



FOR SALE

DUTCH BROS - NNN INVESTMENT

NEW CONSTRUCTION LOCATED ON VALDRY COURT IN BRENTWOOD, CA

PHOTOS ARE OF SIMILAR DEVELOPMENT - NOT ACTUAL PHOTOS OF PROPERTY

RYAN HAEDRICH, CCIM

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FOR SALE

INVESTMENT HIGHLIGHTS

VALDRY COURT | BRENTWOOD, CA 94513



INVESTMENT OPPORTUNITY:

Sale Price:	\$2,933,000
Capitalization Rate:	4.5%
Net Operating Income:	\$132,000
Lot Size:	0.63 Acres
Building Size:	796 SF

PROPERTY HIGHLIGHTS:

- Newly Developed Dutch Bros in Brentwood, CA
- Anticipated Store Opening in December 2019
- Dutch Bros Format and Drive-Thru Design
- Robust Demographics in Surrounding Area
- Located in One of the Fastest Growing Bay Area Communities
- Recent Expansion of the Bart System in Close Proximity
- Bay Area is Experiencing Continued Growth
- Excellent Visibility
- Surrounded by Majority of the Brentwood Residential Areas
- Close Proximity to One of the Local High Schools

	1 Mile	5 Miles	10 Miles
Total Households:	1,458	25,829	66,340
Total Population:	4,046	81,991	210,871
Average HH Income:	\$85,507	\$96,511	\$97,496

FOR MORE INFORMATION:

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SUMMARY OF OPPORTUNITY

VALDRY COURT | BRENTWOOD, CA 94513



PROPERTY SUMMARY

Sale Price:	\$2,933,000
Annual NNN Rent:	\$132,000
Annual Escalations:	2.75%
Cap Rate:	4.5%
Net Operating Income:	\$132,000
Lot Size:	0.63 Acres
Building Size:	796 SF
Year Built:	2019
Location:	Corner of Valdry Ct and Brentwood Blvd

PROPERTY OVERVIEW

Newly developed Dutch Bros coffee kiosk with a 15 year NNN lease. The construction is estimated to be complete mid November of an 796 square foot building with single lane drive-thru component. The Tenant is scheduled to be fully operational on December 1, 2019.

Leased for 15 years to experienced operator with an anticipated rent commencement date of December 1, 2019 at an initial starting rent of \$11,000 per month with annual escalations of 2.75%. The lease allows for five 5-year options to renew at a rate 2.75% from the previous year. The Lease structure is a triple net lease with the tenant responsible for all expenses. Tenant has a Right of First Refusal to Purchase for the term of the Lease.

PROPERTY HIGHLIGHTS

- Brand New Developed Dutch Bros
- 15 year NNN Lease
- Annual Escalations of 2.75%
- Tenant has Five 5-year Options to Extend
- Strong Operator
- Robust Demographics in Surrounding Area
- Highly Functional Design with Drive-Thru Component
- Traffic Count 18,500 ADT on Brentwood Blvd
- **Photos are Representations and Not Actual Property**

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ABOUT THE TENANT

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DUTCH BROS - FRANCHISE

Dutch Bros Coffee was founded in 1993 by two brothers in Grants Pass, OR. Today the coffee company is the country's largest, privately held drive-thru coffee company, with over 300+ locations in seven states and over 10,000 team members. The company donates over \$2 million a year to its local communities and non-profit organizations. The company plans to triple its stores within the next five years to 800 locations.

Dutch Bros Coffee roasts their specialized three-bean coffee blend sourced from farms Salvadorian, Brazilian, and Colombian farms. The stores serve coffee, specialty espresso drinks, tea, Dutch chocolate milk, and more. In 2012, Dutch Bros created its own energy drink called Blue Rebel and launched a cold brew coffee in 2016.

The Franchise only provides franchisees an opportunity of a store to existing employees of the company. This allows the culture to be established and understood by the new franchisee and ensures quality operators.

TENANT - OPERATOR - QDB COFFEE, INC.

Courtney Quinowski is the franchisee and her LLC is the Lessee of the Dutch Bros in Brentwood. She has been involved with Dutch Bros for over ten years and a franchisee over the last few years. She currently operates the location in Oakley, CA and will continue to provide the same great service at this new Brentwood location.

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UNDER CONSTRUCTION

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SITE PLAN

VALDRY COURT | BRENTWOOD, CA 94513



FOR MORE INFORMATION :

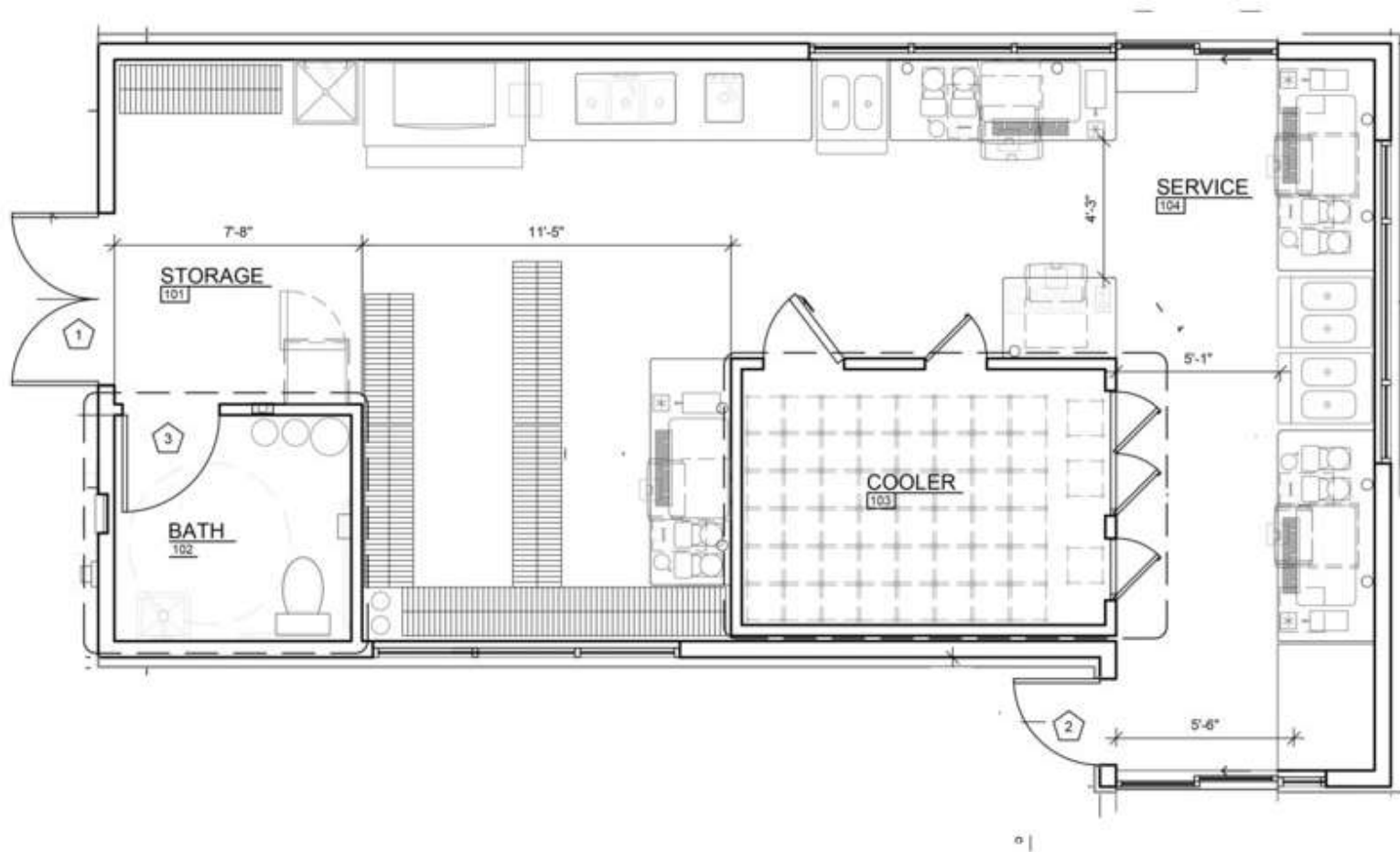
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BUILDING FLOOR PLAN

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LOCATION OVERVIEW - BRENTWOOD

VALDRY COURT | BRENTWOOD, CA 94513



LOCATION - BRENTWOOD, CA

Brentwood is a city located in Contra Costa County, which is part of the East Bay region of the San Francisco Bay Area. The population continues to boom with triple digit growth in residential housing. Historically the community was primarily agricultural and was known for cherries, corn, and peaches. Much of the farmland is being developed from urban sprawl and demand for housing in the Bay Area. A recent boom has been experienced due to the expansion of Highway 4 through Brentwood and the Bart to Antioch project improved transportation from Brentwood to the Bart system.

BRENTWOOD, CA

- Population - 65,288 people
- Average Household Income - \$108,000
- One of the biggest producer of residential homes in the Bay Area
- 1 hour from San Francisco, 1 hour from Napa, and 2 hours from Tahoe
- Major Businesses: Bill Brandt Ford, Ellison Framing, Inc., Home Goods, The Home Depot, Hot Line Construction, John Muir Health.

BRENTWOOD - VIDEOS - NEWS

Better in Brentwood Video - <https://youtu.be/dbloKGkofkU>

Better in Brentwood - <https://www.betterinbrentwood.com>

Brentwood Chamber of Commerce - <https://www.brentwoodchamber.com/>

Article - <https://www.brentwoodca.gov/civicax/filebank/blobdload.aspx?BlobID=24895>

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BRAND NEW DUTCH BROS

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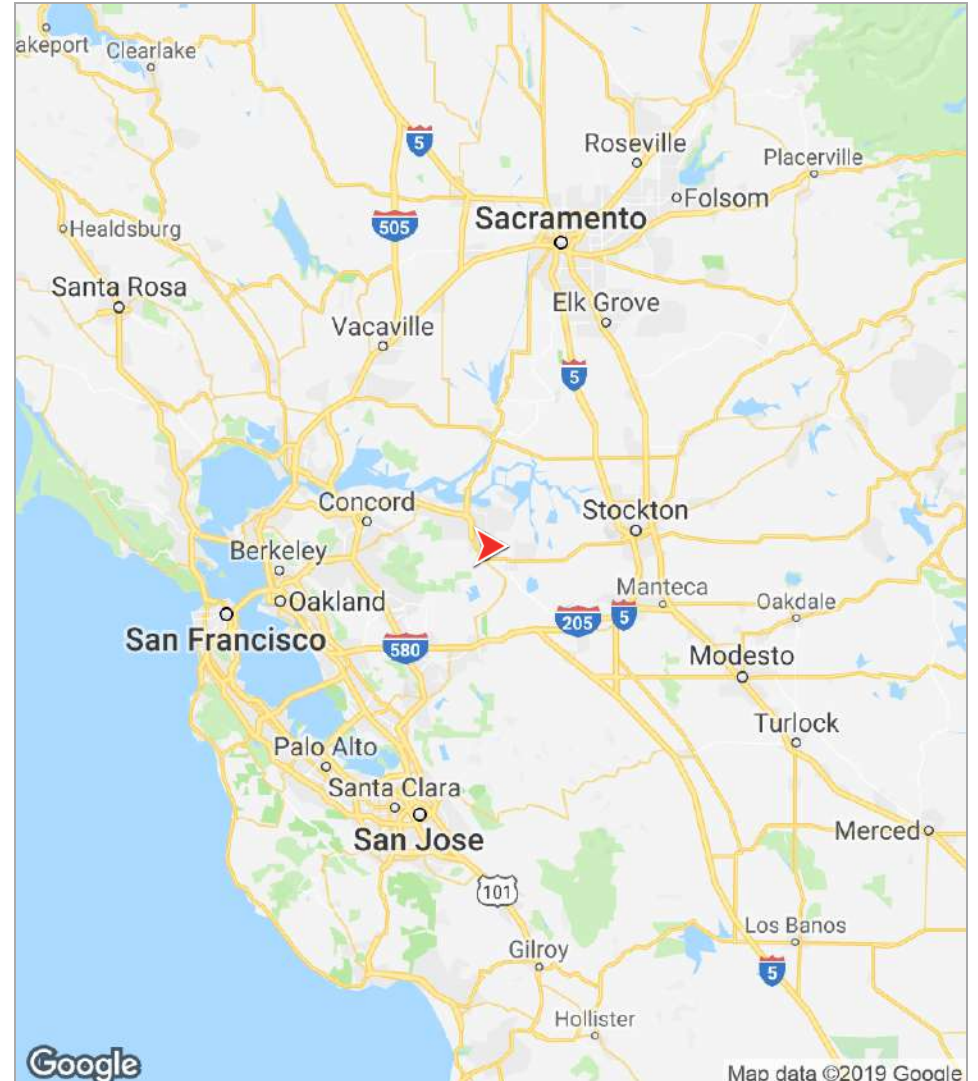
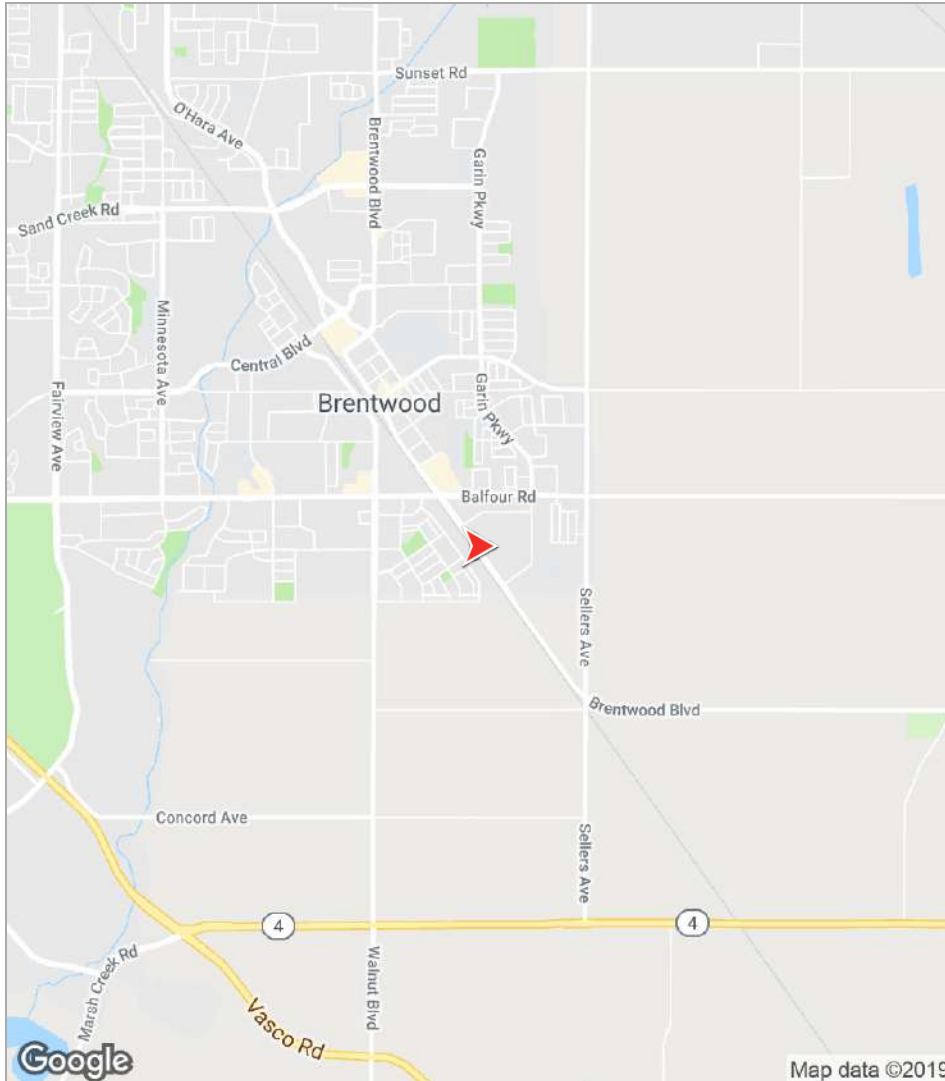
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BRENTWOOD, CA - LOCATION

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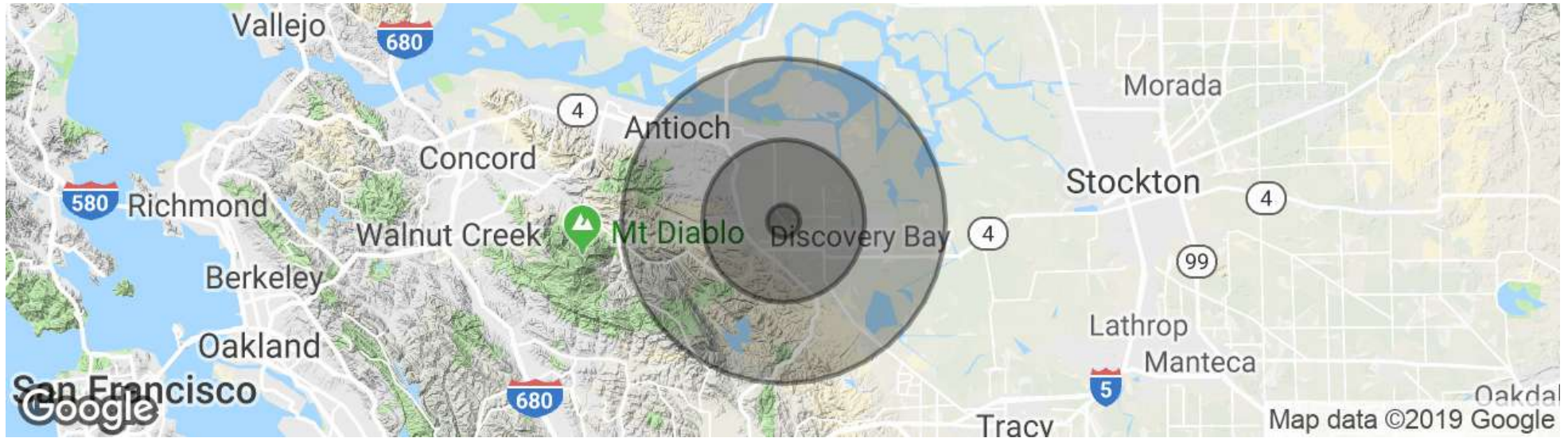
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LOCAL DEMOGRAPHICS

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POPULATION

Total population
Median age
Median age (Male)
Median age (Female)

1 MILE

4,046
41.2
38.5
42.5

5 MILES

81,991
34.6
33.8
35.3

10 MILES

210,871
35.3
33.8
36.1

HOUSEHOLDS & INCOME

Total households
of persons per HH
Average HH income
Average house value

1 MILE

1,458
2.8
\$85,507
\$294,847

5 MILES

25,829
3.2
\$96,511
\$498,903

10 MILES

66,340
3.2
\$97,496
\$501,954

** Demographic data derived from 2010 US Census*

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