1604 N Kinzie Ave (Route 50)

Bradley, IL 60914

NEW CONSTRUCTION SEPTEMBER 2026

Retail Investment Opportunity

Offering Memorandum

MATTHEWS™

Actual Rendering

Exclusively Listed By

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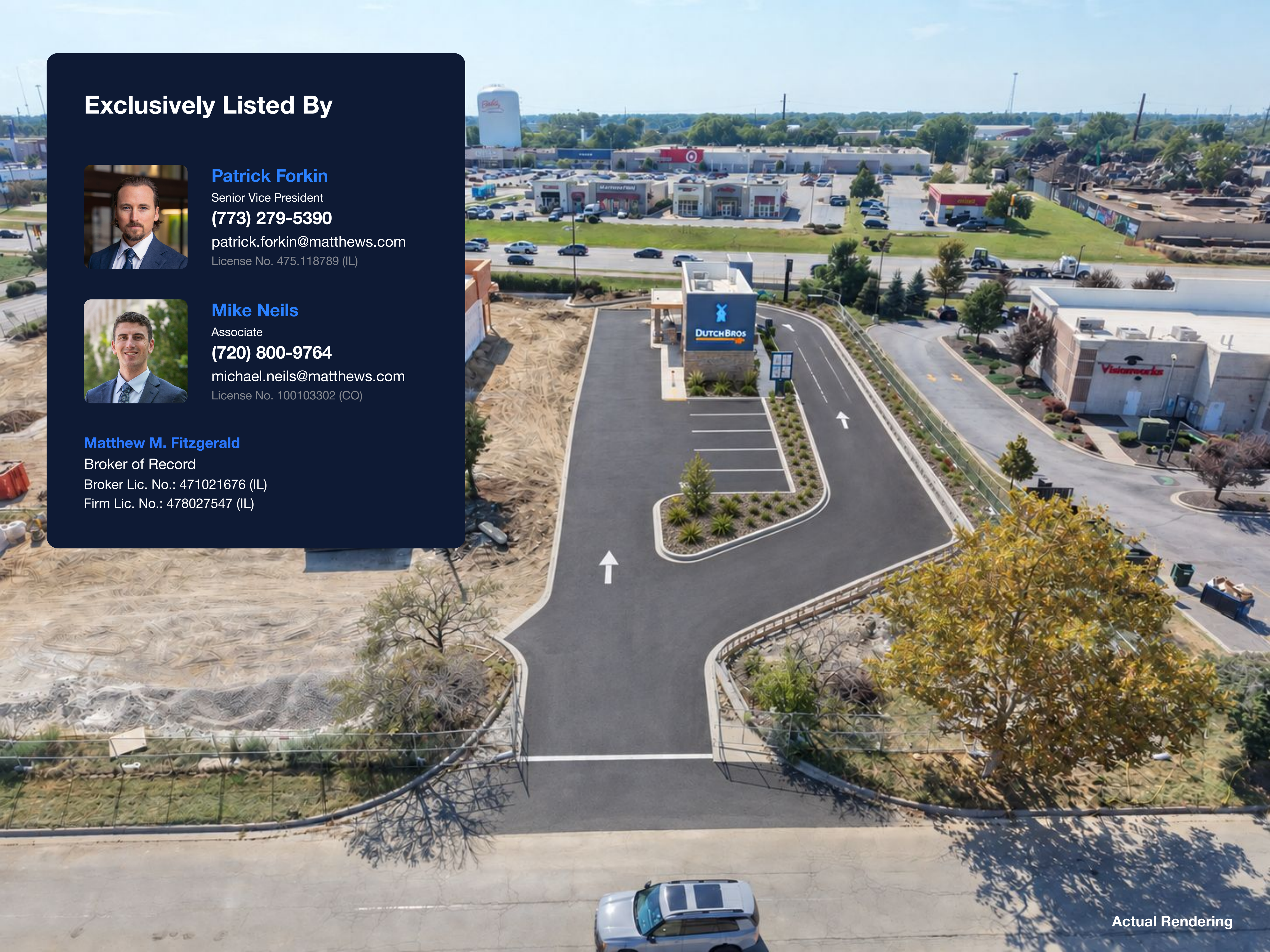

Actual Rendering

Investment Highlights

NEW 15-YEAR ABSOLUTE NNN LEASE | ZERO LANDLORD RESPONSIBILITIES
Dutch Bros will operate under a new 15-year Absolute NNN lease with zero landlord responsibilities and 10% contractual rent increases every five years. The lease also includes three 5-year renewal options, providing investors with long-term income security, predictable rental growth, and a truly passive ownership structure.

BRAND-NEW 2026 CONSTRUCTION | FEE-SIMPLE OWNERSHIP
The Property features brand-new 2026 construction, providing investors with modern retail improvements and limited near-term capital expenditure requirements. The offering includes fee-simple ownership of both the land and building and is not a ground lease, allowing buyer to receive accounting benefits during the hold period.

CORPORATE LEASE | NYSE: BROS
Corporate lease signed by Dutch Mafia, LLC, the primary operating subsidiary of Dutch Bros Inc. [NYSE: BROS], with more than 1,200 locations across the US.

PREMIER SIGNALIZED HARD CORNER | FUTURE MATTEL WATERPARK ENTRANCE
Strategically positioned at the signalized intersection of Route 50 and Ken Hayes Drive, the Property benefits from prominent visibility and exposure to approximately 23,800 vehicles per day. The site also sits at the main entrance to the planned Mattel Wonder Indoor Waterpark development, providing a meaningful future traffic generator and long-term development catalyst.

ABOVE-AVERAGE DUTCH BROS BUILDING SIZE | SIGNIFICANT TENANT INVESTMENT
The Property features a ±1,279 SF Dutch Bros building, approximately 30% larger than the brand's typical ±980 SF prototype. The larger format reflects a meaningful tenant investment in the location and provides additional operational functionality.

DOMINANT REGIONAL RETAIL CORRIDOR | NATIONAL TENANT SYNERGY
The Property is surrounded by a dense concentration of national retailers and restaurants, including Walmart Supercenter, Target, Best Buy, Kohl's, Dick's Sporting Goods, Meijer, Lowe's, Hobby Lobby, Starbucks, Chipotle, Five Guys, and Panera Bread. This established retail concentration generates substantial consumer draw and supports long-term tenant performance.

Actual Rendering

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Mattel Family Entertainment Center
Regional entertainment and tourism destination redevelopment anchored by interactive dry-play attractions, two full-service hotels, a conference center, retail, dining, & entertainment venues, and a movie theater.
Mattel Wonder Indoor Waterpark
Standalone indoor waterpark destination focused on slides, wave pools, lazy rivers, and splash pads themed after Mattel brands like Barbie, Hot Wheels, UNO, and Fisher-Price.
E
Aspen Ridge Golf Course
Golf Course
Bradley 315 Sports Park
Multi-Sport Turf Fields
Subject Property
± 23,800 VPD
50
Water Tower Plaza
Nucor Steel
$800M Annual Revenue
CSL Behring
Pharmaceutical Company
±1,800 Total Employees
Undergoing $1.5 Billion facility expansion started March 2026 adding 300 employees
Water Tower Plaza Redevelopment
The development expands the TJX family presence - co-locating sister brands like T.J. Maxx, Sierra, and Homesense into a combined retail shopping center anchored off the primary North Route 50 retail corridor.
57
± 31,800 VPD
Bradley-Bourbonnais High School
±1,914 Students
Google Earth

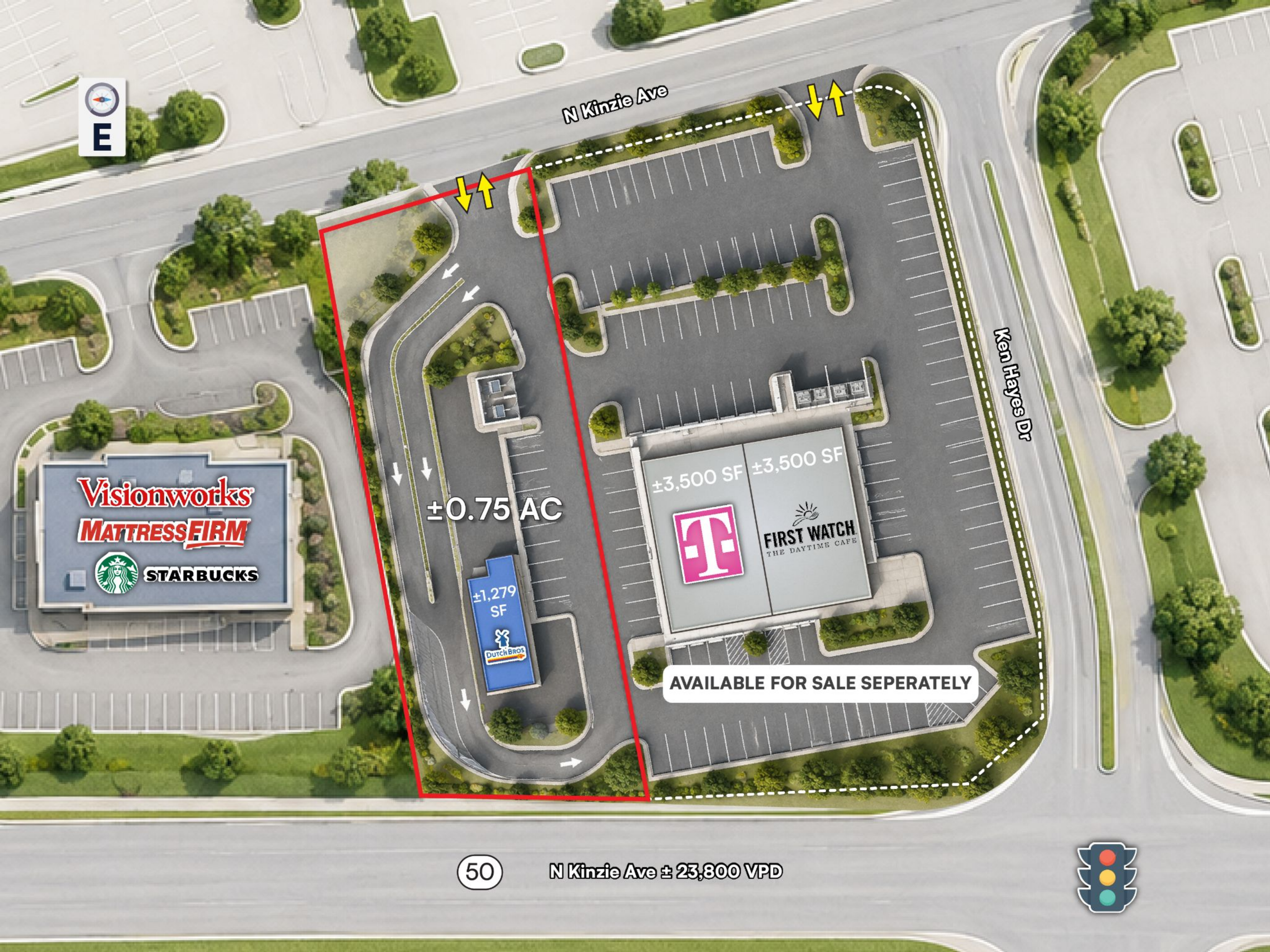

Walmart Supercenter
DICK'S SPORTING GOODS
KOHL'S
maurices
five BELOW
DISCOUNT TIRE
Jersey Mike's SUBS
JIMMY JOHN'S
Olive Garden
petco
Newly Opened
Bradley 315 Sports Park
Multi-Sport Turf Fields
Mattel Family Entertainment Center
Regional entertainment and tourism destination redevelopment anchored by interactive dry-play attractions, two full-service hotels, a conference center, retail, dining, & entertainment venues, and a movie theater.
MATTEL
NE
Aspen Ridge Golf Course
Golf Course
Blain's FARM & FLEET
TAKE 5 OIL CHANGE
Panera BREAD
MATTRESS FIRM
DUTCH BROS
FirstWatch The Daytime Cafe
Subject Property
TARGET
50
BEST BUY
Fairfield BY MARRIOTT
OLD NAVY
MIDAS
Tucci's ITALIAN Pasta · Steak · Seafood
± 23,800 VPD
ROSS DRESS FOR LESS
MATTRESS FIRM
FIVE GUYS BURGERS and FRIES
CHIPOTLE MEXICAN GRILL
Carpet Weaver's FLOORING & FURNITURE GALLERY
AspenDental
Comfort INN & SUITES
STAPLES
SALLY BEAUTY
BARNES & NOBLE
Michaels
White Castle
LONGHORN STEAKHOUSE
Marshalls
PETSMART
Water Tower Plaza Redevelopment
The development expands the TJX family presence - co-locating sister brands like T.J. Maxx, Sierra, and Homesense into a combined retail shopping center anchored off the primary North Route 50 retail corridor.

A Transformational Mattel-Branded Entertainment Destination

The Property sits at the ***signalized intersection*** serving as the ***main entrance to the entire planned Mattel entertainment district,*** positioning the site to benefit directly from future visitor traffic. Bradley is advancing the planned Mattel Wonder Indoor Waterpark, a year-round family entertainment destination expected to represent approximately ***$90 million to $100 million of investment.***

The approximately 75,000-square-foot facility is expected to become ***Illinois' largest indoor waterpark*** and feature a retractable roof with immersive attractions inspired by Mattel brands such as Barbie, Hot Wheels, Thomas & Friends, and Fisher-Price. The project is targeting an ***opening in late 2027 or early 2028*** and is projected to attract approximately ***323,000 to 410,000 visitors during its first year,*** creating a significant new source of regional traffic and tourism demand.

The waterpark is planned as part of a broader transformation of the Northfield Square area into a regional entertainment and tourism district. In addition to the waterpark, a proposed approximately ***$150 million redevelopment of the mall property*** contemplates ***two full-service hotels, a Mattel-themed family entertainment center, new retail and dining uses, and an approximately 20,000-square-foot conference center.*** Together with the recently completed 315 Sports Park, these projects have the potential to generate substantial year-round visitation, hotel stays, restaurant sales, and retail activity throughout the Route 50 corridor. The Property's location at the signalized entrance to the district provides exceptional visibility, access, and proximity to the planned development.



E
N Kinzie Ave
Ken Hayes Dr
Visionworks
MATTRESSFIRM
STARBUCKS
±0.75 AC
±1,279 SF
DUTCH BROS
±3,500 SF
±3,500 SF
FIRST WATCH
THE DAYTIME CAFE
AVAILABLE FOR SALE SEPERATELY
50
N Kinzie Ave ± 23,800 VPD

1604 IL-50
Bradley, IL 60914

±1,279 SF
GLA

2026
Year Built

±23,800 VPD
Hwy 50 N Kinzie Ave

±0.75 AC
Lot Size

As of 9/4/26

Construction Photos - As of 9/4/26

Financial Summary

$2,969,000 List Price	**5.65%** Cap Rate	**15 Years** Lease Term	**Absolute NNN** Lease Type

Lease Details

Parent Company	Dutch Bros Inc.
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Original Lease Term	15 Years
Lease Effective Date	September 1, 2026 (Est.)
Lease Expiration Date	August 31, 2041 (Est.)
Term Remaining on Lease	±15 Years
Rental Increases	10% Every 5 Years
Option Periods	Three, 5-Year Options
Landlord Responsibility	None

Annualized Operating Data

Lease Term	Annual Rent	Monthly Rent	Increases
Years 1-5	**$167,748**	**$13,979**	-
Years 6-10	$184,523	$15,377	10.00%
Years 11-15	$202,975	$16,915	10.00%
Option Years 16-20	$223,273	$18,606	10.00%
Option Years 21-25	$245,600	$20,467	10.00%
Option Years 26-30	$270,160	$22,513	10.00%
Averages	**$215,713**	**$17,976**	-

Tenant pays OEA Assessments (expenses levied against the Premises pursuant to the OEA) beginning on the Rent Commencement Date, if any. The Common Areas of the Development are maintained per the OEA. Tenant's Proportionate Share is a fraction: numerator = total square acreage of Premises; denominator = total acreage of Development (as set forth in the OEA).

Tenant Overview

Year Founded
1992

Headquarters
Tempe, AZ

Ownership Status
Publicly Traded

Employees
±26,000

Locations
1,000+

Annual Revenue
$1.5 Billion

Tenant Overview

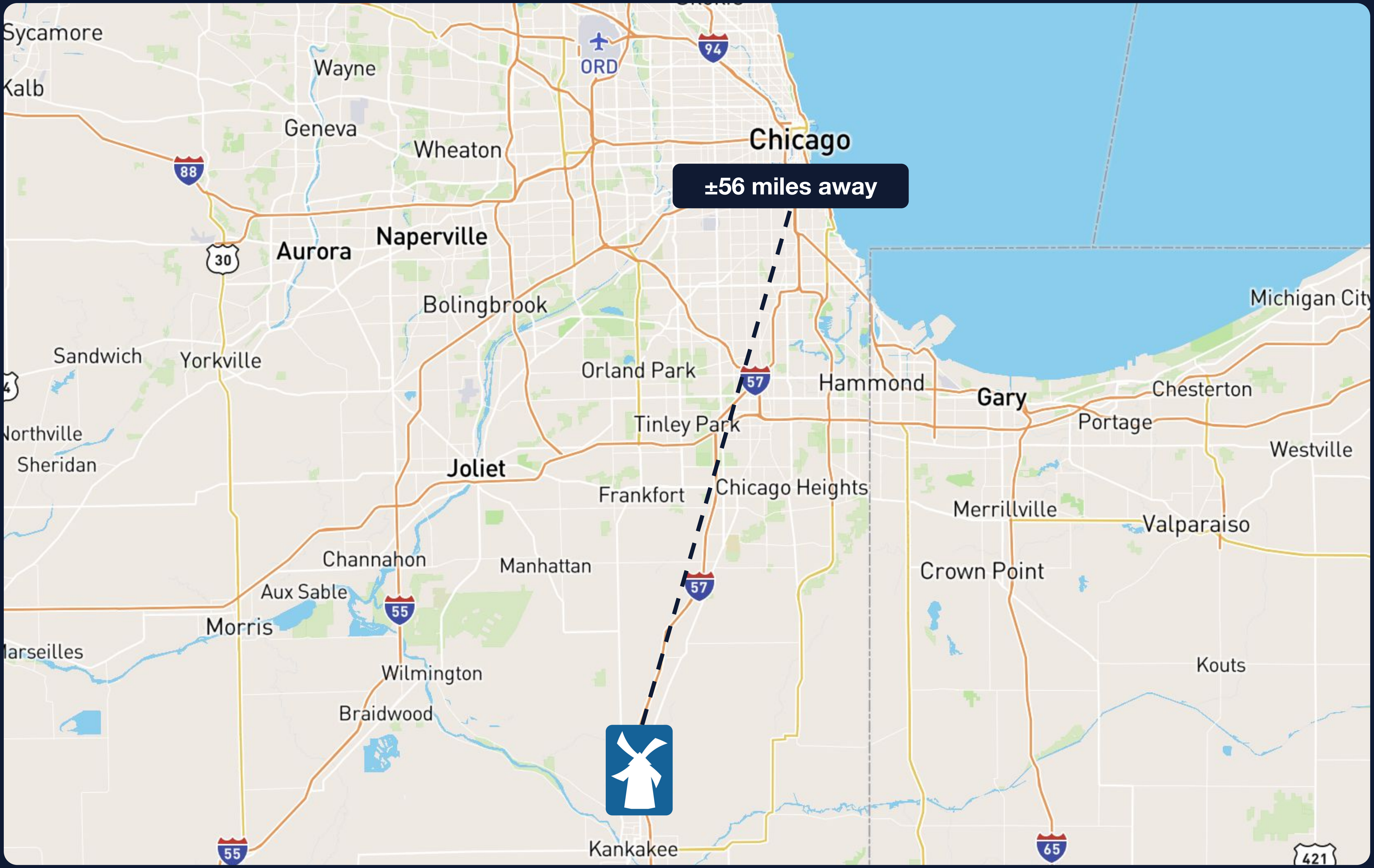
Dutch Bros Inc. (NYSE: BROS) is a **high-growth**, publicly traded drive-thru coffee chain known for its vibrant "Dutch Luv" culture, speedy service, and customizable beverage offerings. Founded in February 1992 by brothers Dane and Travis Boersma, the company began as a single push-cart in Grants Pass, Oregon. Since its IPO in September 2021, Dutch Bros has expanded rapidly—operating well over 1,000 locations and entering new markets across the U.S. Leveraging a people-first, community -driven ethos, Dutch Bros has delivered consistently strong financial results, featuring double-digit revenue and same-store sales growth. With a growing presence and brand loyalty rivaling national players, the company stands as a compelling tenant in retail and net-lease portfolios.

Why Invest in Dutch Bros?

- High-Growth Expansion Model: Over 1,000 stores opened with a long-term goal of 4,000+ locations across the U.S.
- Strong Unit Economics: ~$2M average unit volume (AUV), reflecting efficient, high-performing stores.
- Loyal Customer Base: ~66% of sales driven by rewards members; brand resonates with younger, repeat customers.
- Operational Efficiency: Drive-through-only format with low overhead and fast service differentiates Dutch Bros in the coffee segment.
- Innovative Product Mix: Unique offerings like Blue Rebel energy drinks drive ~25% of sales and broaden market appeal.
- Public Company Transparency: NYSE-listed (BROS), offering institutional-grade reporting, governance, and liquidity.

Market Overview

1604 IL-50
Bradley, IL 60914



Bradley, IL

Chicago, IL MSA

15,325
Total Population

$688.6M
Annual Retail Sales

4.9%
Chicago, IL Retail Vacancy

Local Market Overview

Bradley is a core retail node within the Kankakee metropolitan area, positioned south of downtown Chicago along the Interstate 57 corridor. The village benefits from its integration with neighboring Bourbonnais and Kankakee, creating a larger interconnected consumer base across northern Kankakee County. Its relatively young population, solid homeownership profile, and automobile-oriented household characteristics support frequent shopping, dining, and service demand. Bradley's location, accessibility, and established commercial base make it an important retail destination within the broader trade area.

Bradley has established itself as a significant commercial center serving both local residents and surrounding communities. Retail demand is reinforced by employment in healthcare, manufacturing, education, distribution, and retail throughout Kankakee County. Continued investment in schools, recreation, manufacturing, transportation, and commercial development should provide additional support for traffic-generating retail, restaurants, services, and daily-needs concepts.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	7,737	50,156	67,478
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	3,225	19,368	26,020
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$84,010	$92,111	$95,134

Kankakee-Bradley-Bourbonnais, IL

Regional Overview

The Kankakee-Bradley-Bourbonnais region serves as the primary commercial and employment hub for Kankakee County and surrounding communities in northeastern Illinois. Located approximately 50 miles south of Chicago, the area benefits from direct access to Interstate 57, providing strong connectivity to the Chicago metropolitan area and markets throughout Central Illinois. Bradley and Bourbonnais form the region's primary retail corridor, while Kankakee serves as the county seat and a major center for healthcare, government, education, and employment.

The regional economy is supported by a diverse mix of healthcare, manufacturing, logistics, education, and retail industries. Bradley's Northfield Square and Illinois Route 50 corridor represent a major concentration of commercial activity, attracting national retailers, restaurants, service businesses, and daily-needs users. The region's combination of established residential communities, regional accessibility, and a broad employment base supports consistent consumer activity and long-term demand for strategically located commercial properties.

20 Min Drive Time Map

A Regional Economy Supported by Healthcare, Manufacturing & Logistics

Kankakee-Bradley-Bourbonnais benefits from a diversified employment base anchored by major healthcare institutions, industrial employers, educational facilities, and distribution operations. The area's proximity to Chicago provides businesses with access to one of the nation's largest metropolitan economies while offering comparatively lower operating and occupancy costs. Interstate 57, U.S. Route 45/52, and Illinois Route 50 provide key transportation connections throughout the region.

Manufacturing and logistics remain important components of the local economy, supported by the region's transportation infrastructure and access to a large Midwest workforce and consumer base. Healthcare and education further contribute to economic stability, while continued commercial activity along the Route 50 corridor reinforces Bradley and Bourbonnais as regional shopping and service destinations.

Together, these fundamentals position the Kankakee-Bradley-Bourbonnais area as an established regional economic center with convenient access to the greater Chicago market.

Chicago, IL | MSA

Chicago, Illinois, is one of the most economically diverse metropolitan areas in the United States, making it a strong market for retail property investment. The city's economy is supported by major sectors such as finance, manufacturing, technology, transportation, and healthcare, which drive steady business activity and consumer spending. Its location as a national transportation hub—centered around O'Hare International Airport, extensive rail connections, and major interstate highways—enables efficient logistics and distribution. This network supports both traditional retail and e-commerce operations, increasing demand for retail and mixed-use properties throughout the metropolitan area.

Chicago's large and varied population provides a dependable consumer base with significant purchasing power. The city's residents, students, and visitors support a range of retail properties, from national chains and luxury stores along Michigan Avenue to local shops and neighborhood centers. Ongoing redevelopment in areas such as Fulton Market, the South Loop, and the West Loop has encouraged new retail growth by adding housing and office space near established commercial corridors. For retail property owners, these conditions create opportunities for consistent occupancy, stable rental income, and long-term asset value supported by a diverse urban economy.

Total Population
9.42M+

Annual Visitors
55.3 Million

Tourism Economic Impact
$20.6 Billion

GDP
$894.9 Billion





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1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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