

FOR SALE

Representative Photo

Dutch Bros. - New Construction



Wilsonville Dutch Bros.

29702 SW Town Center Loop Wilsonville, Oregon

© MCGUIR DESIGN & ARCHITECTURE

Prime Single Tenant Investment Opportunity!

Commercial Tenant Advisors , Inc.

BP@COMMERCIALTENANTADVISORS.COM
503.638.2447

We make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk. The information contained herein was obtained from sources we deem reliable, however we do not guarantee its accuracy.

Property Overview

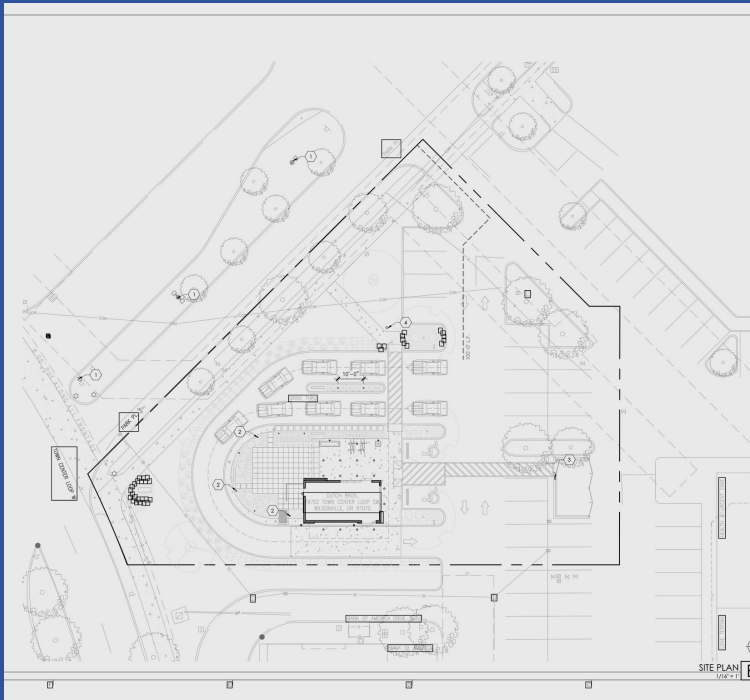
Dutch Bros. will occupy this newly constructed, freestanding building, featuring a Drive-thru with two entrance lanes and an outdoor patio. Recently deemed an essential business and situated at a great southwest Wilsonville location, this property is close to major housing and local schools.

Dutch Bros Coffee operates over 370 locations making it the largest Privately held coffee chain in the U.S.



Site Plan

Located on the last developable site in southern Wilsonville on the westside of Interstate 5, with great visibility, access, surrounding tenants and traffic patterns.



Investment Overview

Brand new 12-year, NNN lease, with minimal Landlord responsibilities.

Lease is for an initial 12-year period with three (3), Five (5) year options. Annual rental rate increases of 2.5% beginning in year 4 of the lease term.

The lease is personally guaranteed by the operator who has 3 other very successful locations in the Portland area.

Price Details

List Price: \$2,200,000

Cap Rate: 4.5%

Annual Rent: \$99,000

Building Size: (+/-) 550 Square Feet

Tenant: Roberts Coffee, LLC

Lease Term: 12 years (11 years stabilized)

Land Area: .52 Acres

Tenant Details

Trade Name: Dutch Bros. Coffee

Lease Start: November 2020 (currently under construction)

Lease Expiration: October 2032

Management: N/A

Options: Three (3) - Five (5) year options

Lease Type: NNN

Roof & Structure: Landlord

The information contained herein was obtained from sources we deem reliable, however we do not guarantee its accuracy.



Area Overview



Demographics: Wilsonville

Population: 25,356 (2020)

Households: 9,474

Avg. Household Income: \$102,111

Nearby Tenants

- Chase Bank
- Bank of America
- Safeway
- Wendys
- Love Teriyaki
- Taco Bell
- Dollar Tree
- Wilsonville Salon and Spa
- Tan Republic
- Orange Theory Fitness
- Sherwin Williams
- Town Center Car Wash

