

EXCLUSIVELY LISTED BY MAJ COMMERCIAL REAL ESTATE

SINGLE TENANT NNN



LEASE INVESTMENT



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01 THE OFFERING

MAJ Commercial Real Estate is pleased to offer a prime investment opportunity to acquire a single tenant, NNN lease investment located in Eugene, Oregon. The property is leased to Black Rock Coffee Bar, with 13 years remaining on the initial lease term.

PROPERTY ADDRESS	1340 W. 7 th Avenue Eugene, Oregon
TENANT	Black Rock Coffee Bar Corporate Guaranty
REMAINING LEASE TERM	13 Years
LEASE TYPE	NNN
ROOF & STRUCTURE	Tenant Responsibility
NOI	\$117,500
SALES PRICE	\$2,350,000
CAP RATE	5.00%

Investment Highlights

- NASDAQ-listed public company Ticker: BRCB
- Over 180 locations across seven states
- \$200M+ annual revenue
- 24%+ year-over-year revenue growth
- Strong same-store sales growth (~10%)
- High store-level margins (~29%)
- 10% Increases every 5 years
- Newly Developed
- Anchored by 7-Eleven



PROPERTY SUMMARY



COUNTY

Lane County, Oregon

BUILDING SIZE

1,900 SF +/-

YEAR BUILT

2024

LOT SIZE

0.36 Acres +/-

PARCEL NUMBER

0475770

JURISDICTION

City of Eugene

ZONING

Chambers Special Area Zone
Community Commercial
(C-2) Subarea

02 FINANCIAL SUMMARY

EXCLUSIVE OFFERING MEMORANDUM

FINANCIAL OVERVIEW

Rent Schedule

LEASE YEAR	MONTHLY RENT	ANNUAL RENT
1-5 (2/7/2024-2/28/2029)	\$9,791.67	\$117,500
6-10 (3/1/2029-2/28/2034)	\$10,770.83	\$129,250
11-15 (3/1/2034-2/28/2039)	\$11,847.91	\$142,175
Options (Four, Five-Year Terms)	110% of Base Rent	

OPERATING EXPENSES (2026)	MONTHLY AMOUNT*	RESPONSIBILITY
Property Tax	Tenant Pays Jurisdiction Directly	Tenant
Insurance	\$320.00	Tenant
CAMs	\$929.99	Tenant
Property Management Fee	\$400.00	Tenant

TOTAL EXPENSES RECAPTURED	100%	*Monthly Amounts Subject to Change
Net Operating Income	\$117,500	
Capitalization Rate	5.00%	
Sales Price	\$2,350,000	

TENANT



Black Rock Coffee Bar, Inc. is one of the fastest-growing drive-thru coffee concepts in the United States. Founded in 2008 in Beaverton, Oregon, the company has rapidly expanded from a single 160-square-foot coffee stand to a nationally recognized premium beverage brand known for its drive-thru focused model, energetic customer service culture, and strong unit-level economics.

Today, Black Rock Coffee Bar operates more than 180 company-owned locations across seven states, primarily in the Pacific Northwest, Southwest, & Texas. The company's stores feature a highly efficient drive-thru format, with many locations also incorporating indoor seating areas to expand customer experience and throughput.

Black Rock Coffee Bar became a publicly traded company in 2025 and is listed on the **Black Rock Coffee Bar Inc. (BRCB) on the Nasdaq Stock Market. The company's IPO generated strong investor demand and valued the company at approximately \$1.27 billion shortly after its public debut.

Financial performance has reflected strong top-line growth driven by unit expansion and same-store sales increases:

- 2025 Total Revenue: approximately \$200.3 million
- Year-over-year revenue growth: 24.5%
- Adjusted EBITDA: approximately \$27.5 million
- Store-level profit margin: approximately 29%
- Average Unit Volume (AUV): approximately \$1.2 million per store

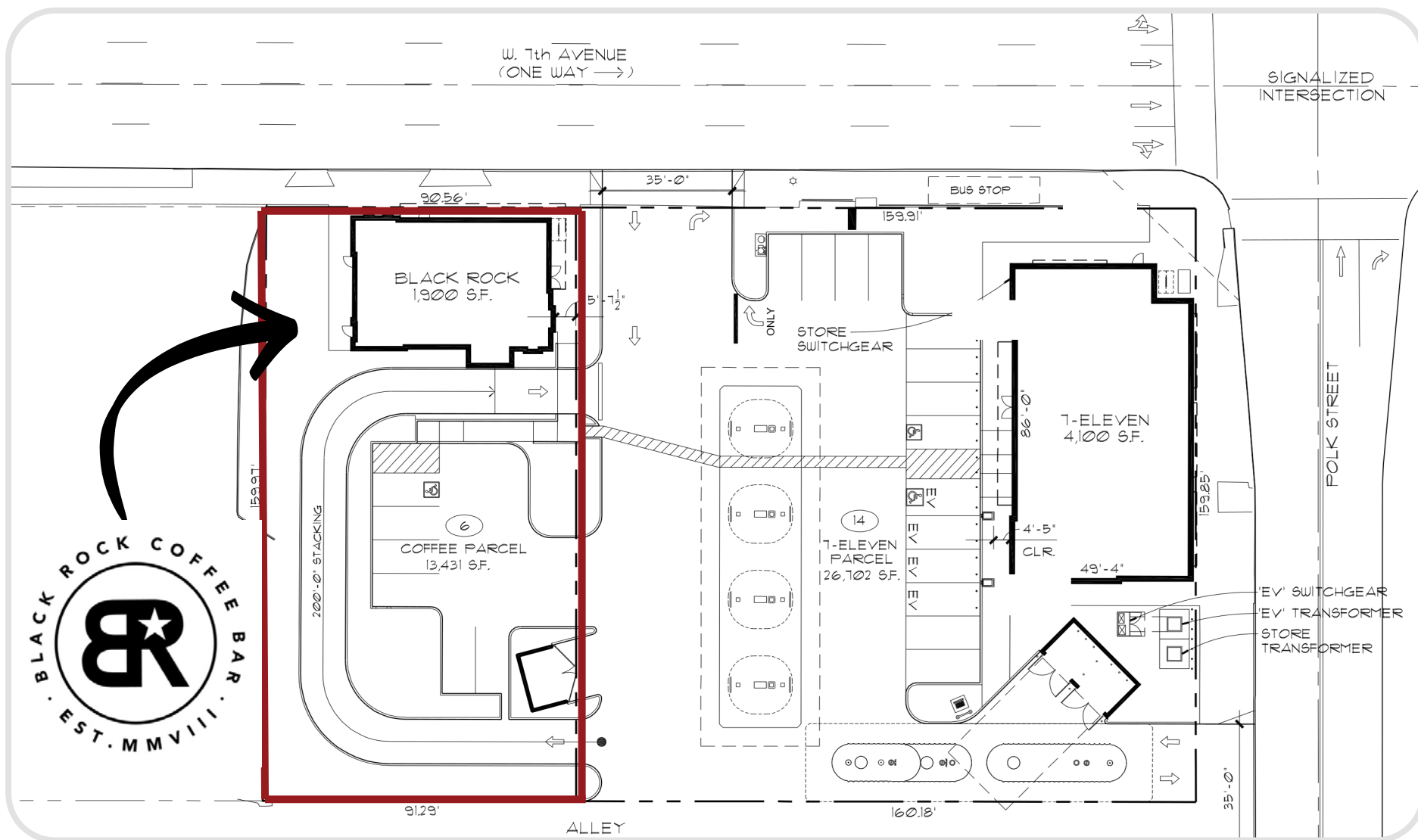
The company maintains a solid liquidity position with approximately \$28.4M in cash and \$26.7M in total debt as of year-end 2025.

Proven Drive-Thru Coffee Concept | Black Rock Coffee Bar's concept focuses on premium handcrafted beverages, including specialty coffees, teas, smoothies, and signature energy drinks, served in an engaging and community-driven environment. The brand's drive-thru oriented format allows for: Smaller real estate footprints, Lower build-out costs, High transaction volumes, Strong unit-level margins. Approximately 75% of locations now include lobby seating in addition to drive-thru service, allowing the company to serve both convenience-focused and in-store customers while maximizing revenue potential per site.



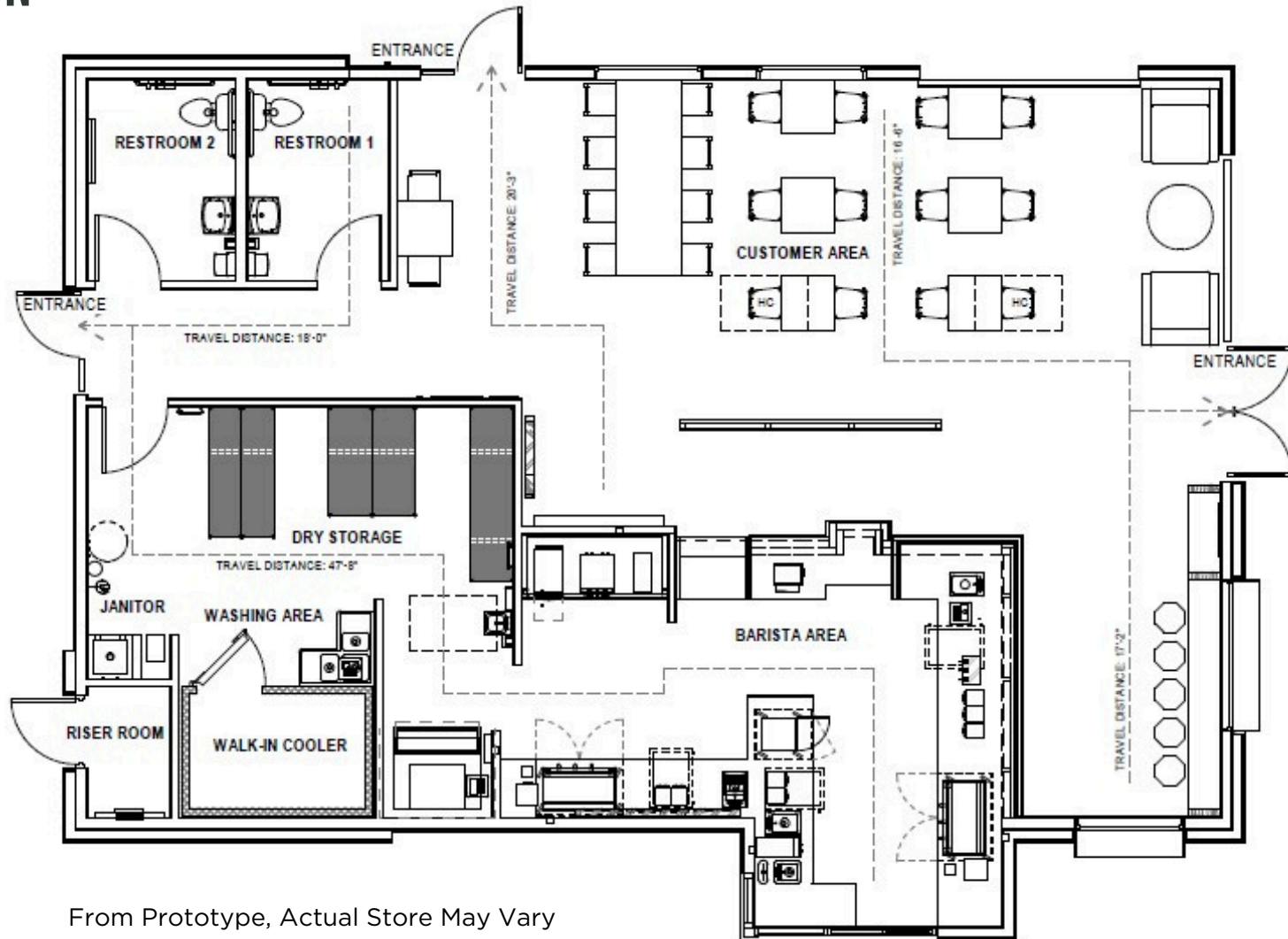
03

SITE PLAN



04

FLOOR PLAN



From Prototype, Actual Store May Vary

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PROPERTY PHOTOS

EXCLUSIVE OFFERING MEMORANDUM

PROPERTY PHOTOS





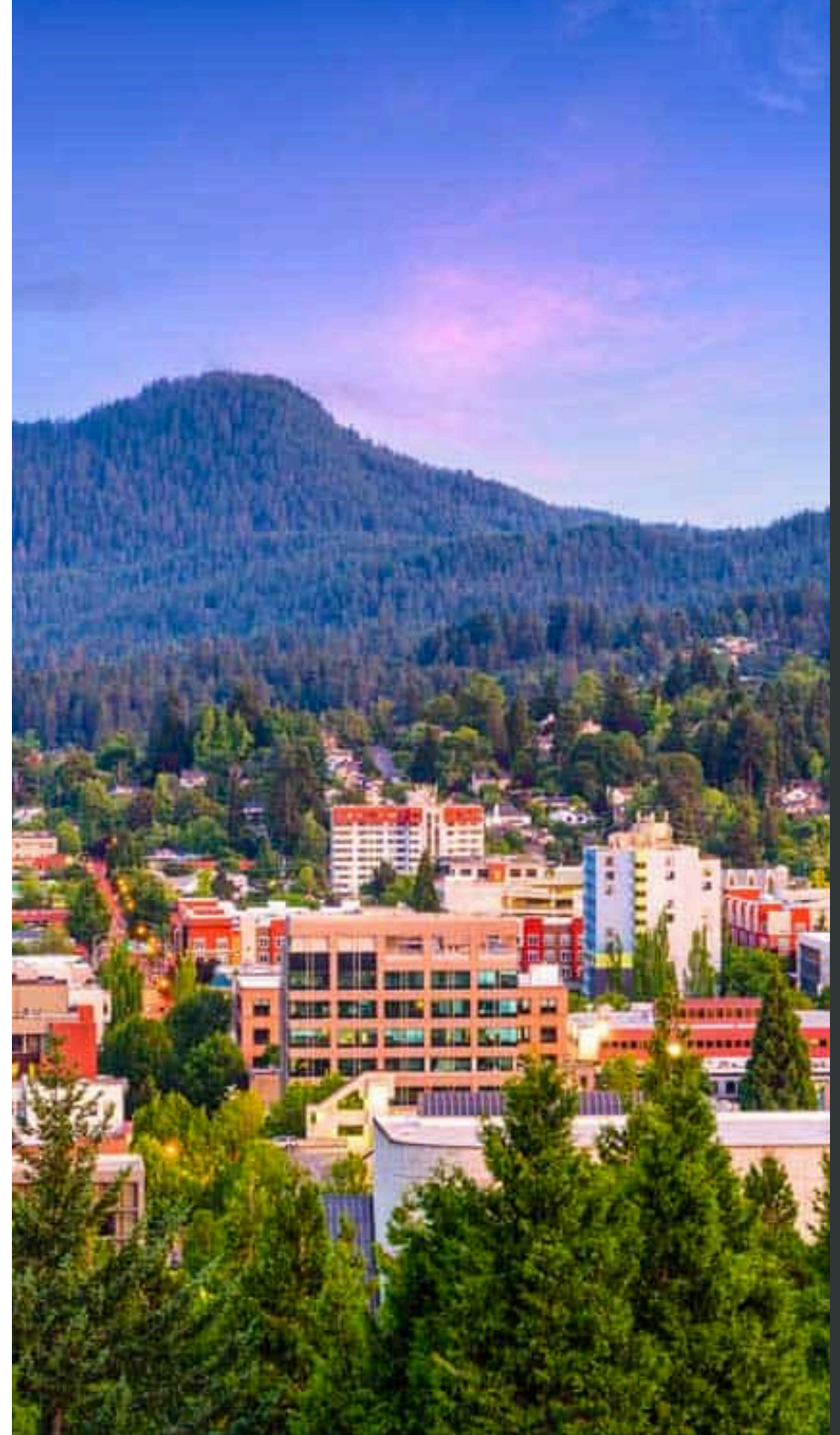


06

AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES



AREA OVERVIEW | EUGENE, OREGON

Eugene is a vibrant mid-sized city in the southern Willamette Valley, known for its natural beauty, progressive culture, and strong connection to outdoor recreation. Located about 110 miles south of Portland, Eugene sits along the banks of the Willamette River and is surrounded by forested hills, farmland, and easy access to the Cascade Mountains and the Oregon Coast. The city blends a laid-back lifestyle with the amenities of a larger metropolitan area, making it attractive to students, professionals, and retirees alike.

Eugene is home to the University of Oregon, which serves as a major economic and cultural driver for the region. The university contributes significantly to the city's identity, bringing a lively arts scene, collegiate athletics, and innovation in education and research. Eugene is particularly famous for its track and field heritage, earning the nickname "TrackTown USA" due to its long-standing relationship with elite running events hosted at Hayward Field.

The city is also widely recognized for its strong commitment to sustainability, local agriculture, and small businesses. Farmers markets, craft breweries, and locally owned shops are woven into everyday life. Outdoor recreation is a defining feature of the Eugene lifestyle, with miles of bike paths, riverfront parks, and nearby hiking trails offering year-round opportunities for residents and visitors to enjoy the Pacific Northwest landscape.

Economically, Eugene functions as the commercial and cultural hub for much of Lane County and surrounding rural communities. Key sectors include education, healthcare, technology, manufacturing, and outdoor apparel. With its combination of natural amenities, educational institutions, and entrepreneurial culture, Eugene continues to grow as a desirable place to live, work, and invest in Oregon.

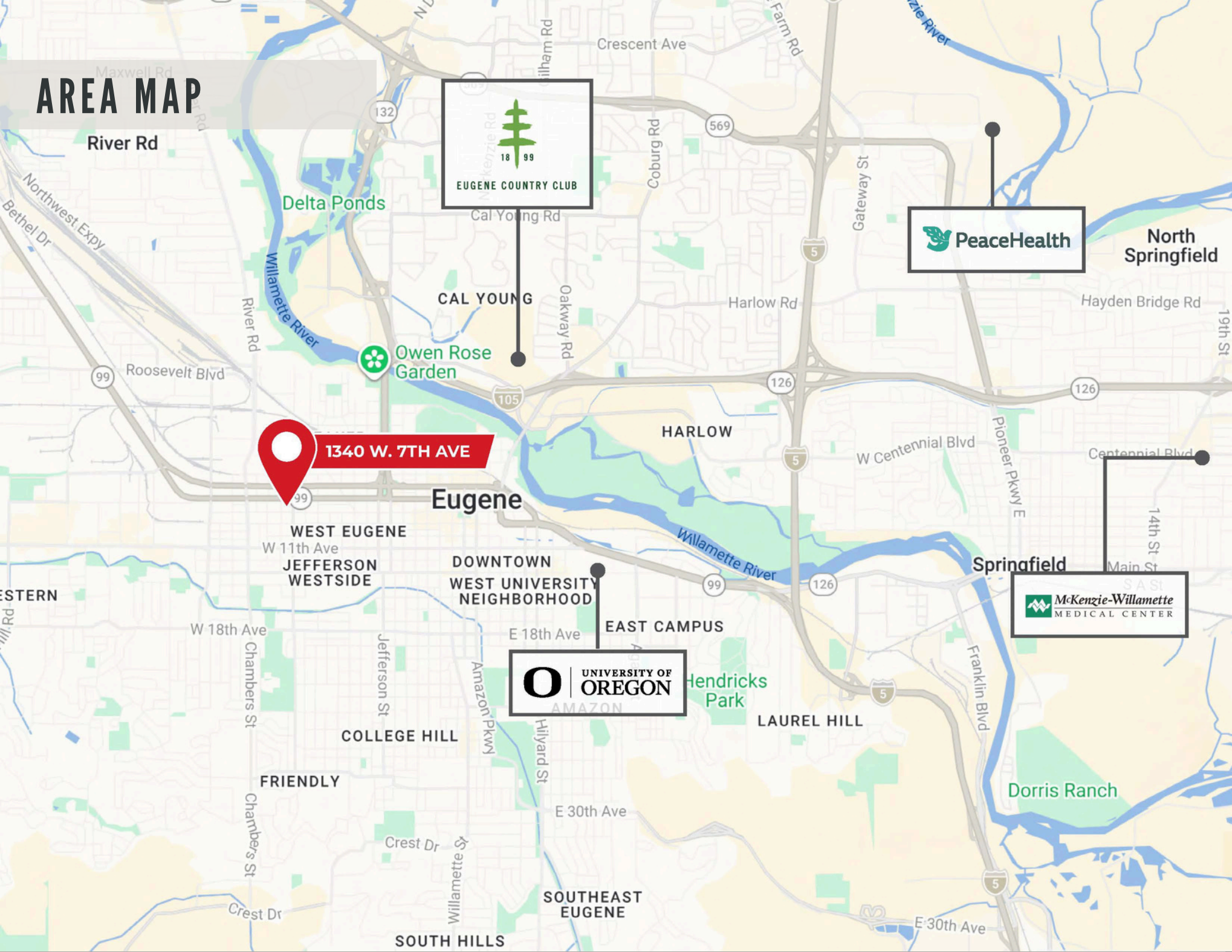


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AERIALS & MAPS



AREA MAP



1340 W. 7TH AVE

EUGENE COUNTRY CLUB

PeaceHealth

UNIVERSITY OF OREGON

McKenzie-Willamette MEDICAL CENTER

AERIAL



GRAIN MILLERS
Bell HARDWARE
WANDERING GOAT COFFEE ROASTERS

HULT CENTER Graduate BY HILTON
PUBLIC MARKET 5 STREET
KENNEDY'S Inn at the 5th STEAKHOUSE

UNIVERSITY OF OREGON

Dutch Bros Coffee

WHOLE FOODS MARKET

beergarden. *BRYAN'S* 6TH AVENUE APPLE MARKET
Garden GRAY'S Centers

BURRITO AMIGOS

105 #79,066 VPD

FIVE GUYS BURGERS and FRIES

TACO BELL

the CARPET COMPANY BARGREEN ELLINGSON

Kellys appliances

W 6TH AVE

7 ELEVEN

CHICKEN CROSSING

HOME 2 SUITES BY HILTON

Jack in the box

W 7TH AVE #29,422 VPD

POLK ST #3,055 VPD

FINE CONSIGN

Wonder wok THE URBAN BARK La Sante

W WITH AVE

KELLER SUPPLY COMPANY

MOI MOTORS SALES • CONSIGNMENT
SPROUT CITY STUDIOS QUALITY RECORDING • EDUCATION • RECREATIONAL SPACE
Fresh & Natural Mexican Eatery & Smoothies

WILD WIGGYS CAR WASH KIEFER USED CARS

CHAMBERS ST

CASCADE GLACIER

AUTO BODY SPECIALTIES EST. 1974 + A&M AUTO BODY COLLISION REPAIR CENTER

PAPA'S PIZZA PARLOR A Slice of Family Fun!

EMPLOYERS

EUGENE SCHOOL DISTRICT
~2,500+ EMPLOYEES

PEACEHEALTH MEDICAL CENTER
~6,000+ EMPLOYEES

1340 W. 7TH AVE

BI-MART CORPORATE OFFICE
~2,300+ EMPLOYEES

UNIVERSITY OF OREGON
~5,500+ EMPLOYEES

LANE COMMUNITY COLLEGE
~1,500 EMPLOYEES

MARKET OF CHOICE
~1,200+ EMPLOYEES

DEMOGRAPHICS

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	15,860	124,020	222,562
Households	7,737	52,049	92,316
Families	2,412	22,873	47,111
Avg HH Size	1.93	2.18	2.28
Median Age	35.9	35.5	38.5
Median HH Income	\$44,748	\$61,107	\$70,153
Avg HH Income	\$58,358	\$88,959	\$95,108

BUSINESS (5 MILES)



9,503
Total
Businesses



108,067
Total
Employees

INCOME (5 MILES)



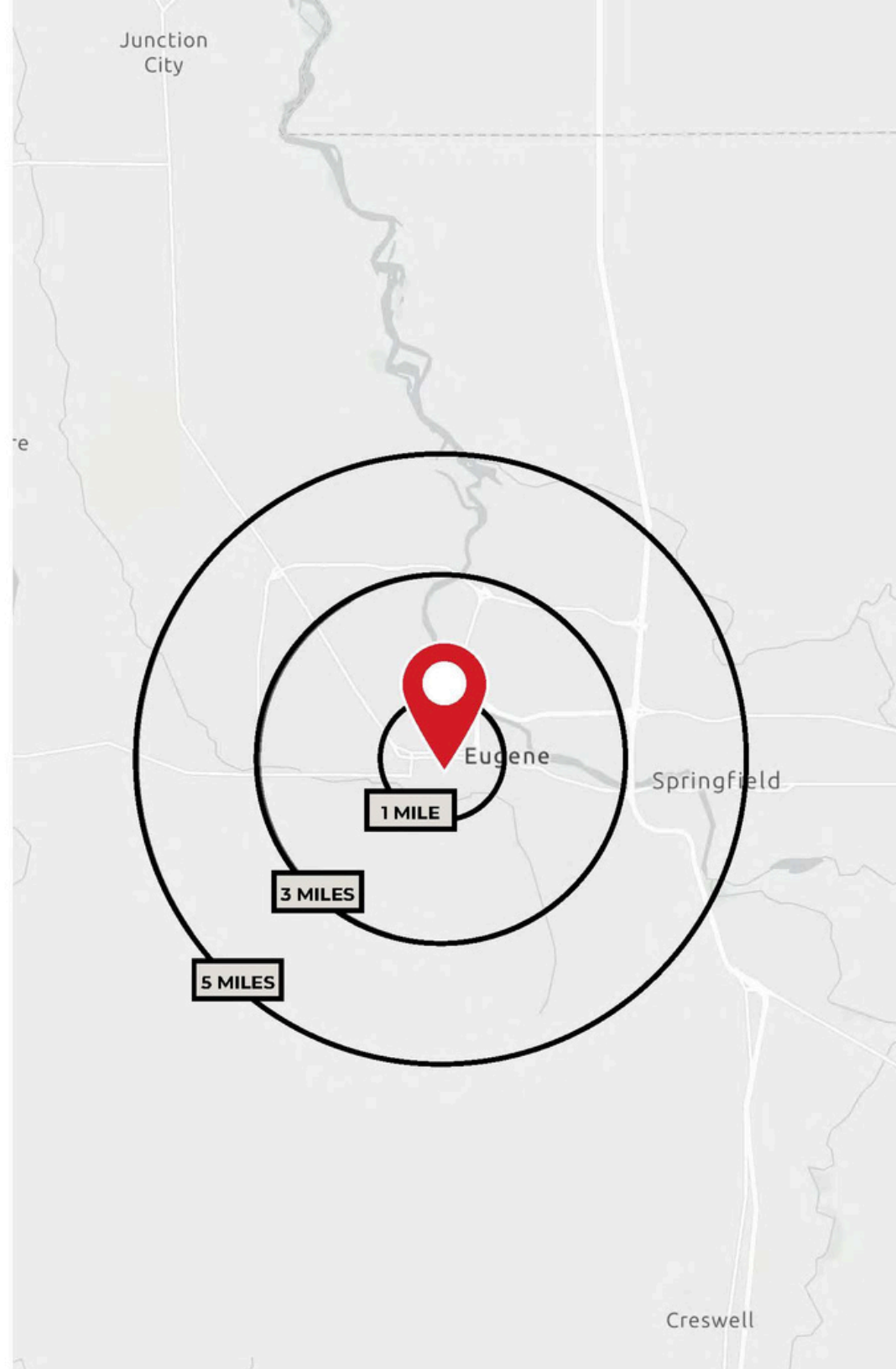
\$39,762
Per Capita
Income



\$70,153
Median HH
Income



\$116,472
Household Net
Worth





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