

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



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OFFERING MEMORANDUM

Exclusively Listed By



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Executive Summary

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

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

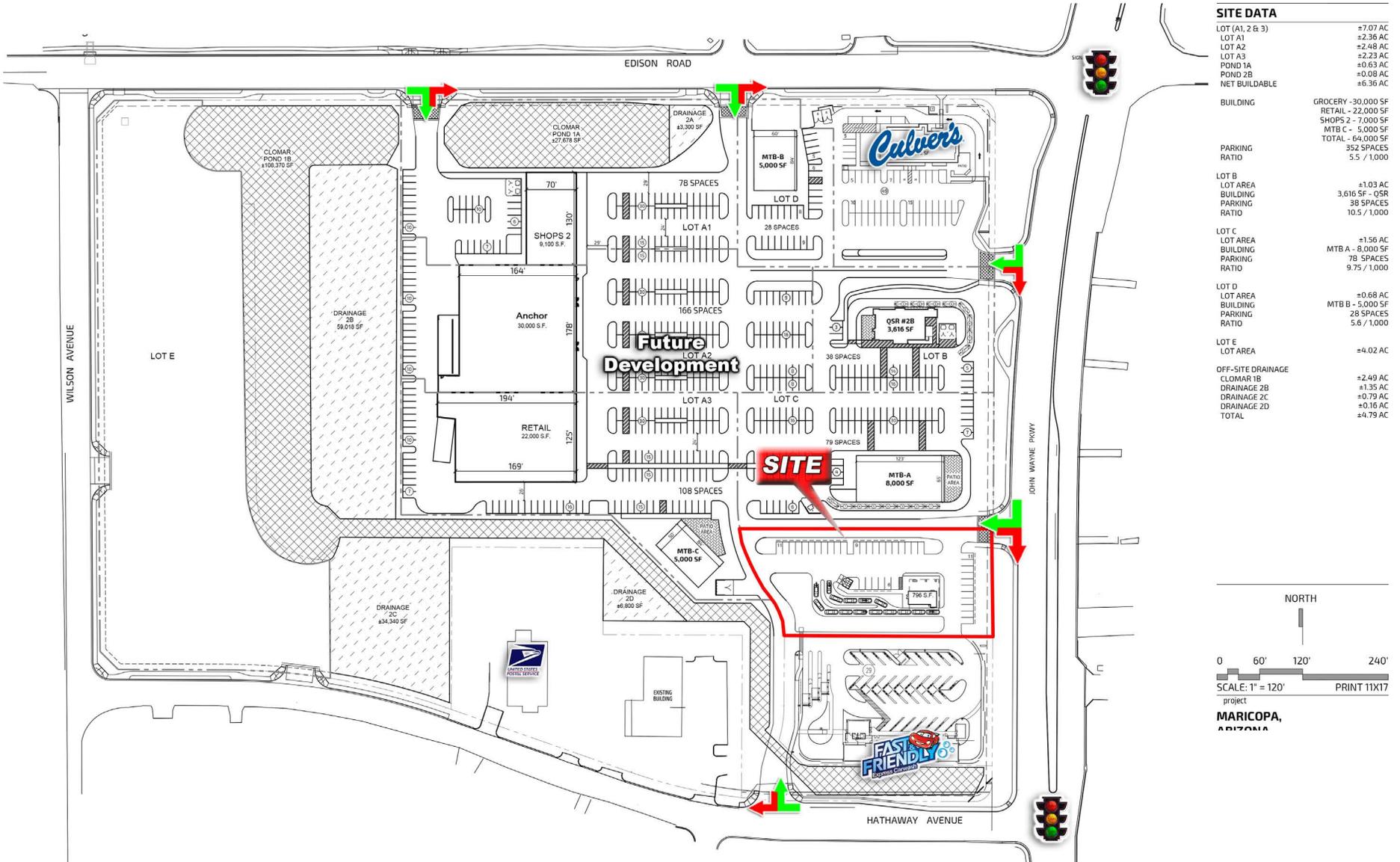
Location Overview

- 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

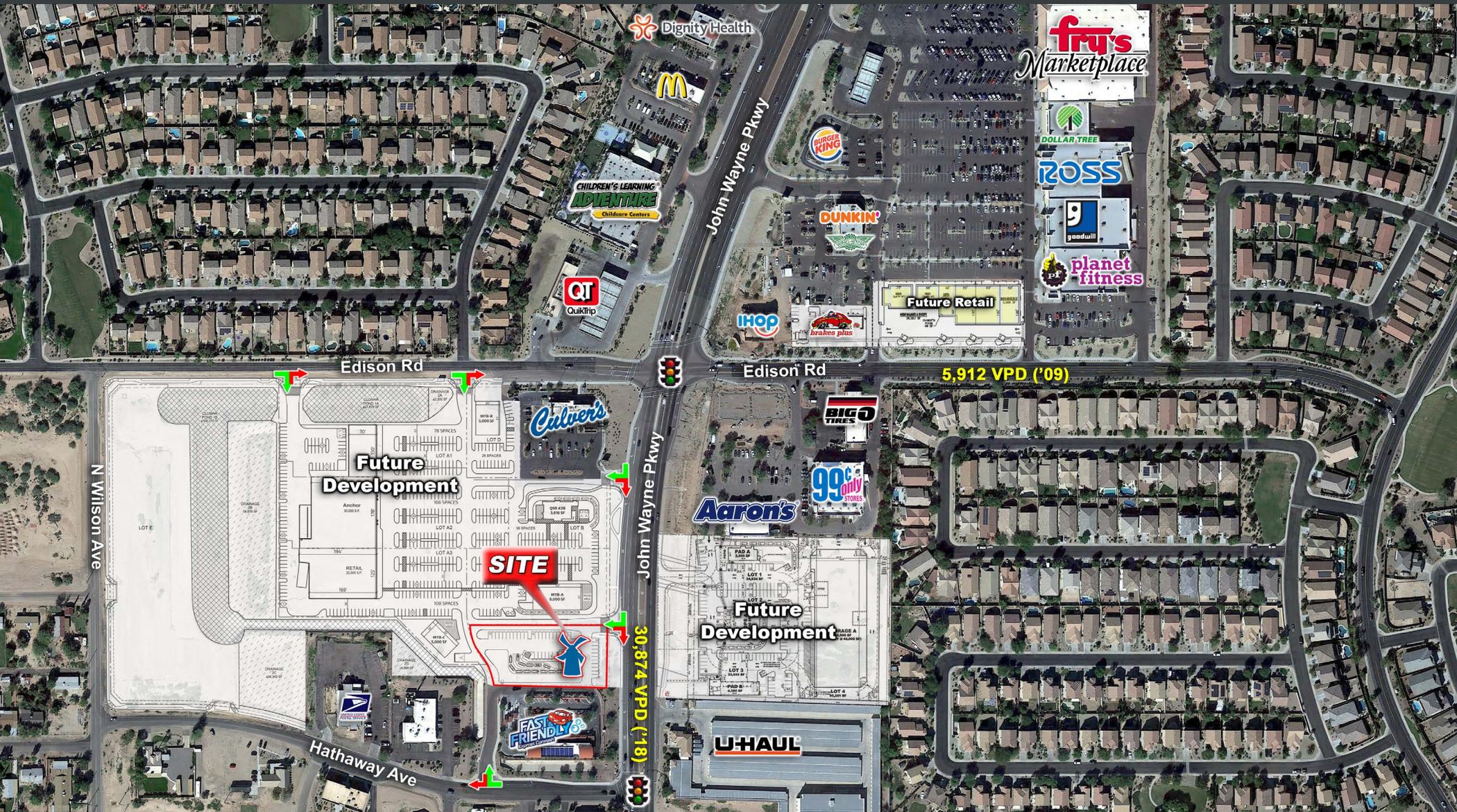


Demographics

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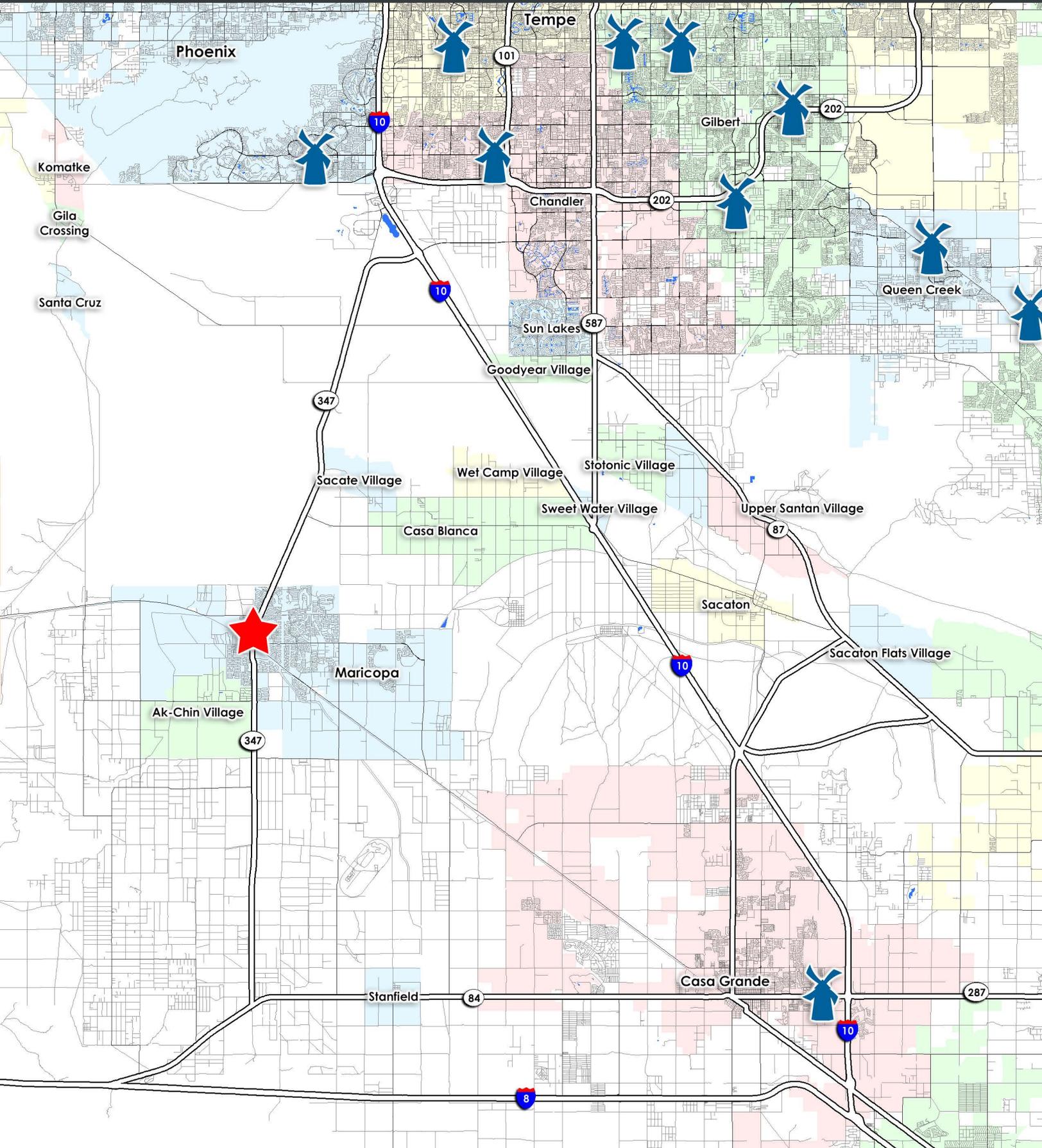
“Dutch Bros. Coffee Growth is driven primarily by providing compelling future opportunities. They grow from within, using an internal pool of qualified franchise candidates to grow the company. Their growth rate will be driven by the number of qualified people and will increase as they add shops with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

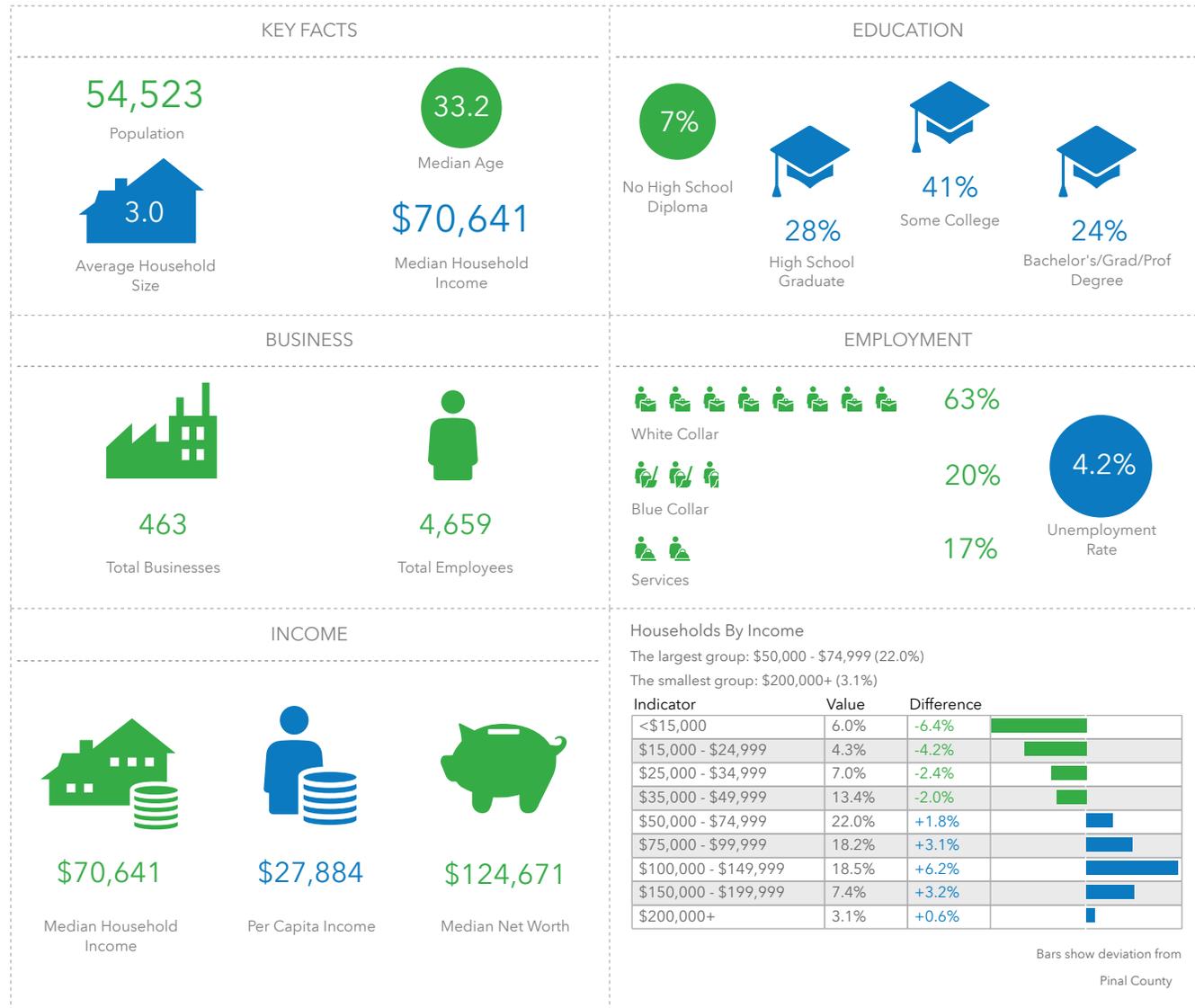
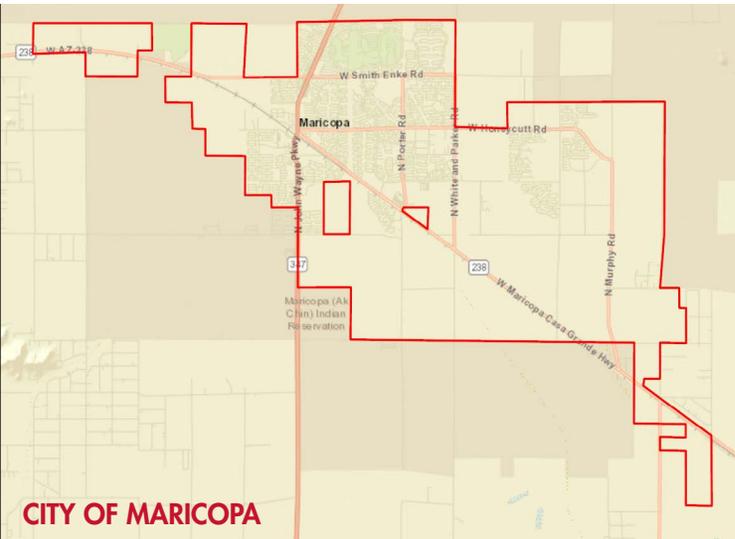


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MARICOPA, ARIZONA:

- 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



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CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GPS Retail LLC and it should not be made available to any other person or entity without the written consent of GPS Retail LLC. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to GPS Retail LLC.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. GPS Retail LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, GPS Retail LLC has not verified, and will not verify, any of the information contained herein, nor has GPS Retail LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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