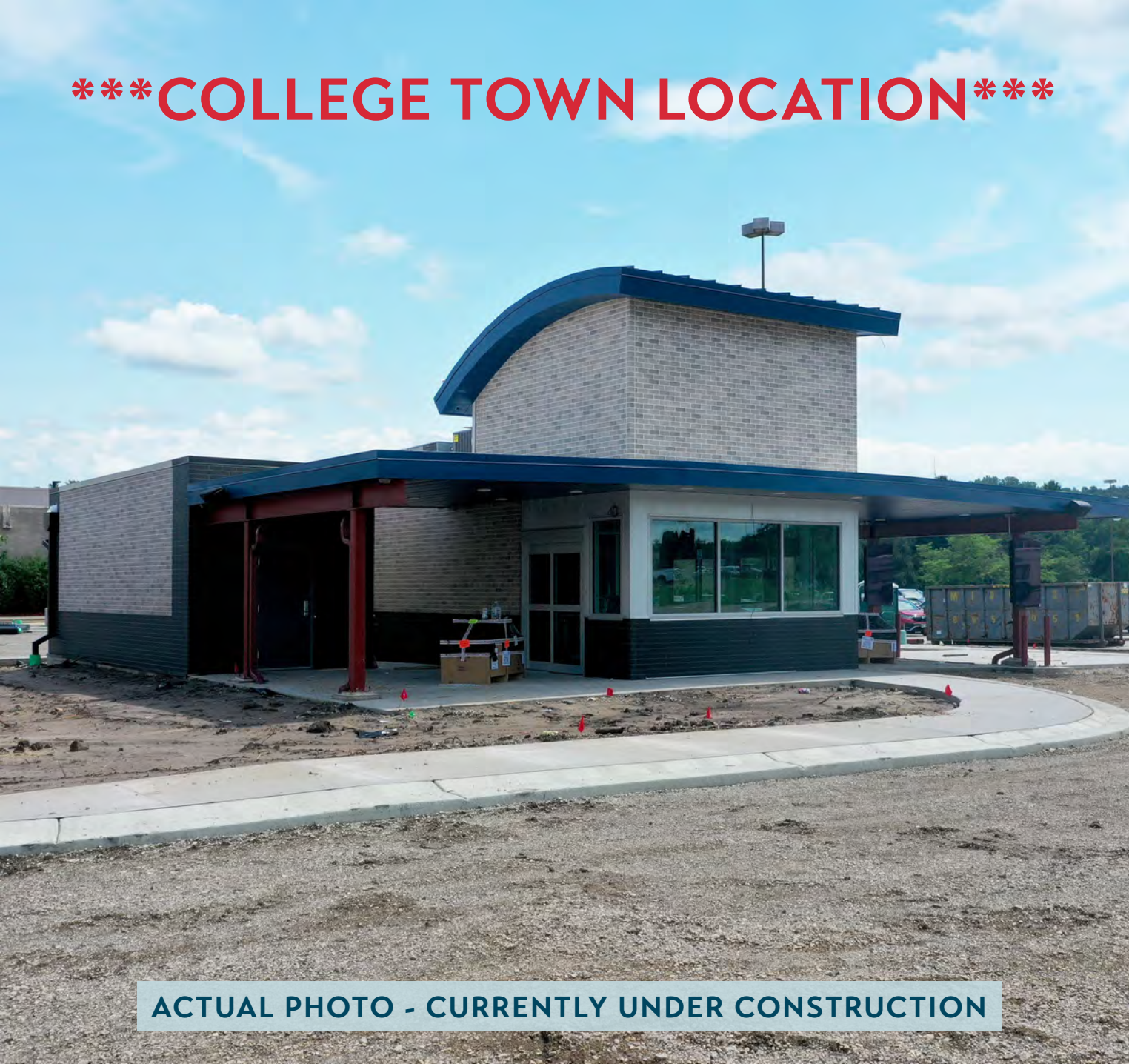
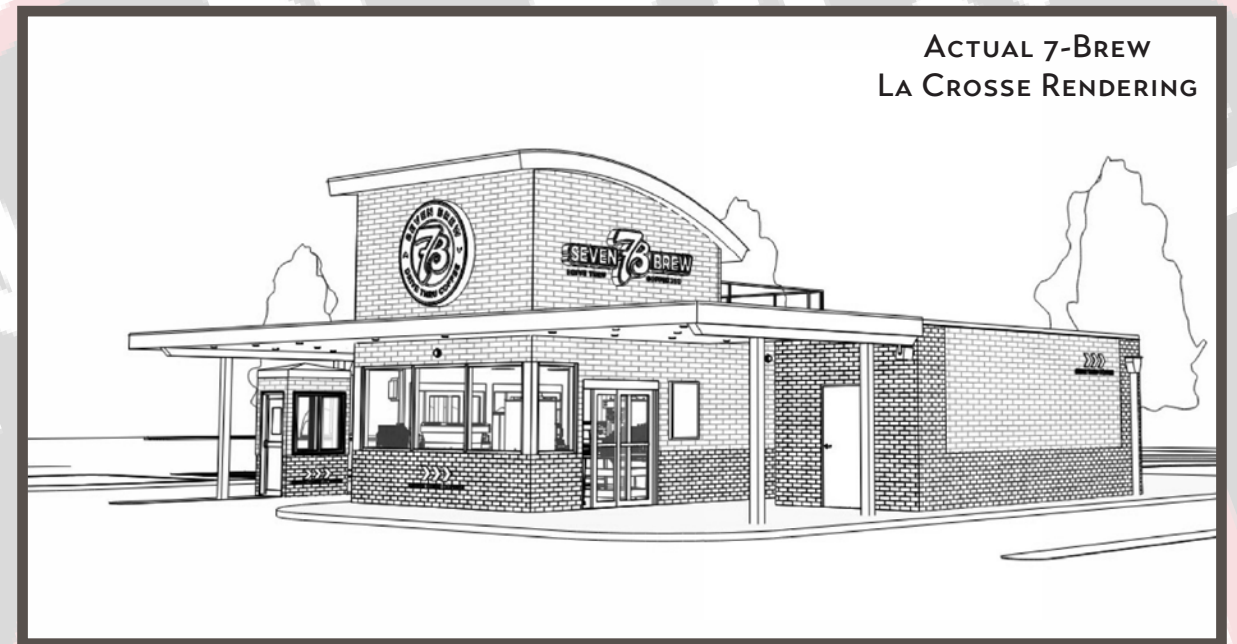


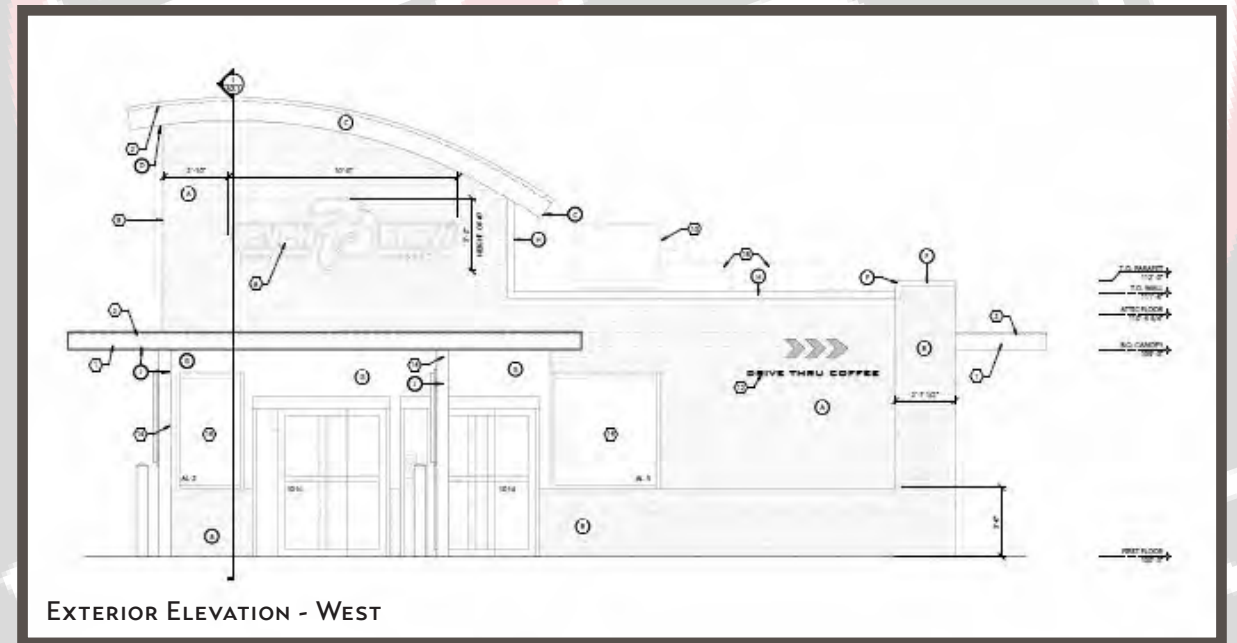
COLLEGE TOWN LOCATION



ACTUAL PHOTO - CURRENTLY UNDER CONSTRUCTION



ACTUAL 7-BREW
LA CROSSE RENDERING



EXTERIOR ELEVATION - WEST

ADVISORY TEAM

BRIAN BROCKMAN

Principal Broker

LIC # 58914-90

brian@bangrealty.com

513.898.1551 - office

BANG
REALTY

BANG REALTY-WISCONSIN

2939 Vernon Place

Cincinnati, Ohio 45219

www.bangrealty.com



Highlights



PRICE	CAP RATE	NOI
\$2,240,000	6.25%	\$139,974

POINTS OF INTEREST

Retailers | Entertainment: Pad site to Valley View Mall anchored by Hy-Vee Grocery & JCPenney with key tenants such as Barnes & Noble, American Eagle, Maurices & Claire’s - major tenants nearby include Burlington, Old Navy, T.J. Maxx, HomeGoods, Plato’s Closet, Michaels, Five Below, Ulta Beauty, Sally Beauty, Office Depot, PetSmart, T-Mobile, Planet Fitness

Higher Education: 4½ miles from **University of Wisconsin-La Crosse** – a public university offering bachelor’s, master’s and doctoral degrees with a total enrollment of 10,627 (Fall 2025); 5½ miles from **Western Technical College** – a public technical college with 5,393 students; 6½ miles from **Viterbo University** – a private Catholic university offering academic programs with 1,903 students (Fall 2025)

Healthcare: 6 miles from **Mayo Clinic La Crosse** – a community-focused hospital serving Iowa, Minnesota & Wisconsin with 96 beds; 7 miles from **Gundersen Lutheran Medical Center** – a general & medical surgical hospital with 325 beds

BRAND NEW ABSOLUTE NNN GROUND LEASE

Brand new 20-year Absolute NNN Ground lease (conveying ownership - underlying ground only) with attractive 10% rental escalations every 5 years!

TENANT | GUARANTORS

Brew 4 You, LLC owns & operates 7 locations with 4 more to open by YE 2026 (11 total). Tenant also has a development agreement to build 6 more locations in 2027! The lease is further backed by 3 Personal Guarantors!

BRAND NEW CONSTRUCTION

A custom-built building designed specifically for 7 Brew, featuring a double-stack drive-thru and walk-up window - scheduled to open in August 2026 (est. - currently under construction)

DOMINANT RETAIL CORRIDOR | TRAFFIC COUNTS

Pad site to Valley View Mall (anchored by Hy-Vee & JCPenney with over 40 shops & restaurants) - positioned on a ±0.809-acre parcel with excellent visibility/access on WI-16 with traffic counts of 39,679 CPD!

2026 AFFLUENT DEMOGRAPHICS

Population (5-mi)	63,109
Households (5-mi)	26,813

Average Household Income (1-mi)	\$114,948
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Financial Analysis

SITE ADDRESS	3710 WI-16 La Crosse Wisconsin 65401
TENANT	Brew 4 You, LLC
GUARANTORS	Three Personal Guarantors
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±526 SF
LOT SIZE	±35,240 SF (±0.809 acre)
YEAR BUILT	August 2026 (Est. - under construction)
OWNERSHIP	Conveying ownership - underlying ground only
EXPENSE REIMBURSEMENT	This is an Absolute NNN Ground lease . Tenant is responsible for all expenses.
LEASE TERM	20 years (new)
RENTAL INCREASES	10% every 5 years
RENT COMMENCEMENT DATE	August 10, 2026 (Est. - under Construction)
EXPIRATION DATE	August 31, 2046
OPTIONS	Four 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.



Rent Roll

	TERM*	ANNUAL RENT	CAP RATE
Years 1-5	08/10/26 to 08/31/31	\$139,974	6.25%
Years 6-10	09/01/31 to 08/31/36	\$153,971	6.87%
Years 11-15	09/01/36 to 08/31/41	\$169,369	7.56%
Years 16-20	09/01/41 to 08/31/46	\$186,305	8.32%
		AVG ANNUAL RETURN	7.25%

RENEWAL OPTIONS

1st Option	09/01/46 to 08/31/51	\$204,936
2nd Option	09/01/51 to 08/31/56	\$225,430
3rd Option	09/01/56 to 08/31/61	\$247,972
4th Option	09/01/61 to 08/31/66	\$272,770

* Estimated dates are subject to change based on construction completion and tenant opening.

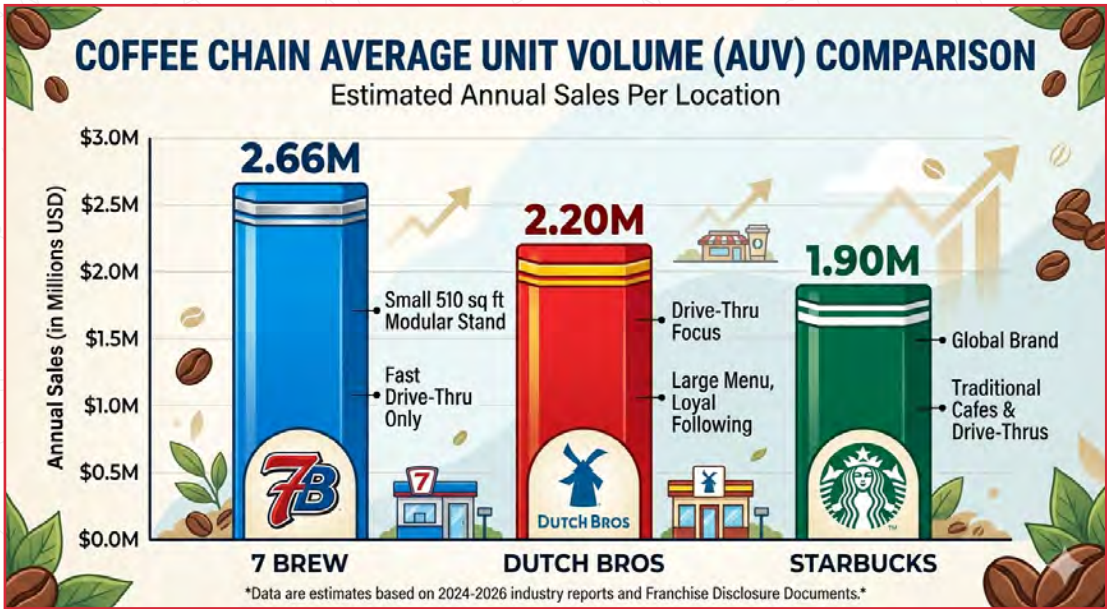
Tenant Profile



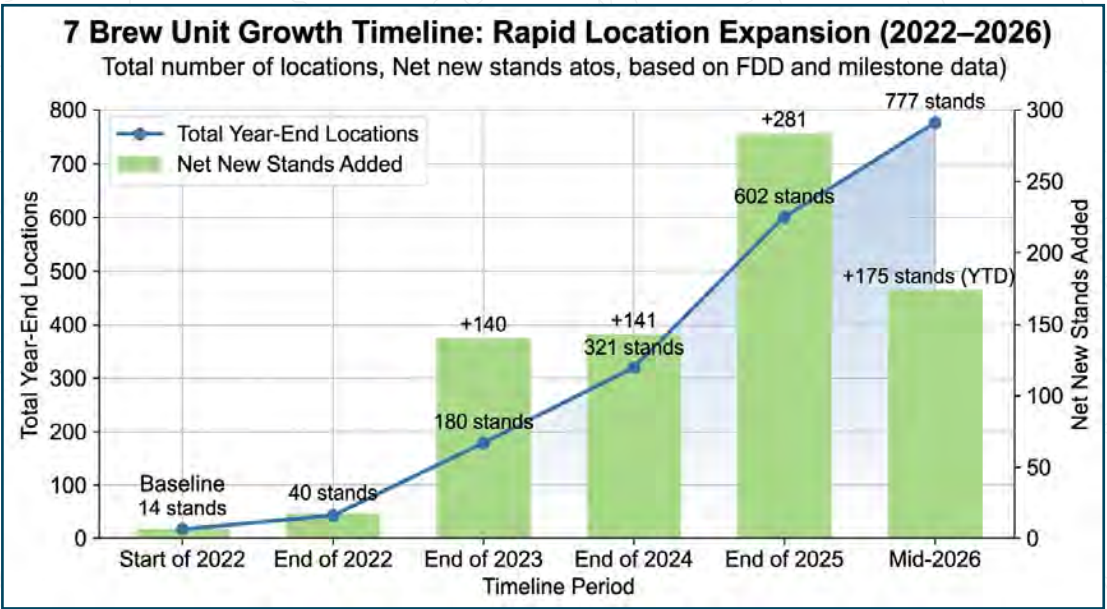
7 Brew Coffee founded its first coffee stand in 2017 in Rogers, Arkansas. The brand was created with the goal of serving premium coffee while providing a fun experience. Every 7 Brew Coffee store is a double drive-thru and serves coffee from beans sourced from Ethiopia, Columbia, and Brazil. From coffee to energy drinks, tea, smoothies, and shakes, 7 Brew has a variety of beverages. The menu at 7 Brew features unique and imaginative drinks, such as the **Blondie** (hazelnut & caramel mocha), **Smooth 7** (white chocolate & Irish cream breve), **Cinnamon Roll** (white chocolate & brown sugar cinnamon), **White Chocolate Mocha** (white & milk chocolate mocha), **German Chocolate** (coconut & caramel mocha) and **Sweet & Salty** (salted caramel & white chocolate breve).

ABOUT THE TENANT

Brew 4 You, LLC owns & operates **7 locations** with 4 more to open by YE 2026 (11 total). Tenant also has a development agreement to build 6 more locations in 2027! The lease is further backed by three Personal Guarantors!



7 BREW LOCATIONS GENERATE AN IMPRESSIVE AVERAGE UNIT VOLUME (AUV) OF \$2,660,000!



OUR MISSION

Cultivate Kindness

Cultivating Kindness means choosing connection - serving with heart, uplifting others, and creating small moments that can brighten someone's day.

798

STANDS AND COUNTING

39

STATES AND COUNTING

45,000+

BREW CREW MEMBERS

20,000+

DRINK COMBINATIONS

5 Million+

TOTAL DRINKS DONATED

\$1,300,000+

TOTAL DOLLARS DONATED

Construction Site Photos

As of July 2026



Site Plan

Property Specifications

County	La Crosse
Parcel #	17-10692-00
Lot Size	±35,240 SF (±0.809 acre)
GLA	±526 SF

Parking Stalls

Regular	26
Handicap	2



VALLEY VIEW MALL



Valley View Mall is the premier enclosed shopping destination serving the La Crosse region, strategically positioned to attract shoppers from Wisconsin, Minnesota, and Iowa. With a regional trade area exceeding 400,000 residents within a 50-70-mile radius, the property benefits from a broad and established customer base, making it a dominant retail hub in the Upper Midwest.

The center encompasses **306,432 SF of gross leasable area** on **33.88 acres** and has **served the community since 1980**, with a **comprehensive renovation completed in 2001**. Valley View Mall is anchored by a diverse mix of nationally recognized retailers and essential community services, including **Barnes & Noble**, **JCPenney**, **Hy-Vee**, and the **Veterans Affairs Medical Center**, creating consistent year-round traffic and a balanced tenant mix.

Home to approximately 50 retail stores and dining destinations, the mall offers a compelling blend of national brands, local retailers, restaurants, and service-oriented businesses that appeal to a wide demographic. Its strong regional draw, established operating history, and strategic anchor lineup position Valley View Mall as a stable, high-visibility commercial asset and a key retail destination for consumers throughout the tri-state market.

Northeast

As of June 2026





CAMPING WORLD
festival
SHOE STATION

ANYTIME
FITNESS
PAPA MURPHY'S
TAKE 'N' BAKE PIZZA



sam's club

Comfort
INN

petco
Panera
BREAD
TACO BELL
TIRES PLUS
TOTAL CAR CARE
BURGER KING
BOOT BARN

planet
fitness
Office DEPOT
PLATO'S
CLOSET
Once upon a child

157

WI-157
32,137 CPD

Burlington

Buckle

OLD NAVY

PETSMART

Valvoline
Instant Oil Change

DOLLAR
TREE



Michaels

GOODYEAR
AUTO SERVICE

SALLY.

GNC
LIVE WELL



16

WI-16 | 39,679 CPD

SUBWAY

RED
WING

verizon



JCPenney

FUTURE
La-Z-boy

2026 AVERAGE HOUSEHOLD
INCOME (3-MI)
\$114,948



MINNESOTA

VITERBO UNIVERSITY
1,903 STUDENTS



Optum
A healthcare company providing health solution & care delivery organization

Kwik Trip
Support Ctr, Distribution Ctr, Training Ctr, Engineering & Information Technology, IT Retail Services, Bread & Bun Plant, Kwik Trip Kitchens, Sweets Bakery, Fleet Services, Ice Plant

ACE Hardware DISTRIBUTION

La Crosse Regional AIRPORT
LSE sits on 1,380 acres with 3 runways served by American Airlines.

GUNDERSEN HEALTH SYSTEM®
GUNDERSEN LUTHERAN MEDICAL CENTER
325 BEDS



City of LA CROSSE

LOGAN MIDDLE SCHOOL
462 STUDENTS

HARBOR FREIGHT

NORTHSIDE ELEMENTARY
254 STUDENTS

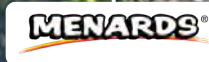
ONALASKA HIGH SCHOOL
926 STUDENTS

City of ONALASKA

ONALASKA MIDDLE SCHOOL
659 STUDENTS



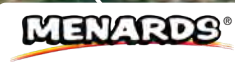
LONGFELLOW MIDDLE SCHOOL
625 STUDENTS



MAYO CLINIC LA CROSSE
96 BEDS

Western Technical College
5,393 STUDENTS

LOGAN HIGH SCHOOL
715 STUDENTS



WISCONSIN



CENTRAL HIGH SCHOOL
1,014 STUDENTS

UW
UNIVERSITY OF WISCONSIN - LA CROSSE
10,627 STUDENTS

VALLEY VIEW MALL
A premier shopping destination with key tenants such as Hy-Vee, JCPenney, Dick's Sporting Goods, Zumiez, Express, American Eagle, Bath & Body Works, Torrid, ULTA, Barnes & Noble, Maurices, Francesca's, Torrid, Famous Footwear, Foot Locker, GNC, GameStop, Kay Jewelers, Spencers, Claire's, Pearl Vision, etc.



NORTHWOODS INTERNATIONAL SCHOOL
260 STUDENTS



SOUTHERN BLUFFS ELEMENTARY
351 STUDENTS

STATE ROAD ELEMENTARY
297 STUDENTS

La Crosse Synopsis

La Crosse is the county seat of Wisconsin’s La Crosse County. Positioned alongside the Mississippi River, La Crosse is the largest city on Wisconsin’s western border. The city forms the core of and is the principal city in the La Crosse–Onalaska Metropolitan Area.

A regional technology, medical, education, manufacturing, and transportation hub, companies based in the La Crosse area include **Optum (dba Logistics Health, Inc), Kwik Trip, La Crosse Technology, City Brewing Company,** and **Trane.**

La Crosse is a college town with 16,500 students and home to the **University of Wisconsin-La Crosse (UW-La Crosse), Viterbo University** and **Western Technical College.**

TOP EMPLOYERS IN LA CROSSE:

- 1. Gundersen Health System** - A comprehensive nonprofit health system with almost 9,000 employees
- 2. Mayo Clinic** - A nonprofit organization committed to clinical practice, education & research with more than 1,000 physicians, 1,000 specialized care providers & nearly 16,500 staff employees
- 3. Kwik Trip** - A chain of convenience stores with locations throughout Wisconsin & Minnesota with over 3,500 local workers
- 4. University of Wisconsin-La Crosse** - a liberal arts university servicing 10,627 students with 2,407 employees
- 5. Trane®** - A world leader in air conditioning systems, services & solutions with 1,600 workers

2026 Demographics	1-MI	3-MI	5-MI	
	Population	1,880	24,685	63,109
	Households	791	10,996	26,813
	Labor Population Age 16+	1,575	20,385	53,513
	Median Age	43.3	39.3	36.3
	Average Household Income	\$114,948	\$108,369	\$103,620



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