



## Single Tenant NNN Lease Investment

*Brand New Construction – 15 Year Lease*

8870 Brentwood Blvd. | Brentwood, CA | 94513







## PROPERTY OVERVIEW

### *One Of The Fastest Growing Coffee Brands In The Nation*

Colliers National Net Lease Group is pleased to present an opportunity to purchase a brand-new construction single tenant net leased asset occupied by Dutch Bros with a new 15 year lease and rare 2.75% annual increases. The subject property equipped with double drive-thru is positioned directly along Brentwood Blvd, the main thoroughfare through the city of Brentwood. This site is strategically situated in-front of and next to two major hotel chains and the Brentwood Police Department providing a constant stream of traffic to the site. This is an excellent opportunity to purchase and STNL Dutch Bro's with favorable increases and zero landlord responsibility providing true long-term passive income.





PRICING DETAILS	
List Price	\$2,959,121
CAP Rate	4.55%
Annual Rent	\$132,000
Taxes	NNN
Insurance	NNN
CAM	NNN

LEASE ABSTRACT	
Tenant Trade Name	Dutch Bros. Coffee
Lease Start	February 1, 2020
Lease Expiration	January 31, 2035
Lease Term	15 Years
Term Remaining On Lease	15 Years
Base Rent	\$132,000
Rental Adjustments	2/1/2021: \$134,640 2/1/2022: \$137,332
Option Periods	5 - 5 Year Options Tenant has 2.75% annual increases thru-out
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible

INVESTMENT HIGHLIGHTS

Dutch Bros. – Brand New Construction – 15 Year Lease

- Brand New 2020 Construction – Absolute NNN Lease  
Zero Landlord Responsibilities
- 2.75% Annual Rental Increases including 5 - 5 year option periods
- Positioned Directly Along Brentwood Blvd and Valdry Ct
- Situated In-front of and Next to Two Major Hotel Chains
- Drive-Thru Model Experienced Significant Increase in Sales through COVID-19







TENANT OVERVIEW

Dutch Bros Coffee

Dutch Bros Coffee is the largest privately held drive-through coffee chain in the United States. It is headquartered in Grants Pass, Oregon, with company-owned and franchise locations expanding throughout the western United States.

The company was founded on February 12, 1992 by Dane and Travis Boersma, brothers of Dutch descent, in Grants Pass, Oregon. It originally sold coffee from pushcarts around town, and by 2018 had over 300 coffee stands in seven Western states with the majority being drive-thrus and a few walk ins. The coffee chain serves a variety of coffees, caffeinated beverages, and other drinks including tea, energy drinks, smoothies, hot cocoa, soda, and lemonade including a “not-so-secret menu”. The company’s mission statement centers on three core values: quality, speed, and service. The company was on the Forbes Small Giants: America’s Best Small Companies list in 2017.



Dutch Bros Coffee	
Year Founded	1992
Headquarters	Grants Pass, Oregon
Locations	400
Employees:	12,000
Geographic Footprint	Arizona, California, Colorado, Idaho, Nevada, Oregon, Washington, New Mexico

Awards & Recognition

The Oregonian’s Top Places to Work 2017

Travis Boersma, Portland Business Journal 2017 Executive of the Year

Portland Business Journal Fastest Growing for at least 7 years & Best Places to Work 2017

Forbes Small Giants 2017

J.D. Powers Best in Customer Satisfaction: In Specialty Coffee Retailer Satisfaction Report 2012 & 2013





## LOCATION OVERVIEW

### *City of Brentwood, CA*

Located 55 miles east of San Francisco, the City of Brentwood is a charming and desirable community for residents and businesses alike. Incorporated in 1948, Brentwood is located in the far Eastern Contra Costa County region of the San Francisco Bay Area. The community has a long and storied history in agriculture and farming production. That tradition continues today even with the residential growth the City has experienced over the last several years. In the late spring and summer months, area farms are brimming with agri-tourists seeking out the latest stone fruits, corn and cherries.



The City's incorporated boundary currently totals 14.8 square miles (9,502 acres), with a sphere of influence totaling 17.4 square miles (11,129 acres).

The City provides a full range of services including Police, Parks and Recreation, Public Works, Economic Development, Planning, Building, Code Enforcement, Engineering and Inspection, Housing, and General Administrative Services.



## LOCATION OVERVIEW

### *Economy*

Agriculture remains important to the local economy, but has declined in relative importance as the city has become more suburban. Local wineries including Bloomfield, Tamayo, and Hannah Nicole have gained in sales and prestige after winning numerous medals in recent years at the San Francisco Chronicle Wine Competition and the California State Fair. In 2013, Brentwood's economy displayed renewed economic vigor with substantial new activity in residential and commercial/retail construction. Sales offices of new home subdivisions commonly advertise new houses beginning in the \$500Ks with the largest homes with many upgrades nearing \$1M. The overall improvement in the Bay Area economy and anticipation for the 2015 completion of eBart and highway improvements in East Contra Costa County are playing a part in the revival of strong economic growth in Brentwood. One of the most exciting development opportunities in Brentwood is linked to the two Federal research facilities – Lawrence Livermore National Laboratory and Sandia National Laboratories – that are located 25 minutes south of Brentwood. Brentwood has established close relations with the national labs and is a member of i-GATE, which is a regional partnership designed to promote tech-oriented business growth connected with the labs.



**66,455**  
Population



**\$141,910**  
Average Household  
Income



**39.8**  
Median Age



**\$543,900**  
Median Home Price



**2,128**  
Total Businesses



**15,871**  
Total Employees











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