



OFFERING MEMORANDUM

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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 "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.



10-Year Lease

Caribou Coffee signed a 10 year lease commencing in July of 2023, and has 7 years of term remaining.



Primary Thoroughfare

Property is located in the primary retail corridor of E Pioneer Rd and S Main St with over 11,200 VPD.



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

Minnesota/Wisconsin has the highest concentration of Caribou locations nationally.



Property is Located Near I-41

This location capitalizes on high traffic flow next to Interstate 41 with nearly 42,600 VPD by the subject property.



Nearby University of University of Wisconsin Oshkosh-Fond du Lac

Property is located 6 miles away from the following three colleges: University of Wisconsin Oshkosh - Fond du Lac, Marian University Center for Health Professions, and Moraine Park Technical College.

PRICE

\$1,250,000

7.04% CAP

ADDRESS

929 Main Street, Fond Du Lac
Wisconsin 54935

NET OPERATING INCOME

\$88,000

BUILDING/LOT SIZE

554 SF / 0.26 Acres

YEAR BUILT

2023

LEASE STRUCTURE

NNN

LEASE TERM

7 Years

APN

FDL-15-17-22-42-259-02





LEASE
Summary
SUMMARY

LEASE SUMMARY

RENT SCHEDULE

	Lease Years	Annual Base Rent	Monthly Installment
Current	1 - 5	\$88,000	\$7,333.33
	6 - 10	\$96,800	\$8,066.67
Option 1:	11 - 15	\$106,480	\$8,873.33
Option 2:	16 - 20	\$117,128	\$9,760.67
Option 3:	21 - 25	\$128,804	\$10,733.67

LEASE SUMMARY

Lease Commencement	July 13, 2023
Lease Expiration	July 31, 2033
Renewal Options	3 (5-Year)
Notice for Options	180 Days

EXPENSES

Real Estate Tax	Tenant Responsibility
Property Insurance	Tenant Responsibility
Repairs & Maintenance	Tenant Responsibility
Roof & Structure	Landlord Responsibility
HVAC	Tenant Responsibility
Snow Removal	Tenant Responsibility

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

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

- Daily Coffee News

"The growth of Drive-Thru Coffee"

- Perfect Daily Grind

TENANT SUMMARY

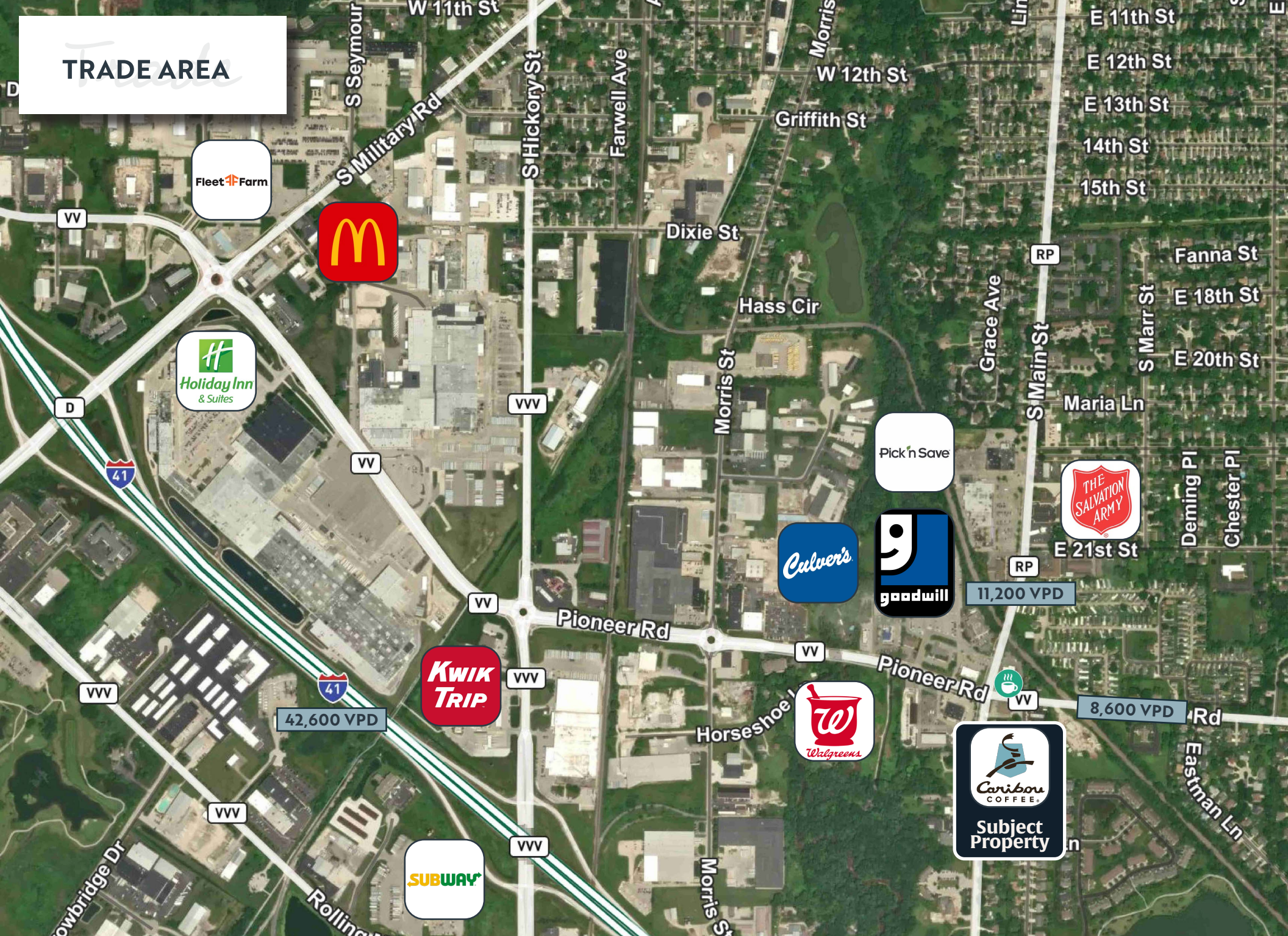
Ownership	Private
Tenant	Corporate - Caribou Coffee Operating Company, Inc.
Lease Term Length	10 Years
Renewal Options	(3) Five-Year Options
No. of Locations	500+ (US) ; 200+ (International Franchise)
Years in the Business	1992 ; 34 Years
Headquartered	Brooklyn Center, MN
Website	www.cariboucoffee.com



REPRESENTATIVE PHOTO



TRADE AREA



TRADE AREA

Holiday Inn Express

Culver's

Pick 'n Save

THE SALVATION ARMY

SUBWAY

Walgreens

goodwill

S Main Street
11,200 Daily Traffic

Caribou COFFEE
Subject Property

Fon du Lac Loop
8,600 Daily Traffic

PROPERTY PHOTOS



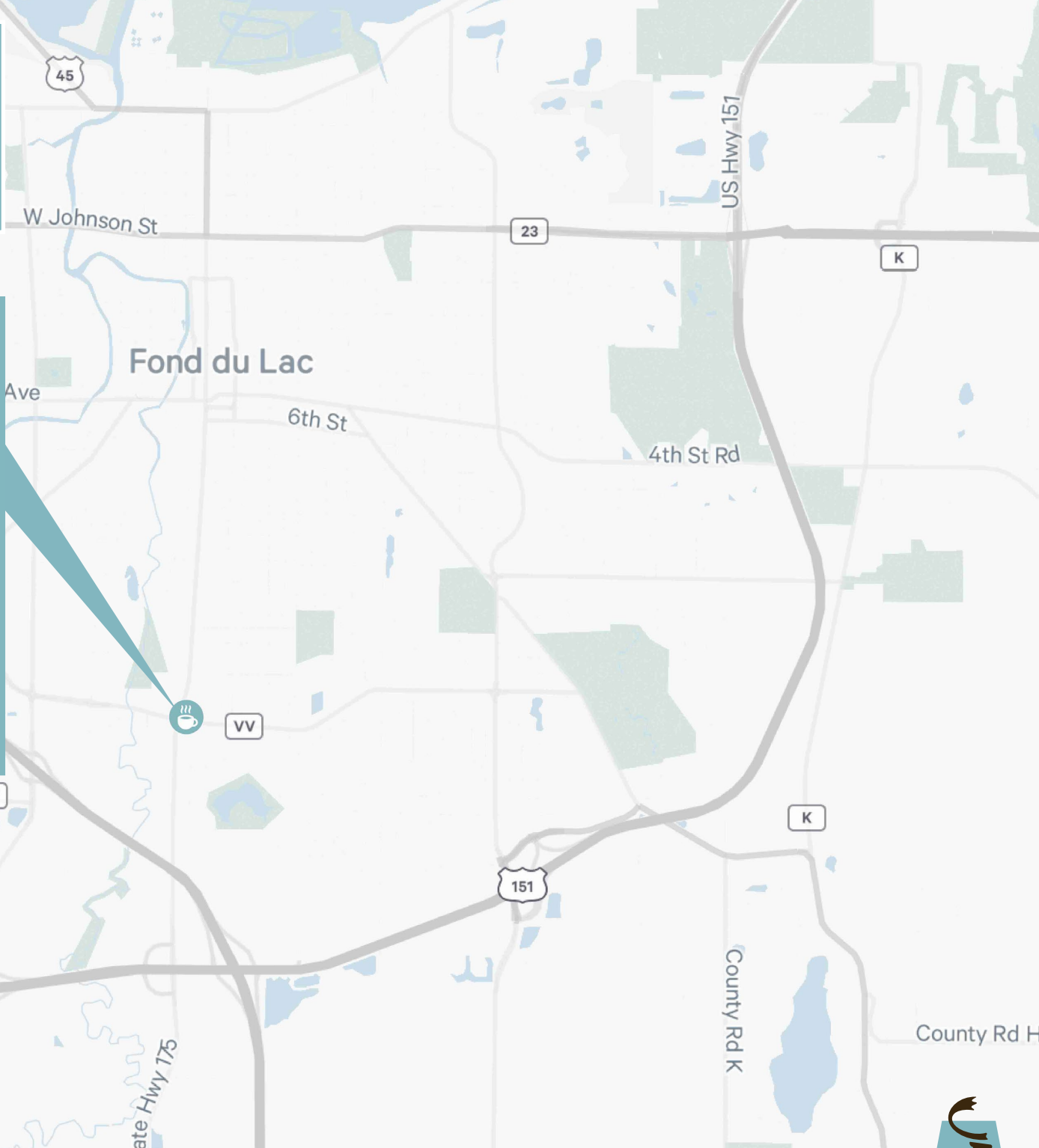
BUILDING DETAILS

Address: 929 S Main St
Fond du Lac, WI 54935

Building Size: 554 SF

Year Built: 2023

Access Highways: I-41, Hwy -151





MARKET
Overview
OVERVIEW

MARKET SUMMARY

ECONOMY

Fond du Lac's largest employer is Mercury Marine, a division of the Brunswick Corporation. Its world headquarters is in Fond du Lac. Mercury Marine is the world's largest maker of outboard motors, employing approximately 2,500 people in its factory and offices. Other industry includes Giddings & Lewis, a manufacturer of machine tools, owned by the Fives Group; Brenner Tank, a builder of transport tankers; Chicago Tube & Iron, a division of Olympic Steel; Saputo Cheese; and J. F. Ahern, a mechanical and fire protection company. Fond du Lac is also home to a Nielsen Corporation data gathering center. Other businesses include Charter Communications, Society Insurance, and an office of Anthem.

EDUCATION

Fond du Lac is served by the Fond du Lac School District. It has nine elementary schools, three middle schools, a STEM academy, and Fond du Lac High School. Fond du Lac is the home of two colleges: Marian University, a private Catholic four-year university, and Moraine Park Technical College, a two-year technical college in the Wisconsin Technical College System.

HOUSING

The City of Fond du Lac, Wisconsin, is a hub for manufacturing and tourism located at the southern tip of Lake Winnebago, providing services like municipal utility management, public safety, and infrastructure to its residents. Founded in the 1830s, it serves as the county seat with a 5-mile population of over 57,000, offering a mix of history and modern industry.

Collaboration between The Melting Pot and Brenner Tank created and set the Guinness World Record for the world's largest fondue set in 2007.



MARKET SUMMARY



5-MILE RADIUS OF PROPERTY

57,124
2026 POPULATION

58,750
2030 PROJECTED
POPULATION

\$85,807
2026 AVERAGE
HOUSEHOLD INCOME

24,496
2025 HOUSEHOLDS



MARKET SUMMARY

Fond du Lac, WI

	1 Mile	3 Miles	5 Miles
POPULATION			
2010 Population	6,414	41,794	54,065
2020 Population	6,641	42,973	56,694
2026 Current Year Estimate	6,548	43,378	57,124
HOUSEHOLDS			
2010 Households	2,781	17,618	22,366
2020 Households	2,951	18,453	23,833
2026 Current Year Estimate	2,994	18,977	24,496
HOUSEHOLD INCOME			
2026 Average Household Income	\$81,685	\$83,833	\$85,807
2026 Median Household Income	\$66,685	\$64,122	\$65,775
EDUCATION			
HS and Associates Degrees	52.6%	56.4%	54.5%
Bachelor's Degree or Higher	42.4%	41.2%	39.4%



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