

Dutch Bros Coffee

1020 Garth Brooks Blvd, Yukon (Oklahoma City), OK 73099



Lease

The Lease offers a brand new 15-year term that is scheduled to start in December 2021. There are generous 10.00% rent increases every 5 years with an absolute NNN lease structure. Tenant takes care of everything, offering the chance to own this asset from anywhere in the world. The Lease is guaranteed by the parent company, Boersma Bros LLC. The guarantor reports financials once per year (CA required).

Property

The Property is currently under construction with a store opening scheduled for December 2021. Once completed, it will feature 950 SF of building space with a full-service double drive-thru on 0.60 acres. The site is located on the corner of a heavily traveled, signalized intersection with $\pm 43,874$ combined VPD. The Property is on the northwest corner of Garth Brooks Blvd and W Vandament Ave with excellent access and visibility.

Tenant

Dutch Bros Coffee is the largest privately held, drive-thru based coffee company in the United States. They have grown to over 450 locations across 11 states with a goal to reach 800 locations by 2023. The company is partially owned by PE firm, TSG Consumer Partners. TSG is in the process of expanding store count, attracting top talent, deploying innovative technologies, and aiding with business intelligence to advance the company's operations. According to Bloomberg, Dutch Bros Coffee is considering an IPO for late 2021 and is seeking an evaluation of \$3 billion.

Download the OM for more information.

Price: \$2,800,000 **Cap Rate: 4.25%**



**15-Year
Primary Term**



Signalized Corner



**10% Rent
Increases**



**$\pm 43,874$
Combined VPD**



**Absolute
NNN Lease**



**1.4 Million
Person MSA**



**Corporate
Parent Guaranty**



**Possible IPO
in Future**



Download Offering Memorandum >>

Location:	1020 Garth Brooks Blvd, Yukon, OK 73099
County:	Canadian County
Tenancy:	Single
Property Type:	Retail Coffee
Building Size:	± 950 SF with Double Drive-Thru
Land Area:	± 0.60 Acres
Year Built:	2021
Occupancy:	100%
Ownership Interest:	Fee Simple
Environmental:	Clean Phase I from March 22, 2021

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 **Stan Johnson Co.**