



20232 N JOHN WAYNE PKWY  
MARICOPA, ARIZONA 85139

## ABSOLUTE TRIPLE NET (NNN) INVESTMENT OPPORTUNITY – MARICOPA, ARIZONA



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## OFFERING MEMORANDUM

GPS Retail Advisors | 480.603.6892 | [www.gpsaz.com](http://www.gpsaz.com)

Exclusively Listed By



**Jesse Rozio**  
**Investment/Leasing Specialist**

480.566.8640 - direct

480.603.6892 - cell

[jrozio@gpsaz.com](mailto:jrozio@gpsaz.com)

**Greg Saltz - President**

480.612.0510 - direct

480.231.3473 - cell

[gsaltz@gpsaz.com](mailto:gsaltz@gpsaz.com)

**Marty Olejarczyk - Partner**

480.482.1940 - direct

602.762.0754 - cell

[martyo@gpsaz.com](mailto:martyo@gpsaz.com)

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### Executive Summary

Sale Price	<b>\$2,233,010</b>
Cap Rate:	<b>5.15%</b>
Location:	<b>SWC of John Wayne Parkway &amp; Edison Road</b>
Building Size:	<b>824 SF</b>
Parcel Size:	<b>1.16 Acres</b>
Construction:	<b>2019 (Brand New)</b>
Lease Type:	<b>Absolute Triple Net (NNN) Lease</b>
Tenant:	<b>BB Holdings, AZ LLC</b>
Guarantor:	<b>Boersma Bros, LLC (Corporate Backed)</b>
Net Cash Flow:	<b>\$115,000</b>
Options:	<b>Three, 5-year options</b>
Rent Increases:	<b>10% Increases Every 5 Years</b>
Landlord Responsibilities:	<b>None</b>

Lease Years	Annual Rent	Cap Rate
Years 1-5	\$115,000.00	5.15%
Years 6-10	\$126,500.00	5.67%
Years 11-15	\$139,150.00	6.23%
Years 16-20 (Option 1)	\$153,065.00	6.85%
Years 21-25 (Option 2)	\$168,371.50	7.54%
Years 26-30 (Option 3)	\$185,208.65	8.29%



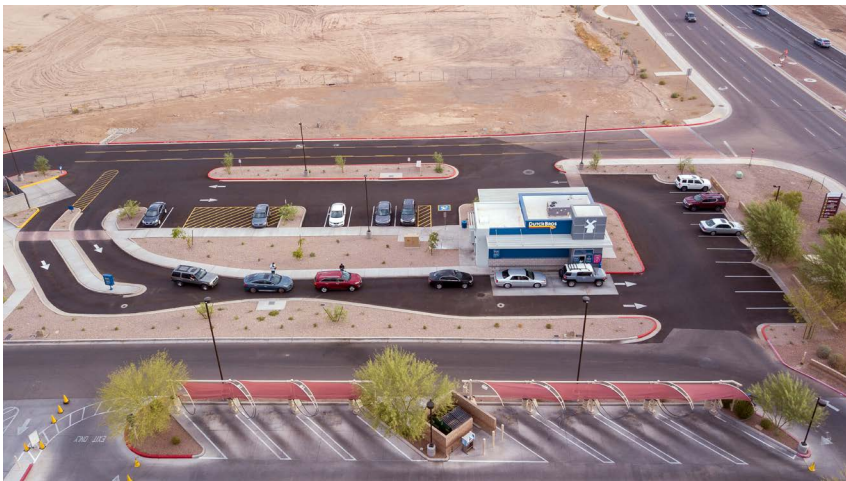
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### Investment Highlights

- Opportunity to Invest in a Growing Concept with 350+ Locations Nationally
- Corporate Backed 15-Year Absolute Triple-Net (NNN) Lease
- 10% Rent Increases Every 5 Years Throughout Entire Lease Term and Option Periods
- Brand New 2019 Construction
- Zero Landlord Responsibilities

### Location Overview

- Strategically Located along John Wayne Parkway, the Primary Commercial Corridor in the City of Maricopa
- Surrounded by a Host of National Retailers – McDonald's, Culver's, IHOP, Burger King, etc.
- Visible and Accessible to 30k+ Vehicles Per Day on John Wayne Parkway
- Average Household Incomes over \$83k within 5 Miles of the Property

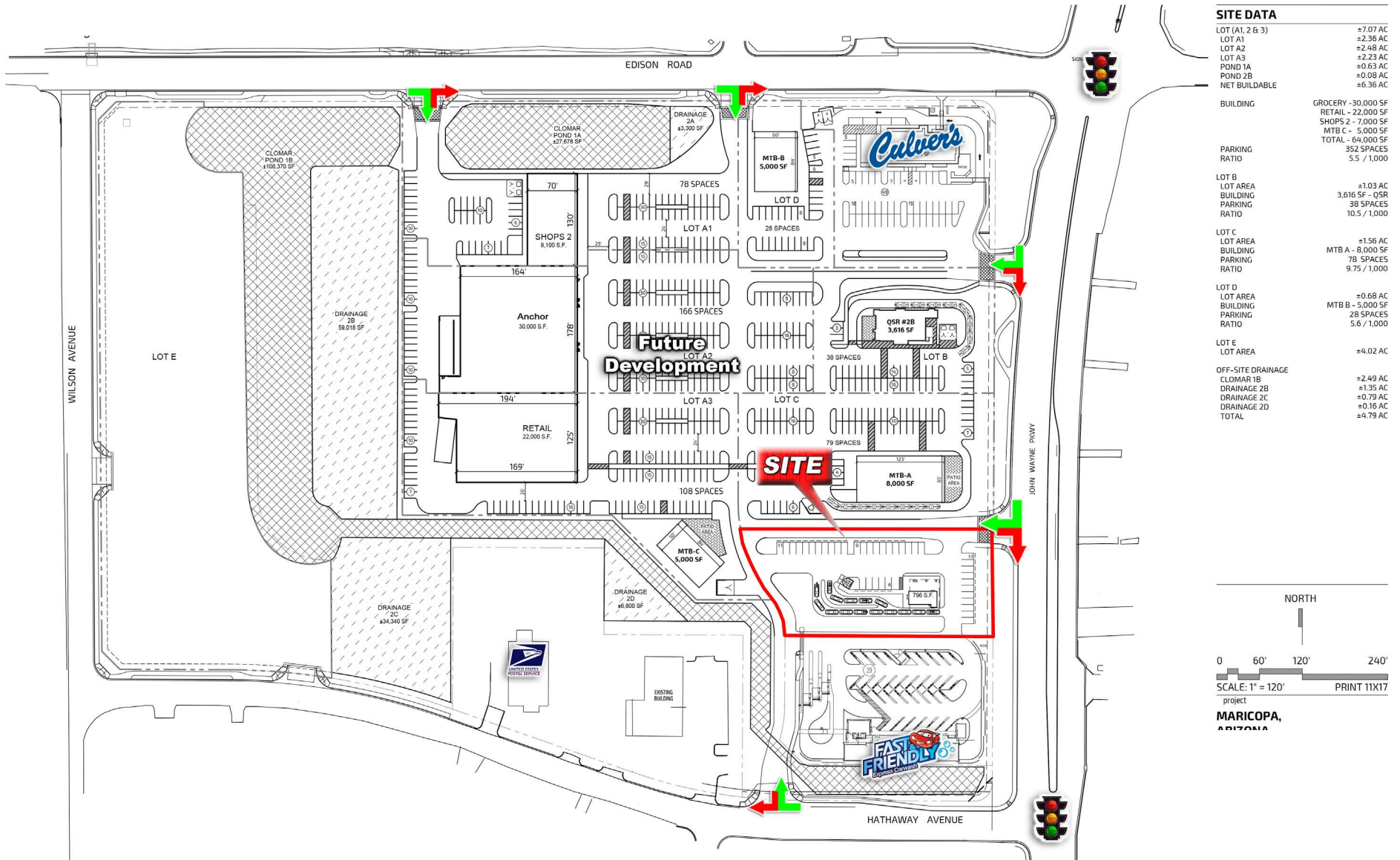


### Demographics

	1 Mile	3 Mile	5 Mile
2019 Population	12,046	49,088	51,664
2019-2024 Growth	3.15%	8.3%	8.7%
2019 Daytime Pop	9,949	35,945	37,864
2019 Employees	3,246	7,764	8,339
Avg HH Income	\$85,575	\$83,894	\$83,228
Median Age	32.0	33.1	33.0

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"Dutch Bros. Coffee Growth is driven primarily by providing compelling future opportunities. They grow from within, using an internal pool of qualified franchise candidates to grow the company. Their growth rate will be driven by the number of qualified people and will increase as they add shops with leaders cultivating leaders."

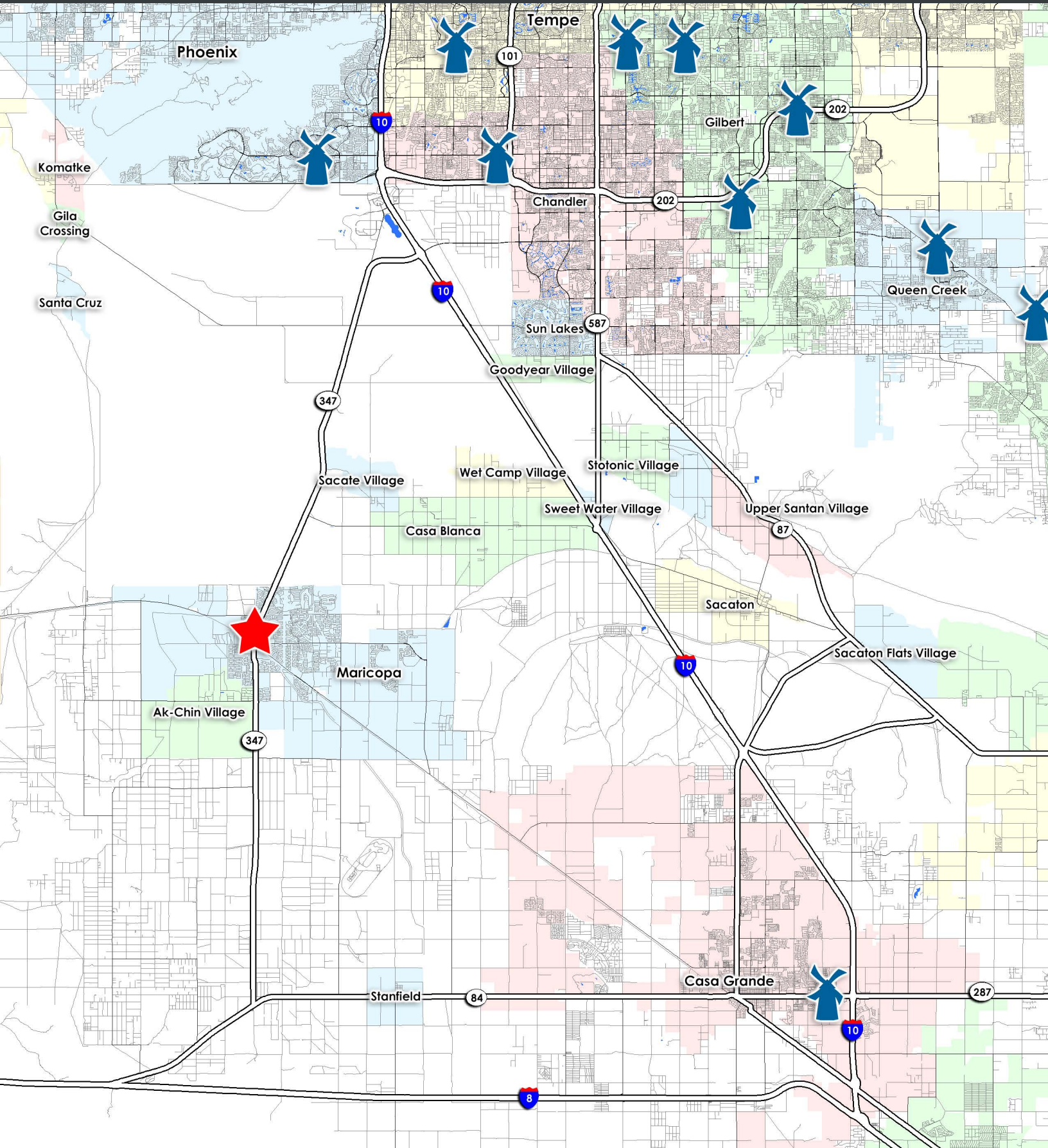
Due to the tremendous success Dutch Bros has enjoyed, they have grown to **over 350 locations nationally**, and have become one of the most sought after drive-thru pad tenants in the Western U.S.

## TENANT OVERVIEW

Dutch Bros Coffee was founded in 1992 by Dane and Travis Boersma, brothers of Dutch descent. After three generations in the dairy business, government regulations pressed the family to sell the cows. What felt devastating turned out to be a blessing in disguise.

The bros bought a double-head espresso machine, threw open the barn doors and started experimenting with just 100 pounds of beans and a rockin' stereo. They set up a pushcart on the railroad tracks and started passing out samples to anyone who would brave the new brew, and, within a month, they knew they had something special.

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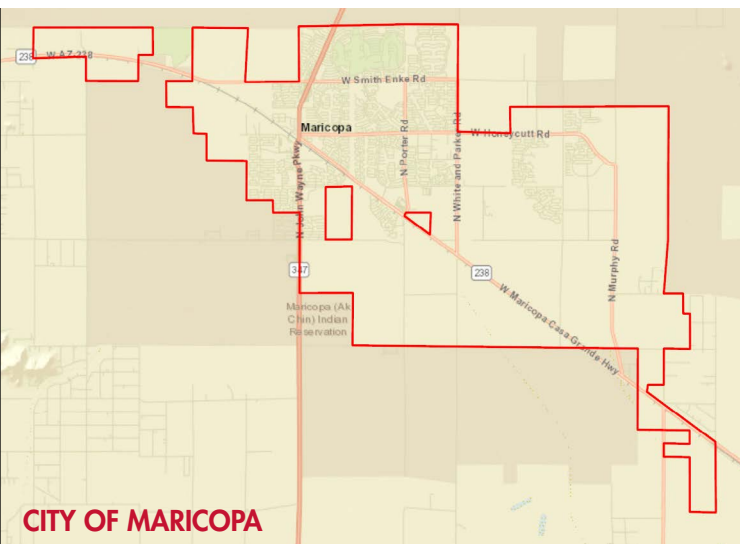
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## MARICOPA, ARIZONA:

- Maricopa is a Suburb of Metro Phoenix, the Largest Metropolitan Area in Arizona
- Maricopa has Experienced Explosive Growth Since the Year 2000, and now has an Estimated Population of over 50,000 Residents
- Maricopa Boasts Median Household Incomes over \$70k/year, Comparable to Other Areas such as Chandler or Gilbert



### KEY FACTS

54,523

Population



Average Household Size

33.2

Median Age

\$70,641

Median Household Income

### EDUCATION

7%

No High School Diploma



28%

High School Graduate



41%

Some College



24%

Bachelor's/Grad/Prof Degree

### BUSINESS



463

Total Businesses



4,659

Total Employees

### EMPLOYMENT



White Collar

63%



Blue Collar

20%



Services

17%



4.2%

Unemployment Rate

### INCOME



\$70,641

Median Household Income



\$27,884

Per Capita Income



\$124,671

Median Net Worth

### Households By Income

The largest group: \$50,000 - \$74,999 (22.0%)

The smallest group: \$200,000+ (3.1%)

Indicator	Value	Difference	
<\$15,000	6.0%	-6.4%	
\$15,000 - \$24,999	4.3%	-4.2%	
\$25,000 - \$34,999	7.0%	-2.4%	
\$35,000 - \$49,999	13.4%	-2.0%	
\$50,000 - \$74,999	22.0%	+1.8%	
\$75,000 - \$99,999	18.2%	+3.1%	
\$100,000 - \$149,999	18.5%	+6.2%	
\$150,000 - \$199,999	7.4%	+3.2%	
\$200,000+	3.1%	+0.6%	

Bars show deviation from  
Pinal County

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