

**Single Tenant NNN Lease Investment**  
***Newer Construction – 15 Year Lease***

796 Antelope Blvd, Red Bluff, CA 96080



**Colliers**  
INTERNATIONAL



## 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 new construction single tenant net leased asset occupied by Dutch Bros with a new 15-year lease and 10% increases every 5 years. The subject property sits directly along Antelope Blvd (the main throughfare in the area) connecting to the 5 Fwy. This site is situated at the Northwest corner of Antelope Blvd and Trinity Ave, the “going to work” side of the street. This is an excellent opportunity to purchase a STNL Dutch Bro’s with solid increases and zero landlord responsibility providing true long-term passive income.



PRICING DETAILS	
List Price	\$1,775,000
CAP Rate	4.50%
Annual Rent	\$80,400
Taxes	NNN
Insurance	NNN
CAM	NNN

LEASE ABSTRACT	
Tenant Trade Name	Dutch Bros. Coffee
Lease Start	January 2020
Lease Expiration	December 2034
Lease Term	15 Years
Term Remaining On Lease	15 Years
Base Rent	\$80,400
Rental Adjustments	1/1/2025: \$88,400 1/1/2030: \$97,284
Option Periods	3 - 5 Year Options 10% increases Every 5 Years
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible

INVESTMENT HIGHLIGHTS

Dutch Bros. – New Construction – 15 Year Lease

- Absolute NNN Lease
- Zero Landlord Responsibility
- 10% Rental Increases every 5 Years Including 3 – 5 Year Option Periods
- Positioned directly along Antelope Blvd the Major Thoroughfare to the 5 Fwy
- Drive-Thru Model Experienced Significant Increase in Sales through COVID-19



PARCEL DETAILS	
APN	039-311-019-000
Building Size	450 SF
Land Size	23,086 SF (.53 Acres)



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

Tehama County, CA

Tehama County is a county located in the northern part of the state of California. As of the 2010 census, the population was 63,463. The county seat and largest city is Red Bluff.

Tehama County comprises the Red Bluff, California micropolitan statistical area, which is also included in the Redding-Red Bluff, California combined statistical area. The county is bisected by the Sacramento River.

Red Bluff is located 131 miles north of Sacramento, 31 miles south of Redding, and it is bisected by Interstate 5. Red Bluff is situated on the banks of the upper Sacramento River.

It was originally known as Leodocia, but was renamed to Covertsburg in 1853. It got its current name in 1854. Located at the head of navigation on the Sacramento River the town flourished in the mid to late 19th century as a landing point for miners heading to the Trinity County gold fields and later as a temporary terminus for the Southern Pacific Railroad’s northward expansion.



LOCATION OVERVIEW

According to the city’s 2016 Comprehensive Annual Financial Report these are the top-10 employers:

TOP EMPLOYERS		
#	Employer	# of employees
1	Walmart	1,350
2	County of Tehama	740
3	Saint Elizabeth Community Hospital	477
4	Red Bluff Union Elementary School District	265
5	Tehama County Department of Education	219
6	Red Bluff Joint Union High School District	210
7	City of Red Bluff	156
8	Raley’s Supermarkets	128
9	The Home Depot	111
10	Lassen Medical Clinic	110



63,373  
Population



\$42,899  
Median Household  
Income



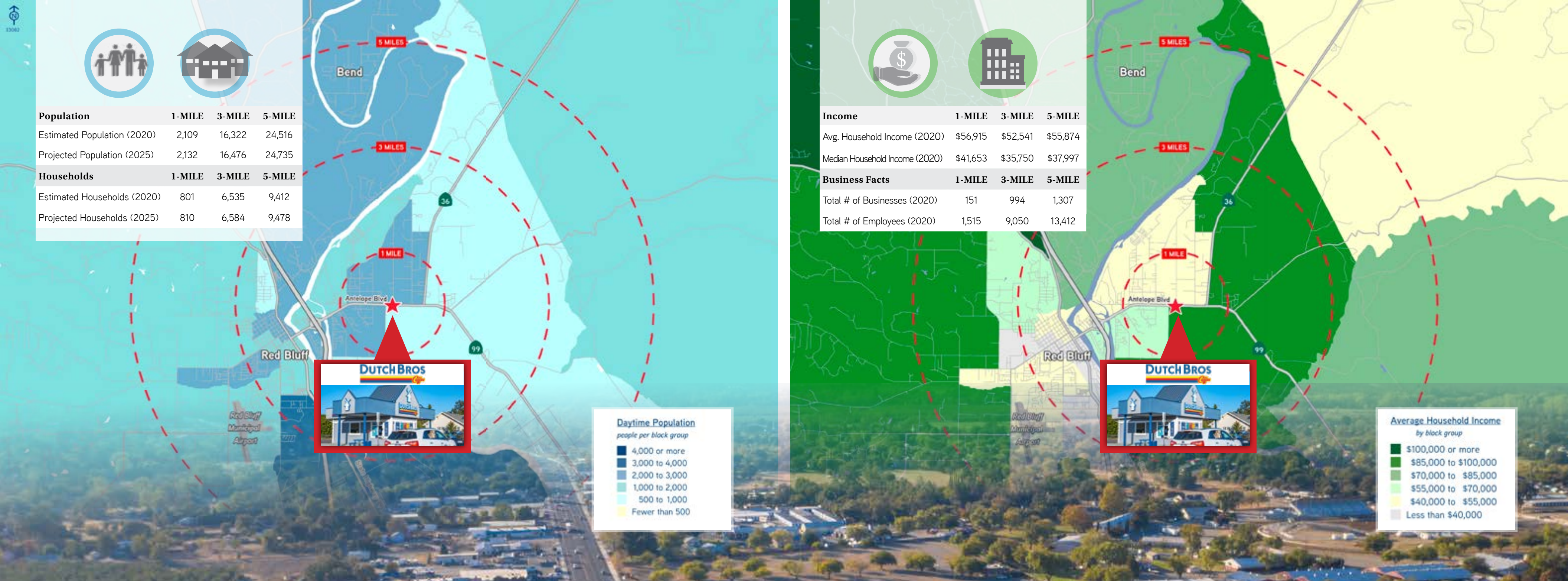
40.9  
Median Age







\$203,400  
Median Home Price



24,265  
Total Employees



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Population	1-MILE	3-MILE	5-MILE
Estimated Population (2020)	2,109	16,322	24,516
Projected Population (2025)	2,132	16,476	24,735
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2020)	801	6,535	9,412
Projected Households (2025)	810	6,584	9,478

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Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2020)	\$56,915	\$52,541	\$55,874
Median Household Income (2020)	\$41,653	\$35,750	\$37,997
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2020)	151	994	1,307
Total # of Employees (2020)	1,515	9,050	13,412

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