



Dutch Bros

44175 JEFFERSON STREET
LA QUINTA, CALIFORNIA 92253

Brand New 15 Year Corporate Lease

10% Every 5 Years ✓

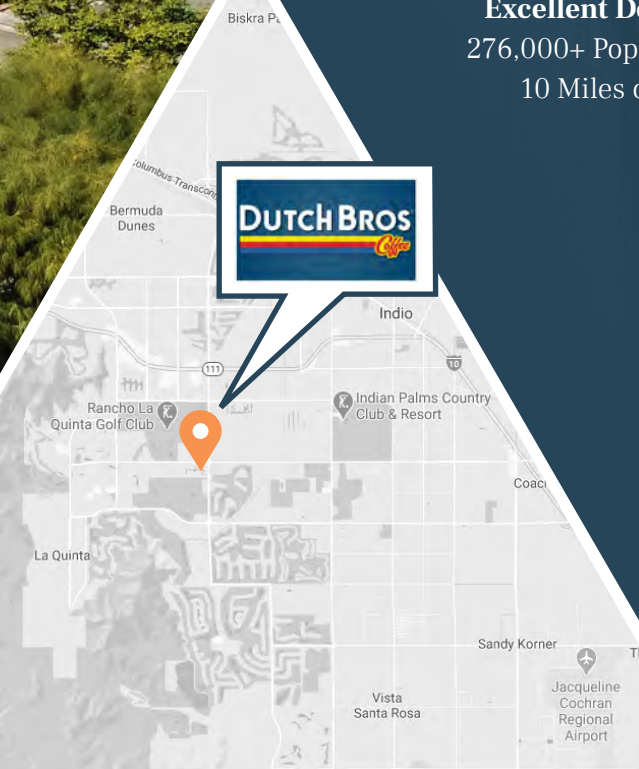
Three, 5 Year Options

Features Drive-Thru Component

Essential During COVID-19 & Quick Service
to the Surrounding Community ✓

Excellent Demographics

276,000+ Population within
10 Miles of Dutch Bros. ✓





INVESTMENT HIGHLIGHTS

- ✓ **Absolute-Net Lease:** Brand New 15 Year Lease with Scheduled 10% Rental Escalations Every 5 Years Including the Three, 5 Year Options
- ✓ **Strong Corporate Guaranty:** Leased to Dutch Bros. Coffee the Largest Privately Held Drive-Thru Coffee Chain in the United States with 400+ Units.
- ✓ **Four Schools Within 1.5 Miles of Dutch Bros:** A Combined 3,216 Students; John Glenn Middle School, Amelia Earhart Elementary School, James Madison Elementary School, & Carrillo Ranch Elementary School

- ✓ **Excellent Access / Visibility:** Located on Jefferson Street with Over 28,000+ Vehicles Per Day Perfect for Drive-Thru Food Users Thriving in COVID-19 Environment
- ✓ **Dominant Retail Location:** Next to CVS Pharmacy & Across the Street from Walmart & Walgreens Pharmacy. Next Closest Retail Center is Over 1.5 Miles Away. Next Closest Coffee Retail Location is 3 Miles Away.
- ✓ **Robust Demographics:** In a 10 Mile Radius the Population Exceeds 276,310+; Households 104,489+ and an Average Household Income of \$93,211+



PHOTOGRAPHY TAKEN AS OF 11/01/2020

INVESTMENT SUMMARY

ADDRESS: 44175 Jefferson Street
La Quinta, California 92253

PRICE: \$2,558,139

CAP: 4.30%

NOI: \$110,000

DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
POPULATION:	87,467	163,482	276,310
HOUSEHOLDS:	31,971	60,512	104,489
HH INCOME:	\$87,110	\$93,515	\$93,211



BIRDS EYE VIEW



PROPERTY DESCRIPTION

✓ PROPERTY ADDRESS: 44175 Jefferson Street La Quinta, California 92253	✓ LEASE TYPE: Absolute-Net
✓ BUILDING SIZE: 862 SF	✓ YEAR BUILT: 2020
✓ LOT SIZE: 25,056 SF	✓ FRONTAGE & ACCESS: Jefferson St. (28,000+ VPD)

TENANT PROFILE



Dutch Bros. Coffee is the largest privately held drive-thru coffee chain in the U.S., with more than 400 stores across the Western United States. The company roasts all of its own coffee, a unique three-bean blend, and serves coffee, specialty espresso drinks, tea, Dutch chocolate milk, and more. The company operates a unique franchising model, offering franchise opportunities only to existing employees of the company, ensuring high-quality franchise operations. J.D. Power and associates has consistently ranked the company among the top specialty coffee companies for customer satisfaction.

BB Holdings CA, LLC, the lease entity, and Boersma Bros, LLC are subsidiaries of **Dutch Mafia, Inc.**, the corporate entity for Dutch Bros. Coffee.



TENANT SUMMARY

TENANT NAME: Dutch Bros. Coffee

OPERATOR: BB Holdings CA, LLC
Subsidiary of Dutch Mafia, Inc.

GUARANTY: Corporate

TYPE OF OWNERSHIP: Fee Simple

LEASE TYPE: Absolute-Net

ORIGINAL LEASE TERM: New 15 Year Term

LEASE COMMENCEMENT: December 2020

LEASE EXPIRATION: December 2035

INCREASES: 10% Every 5 Years

OPTIONS: Three, 5 Year

ANNUALIZED OPERATING DATA

	CURRENT RENT	MONTHLY RENT
December 2020 - December 2025	\$110,000	\$9,166.67
December 2025 - December 2030	\$121,000	\$10,083.33
December 2030 - December 2035	\$133,100	\$11,091.67
December 2035 - December 2040 (Option 1)	\$146,410	\$12,200.83
December 2040 - December 2045 (Option 2)	\$161,051	\$13,420.92
December 2045 - December 2050 (Option 3)	\$177,156	\$14,763.00



PHOTOGRAPHY TAKEN AS OF 11/01/2020

Walmart 

WALGREENS

ANYTIME
FITNESS

SUBWAY

Heritage Palms (1004 Homes)
Gated, Golf Course Community

CVS
pharmacy

Esplanade, La Quinta (381 Homes)
Home Values \$300,000's - \$500,000's

Fred Waring Drive (22,000+ VPD)

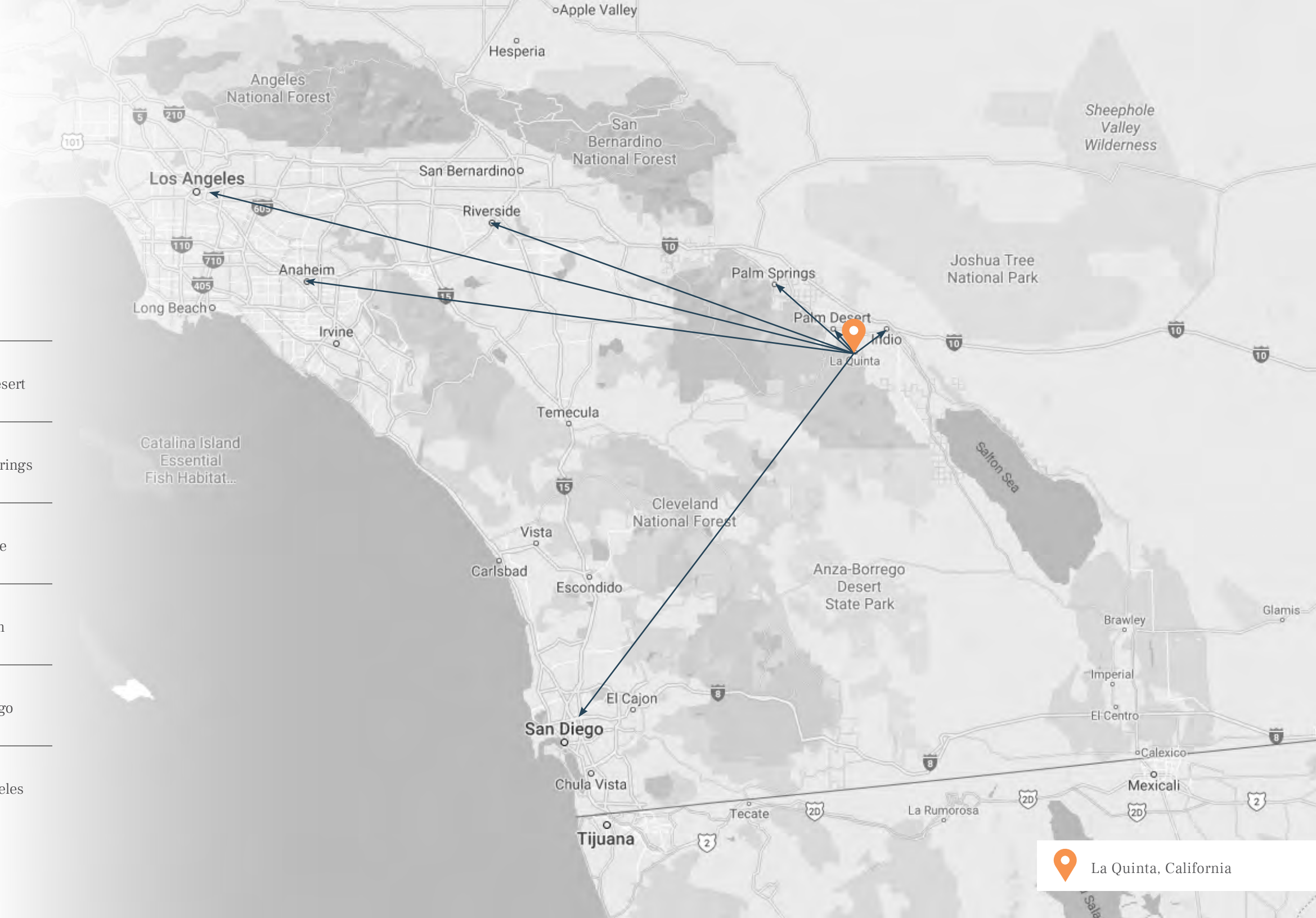
DUTCH BROS
Coffee


Jefferson Street (28,000+ VPD)



DISTANCE FROM SUBJECT PROPERTY

9 - MILES	Indio
9 - MILES	Palm Desert
24 - MILES	Palm Springs
69 - MILES	Riverside
106 - MILES	Anaheim
121 - MILES	San Diego
122 - MILES	Los Angeles



 La Quinta, California

LA QUINTA, CALIFORNIA

The City of La Quinta is booming with a growing population, as well as a large seasonal population of “snow birds.” There are retail stores along Highway 111 and Washington Street, the Old Town Village area with boutique shops and restaurants, hotels, and a variety of recreational and cultural activities.

- Average Temperature is 75 Degrees
- Average Rainfall is less than 5 inches
- La Quinta has 25 golf courses, 11 parks & several miles of biking and hiking trails

MAJOR AREA EMPLOYERS

San Bernardino County
Riverside County
Stater Bros.
Loma Linda University Medical Center
Kaiser Permanente
Walmart
University of California, Riverside
Amazon
Ontario International Airport
March Air Reserve Base



STRATEGIC LOCATION

Riverside County has excellent Interstate access and close proximity to LAX and Ontario International airports as well as ports in Long Beach and Los Angeles contribute to the metro’s vast air, rail and interstate transit network



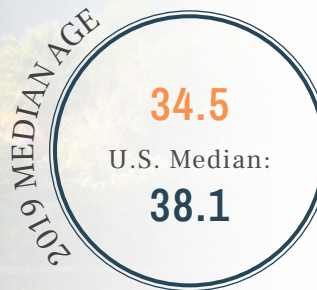
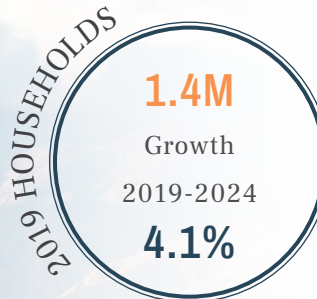
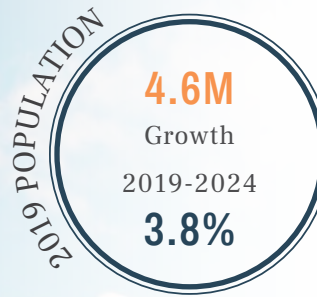
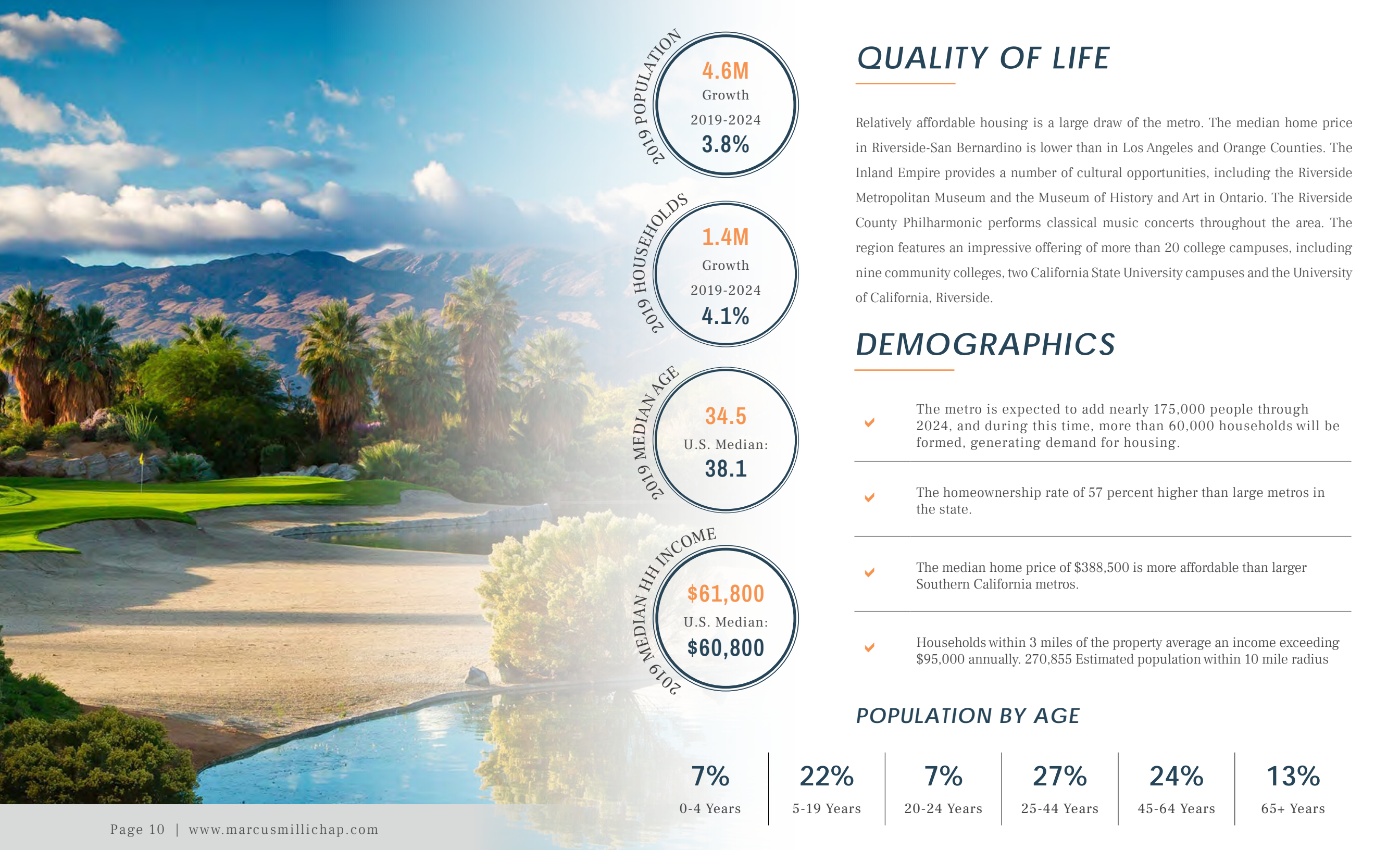
DOMINANT INDUSTRIAL MARKET

Riverside County is one of the nation’s leading industrial markets in terms of sales, construction and absorption.



STRONG DEMOGRAPHIC TRENDS

Jobs, Colleges, new-home construction and more affordable housing options draw thousands of new residents to Riverside County each year.



QUALITY OF LIFE

Relatively affordable housing is a large draw of the metro. The median home price in Riverside-San Bernardino is lower than in Los Angeles and Orange Counties. The Inland Empire provides a number of cultural opportunities, including the Riverside Metropolitan Museum and the Museum of History and Art in Ontario. The Riverside County Philharmonic performs classical music concerts throughout the area. The region features an impressive offering of more than 20 college campuses, including nine community colleges, two California State University campuses and the University of California, Riverside.

DEMOGRAPHICS

- ✓ The metro is expected to add nearly 175,000 people through 2024, and during this time, more than 60,000 households will be formed, generating demand for housing.
- ✓ The homeownership rate of 57 percent higher than large metros in the state.
- ✓ The median home price of \$388,500 is more affordable than larger Southern California metros.
- ✓ Households within 3 miles of the property average an income exceeding \$95,000 annually. 270,855 Estimated population within 10 mile radius

POPULATION BY AGE

7%
0-4 Years

22%
5-19 Years

7%
20-24 Years

27%
25-44 Years

24%
45-64 Years

13%
65+ Years

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