOTA
BELLE TIRE
ups
NORTHWEST TRUCKS INC.
JIMENEZ
Public Storage
Firestone
DISCOUNT TIRE
Advance Auto Parts
SUBARU
mazda
Culver's
PALATINE BANK & TRUST
O'Reilly AUTO PARTS
IHOP
SMOOTHIE KING
verizon
Panera BREAD
MATTRESS FIRM
La Rosita Fresh Market
POPEYES
Hertz
TACO BELL
No manches!
metro by T-Mobile
SUSHI PARA
SalonCentric
total wireless
PITA PITA MEDITERRANEAN GRILL
ARAGVI
JAZZERCISE
McGRATH Arlington Kia
vestis
ARLINGTON NISSAN IN ARLINGTON HEIGHTS
LEXUS EXPERIENCE AMAZING
LEXUS OF ARLINGTON
SEVEN BREW
Walgreens
HOBBY LOBBY
TARGET
THE HOME DEPOT
us bank
FIFTH THIRD
McDonald's
BMO
Walmart
delta sonic
Public Storage
Napleton's
UNITED
amazon
Palatine High School
DOLLAR TREE
petco
TJ·maxx
ROSS DRESS FOR LESS
WELLS FARGO
T Mobile
MIDAS
cricket wireless
CHIPOTLE MEXICAN GRILL
Jersey Mike's SUBS
HomeGoods
SKECHERS
Sarpino's PIZZERIA
Jewel Osco
KOSTAS
BUFFALO WILD WINGS
RACK ROOM SHOES
MAVIS TIRE
ALDI
LESLIES
Lakeshore
PANDA EXPRESS
U-HAUL
Wendy's
Goodwill
SONIC
Denny's
SUBWAY
EINSTEIN BROS BAGELS
Huntington
The MELT DOWN

SITE PLAN


Cooler/Storage Area
SEVEN 7 BREW
Covered Drive-Thru
Highway 12

SEVEN 7B BREW

7 Brew Coffee is a fast-growing drive-thru coffee and beverage company known for its highly energetic service model and focus on speed, customization, and customer experience. Founded in 2017 in Rogers, Arkansas, the concept was built around the idea of creating a "seven original brews" foundation while offering a wide range of coffee drinks, energy drinks, smoothies, teas, and specialty beverages. The brand differentiates itself less on traditional café seating and more on a high-throughput drive-thru format designed for convenience and rapid service.

The company has expanded aggressively across the United States through franchising, particularly in suburban and high-traffic roadside locations. Its store model emphasizes upbeat "culture crew" staff interactions, strong brand personality, and visually distinct stand-alone kiosks that handle high daily transaction volumes. This combination of speed, customization, and experience-driven service has helped 7 Brew build strong regional followings and position itself as a competitor in the drive-thru beverage segment alongside larger coffee and quick-service chains.

DRIVE-THRU COFFEE CONCEPTS ARE AMONG THE **FASTEST-GROWING** QSR SEGMENTS IN THE U.S.

Headquarters	Year Founded		Locations	Employees	2025 Revenue ESTIMATED
SPRINGDALE, ARKANSAS	2017	PRIVATE OWNERSHIP	600+	25,000+ BREW CREW MEMBERS	$750 MIL+

PALATINE, IL: STRONG NORTHWEST SUBURBAN CHICAGO MARKET

Located approximately 30 miles northwest of Chicago, Palatine is a well-established and growing suburb within the Chicago MSA known for its strong demographics, stable economy, and commuter-driven retail demand. The area benefits from high household incomes, a dense residential population, and direct access to major transportation corridors including US-12 (Rand Rd) and nearby interstates, supporting consistent daily traffic. Palatine's proximity to major employment hubs, along with continued residential growth and retail expansion, has made it a highly desirable market for national tenants and long-term net lease investment.

CHICAGO MSA

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. During the past 20 years, the greatest growth occurred in the western portion of the region and was exemplified between 2020-2021.

SECOND-LARGEST METROPOLITAN AREA
The metro population trails only Los Angeles in size. Slowing population growth, however, has been noted over the previous decade.

ECONOMY
The metro has one of the largest economies in the nation, and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors. There are over 30 Fortune 500 companies based locally, including Walgreens, State Farm Insurance and McDonald's.

EDUCATION
Backed by some of the nation's more well-regarded universities, including Northwestern University and the University of Chicago, the workforce is considered one of the most diverse and well-trained among major United States metros.

Chicago, *Illinois*

DEMOGRAPHICS / PALATINE, IL

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	22,969	95,089	244,821
2025 Estimate	23,129	95,590	245,169
2010 Census	24,530	97,021	244,530
2020 Census	23,525	97,770	250,587

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projections	8,944	39,145	96,734
2025 Estimate	8,958	39,249	96,731
2010 Census	8,741	38,250	93,855
2020 Census	8,991	39,471	96,740
Growth 2010 - 2020	2.86%	3.19%	3.07%

2025 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
$200,000 or More	7.71%	16.75%	21.57%
$150,000 - $199,999	10.04%	13.60%	14.58%
$100,000 - $149,999	14.95%	19.19%	20.64%
$75,000 - $99,999	15.33%	14.14%	12.51%
$50,000 - $74,999	19.50%	14.22%	11.62%
$35,000 - $49,999	11.68%	8.21%	6.72%
$25,000 - $34,999	8.34%	5.21%	4.29%
$15,000 - $24,999	6.03%	4.06%	3.76%
$10,000 - $14,999	2.23%	1.47%	1.34%
Under $9,999	4.21%	3.17%	2.96%
2025 Est. Average Household Income	$94,669	$130,987	$147,940
2025 Est. Median Household Income	$76,637	$107,664	$124,161
2025 Est. Per Capita Income	$36,477	$53,182	$57,123

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2025 Estimated Population by Age	23,129	95,590	245,169
Under 4	6.1%	5.3%	5.0%
5 to 14 Years	13.6%	11.6%	12.0%
15 to 17 Years	4.3%	3.8%	4.1%
18 to 19 Years	2.6%	2.1%	2.2%
20 to 24 Years	5.9%	4.9%	4.9%
25 to 29 Years	7.7%	6.2%	5.2%
30 to 34 Years	8.9%	7.3%	6.2%
35 to 39 Years	8.0%	7.2%	6.7%
40 to 49 Years	13.9%	13.1%	13.4%
50 to 59 Years	12.0%	13.6%	14.0%
60 to 64 Years	5.6%	7.0%	7.3%
65 to 69 Years	4.4%	6.0%	6.4%
70 to 74 Years	3.3%	4.7%	4.9%
Age 75+	3.7%	7.2%	8.0%
2025 Median Age	36.0	42.0	43.0
2025 Population 25 + by Education Level	15,619	69,120	176,284
Elementary (0-8)	10.90%	3.86%	2.40%
Some High School (9-11)	5.03%	3.05%	2.46%
High School Graduate (12)	22.66%	17.02%	15.72%
Some College (13-15)	15.64%	15.97%	15.41%
Associates Degree Only	5.52%	7.11%	6.55%
Bachelors Degree Only	24.79%	31.15%	33.25%
Graduate Degree	10.69%	19.92%	22.70%

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ACTUAL SITE