

**Single Tenant NNN Lease Investment**  
***15 Year Lease | Operating at Location since 2004***

695 N Market St, Redding, CA 96001



**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 single tenant net leased asset occupied by Dutch Bros with a new 15-year lease and 10% increases every 5 years. The subject property has been successfully operating at this location since 2004. The property sits directly at the signalized intersection of Market St and Arboretum. Market St is the main artery connecting Redding to the 5 and 299 freeways. 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.





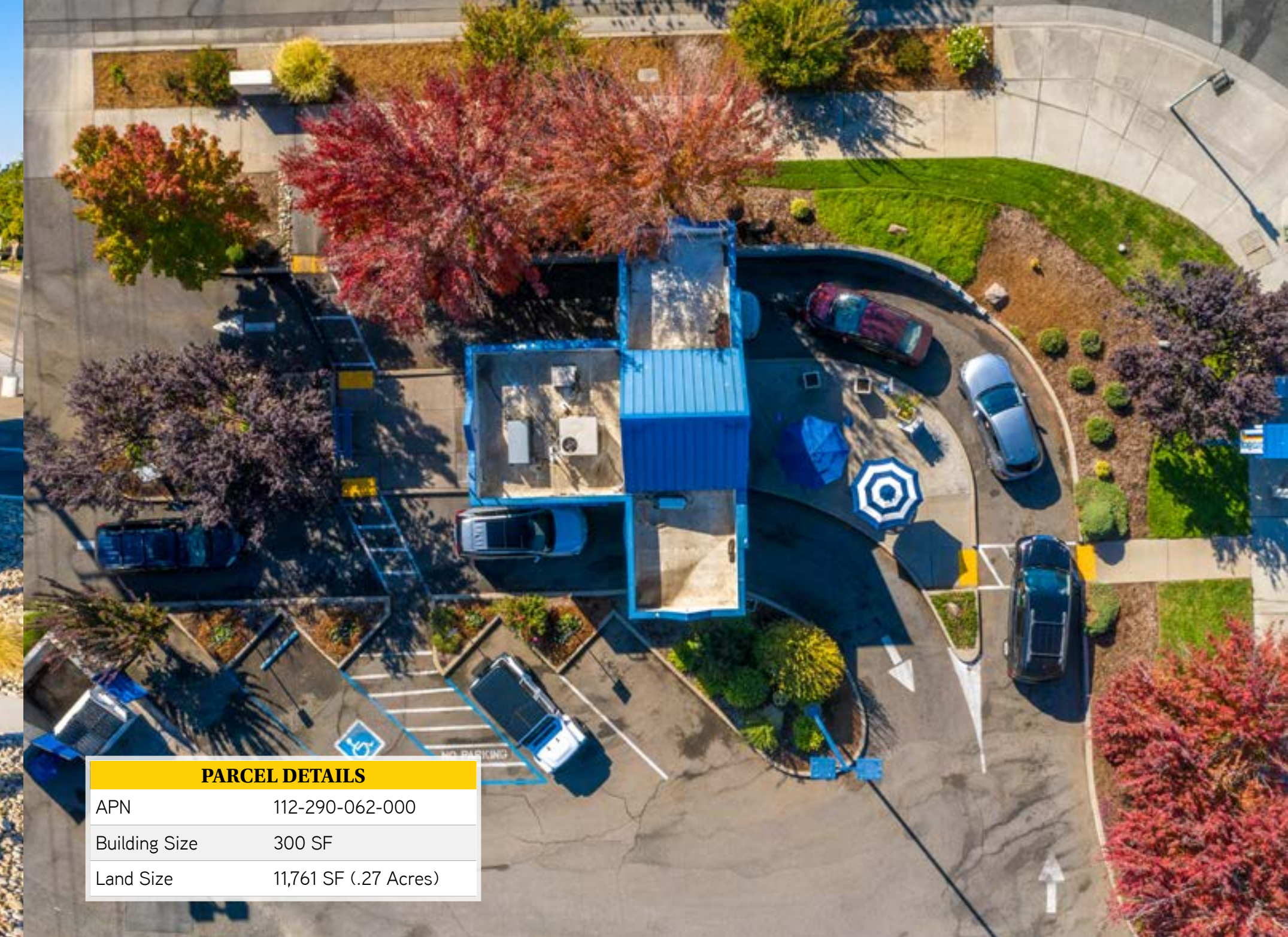
PRICING DETAILS	
List Price	\$1,775,000
CAP Rate	4.50%
Annual Rent	\$78,000
Taxes	NNN
Insurance	NNN
CAM	NNN

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	\$78,000
Rental Adjustments	1/1/2025: \$85,800 1/1/2030: \$94,380
Option Periods	3 - 5 Year Options 10% increases Every 5 Years
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible

INVESTMENT HIGHLIGHTS

Dutch Bros. - 15 Year Lease

- Absolute NNN Lease
- Zero Landlord Responsibility
- 10% Rental Increases every 5 years Including 3 – 5 year option periods
- Positioned at the signalized corner of Market St and Arboretum
- Operating successfully at location since 2004
- Market St Connects Redding to the 5 and 299 freeways
- Drive-Thru Model Experienced Significant Increase in Sales through COVID-19



PARCEL DETAILS	
APN	112-290-062-000
Building Size	300 SF
Land Size	11,761 SF (.27 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





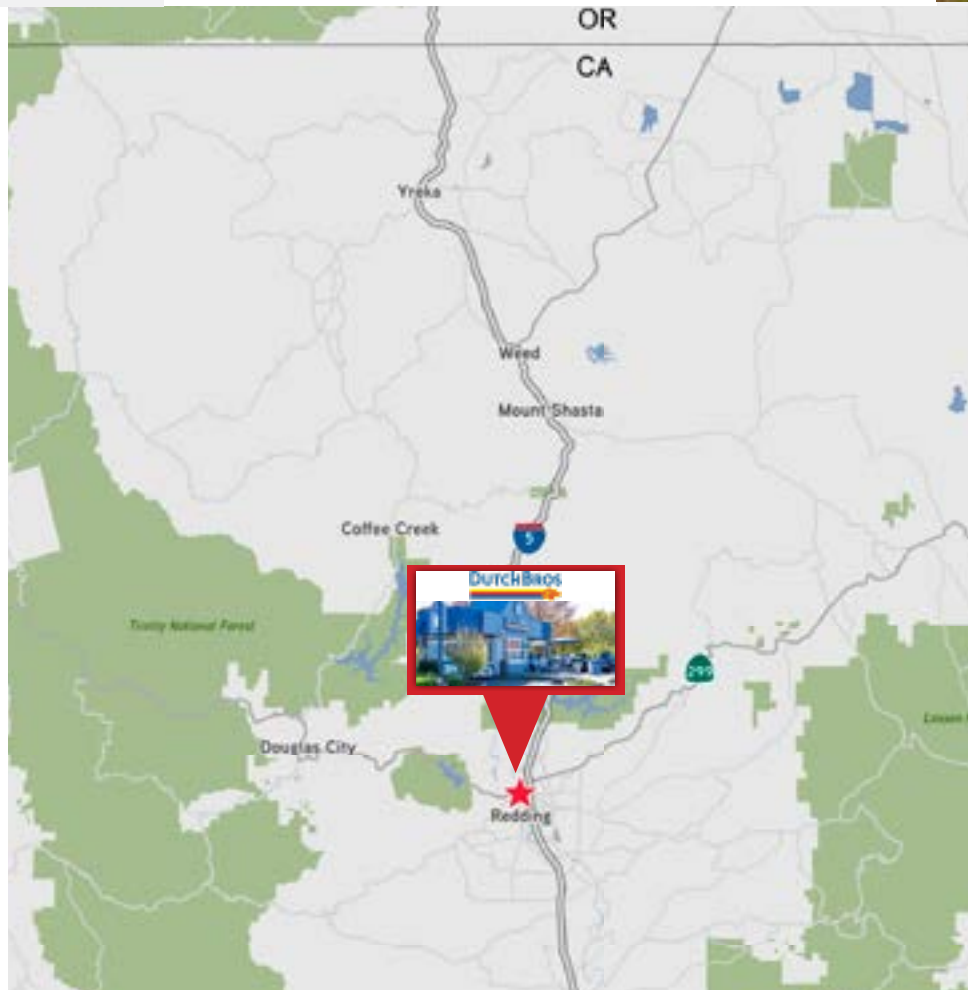
## LOCATION OVERVIEW

### Shasta County, CA

Shasta County is a county in the northern portion of the state of California. As of the 2010 census, the population was 177,223. The county seat is Redding.

Redding lies along the Sacramento River, 162 miles north of Sacramento, and 120 miles south of California's northern border with Oregon. Interstate 5 bisects the entire city, from the south to north before it approaches Shasta Lake, which is located 15 miles to the north. The 2010 population was 90,322. Redding is the largest city in the Shasta Cascade region, and it is the sixth-largest city in the Sacramento Valley, behind Chico, Sacramento, Elk Grove, Roseville, and Vacaville.

The Redding Metropolitan Statistical Area (MSA) was recognized as the 29th Most Dynamic MSA in the United States in 2019 by the Walton Family Foundation. Redding was recognized for having a diversified economy with several large employers in different sectors.



## LOCATION OVERVIEW

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

TOP EMPLOYERS		
#	Employer	# of employees
1	Mercy Medical Center	1,832
2	Shasta County	1,750
3	City of Redding	1,129
4	Shasta Regional Medical Center	856
5	CA Transportation Department	663
6	Redding Rancheria	523
7	Wal-Mart	450
8	Shasta Union High School District	406
9	Shasta College	352
10	Blue Shield of California	330



**179,085**  
Population



**\$50,905**  
Median Household  
Income



**41.8**  
Median Age



**\$242,500**  
Median Home Price



**72,392**  
Total Employees





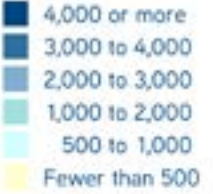


Population	1-MILE	3-MILE	5-MILE
Estimated Population (2020)	4,947	50,089	90,781
Projected Population (2025)	4,867	49,777	90,225
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2020)	2,280	21,461	36,423
Projected Households (2025)	2,256	21,342	36,233

POPULATION DENSITY  
50,089+ RESIDENTS  
WITHIN 3-MILE RADIUS



Daytime Population  
people per block group

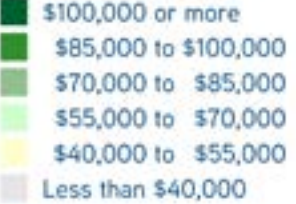


Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2020)	\$68,032	\$73,051	\$76,757
Median Household Income (2020)	\$42,005	\$52,054	\$55,643
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2020)	645	4,438	5,702
Total # of Employees (2020)	7,417	45,379	54,109

HOUSEHOLD INCOME  
\$73,051 AHHI  
WITHIN 3-MILE RADIUS



Average Household Income  
by block group







This Offering Memorandum contains select information pertaining to the business and affairs of Dutch Bros. - Redding, CA. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

- 1. The Offering Memorandum and its contents are confidential;
- 2. You will hold it and treat it in the strictest of confidence; and
- 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Dutch Bros. - Redding, CA or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This publication is the copyrighted property of Colliers International and /or its licensor(s) 2015. All rights reserved

INVESTMENT CONTACT

Cameron Duffy	Eric Carlton	Jereme Snyder
Senior Associate	Executive Vice President	Executive Vice President
License No. 02022605	License No. NV S.0172067	License No. 01360233
949.724.5557	949.724.5561	949.724.5552
cameron.duffy@colliers.com	eric.carlton@colliers.com	jereme.snyder@colliers.com

Colliers  
INTERNATIONAL

