

DUTCH BROS COFFEE

2121 UNSER BOULEVARD SE, RIO RANCHO, NEW MEXICO



OFFERING MEMORANDUM

Marcus & Millichap



PRESBYTERIAN
RUST MEDICAL CENTER



MANUFACTURING
FACILITY
(1,200 EMPLOYEES)



SANDIA
Resort & Casino



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Executive Summary

2121 Unser Boulevard SE, Rio Rancho, New Mexico 87124

FINANCIAL SUMMARY

Price	\$2,155,000
Cap Rate	4.80 Percent
Building Size	850 Square Feet
Net Cash Flow	4.80 Percent \$103,450
Year Built	2020
Lot Size	.80 Acres

LEASE SUMMARY

Tenant	BB Holdings NM LLC
Guarantor	Boersma Bros. LLC an Oregon Limited Liability Company (Corporate)
Roof and Structure	Landlord Responsible
Lease Commencement Date	June 1, 2020
Lease Expiration Date	May 31, 2035
Lease Term	15 Years
Rental Increases	10 Percent Every Five Years
Renewal Options	Four, Five Year Options

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
One - Five	\$103,450.00	4.80 Percent
Six - 10	\$113,795.00	5.28 Percent
11 - 15	\$125,175.00	5.81 Percent
Options	Annual Rent	Cap Rate
Option One	\$137,692.00	6.39 Percent
Option Two	\$151,461.00	7.03 Percent
Option Three	\$166,607.00	7.73 Percent
Option Four	\$183,268.00	8.50 Percent

Base Rent	\$103,450
Net Operating Income	\$103,450
Total Return	4.80 Percent \$103,450

PRESBYTERIAN
RUST MEDICAL CENTER

CVS pharmacy
Walgreens
ANYTIME FITNESS
ExtraSpace Storage
Advance Auto Parts
MCDONALD'S

THE SUITES
Rio Vista
NURSING HOME

EINSTEIN BROS.
BAGELS
MUCCI'S
MODERNO
ITALIAN RESTAURANT
Great Clips

MOUNTAIN VIEW
PEDIATRIC DENTISTRY

Sandia Laboratory
Federal Credit Union

WELLSPRING AVE SE

7
ELEVEN

Dutch Bros
Coffee

NEW MEXICO
ORTHOPAEDICS
EXCELLENCE IN MOTION

**FUTURE
DEVELOPMENT**

38,600 CPD
UNSER BLVD SE

THE ORIGINAL
TACO CABANA
MEXICAN PATIO CAFE





Walmart
Supercenter
DEL TACO
Starbucks
DOLLAR TREE
PREMIERE CINEMAS
FIVE GUYS
BURGERS and FRIES
DISCOUNT TIRE
Chick-fil-A
baskin robbins
goodwill
chir's

Fish Factory
Swim School

10,340 CPD
19th AVE SE

JUMP START
AUTISM
CENTER

FUTURE DEVELOPMENT

OLIVE TREE
COMPOUNDING PHARMACY

nUSENDA
CREDIT UNION

NEW MEXICO
ORTHOPAEDICS
EXCELLENCE IN MOTION

Dutch Bros
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THE ORIGINAL
TACO CABANA
MEXICAN PATIO CAFE

38,600 CPD
UNSER BLVD SE

7
ELEVEN



Property Description



INVESTMENT HIGHLIGHTS

- » New 15-Year Corporate Lease with Dutch Bros Coffee
- » Brand New 2020 Build with a Double Drive-Thru
- » 155,448 Residents in within a Five-Mile Radius (Growing Rio Rancho Trade Area) - Albuquerque MSA
- » 10 Percent Rental Increases Every Five Years
- » Highly Visible Location Along Unser Boulevard (Over 38,600 Cars Per Day), the Main Thoroughfare in Rio Rancho
- » Nearly 49,000 Cars Per Day at the Nearby Intersection of Unser Boulevard and 19th Avenue SE
- » Across from Presbyterian Rust Medical Center - 400 Beds and Over 1.1 Million Square Feet Acute Care Space with Plans to Add and Additional 190 Beds
- » Surrounded by National Retailers - Walmart, Einstein Bros. Bagels, Taco Cabana, Walgreens, McDonald's and More
- » Average Household Income Exceeds \$85,000 within a Five-Mile Radius
- » Part of a Larger Brand New Retail Development



DEMOGRAPHICS

One-mile

Three-miles

Five-miles

Population

2025 Projection	14,374	91,372	162,912
2020 Estimate	13,122	87,395	155,448
Growth 2020 - 2025	9.54%	4.55%	4.80%

Households

2025 Projection	4,635	34,976	62,024
2020 Estimate	4,232	33,296	58,873
Growth 2020 - 2025	9.50%	5.04%	5.35%

Income

2020 Est. Average Household Income	\$84,176	\$81,914	\$85,876
2020 Est. Median Household Income	\$70,545	\$64,471	\$66,550
2020 Est. Per Capita Income	\$27,206	\$31,248	\$32,736



Tenant Overview



Dutch Bros Coffee

Grants Pass, Oregon

Over 325

1992

www.dutchbros.com

Company

Headquarters

Locations

Founded

Website

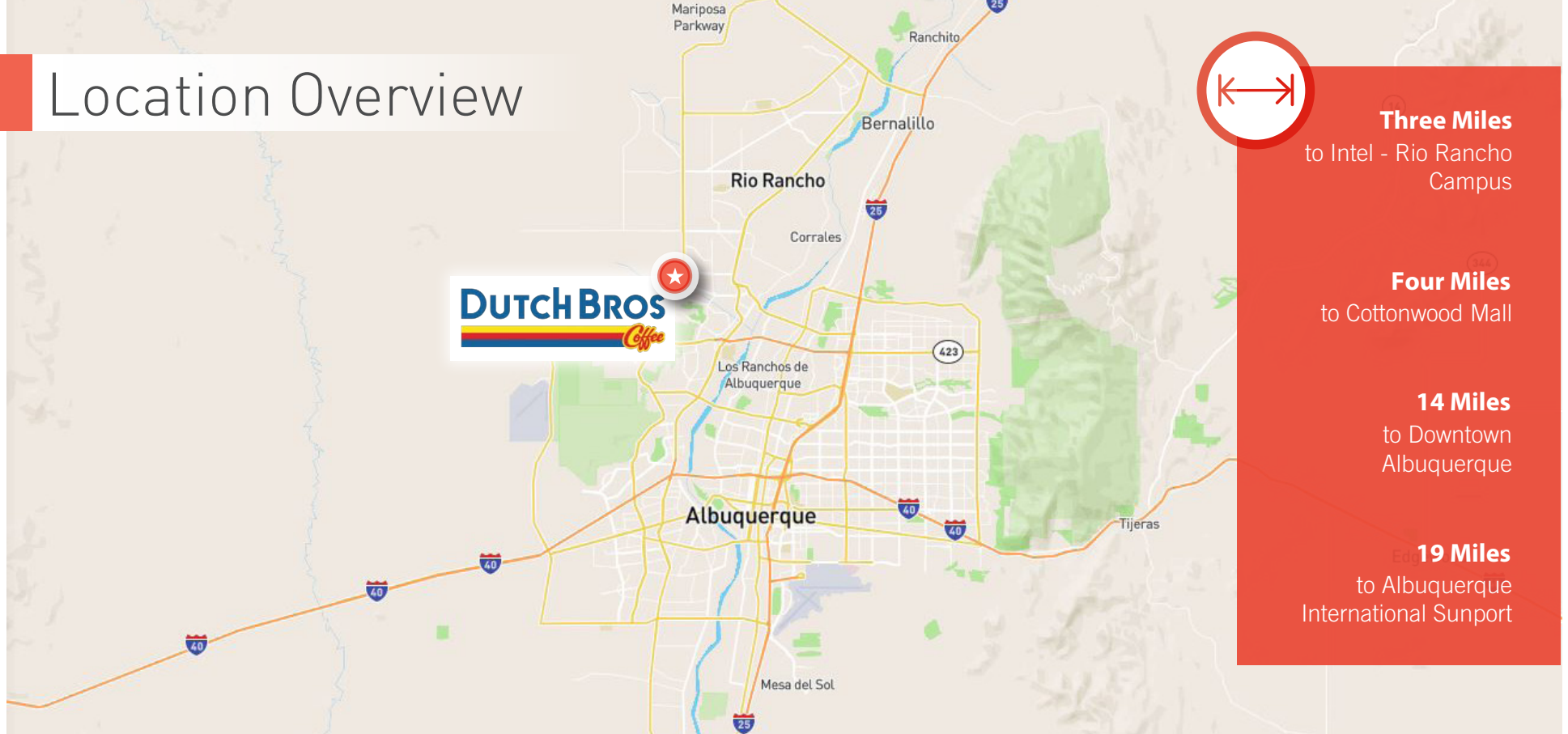
Dutch Bros. Coffee was founded in 1992 in Grants Pass, Oregon by Dane and Travis Boersma, brothers of Dutch descent. After three generations in the dairy business, the brothers decided to use changes in the industry as motivation to branch out and try something new. They bought a double-head espresso machine and started experimenting with 100 pounds of beans.

Today, Dutch Bros. Coffee is the country's largest, privately held drive-thru coffee company. Dutch Bros. now has approximately 325 stores open in seven states and is planning on heavy growth over the next five years.

Dutch Bros. Coffee roasts all its own coffee, a three-bean blend sourced from direct relationships with Salvadorian, Brazilian, and Colombian coffee plantations. In October 2014, the company announced the release of Dutch Bros. Single-Serve Cups compatible with Keurig-style brewers. In 2012, the Company launched its own energy drink, Blue Rebel and in May 2016 introduced Cold Brew Coffee.

Through the Dutch Bros Foundation and local franchisees, Dutch Bros donates several million dollars to support its customers, local communities and nonprofits.

Location Overview



Rio Rancho is the third largest city in New Mexico, the fastest growing community in the state, and one of the fastest growing communities in the southwest. Recognized as one of “America’s 50 Best Cities to Live”, Rio Rancho has exceptional public schools and well below national average crime rates. The city has earned several similar awards and recognitions throughout the years from Family Circle Magazine, Fortune Small Business Magazine, BusinessWeek Magazine and Money Magazine. It is situated in the Albuquerque Metropolitan Area, encompassing over 900,000 residents.

Various major companies have established themselves in the Rio Rancho area, boosting the city’s local economy. The Intel Corporation is Rio Rancho’s largest employer, with Intel’s Intel Fab 11X, one of the largest semiconductor fabrication

plants, located in the city. Other top employers in the area include Hewlett-Packard, Sprint Corporation, Bank of America and Wal-Mart Stores, Inc.

Moving forward, Rio Rancho has plans to expand and develop the community. Mariposa, a 6,500-acre master-planned community, was purchased by Harvard Investments in 2014. Today, it is a spacious community featuring a Silver LEED-certified Residents’ Community Center, The Point Grill, 27 custom home sites and eight neighborhoods. Rio Rancho’s City Center, considered to be the city’s future Downtown area, is home to Rio Rancho City Hall, the Santa Ana Star Center, University of New Mexico (UNM) West campus, UNM Sandoval Regional Medical Center, and College of New Mexico (CNM) Rio Rancho campus.

[exclusively listed by]

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Activity ID ZAB0070388

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