



7 Brew Coffee

\$1,383,333 | 6.00% CAP

402 N Bryant Blvd, San Angelo, TX 76903

- ✓ **15-Year Absolute NNN Ground Lease** with 10% Rental Increases Every 5 Years
- ✓ **Excellent Visibility Near High Traffic Corner** - Located on N Bryant Blvd (31,000+ VPD), right off US-67/W Houston Harte Expy (34,100+ VPD)
- ✓ **Adjacent to Central High School (Biggest HS in San Angelo) and Downtown San Angelo** Providing a Consistent Consumer Base
- ✓ **Located in a High Performing Retail Corridor** - Nearby Tenants Include McDonald's, Take 5, Burger King, and Many More
- ✓ **Affluent Trade Area** - 93,450 People Within 5 Miles of Subject Property and an Average HH Income of Almost \$93,000

7 Brew Texas-based 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**. It's contagious and it's changing the **drive-thru coffee industry**.



SAN ANGELO BUSINESS AND INDUSTRIAL PARK

- 700 ACRE MULTI-PHASE DEVELOPMENT OFF HWY 277
- AMAZON 33,000 SQFT DISTRIBUTION CENTER
- FRITO LAY WAREHOUSE



3ZERO2 RIVER WALK APARTMENTS (22 UNITS)

DOWNTOWN SAN ANGELO
• 34 ACRE HISTORIC DISTRICT, 200 ACRE CULTURAL DISTRICT
• \$80MM STREETScape PROJECT DEVOTED TO STREET RENOVATIONS



W 4TH STREET

DIRECT LEFT TURN IN & OUT ACCESS



CENTRAL HIGH SCHOOL (3,029 STUDENTS)

W HOUSTON HARTE EXPRESSWAY (34,100 VPD)

N BRYANT BOULEVARD (31,000 VPD)





CENTRAL HIGH SCHOOL (3,029 STUDENTS)

AUSTIN ELEMENTARY SCHOOL (355 STUDENTS)

ALTA LOMA ELEMENTARY SCHOOL (201 STUDENTS)

RIVEREDGE PARTMENTS (36 UNITS)

ROSEWOOD PARK APARTMENTS (72 UNITS)

FANNIN ELEMENTARY SCHOOL (289 STUDENTS)

NUEVA VISTA APARTMENTS (186 UNITS)



W HOUSTON HARTE EXPRESSWAY (34,100 VPD)



PAYS SCHOOL



DIRECT LEFT TURN IN & OUT ACCESS



N BRYANT BOULEVARD (31,000 VPD)



W 4TH STREET



INVESTMENT OVERVIEW

7 BREW COFFEE SAN ANGELO, TX

File Photo



CONTACT FOR DETAILS

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bob@securenetlease.com

\$1,383,333

6.00% CAP

NOI

\$83,000

Building Area

±570 SF

Land Area

±0.47 AC

Year Built

2023

Lease Type

Ground Lease

Occupancy

100%

- ✓ **15-Year Absolute NNN Ground Lease** with 10% Rental Increases Every 5 Years and (5), 5-Year Options to Renew
- ✓ **Excellent Visibility Near High Traffic Corner** – Located on N Bryant Blvd (31,000+ VPD), right off US-67/W Houston Harte Expy (34,100+ VPD)
- ✓ **Adjacent to Central High School, the Biggest HS in San Angelo.** Downtown San Angelo is also less than 0.5 Mile Away Providing a Strong and Consistent Consumer Base
- ✓ **Subject Property is Only 1.5 Miles from Angelo State University** - A public university with over 10,775 students. It is a dynamic learning institution ranked by The Princeton Review as one of the nation's Best Colleges every year since 2010. They offer over 100 majors within their six colleges.
- ✓ **Located in an Affluent Area of San Angelo, TX** - There are 93,450 people within 5 miles of the subject property with an average household income of almost \$93,000.
- ✓ **The Site is Surrounded by Many Nationally Recognized Tenants** - Some of these include Take 5 Oil Change, McDonald's, Walgreens, Popeyes, Burger King, and many more.
- ✓ **Unlike Most Coffee Chains, 7 Brew's Unique Business Model Centers Solely on Drive-thru Business, with no interior sit-down space in their compact 500-square-foot stands.** 7 Brew has grown to over 300 locations due to their excellent average unit sales volume.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

7 BREW COFFEE SAN ANGELO, TX

7 Brew Coffee

Lessee: 7CREW ENTERPRISES, LLC

Guarantor: 7CREW ENTERPRISES, LLC

LOCATIONS
300+



7brew.com

7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone.

The dream came alive with their **first "stand"** in Rogers, AR in **2017** and their **7 original coffees**. Today, they serve a wide array of specialty coffees, smoothies, chillers, teas, and exclusive 7 Energy, a premium energy drink that can be infused with over **20,000 flavor** combinations. 7 Brew cultivates **kindness and joy** with every drink – through their service, speed, quality, energy and atmosphere.

7 Brew is a **drive-through coffee** concept that offers no interior seating. Customers typically order from their vehicles – face to face with the order taker. Some locations with **high pedestrian** traffic areas have walk-up windows. The product is **amazing and customizable**, but the real attraction to this brand is the way these units are operated, and the people working there.

7Crew Enterprises

7Crew Enterprises currently has 33 locations open and operating with plans to have over 50 open within the next year. Their stands are located throughout Texas, Oklahoma, Colorado, Florida and New Mexico. They prioritize the delivery of speedy premium coffee, as well as excellent customer service, which has led them to be one of 7 Brew's premier franchisees. They strategically set their rents to where they can perform very well long-term. *Reach out to Broker for More Details*

File Photo



IN THE NEWS

7 BREW COFFEE SAN ANGELO, TX

No Restaurant Chain in America is Growing Faster than 7 Brew

DANNY KLEIN, MAY 21, 2024 (QSRMAGAZINE)

When 2017-founded 7 Brew was named QSR's Breakout Brand of the Year in January, there were about 150 locations, a 275 percent rise in less than a year.

For the first time, QSR is partnering with Datassential to share findings from the firm's **Top 500** report and to collaborate on the **upcoming 2024 FSR 30** (slated for August).

Of the **half-a-thousand brands** measured in Datassential's report—you can check the preview here—7 Brew posted the **most-robust one-year unit growth** of any brand by percentage (not total count).

While a multi-year path, 7 Brew continues to gain at historic rates. At the end of 2022, 7 Brew had 38 shops. By the close of 2023, there were 180, and the number was up to 217 by mid-April 2024. 7 Brew exited last year with average-unit volumes of \$1.8 million and domestic systemwide sales of \$191 million.

Datassential's full report will arrive in early June. Here are some **preview highlights**:

The total **U.S. units in 2023**, counting the **Top 500 brands**, was **238,152—up 2.1 percent** from 2022. Sales hiked to **\$417.13 billion, or a 7.5 percent**, year-over-year rise.

The **top five states** per region with the most new openings in **2023** (**among 7,000-plus new units** from **Top 500 chains** with founded dates last year)

EXPLORE ARTICLE



7 Brew lands an investment from Blackstone to accelerate restaurant growth

ALICIA KELSO, FEBRUARY 15, 2024 (NRN)

7 Brew first opened in 2017 and has since grown to more than 190 locations, generating a more than 185% growth rate from 2021 to 2023, according to Technomic Ignite data.

During a recent interview, CFO Nicole Miller Regan said there were approximately **2,000 stands** under development agreements at the end of **2022**. "The opportunity is just **massive**, and **anything is possible**. The whole idea of what we're doing translates across the globe. We want to **break sales** and **development records**," she said.

This Blackstone investment will certainly help toward that goal. Blackstone has **over \$1 trillion** in assets under management **in several sectors**.

Blackstone has over \$1 trillion in assets under management in several sectors.

"We are on a **strong growth** trajectory thanks to our **outstanding team**, the Brew Crew, and are so excited to have found in Blackstone a **true partner** who understands our culture and whose global reach and incredible resources will enable us to reach this **next stage of growth**," 7 Brew CEO John Davidson said in a statement. "Blackstone brings everything we are looking for to **help serve our customers and support our franchisees** – industry and market knowledge, franchisee relationships, data sciences, operations, and real estate expertise."

EXPLORE ARTICLE



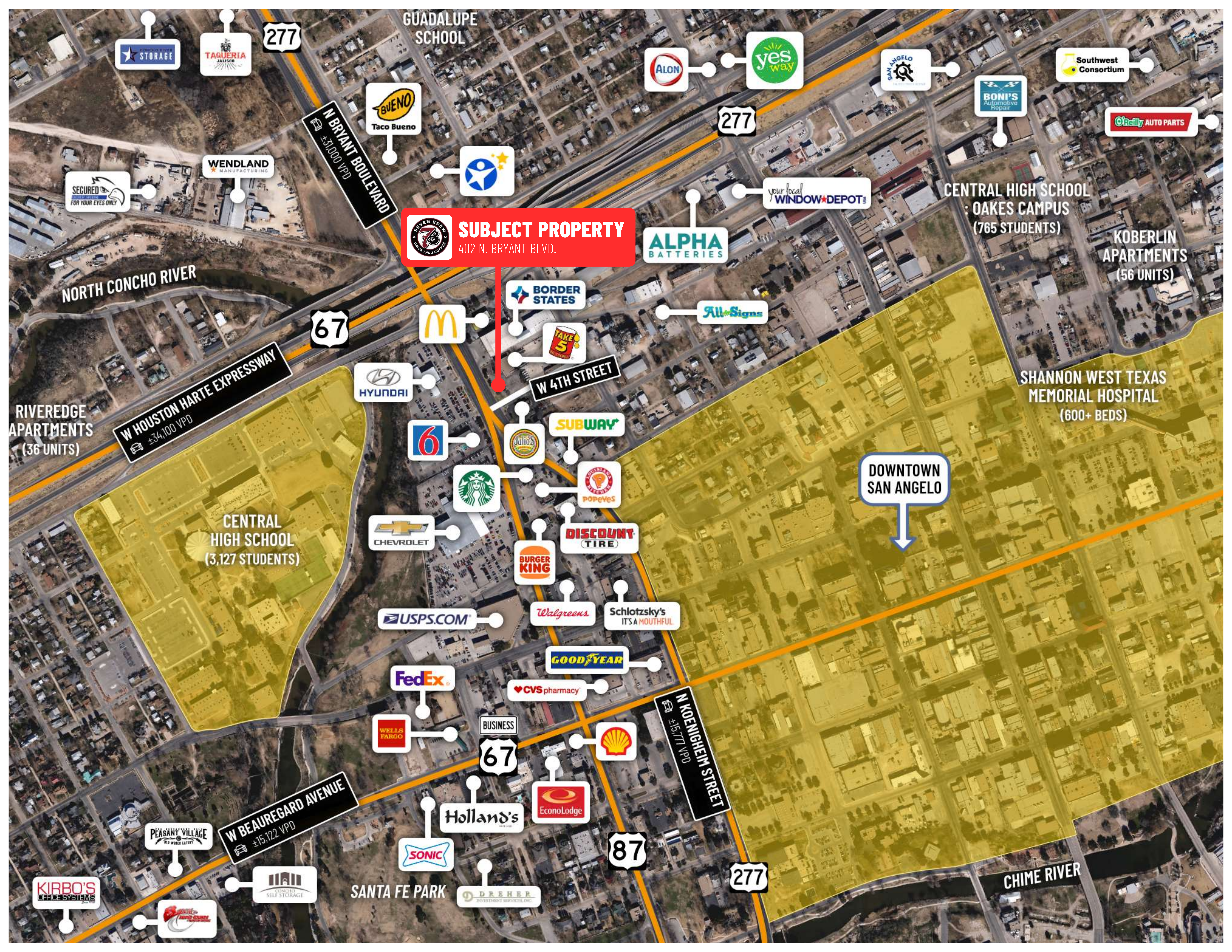
LEASE OVERVIEW

7 BREW COFFEE SAN ANGELO, TX

Initial Lease Term	15-Years, Plus (5), 5-Year Options to Renew
Rent Commencement	December 16, 2023
Lease Expiration	December 16, 2038
Lease Type	Absolute NNN Ground Lease
Rent Increases	10% Every 5 Years
Annual Rent YRS 1-5	\$83,000.00
Annual Rent YRS 6-10	\$91,300.00
Annual Rent YRS 11-15	\$100,430.00
Option 1	\$110,473.00
Option 2	\$121,520.00
Option 3	\$133,672.00
Option 4	\$147,040.00
Option 5	\$161,744.00

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





SUBJECT PROPERTY
402 N. BRYANT BLVD.



TACO BUENO



ALPHA BATTERIES

your local **WINDOW DEPOT**

CENTRAL HIGH SCHOOL : OAKES CAMPUS
(765 STUDENTS)

KOBERLIN APARTMENTS
(56 UNITS)

SHANNON WEST TEXAS MEMORIAL HOSPITAL
(600+ BEDS)

DOWNTOWN SAN ANGELO

CENTRAL HIGH SCHOOL
(3,127 STUDENTS)

RIVEREDGE APARTMENTS
(36 UNITS)

W HOUSTON HARTE EXPRESSWAY
±34,100 VPD

67

HYUNDAI



BORDER STATES



All Signs

W 4TH STREET



SUBWAY



DISCOUNT TIRE



USPS.COM

Walgreens

Schlotsky's
IT'S A MOUTHFUL

GOODYEAR

FedEx

CVS pharmacy



BUSINESS 67



N KOENIGHEIM STREET
±15,777 VPD

W BEAUREGARD AVENUE
±15,122 VPD

Holland's



87

277

PEASANT VILLAGE
OLD WORLD COUNTRY

KIRBO'S
OFFICE SYSTEMS

CONCRETE SELF STORAGE

SONIC

SANTA FE PARK

DREHER
INVESTMENT SERVICES, INC.

CHIME RIVER

STORAGE

TAGUERIA
JALISCO

277

GUADALUPE SCHOOL



Southwest Consortium

BONI'S
Automotive Repair

O'Reilly AUTO PARTS

SECURED
FOR YOUR EYES ONLY


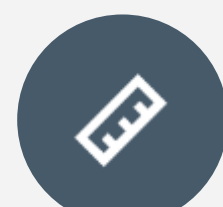
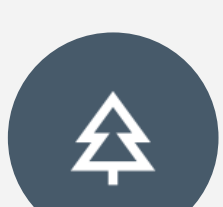
WENDLAND
MANUFACTURING

N BRYANT BOULEVARD
±33,000 VPD

277

SITE OVERVIEW

7 BREW COFFEE SAN ANGELO, TX

	Year Built		2023
	Building Area		±570 SF
	Land Area		±0.47 AC



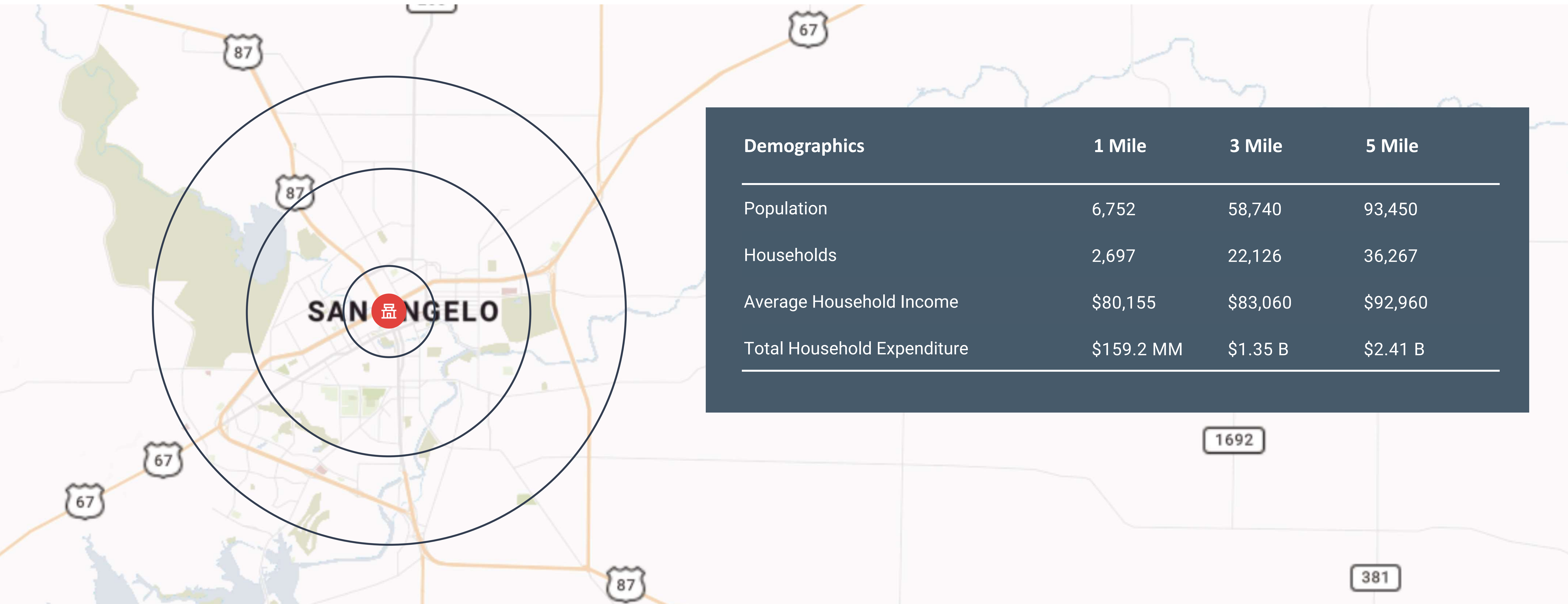
NEIGHBORING RETAILERS

- McDonald's
- Subway
- Starbucks
- Burger King
- O'Reilly Auto Parts
- United States Postal Service
- Walgreens
- CVS
- Discount Tire
- Goodyear Auto Service



LOCATION OVERVIEW

7 BREW COFFEE SAN ANGELO, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)


1. Goodfellow Air Force Base (5,333)
2. Shannon Health System (4,149)
3. San Angelo Independent School District (1,934)
4. Angelo State University (1,558)
5. City of San Angelo (977)
6. San Angelo State Supported Living Center (950)
7. Tom Green County (670)
8. Ethicon (Johnson & Johnson) (655)
9. TimeClock Plus (637)
10. Blue Cross Blue Shield of Texas (406)

LOCATION OVERVIEW

7 BREW COFFEE SAN ANGELO, TX

San Angelo

Texas

 99,112
Population

 \$59,148
Median Household Income



Home to over 10,775
Students

ANGELO STATE
UNIVERSITY

Designated 1 of 5 Great
Public Spaces by the
American Planning
Association

CONCHO RIVER
WALK

San Angelo lies among West Texas ranching country, almost in the center of Texas, and is home to almost 100,000 friendly people.

A virtual oasis, San Angelo is home to three lakes, as well as the beautiful Concho River, which runs through the heart of the city.

While San Angelo's culture is proudly rooted in its West Texas ranching heritage, it has become a glimmering community filled with color and excitement.

Today's San Angelo offers a delightful mixture of arts and culture of west Texas, from a sophisticated symphony that showcases artists such as the Vienna Boys

Choir to country and western music, from a civic ballet whose students regularly earn spots at top national dance academies to folk dances of Mexico. You can enjoy live theater at the state's longest running theater, Angelo Civic Theater, and on the Angelo State University campus. The Old Chicken Farm Art Center displays works by visual artists of all media, and the San Angelo Museum of Fine Arts, a world-class museum that received the prestigious National Museum Service Award, houses continually changing exhibits by artists from Texas and around the world.

IN THE NEWS

7 BREW COFFEE SAN ANGELO, TX

SMC Oilfield Celebrates New Facility in San Angelo

YANTIS GREEN, NOVEMBER 3, 2023 (SANANGELOLIVE.COM)

SAN ANGELO – SMC Oilfield Chemicals, a division of Special Materials Company (SMC Global) has opened a new industrial facility in San Angelo with a ribbon cutting ceremony Thursday.

“The decision to **expand** and **continue** to **grow in San Angelo** is a **logical step** in our **business strategy** in the booming Permian Basin,” said Kevin Huber, Vice President Executive and Founder. “We are very happy and thankful to the San Angelo Chamber of Commerce Economic Development Department and its community for helping us with this new opportunity to further **increase** our operations here.”

SMC Global has been recently rated 23rd Largest Distributor in North America and 80th largest Global Chemical Distributor in ICIS Top 100 Chemical Distributors Ranking for 2018.

SMC Global, founded in **1996** and headquartered in New York City, is a global specialty chemical company with sales of **\$185 million** specializing in Oilfield Chemicals, Phosphorous Derivatives, EPA registered Biocides, Flame Retardants, Solvents for Paints and Coatings, and Pulp and Paper Chemicals.

SMC Global has production sites in Kershaw, SC, Kansas City, KS, and San Angelo, TX as well as two manufacturing facilities in China and sales offices in Switzerland, Latin America, and China.

SMC Global has been recently rated **23rd Largest Distributor** in North America and **80th largest** Global Chemical Distributor in **ICIS Top 100 Chemical Distributors** Ranking for 2018.

EXPLORE ARTICLE



Leading heavy hauling company coming to San Angelo

DUSTY ELLIS, MAY 24, 2022 (CONCHO VALLEY)

A statement issued by the Chamber of Commerce discusses the purchase of a facility in San Angelo for one of the lead heavy-hauling and logistics companies in North America, Allens Transport, Ltd (ATL).

ATL is based out of **Leduc, Alberta, Canada**, and works with a fleet of trucks, custom trailers, and equipment combinations in order to **safely** and **efficiently service** **petrochemical, mining, pulp and paper, industrial, refinery and generator stations**.

This company has committed to a multi-million-dollar investment in San Angelo and seeks to further its success in the lower 48 of the United States as a premier logistics and supply chain provider to multiple industries from their San Angelo, Texas facility serving heavy industrial transportation needs throughout Texas, the southwest US, central and western Canada.

This company was founded in **1991** and has since expanded into various other oilfield related areas as they provide the equipment for both chemical and acid hauling, complete tank truck services, refined products, waste hauling, flat deck hauling, bed trucks, gravel hauling, hotshots, dust control, complete tank farm rentals, rail freight transloading and rail cargo storage.

The purchase of the facility is located at 1182 Gas Plant Road in San Angelo, Texas. This new terminal is a **24,500 sf** industrial facility on **10 acres** and features **7 high-bays**, repair and maintenance areas, equipment cleaning area and operations offices. The property was **built in 2014** and will serve as Allen’s Transport’s US headquarters with services provided throughout Texas, the United States and Canada.

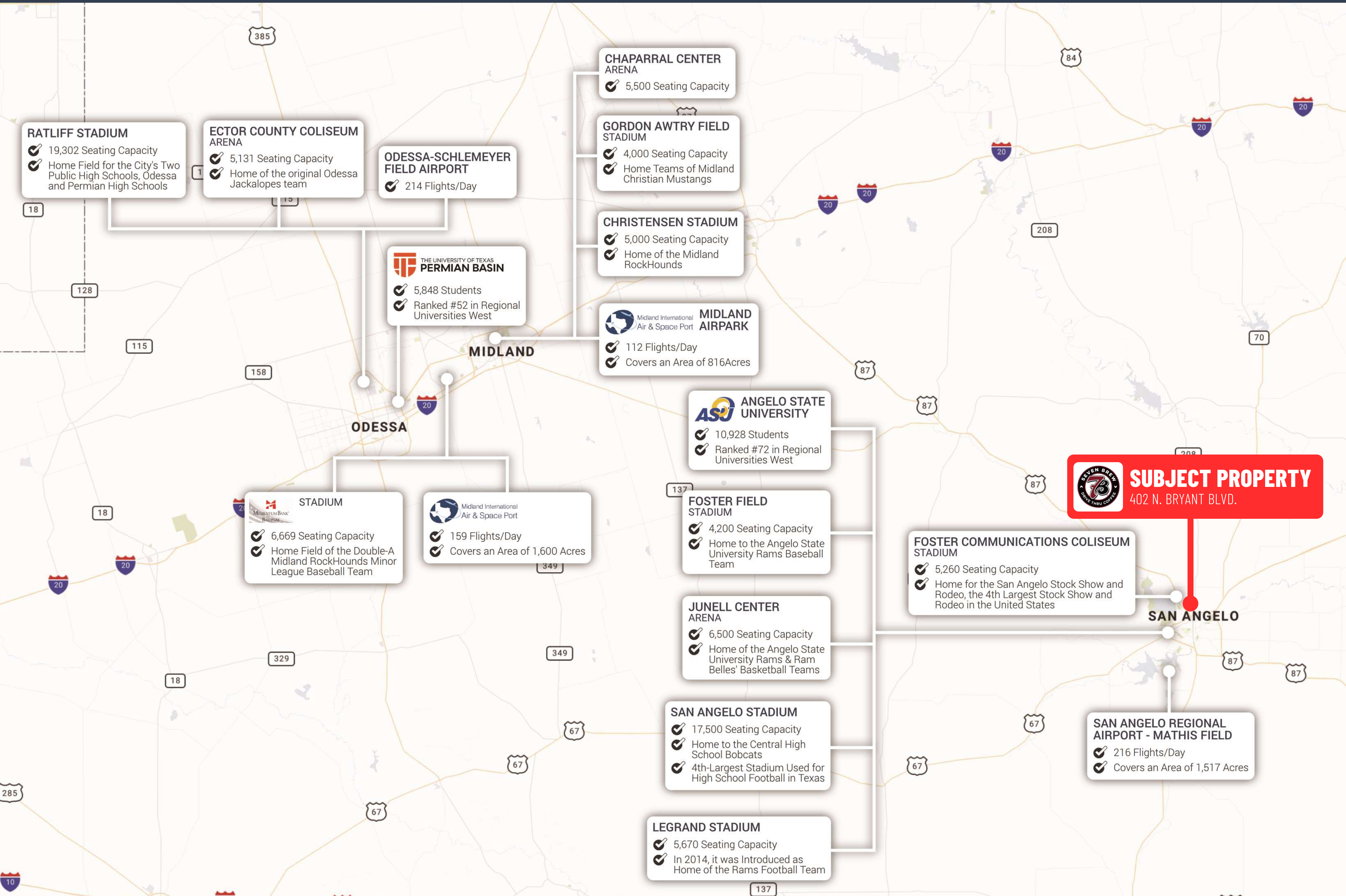
“Allen’s Transport acquiring the Gas Plant Road property adds to our position as a city with strong ties as a trucking transportation hub. It solidifies our city as **well-positioned** to support the needs of the oil and gas industry. As Mayor, I am proud to welcome **Allen’s Transport** to Texas and the San Angelo business community” said Brenda Gunter, Mayor, San Angelo, Texas.

EXPLORE ARTICLE



METRO AREA

7 BREW COFFEE SAN ANGELO, TX



SUBJECT PROPERTY
 402 N. BRYANT BLVD.

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

Kyle Varni

Vice President
(469) 694-4189

kvarni@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

TEXAS DISCLAIMER

7 BREW COFFEE SAN ANGELO, TX

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.