



SALE

INVESTMENT

OFFERING MEMORANDUM

SEWARD & 7TH GRAND RAPIDS, MI 49504

CHIP BOWLING

Senior Vice President

616.254.0005 | cbowling@bradleyco.com

KEVIN VANHAITSMA

Vice President

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600 7TH ST. NW, GRAND RAPIDS, MI 49504

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	10
DEMOGRAPHICS	12
ADVISOR BIOS	14

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Bradley Company makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Bradley Company does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bradley Company in compliance with all applicable fair housing and equal opportunity laws.

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SEWARD & 7TH



PROPERTY INFORMATION

SECTION I

BRADLEY COMPANY

220 Lyon St. NW, Suite 400
Grand Rapids, MI 49503
616.254.0005



BRADLEYCO.COM



600 7TH ST. NW, GRAND RAPIDS, MI 49504

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OFFERING SUMMARY

Sale Price:	\$2,100,000
Building Size:	30,222 SF
Number of Units	4
Price / SF:	\$69.48
Cap Rate:	8.12%
NOI:	\$170,566

PROPERTY OVERVIEW

Seward and 7th presents an exceptional investment opportunity with upside in the heart of Grand Rapids' thriving northwest downtown corridor. Located on the prime first floor of the historic 7th Street Lofts redevelopment, this investment property features two established tenants: Chervon, a global power tool and outdoor equipment manufacturer, and Roots Brew Shop, a community-focused coffee shop offering high-quality coffee, tea, bagels, and artisan fare. The property also has one suite available for existing tenant expansion or to lease to a third tenant.

PROPERTY HIGHLIGHTS

- 8.1% cap rate on existing NOI
- First floor of the 7th Street Lofts redevelopment
- Surrounded by strong neighbors: Ferris Coffee, American Seating Park, and the Widdicomb redevelopment
- Secured long term parking with a 99-year parking agreement

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Sale Price	\$2,100,000
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PROPERTY INFORMATION

Street Address	600 7th Street NW
City, State, Zip	Grand Rapids, MI 49504
County	Kent
Property Type	Mixed Use Investment
Zoning	TN-TBA
Lot Size	1.30 Acres
APN #	41-13-24-317-001;-002;-003;-004
Building Class	A
Year Built	1920- 2018 Remodel
Exterior Type	Brick
Number of buildings	1
Stories	3
Physical Condition	Excellent
Taxable Value	\$984,142
Assessed Value	\$1,003,200
Real Estate Taxes (2025)	\$50,816.87
On Site Parking Spaces	18 on site, 61 in west lot, plus street parking
Frontage	Seward, 7th street, 6th street

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TENANT OVERVIEW

Company:	Chevron
Founded:	2006
Annual Increases:	2.5%
Option for Renewal:	Two, 5-year
Lease Expiration:	July 31, 2030



ABOUT CHEVRON

Chervon North America, Inc. is the North American division of Chervon Group, a global leader in designing, manufacturing, and supplying power tools, outdoor power equipment, and related products like cordless tools, lasers, and bench tools. Headquartered in Naperville, Illinois, it focuses on innovation, market adaptation, and serving customers across the region with brands such as EGO and SKIL.

As for company size, Chervon North America generates approximately \$2 billion in annual revenue and employs around 300 people in the U.S., with broader operations spanning multiple continents.

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TENANT OVERVIEW

Company:	Roots Brew Shop
Founded:	2016
Annual Increases:	4%
Lease Expiration:	September 30, 2028
Option for Renewal:	None Remains

ABOUT ROOTS BREW SHOP

Root Brew Shop is a cozy, community-focused coffee and creative space in the heart of Grand Rapids. We're passionate about bringing people together over great drinks, handcrafted pastries, and an atmosphere that sparks inspiration. Whether you're here to study, meet friends, or explore your creativity through our craft and pottery offerings, Root Brew Shop is a welcoming place where connection and creativity thrive. We aim to be a neighborhood hub—supporting local makers, encouraging imagination, and serving up comfort with every cup.

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SEWARD & 7TH



LOCATION INFORMATION

SECTION 2

BRADLEY COMPANY
220 Lyon St. NW, Suite 400
Grand Rapids, MI 49503
616.254.0005



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SEWARD & 7TH



DEMOGRAPHICS

SECTION 3

BRADLEY COMPANY
220 Lyon St. NW, Suite 400
Grand Rapids, MI 49503
616.254.0005



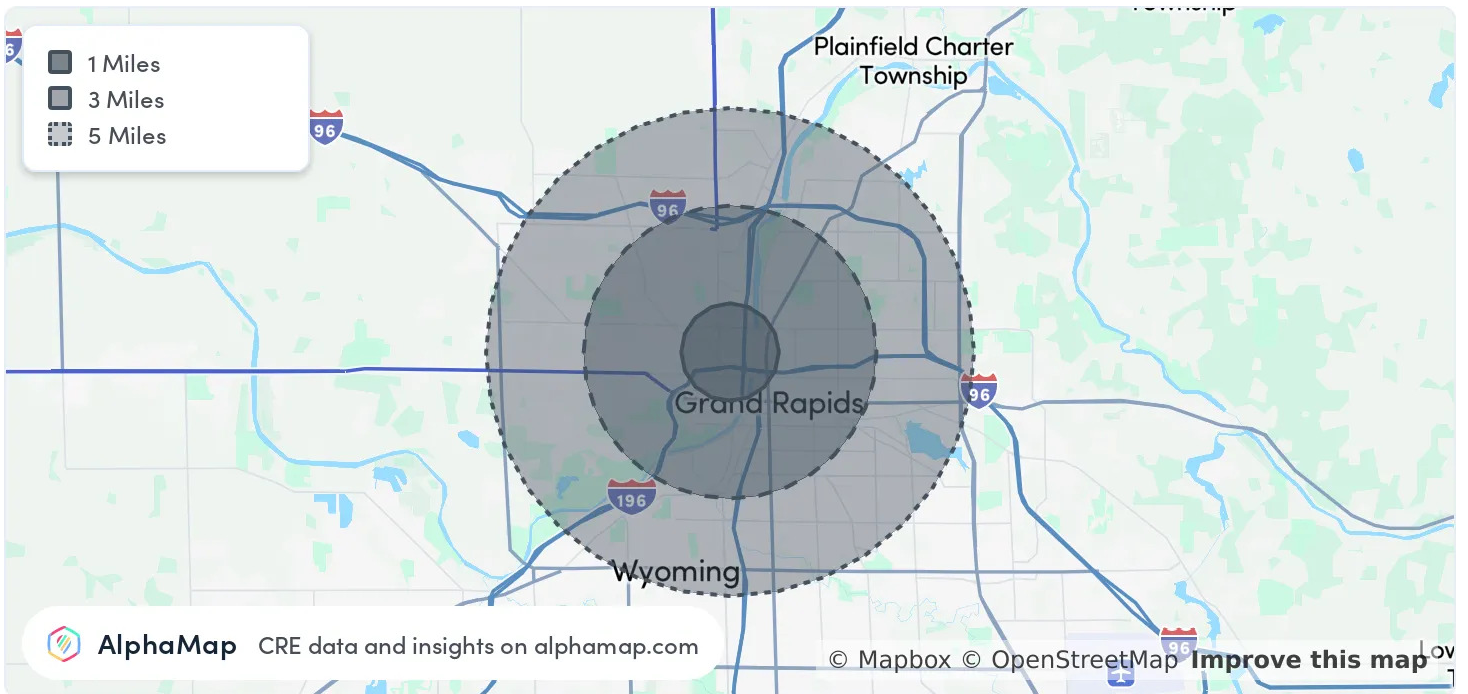
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	20,490	112,599	239,010
Average Age	34	36	37
Average Age (Male)	34	36	36
Average Age (Female)	34	37	38

HOUSEHOLD & INCOME

1 MILE

3 MILES

5 MILES

Total Households	8,606	47,561	96,082
Persons per HH	2.4	2.4	2.5
Average HH Income	\$71,525	\$78,188	\$86,798
Average House Value	\$259,301	\$258,660	\$275,803
Per Capita Income	\$29,802	\$32,578	\$34,719

Map and demographics data derived from AlphaMap

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ADVISOR BIOS

SECTION 4

BRADLEY COMPANY

220 Lyon St. NW, Suite 400
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SPECIALTIES & SERVICES

Office | Investment | Development

AFFILIATIONS & MEMBERSHIPS

Commercial Alliance of Realtors, CAR
Michigan Association of Realtors, MAR
National Association of Realtors, NAR
Certified Commercial Investment Member –
designee, CCIM

Accolades & Awards Highlights

Commercial Alliance of Realtors
2016 Project of the Year
2012, 2013, 2014 Biggest Office Lease
2012 Largest Sale
2010 Most Commission Checks
2007 Most Co-op Deals
Ranked among West Michigan's top power
brokers 2008, 2010, 2011, 2013

EDUCATION

Aquinas College, Bachelor of Liberal Arts
Michigan State University, Communications
Studies

COMMUNITY INVOLVEMENT

Mavericks, Board Member 2006
The Potter's House, Mentor/Tutor 2007-2008
Mental Health Foundation, Committee
Member 2008

CONTACT INFO

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cbowling@bradleyco.com

BIOGRAPHY

Chip brings over 27 years of experience in commercial real estate to Bradley Company, which has earned him a level of unmatched expertise in the sale, lease, and development of commercial office properties. The deals in which he's been integral throughout his career translate to over \$1 billion in volume. Chip's aggressive standard of performance has earned him respect within the industry and with his clients who range from large real estate portfolio owners, building owners, entrepreneurs, developers, and many of Grand Rapids' top business leaders.

Chip is most passionate about identifying a piece of real estate which others have overlooked, envisioning its possibilities, then collaboratively finding creative ways to give it viability – a second life. Chip calls this process "giving it a heartbeat." Over time, these unique opportunities have reminded Chip to take the time and energy to certify each deal is well thought-out, has purpose, and which makes financial sense. His experiences have taught him teamwork, the importance of maintaining an open mind, and how best to look through someone else's lens to appreciate the scope of possibilities. The reward has been to work with clients again and again on subsequent projects which continue to help shape key areas of the city.

Previously, Chip spent 15 years at Colliers International sharpening his skills and competencies by focusing on downtown Grand Rapids and southeast suburban office brokerage and development.

Chip later founded XVentures, a commercial real estate firm, in 2013 that specialized in downtown real estate and brokerage development. In 2018 Chip sold the firm to Bradley Company, where he became a partner and later a Senior Vice President the West Michigan office.

Chip's busy life outside of deal-making and development includes raising his son, spending quality time with family and friends, playing golf, boating, traveling, and working out. A notable favorite place to visit for Chip is South and Central America and Europe.



AFFILIATIONS & MEMBERSHIPS

Commercial Alliance of Realtors, CAR
Michigan Association of Realtors, MAR
National Association of Realtors, NAR

EDUCATION

Bachelors Degree, Double Major in Business
and Physical Education, Calvin College

BIOGRAPHY

Kevin VanHaitsma joined Bradley Company as a brokerage advisor in October 2015. In this role, Kevin advises clients in strategic planning, transaction execution for acquisitions and disposition, leasing, and portfolio management throughout the Michigan region. While primarily focused on industrial property, vacant land, and multifamily development, Kevin also helps clients with office, retail, and investment opportunities. He has been awarded the Biggest Office Sale of the Year in 2018, Special Purpose Project/Transaction of the Year in 2021, Land Project of the Year in 2022, and Industrial Project of the Year in 2024 from the Commercial Alliance of Realtors of West Michigan.

Prior to Bradley Company, Kevin worked in the tennis and health club industry for 10 years as operations manager and tennis manager of the Michigan Athletic Club in Grand Rapids, MI. In 2014, Kevin was awarded "State Member of the Year" for Michigan through the Professional Tennis Registry, and in 2015 the athletic clubs were awarded "Private Tennis Facility of the Year" through the Professional Tennis Registry. He held the highest teaching certifications as PTR Professional in Adult Development, High Performance Juniors, and 10 and under juniors.

Kevin has been married to his wife Rachel since 2011 and has three sons, Caleb, Bruce, and August. In his free time, Kevin enjoys spending time with family, playing golf, tennis, traveling, and fishing with his boys. One of the highlights of his traveling including watching Federer play on Center Court at both the US Open and Wimbledon.

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Broker Disclosure: A real estate licensee holds a beneficial interest in this property

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