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THE AERIAL VIDEO



7 Brew Coffee

5131 ESSEN LN | BATON ROUGE, LA 70809

CBRE

H

LADY OF THE LAKE
REGIONAL MEDICAL CENTER
LARGEST HOSPITAL IN LOUISIANA



SUMMA AVE.

ESSEN LN - 21,826 CPD



RED RIVER BANK



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Investment Highlights

- 7 Brew Coffee is a fast-growing drive thru coffee concept that has **grown to 100+ locations in 15 states thus far and has plans to open hundreds of additional stores across the U.S.**
- The lease structure is **triple net (NNN), with zero landlord responsibilities.** Tenant is responsible for maintaining, repairing, and replacing all aspects of the property, as well as all required insurances, taxes, and utilities.
- There are **fourteen (14.4) years remaining on the lease term**, plus six (6), five (5) year options.
- The lease provides for an **8.50% rental increase at year 6, and 10% rental increases every five (5) years thereafter.**
- There are **201,978 residents located in the five (5) mile demographic ring.**
- The average household income in the three (3) mile demographic ring is **\$113,215, which is higher than the Louisiana state average of \$82,126.**
- 7 Brew Coffee is situated in a large medical corridor and **across the street from Our Lady of the Lake Regional Medical Centre, which is the largest hospital in the entire state of Louisiana.**
- The subject property is located just **5 miles (10 minutes) from Louisiana State University, which enrolls nearly 30,000 students annually.**
- 7 Brew Coffee has strong frontage on Essen Ln, **which reports traffic counts of 21,826 cars per day.**
- The next closest 7 Brew Coffee is 17 miles away. **This location is the only one serving the city of Baton Rouge.**
- As the capital city of Louisiana, Baton Rouge is the heart and soul of the state's eclectic culture. The city is located on the Mississippi River and is a major center for commerce, industry and tourism. **A total of 7.2 million people visited the city in 2022, spending \$450 million in businesses across entertaining, dining, recreation, retail and more.**

INVESTMENT SUMMARY

Offering Price.....	\$2,905,000
Cap Rate	6.75%
Lease Structure	NNN
Current Annual Rent	\$196,082
Building GLA	510 SF
Lot Size	0.603 AC
Ownership	Fee Simple



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Tenant Overview

About 7 Brew Coffee

7 Brew is a rapidly growing coffee brand that is revolutionizing how customers experience drive-thru coffee service and think about their morning energy boost. They dreamed of serving premium and customizable coffee in record time, while also providing top notch customer service. The dream came alive in February 2017 with their first “stand” in Rogers, AR and their 7 original coffees. Today, 7 Brew operates 100+ locations and has over 3,000 locations sold to best-in-class franchisees.

7 Brew offers iced and hot coffee beverages, with a particular focus on drinks with high quality ingredients including syrups and cream. Today, they’re cranking out delicious infused energy drinks, Italian sodas, smoothies, teas, and more in different locations throughout the country. 7 Brew is so much more than just a coffee stand. It’s the concept of cultivating kindness and joy with every drink – through their service, speed, quality, energy and atmosphere.

Not only does 7Brew focus on the customer, they also focus on their employees who benefit from a culture that includes competitive pay, along with an atmosphere that promotes learning and development. There’s a career pathway from “brewista” to shift lead to store manager and even franchise owner, limiting the amount of turnover.

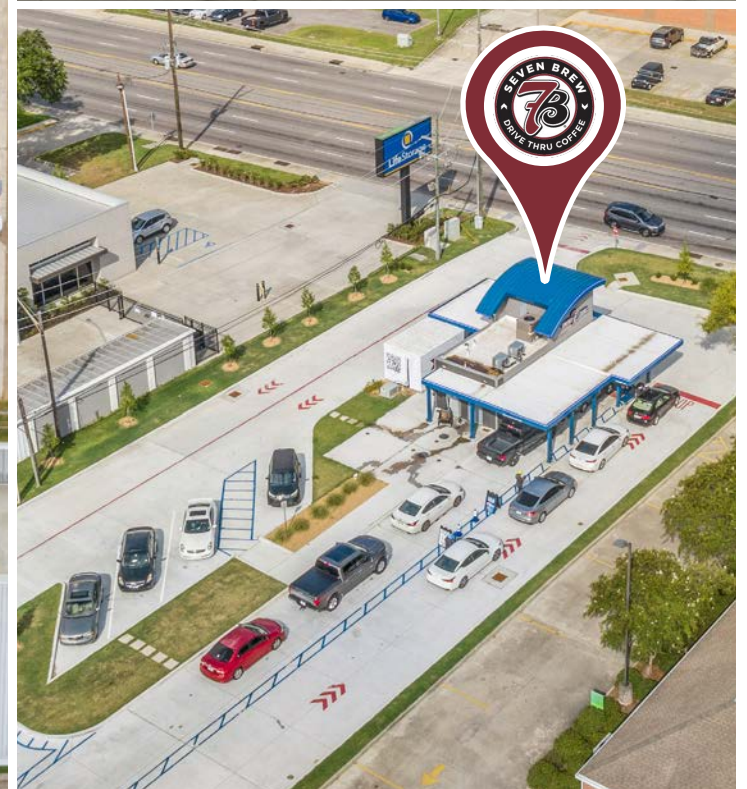
7 Brew Coffee and their double-drive-thru stores are rapidly expanding across the south. They currently have stores in 15 states and have plans to expand with hundreds of additional locations across the U.S.

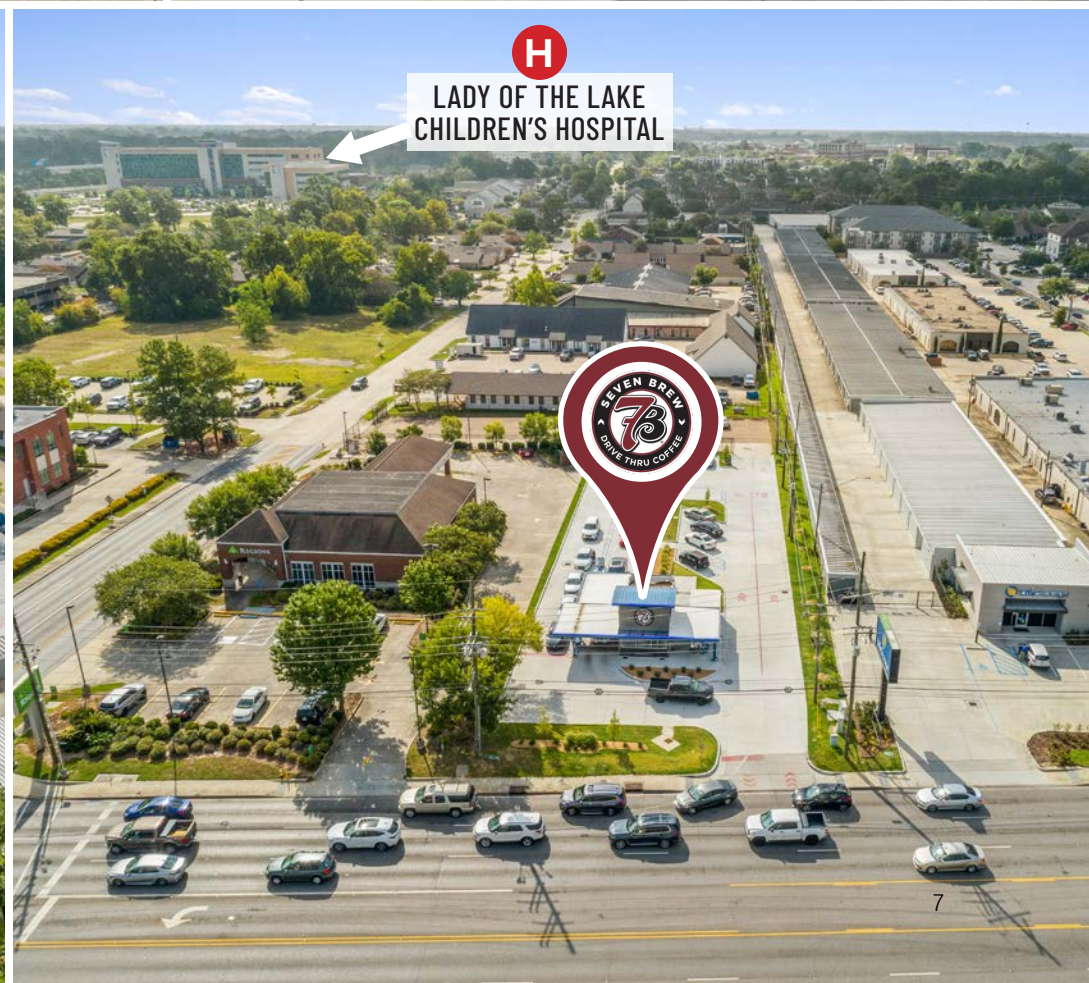
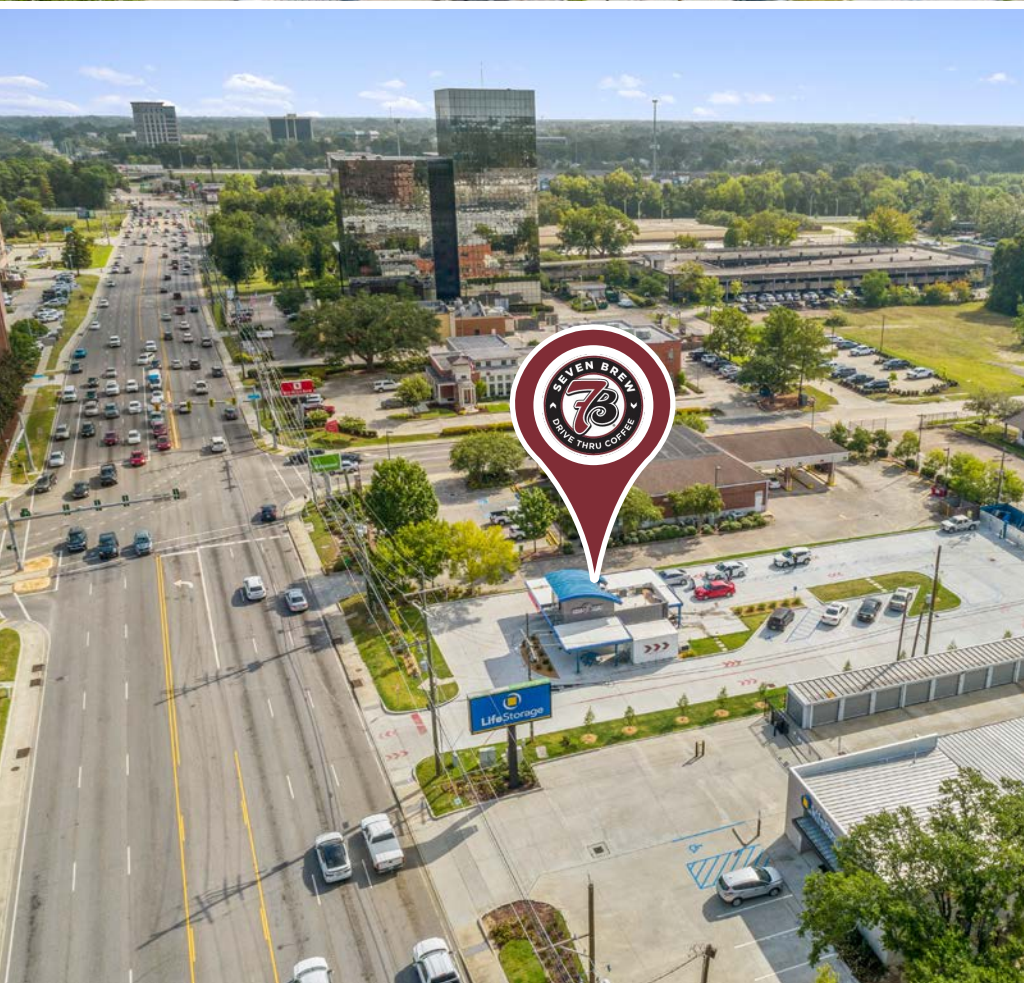


7 BREW COFFEE CORPORATE OVERVIEW

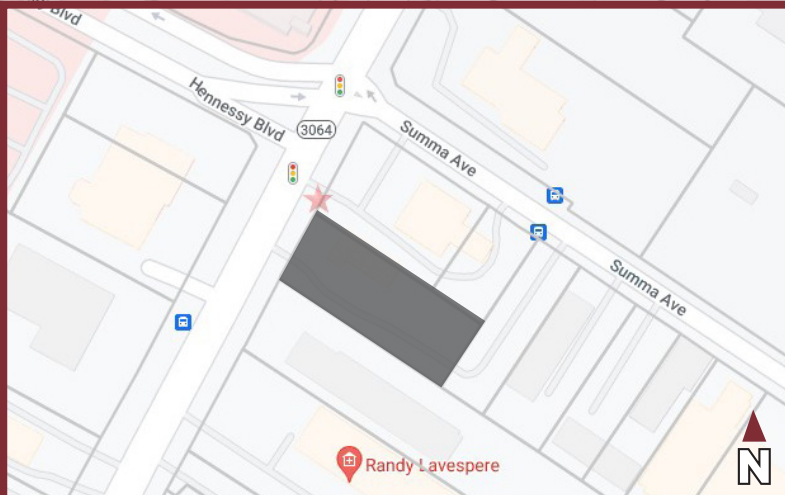
Type:	Private
Industry:	Beverages
Locations:	100+
Corporate Headquarters:	Rogers, AR

Property Overview





Property Overview



PROPERTY SUMMARY

Price: \$2,905,000

Cap Rate: 6.75%

Address: 5131 Essen Ln
Baton Rouge, LA 70809

Ownership: Fee Simple

Building GLA: 510 SF

Lot Size: 0.603 AC

Year Built: 2023

Parcel Number: 1728032

LEASE SUMMARY

Tenant: ESSEN 7 BREW, LLC

Guarantor: Personal Guaranty
*Please call broker for details

Date of Lease: August 11, 2022

Rent Commencement: January 1, 2023

Lease Expiration: December 31, 2037

Lease Term: 15.0 years

Term Remaining: 14.4 years (as of 08/2023)

Renewal Options: 6 - 5 year options

Current Annual Rent: \$196,082

Rental Increases: 8.50% at year 6, 10% every 5 years thereafter

Percentage Rent: None

Sales Reporting: Gross sales - Upon request by Landlord, and if required by lender, prospective lender, or prospective purchaser

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

LEASE SUMMARY CONTINUED

Lease Structure: NNN - Zero Landlord Responsibility

Roof: Tenant

Structure: Tenant

HVAC: Tenant

Common Area: Tenant

Parking: Tenant

Property Taxes: Tenant

Utilities: Tenant

Insurance: Tenant

Assignment & Subletting: No assignment or sublet shall relieve Tenant from its obligations under the lease

ROFR: Tenant has a 10 day ROFR

RENT SCHEDULE

Lease Term	Lease Years	Start	End	Monthly	Annual	Increase (%)
Primary:	1 - 5:	01/01/23	12/31/27	\$16,340.17	\$196,082.00	
	6 - 10:	01/01/28	12/31/32	\$17,729.08	\$212,749.00	8.50%
	11 - 15:	01/01/33	12/31/37	\$19,502.00	\$234,024.00	10.00%
Option 1:	16 - 20:	01/01/38	12/31/42	\$21,452.17	\$257,426.00	10.00%
Option 2:	21 - 25:	01/01/43	12/31/47	\$23,597.42	\$283,169.00	10.00%
Option 3:	26 - 30:	01/01/48	12/31/52	\$25,957.17	\$311,486.00	10.00%
Option 4:	31 - 35:	01/01/53	12/31/57	\$28,552.83	\$342,634.00	10.00%
Option 5:	36 - 40:	01/01/58	12/31/62	\$31,408.17	\$376,898.00	10.00%
Option 6:	41 - 45:	01/01/63	12/31/67	\$34,549.00	\$414,588.00	10.00%



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Area Overview



DISTANCE TO DOWNTOWN BATON ROUGE, LA - 7 MILES (10 MIN)
DISTANCE TO LAFAYETTE, LA - 61 MILES (60 MIN)
DISTANCE TO NEW ORLEANS, LA - 75 MILES (65 MIN)

ESTIMATED POPULATION

3 Mile	66,642
5 Mile	201,978
10 Mile	416,271

LOUISIANA STATE UNIVERSITY
RURAL LIFE MUSEUM

MEDICAL BELT -
DOZENS OF HEALTHCARE
CENTERS, HOSPITALS
& PHYSICIANS

PENNINGTON BIOMEDICAL
RESEARCH CENTER



PERKINS ROAD
SPORTS PARK

LOUISIANA STATE
UNIVERSITY
5 MILES (10 MIN) FROM
SUBJECT PROPERTY



ESSEN LN - 21,826 CPD

LADY OF THE LAKE
REGIONAL MEDICAL CENTER
LARGEST HOSPITAL IN LOUISIANA

PROMISE HOSPITAL
OF BATON ROUGE

BATON ROUGE
GENERAL HOSPITAL

LADY OF THE LAKE
CHILDREN'S HOSPITAL



DRURY HOTELS

OFFICE & INDUSTRIAL
CENTER



JEFFERSON TERRACE
HIGH SCHOOL



BEST BUY
buybuy BABY
DAVID'S BRIDAL



MALL OF LOUISIANA
1.6 MILLION SF

RENAISSANCE
HOTELS & RESORTS



INTERSTATE 12
144,045 CPD

INTERSTATE 10
183,657 CPD

73
27,834 CPD

61
61,993 CPD

PERKINS RD. - 24,784 CPD

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Area Overview

BATON ROUGE, LOUISIANA



The City of Baton Rouge, the state capital, is located on the Mississippi River in the southeast region of the state and is a major center for commerce, industry, tourism, and many diverse cultural activities. The City-Parish is the principal home of a community college and two major state universities: Louisiana State University and Southern University. A total of 7.2 million people visited the city in 2022, spending \$450 million in businesses across entertaining, dining, recreation, retail and more.

The Baton Rouge MSA has the largest concentration of chemical industry employment in the state and is the home of the nation's fifth largest refinery. A number of significant companies engaged in oil refining, petrochemical processing, and paper towel and bath tissue manufacturing are found in the industrial corridor along the Mississippi River near Baton Rouge. These industries are major employers of Baton Rouge's labor force. Other important industries include government, construction, banking and financial services, insurance, real estate, and wholesale and retail trade.

Baton Rouge is the heart and soul of the state's eclectic culture. With over 300 years of history, Baton Rouge has a colorful story to tell, which can be tasted through their culinary offerings, seen through the picturesque views of the Mississippi River and



**7.2 MILLION PEOPLE VISITED THE CITY
IN 2022, SPENDING \$450 MILLION**
- *THEADVOCATE.COM*

historical landmarks and experienced through the vibrant arts and culture scene. In the "Red Stick," every day is worth celebrating, even more so through the city's festivals and events held throughout the year.

Baton Rouge is better known as Sportsman's Paradise, and home to both Louisiana State University and Southern University sports teams. With numerous facilities that can accommodate sports ranging from baseball and soccer to waterskiing and golf, the Red Stick takes sports and recreation to the next level. In addition to professional venues, Baton Rouge offers several recreational options through various parks including skating, biking, boating, and kayaking, to name a few.

Demographics

POPULATION	3 Mile	5 Mile	10 Mile
Estimated Population (2023)	66,642	201,978	416,271
Census Population (2010)	62,224	190,252	398,659
Projected Population (2028)	66,430	201,806	417,982
HISTORICAL ANNUAL GROWTH			
2010-2020	0.74%	0.62%	0.37%
HOUSEHOLDS	3 Mile	5 Mile	10 Mile
Estimated Households (2023)	30,901	87,106	167,654
Census Households (2010)	28,038	82,021	156,662
Projected Households (2028)	31,081	87,847	169,936
HISTORICAL ANNUAL GROWTH			
2010-2020	0.91%	0.54%	0.56%
2020-2023	0.20%	0.21%	0.37%
PROJECTED ANNUAL GROWTH			
2023-2028	0.12%	0.17%	0.27%

*Source: Esri Page 1 ProjectID: 775655

2023 POPULATION BY RACE	3 Mile	5 Mile	10 Mile
White	62.1%	50.9%	43.6%
Black or African American	23.6%	33.6%	42.9%
Hispanic	7.8%	9.0%	8.0%
Asian	4.1%	4.5%	3.6%
2023 AGE BY GENDER	3 Mile	5 Mile	10 Mile
MEDIAN AGE			
Male	37.7	32.9	33.8
Female	40.2	35.1	36.4
HOUSEHOLD INCOME	3 Mile	5 Mile	10 Mile
2023 Average	\$113,215	\$91,231	\$90,152
2023 Median	\$66,895	\$54,082	\$53,682
VALUE OF HOUSING UNITS	3 Mile	5 Mile	10 Mile
2023 Average	\$400,587	\$347,271	\$302,784
2023 Median	\$319,409	\$273,913	\$241,770

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