



# DUTCH BROS COFFEE

ALBUQUERQUE, NEW MEXICO

YURAS  
AICALE  
FORSYTH  
CROWLE

Leased Investment Team

## OFFERING MEMORANDUM

### \$2,480,000 | 4.65% CAP RATE

- » 15-Year Absolute NNN Lease to Iconic Corporate Tenant
- » 10% Rental Increases Every Five Years
- » Dutch Bros is the Country's Largest Privately Held Drive-Thru Coffee Chain with a Goal of Adding More Than 500 New Sites by 2023
- » Hard-Corner Location in Densely Populated and Growing Retail Corridor
- » High-Visibility Location at the Signalized Four-Way Intersection of State Route 45/Coors Boulevard Northwest and Fortuna Road Northwest (60,028 AADT)
- » Population of 220,260 Within a Five-Mile Radius of the Site, Providing an Extremely Large Customer Base for the Property
- » Central Location Near Large Employers, Retailers, and Community Hubs
- » Four Miles From Downtown Albuquerque, the Central Hub of the Most Populous City in New Mexico (Population 559,374)
- » 2020 Construction Featuring Dedicated Dual-Lane Drive-Thru



ACTUAL SITE

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Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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# INVESTMENT SUMMARY

<b>ADDRESS</b>	700 Coors Boulevard Northwest, Albuquerque, NM 87121		
<b>PRICE</b>	<b>\$2,480,000</b>		
<b>CAP RATE</b>	<b>4.65%</b>		
<b>NOI</b>	\$115,300		
<b>TERM</b>	15 years		
<b>RENT COMMENCEMENT</b>	December 28, 2020		
<b>LEASE EXPIRATION</b>	December 31, 2035		
<b>RENTAL INCREASES</b>	10% rental increases every five (5) years		
	<b>YEAR</b>	<b>RENT</b>	<b>RETURN</b>
	1-5	\$115,300	4.65%
	6-10	\$126,830	5.11%
	11-15	\$139,513	5.63%
	16-20 (Option 1)	\$153,464	6.19%
	21-25 (Option 2)	\$168,811	6.81%
	26-30 (Option 3)	\$185,692	7.49%
	31-35 (Option 4)	\$204,261	8.24%
<b>YEAR BUILT</b>	2020		
<b>BUILDING SF</b>	858 SF		
<b>PARCEL SIZE</b>	0.57 acres (24,690 SF)		
<b>LEASE TYPE</b>	Absolute NNN lease, with tenant responsible for all taxes, insurance, and maintenance, including roof, structure, and parking lot		



ACTUAL SITE

## NEW 15-YEAR ABSOLUTE NNN LEASE WITH SCHEDULED RENTAL INCREASES

- » New 15-year absolute NNN lease with four (4) five (5) year options, creating a stable, long-term investment
- » 10% rental increases every five years, providing a hedge against inflation
- » Requires zero landlord management, ideal for an out-of-area investor
- » Dutch Bros is the country's largest privately held drive-thru coffee chain, with planned growth of adding more than 500 stores by 2023

## HIGH-TRAFFIC, HARD-CORNER LOCATION IN LARGE AND GROWING AREA

- » High-traffic location at the signalized four-way intersection of State Route 45/Coors Boulevard Northwest and Fortuna Road Northwest (60,028 AADT), significantly increasing traffic to the site
- » Beneficial proximity to highly trafficked thoroughfares, including Interstate 40 (165,700 AADT)
- » Population of 220,260 within a five-mile radius of the site, providing an extremely large customer base for the property
- » Projected nine percent average annual household income increase within a five-mile radius of the site in the next five years, poising Dutch Bros Coffee and Albuquerque for concurrent growth

## CENTRAL LOCATION NEAR LARGE EMPLOYERS, RETAILERS, AND COMMUNITY HUBS

- » Beneficial proximity to highly attended schools, including West Mesa High School, Lavaland Elementary School, and John Adams Middle School (combined 2,794 students)
- » Four miles from Downtown Albuquerque, the central hub of the most populous city in New Mexico (population 559,374)
- » Surrounded by high-density single family housing developments and large apartment and townhouse complexes
- » Adjacent to an industrial corridor with major companies such as FedEx, Coca-Cola and Pepsi Bottling Group
- » Facebook completing 2.8M SF Data Center and Amazon opening new 442k SF Fulfillment Center, creating hundreds of new jobs

## NEW 2020 CONSTRUCTION

- » 2020 construction featuring a dedicated dual-lane drive-thru, providing additional customer convenience and boosting sales revenue
- » Features latest store designs and concepts



# ACTUAL SITE PHOTOGRAPHS





Petroglyph  
National Monument  
(7 miles)

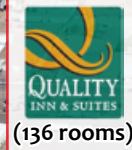


Susie Rayos Marmon  
Elementary School  
(613 students)



/ Interstate 40  
(165,700 AADT)

LAREDA GOLF COURSE



YRC-Freight



West Mesa  
High School  
(1,698 students)

/ Coors Boulevard Northwest  
(50,600 AADT)



Fortuna Road Northwest  
(9,428 AADT)





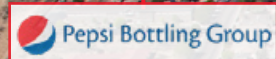
**amazon.com**  
Amazon Fulfillment Center  
(Opening 2022: 1500 Employees)



INDUSTRIAL REGION



/ Interstate 40  
(165,700 AADT)



Volcanes Commons  
(129 Units)

West Mesa  
Aquatic Center

West Mesa  
High School  
(1,698 students)

Cedar Ridge Park



/ Coors Boulevard Northwest  
(50,600 AADT)



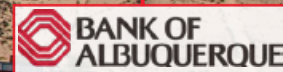
Fortuna Road Northwest  
(9,428 AADT)







ALAMOSA PARK



Lavaland  
Elementary School  
(590 students)



Coors Boulevard  
Northwest  
(50,600 AADT)

Fortuna Road Northwest  
(9,428 AADT)







**ABQ BIOPARK**

ZOO, BOTANIC GARDEN,  
AQUARIUM, AND TINGLEY BAY  
(1.5 million yearly visitors)

**DOWNTOWN ALBUQUERQUE**  
(4 miles)

**Interstate 40**  
(165,700 AADT)

**RIO GRANDE**

**John Adams  
Middle School**  
(506 students)

**West Mesa  
Community Center**

**Lavaland  
Elementary School**  
(590 students)

**DISCOUNT  
TIRE**

**Dutch Bros**

**Fortuna Road Northwest**  
(9,428 AADT)

**SUBWAY**

**45** / **Coors Boulevard Northwest**  
(50,600 AADT)

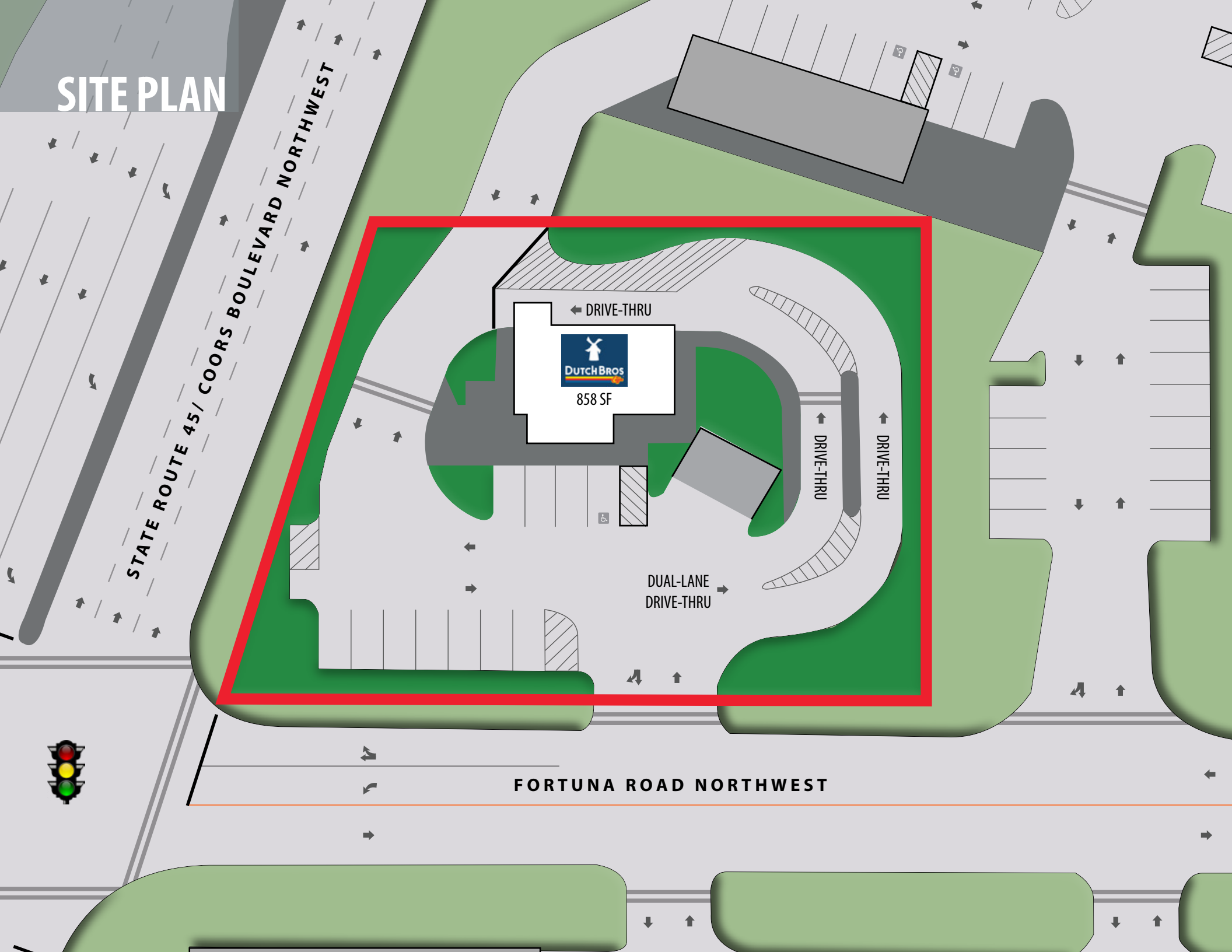
**Alex Auto Sales**

**ARMENDARIZ  
Auto Sales**

**Blake's  
LOTABURGER**



# SITE PLAN





# TENANT SUMMARY



Dutch Bros Coffee, founded in 1992 and headquartered in Grants Pass, Oregon, is the country's largest privately held drive-thru coffee chain with company-owned and franchise locations throughout the Western United States. Dutch Bros has over 400 locations throughout seven states and over 12,000 team members. In 2017, Forbes named Dutch Bros one of its Small Giants: Best Small Companies. Dutch Bros, its owner/operators and the Love Abounds Foundation remain committed to the community, donating millions of dollars annually to nonprofit organizations and local causes.

For more information, please visit [www.dutchbros.com](http://www.dutchbros.com).

<b>OWNERSHIP</b>	Private	<b>HEADQUARTERS</b>	Grants Pass, OR
<b>LOCATIONS</b>	400+	<b>SALES</b>	\$494M

# LEASE ABSTRACT

<b>TENANT</b>	Dutch Bros		
<b>ADDRESS</b>	<a href="#">700 Coors Boulevard Northwest, Albuquerque, New Mexico 87121</a>		
<b>RENT COMMENCEMENT</b>	December 28, 2020		
<b>LEASE EXPIRATION</b>	December 31, 2035		
<b>RENEWAL OPTIONS</b>	Four (4) options of five (5) years each		
<b>RENTAL INCREASES</b>	<b>YEAR</b> 1-5 6-10 11-15 16-20 (Option 1) 21-25 (Option 2) 26-30 (Option 3) 31-35 (Option 4)	<b>RENT</b> \$115,300 \$126,830 \$139,513 \$153,464 \$168,811 \$185,692 \$204,261	<b>RETURN</b> 4.65% 5.11% 5.63% 6.19% 6.81% 7.49% 8.24%
<b>REAL ESTATE TAXES</b>	Tenant is responsible for all real estate taxes.		
<b>INSURANCE</b>	Tenant is responsible for all insurance costs.		
<b>REPAIR &amp; MAINTENANCE</b>	Tenant is responsible for all maintenance including roof, structure and parking lot.		
<b>MAINTENANCE BY LANDLORD</b>	None		
<b>RIGHT OF FIRST REFUSAL</b>	None		



# PROPERTY OVERVIEW

## LOCATION

The property is conveniently located at the signalized, four-way intersection of State Route 45/Coors Boulevard Northwest and Fortuna Road Northwest (60,028 AADT), significantly increasing traffic to the site. The location is strategically placed near highly trafficked New Mexico thoroughfares, including Interstate 40 (165,700 AADT). The site is also located in a densely populated area, with a population of 220,260 within a five-mile radius of the site. With a projected nine percent average annual household income increase within a five-mile radius of the site in the next five years, Dutch Bros Coffee and New Mexico are poised for concurrent growth.

Visibility to the property is increased by the site's centralized location near large employers, retailers, and community hubs. The location is surrounded by many major national retailers, including Walmart Supercenter, Big Lots, The Home Depot, Dollar Tree, McDonald's, Burger King, and many others. The site maintains a beneficial proximity to highly attended schools, including West Mesa High School, Lavaland Elementary School, and John Adams Middle School, which feature a combined 2,794 students. The property also resides four miles from Downtown Albuquerque, the central hub of the most populous city in New Mexico (population 559,374) and is surrounded by high-density single family housing developments and large apartment and townhouse complexes.

## ACCESS

Access from State Route 45/Coors Boulevard Northwest and Fortuna Road Northwest

## TRAFFIC COUNTS

State Route 45/Coors Boulevard Northwest:	50,600 AADT
Fortuna Road Northwest:	9,428 AADT
Interstate 40:	165,700 AADT

## PARKING

11 parking stalls, including one (1) handicap stall

## YEAR BUILT

2020

## NEAREST AIRPORT

Albuquerque International Sunport Airport (ABQ) | 10 miles



**11**  
PARKING  
STALLS



**2020**  
YEAR BUILT



**NEAREST  
AIRPORTS**  
ALBUQUERQUE  
INTERNATIONAL  
SUNPORT AIRPORT



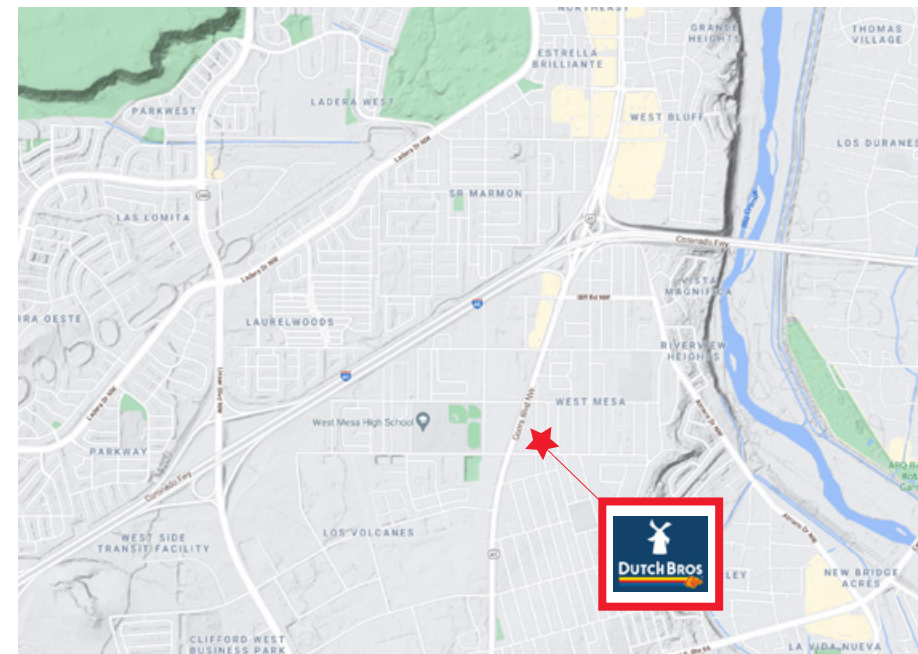
# AREA OVERVIEW

Albuquerque is the most populous city in the state of New Mexico. Albuquerque serves as the county seat of Bernalillo County, and is in north-central New Mexico. The economy of Albuquerque centers on science, medicine, technology, commerce, education, entertainment, and culture outlets. The city is home to Kirtland Air Force Base, Sandia National Laboratories, Lovelace Respiratory Research Institute, Presbyterian Health Services, and both the University of New Mexico and Central New Mexico Community College have their main campuses in the city. Albuquerque is the center of the New Mexico Technology Corridor, a concentration of high-tech institutions, including the metropolitan area being the location of Intel's Fab 11X In Rio Rancho and a Facebook Data Center in Los Lunas. Albuquerque was also the founding location of MITS and Microsoft. Film studios have a major presence in the state of New Mexico, for example Netflix has a main production hub at Albuquerque Studios.

Bernalillo County is the most populous county in the state of New Mexico and is the central county of the Albuquerque, NM Metropolitan Statistical Area. The county is the medical hub of New Mexico, hosting numerous medical centers. Some of Bernalillo County's top hospitals include the VA Medical Center, Presbyterian Hospital, Presbyterian Medical Services, Heart Hospital of New Mexico, and Lovelace Women's Hospital. Bernalillo County is also home to the following programs and non-profit schools of higher learning: Southwest University of Visual Arts, Southwestern Indian Polytechnic Institute, Trinity Southwest University, the University of St. Francis College of Nursing and Allied Health Department of Physician Assistant Studies, and the St. Norbert College Master of Theological Studies program. One of the major art events in the state is the summertime New Mexico Arts and Crafts Fair, a nonprofit show exclusively for New Mexico artists, held annually in Albuquerque since 1961. Bernalillo County is home to over 300 other visual arts, music, dance, literary, film, ethnic, and craft organizations, museums, festivals, and associations.

- » Albuquerque hosts the International Balloon Fiesta, the world's largest gathering of hot-air balloons, taking place every October at a venue referred to as Balloon Fiesta Park, with its 47-acre launch field.
- » Albuquerque is home to the University of New Mexico, the largest public flagship university in the state. UNM includes a School of Medicine, which was ranked in the top 50 primary care-oriented medical schools in the country.
- » Albuquerque is served by two airports, the larger of which is Albuquerque International Sunport. It is located three miles southeast of the central business district of Albuquerque.

LARGEST EMPLOYERS IN BERNALILLO COUNTY, NEW MEXICO	# OF EMPLOYEES
ALBUQUERQUE PUBLIC SCHOOLS	14,000
SANDIA NATIONAL LABS	12,769
KIRKLAND AIR FORCE BASE	10,009
CITY OF ALBUQUERQUE	6,940
UNM HOSPITAL	5,995
PRESBYTERIAN	5,702
STATE OF NEW MEXICO	4,950
UNIVERSITY OF NEW MEXICO	4,210
LOVELACE HEALTH SYSTEM	2,992
NM VETERANS AFFAIRS HEALTHCARE SYSTEM	2,700





# DEMOGRAPHIC PROFILE

## 2020 SUMMARY

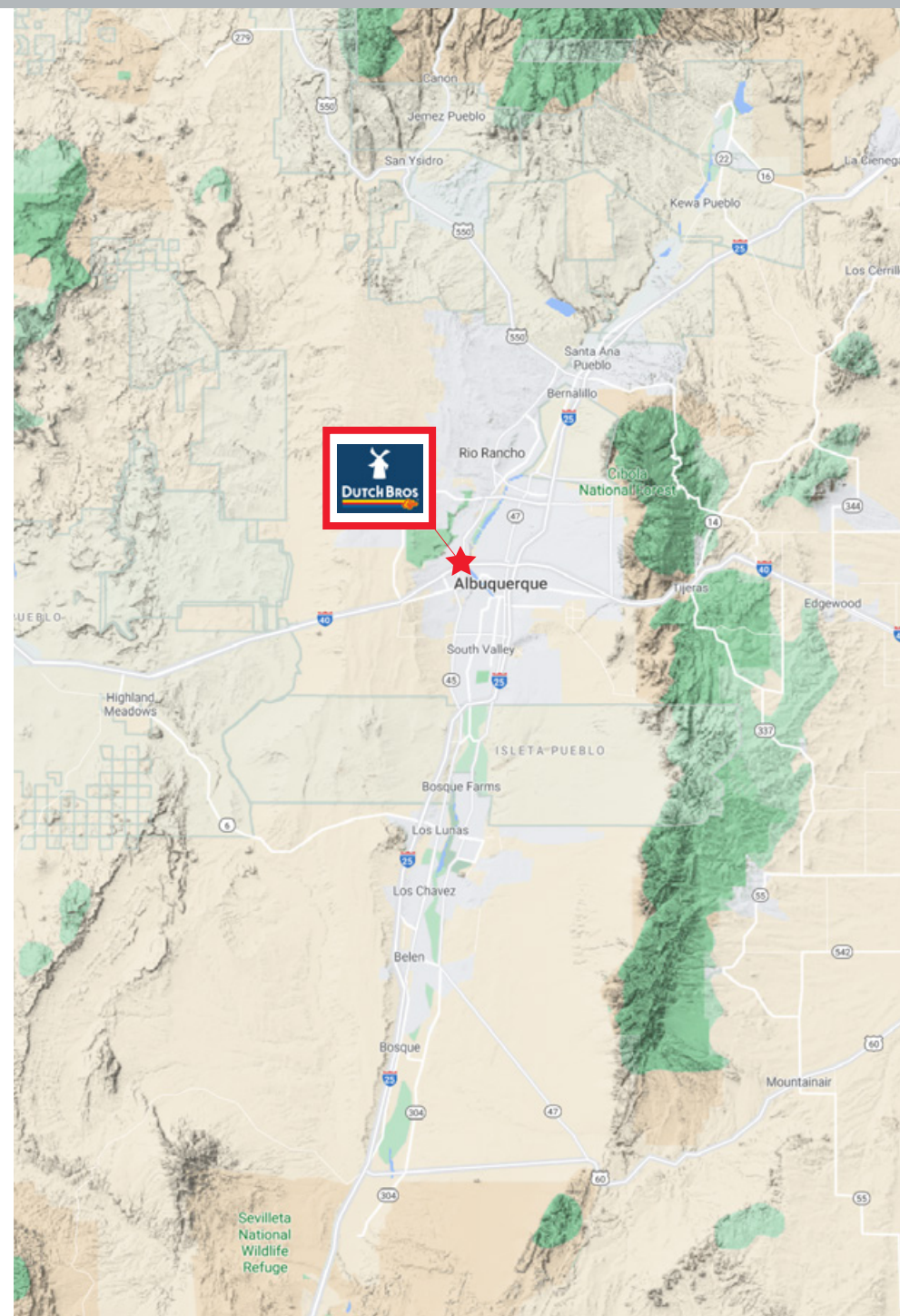
	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>14,728</b>	<b>104,695</b>	<b>220,260</b>
Households	5,463	38,623	81,064
Families	3,502	24,813	50,985
Average Household Size	2.70	2.69	2.67
Owner Occupied Housing Units	3,468	26,701	54,220
Renter Occupied Housing Units	1,995	11,922	26,844
Median Age	33.7	34.2	34.2
<b>Average Household Income</b>	<b>\$56,098</b>	<b>\$67,213</b>	<b>\$65,231</b>

## 2025 ESTIMATE

	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>14,885</b>	<b>107,396</b>	<b>225,917</b>
Households	5,514	39,598	83,226
Families	3,486	25,189	51,750
Average Household Size	2.70	2.70	2.67
Owner Occupied Housing Units	3,487	27,384	55,442
Renter Occupied Housing Units	2,027	12,215	27,785
Median Age	34.0	34.3	34.6
<b>Average Household Income</b>	<b>\$59,646</b>	<b>\$73,889</b>	<b>\$71,029</b>



**POPULATION OF 220,260**  
**WITHIN FIVE MILES**







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