

**Dutch Bros. Coffee
Stand Alone
Brand New - January 2021
15 Year Initial Term**



2670 W. Centennial Pkwy., North Las Vegas, NV 89084



**STANDARD
NEVADA**

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OFFERING SUMMARY

OFFERING

Pricing	\$2,750,000
Net Operating Income	\$110,000
Cap Rate	4%
Guaranty	Corporate
Tenant	Dutch Bros
Lease Type	NNN - Build to Suit



PROPERTY SPECIFICATIONS

Term	15 Years
Acreage	0.75 Acres
Address	2630 W. Centennial Pkwy. North Las Vegas
Year Built	January 2021 Delivery
Parcel Number	124-20-813-010
Ownership	Fee simple





Corporate Guaranteed Lease | Options to Extend | 15 Year Initial Term | Brand New Construction

- Dutch Bros corporate guaranteed lease
- Rent bumps every 5 years at 10%
- Building is expected to open January, 2021 and will feature state-of-the-art brand new construction with modern amenities and design
- Tenant self manages, no landlord responsibilities

Absolute NNN | Fee Simple Ownership |

- Tenant responsible for all maintenance and repairs
- Ideal, low management investment for any investor

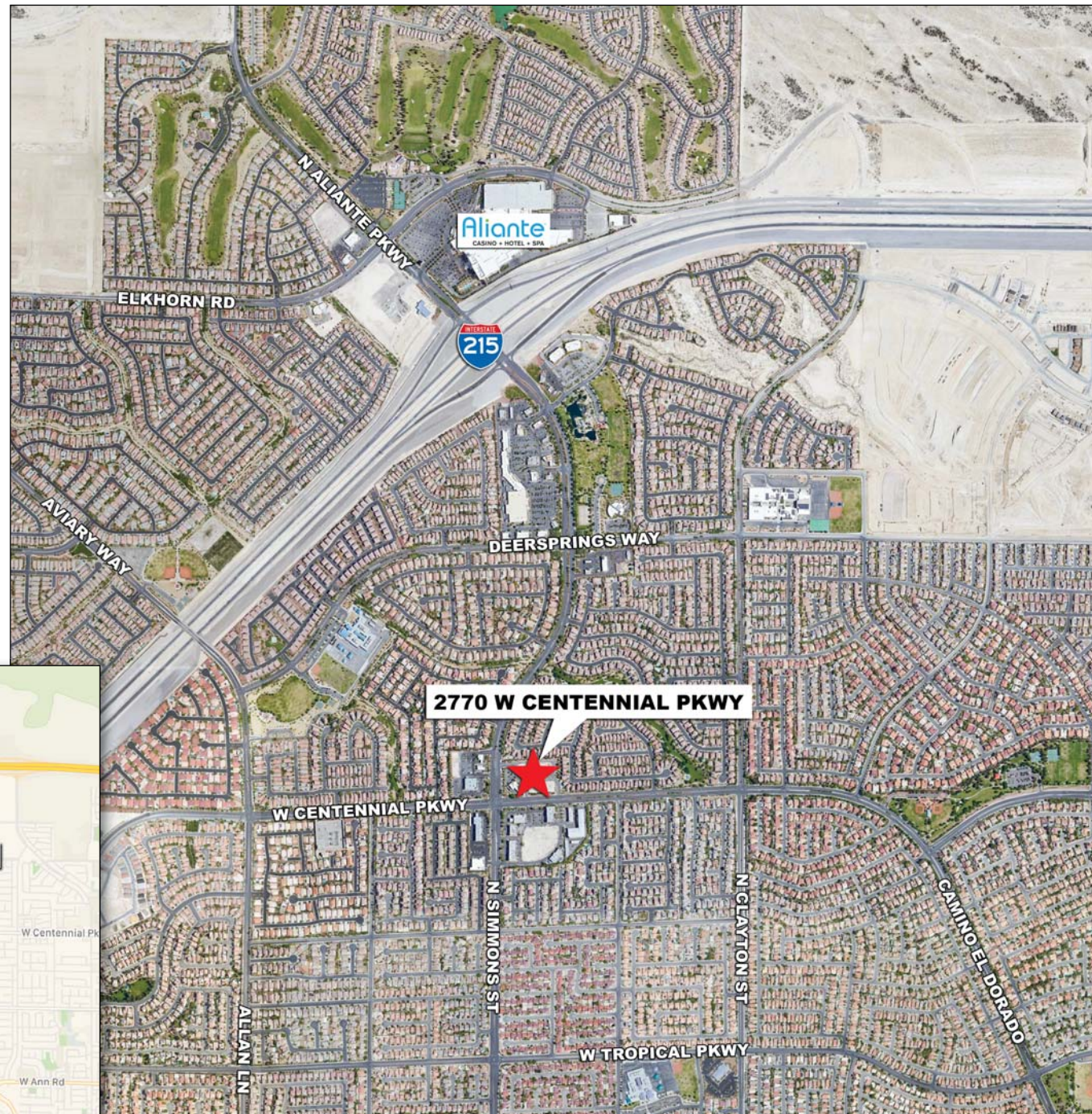
High Quality National Credit Tenants in Trade Area | Cross Shopping Conducive Environment

- National credit tenants in the area include Walmart, Target, Costco, Smiths and more
- Strong tenants in surrounding trade area drive additional traffic towards the subject property and help promote cross shopping in the area
- Within Aliante Master Planned Community and less than one mile to Aliante Casino



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
Population (2020)	24,187	138,106	280,746
Est Population (2025)	26,565	150,854	308,131
HOUSEHOLDS			
Households	7,416	45,660	93,749
Est Households (2025)	8,114	49,653	102,424
INCOME			
Avg. HH Income	\$98,912	\$89,570	\$89,048
Est. HH Income (2025)	\$111,738	\$100,211	\$95,989
BUSINESS			
Business (2020)	252	1,619	4,754
Employees (2020)	2,529	16,292	57,753



ALIANTE MASTER PLANNED COMMUNITY

Aliante, often thought of as the crown jewel of North Las Vegas, is a master-planned community in the city's northwestern area. Encompassing over 1,900 acres, Aliante has retained 428 acres of community areas for recreational and public use along with over 100 acres that is dedicated to commercial development. The city has held the title of top selling master planned community in the United States.

Aliante Casino and Hotel is situated on more than 40 pristine acres within the Aliante master-planned community at Aliante Parkway and Interstate 215.

Sun City Aliante, an age-restricted 55-plus community is also located in this area. The community includes a trail system, a public 18-hole, 6,900-yard golf course, and 45 acres of park land.

North Las Vegas is situated in Clark County, Nevada, with an estimated population of 251,974 as of 2019. Part of the Las Vegas–Henderson–Paradise, NV Metropolitan Statistical Area, it is the fourth largest city in the state of Nevada.

The City of North Las Vegas operates an extensive system of open spaces, parks and leisure services totaling more than 475 acres.

Bigelow Aerospace is headquartered in North Las Vegas. Traditionally, manufacturing, industrial and warehouse distribution companies have dominated the local market. However, high-tech businesses and custom manufacturing facilities are moving to North Las Vegas. The Apex industrial Park calls North Las Vegas home as well as Amazon and Sephora. In 2019, Amazon and Sephora moved to the Apex Industrial Park in North Las Vegas.





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