



DUTCH BROS

Coffee

NWC CRISMON RD & US-60 FREEWAY | MESA, AZ

**BRAND NEW 15-YEAR
ABSOLUTE NNN LEASE**



Representative Photo

EXCLUSIVELY LISTED BY

JOHN SCHWEIKERT

Managing Director
(602) 734-7218
jschweikert@pcaemail.com

CHAD TIEDEMAN

Senior Managing Director
(602) 288-3472
ctiedeman@pcaemail.com



PHOENIX COMMERCIAL ADVISORS

3131 East Camelback Road, Suite 340
Phoenix, Arizona 85016
P 602-957-9800 F 602-957-0889
www.pcainvestmentsales.com

CHAINLINKS
RETAIL ADVISORS

TABLE OF CONTENTS

03

INVESTMENT OVERVIEW
Site Plan

04

PROPERTY OVERVIEW
Lease Abstract

05

TENANT OVERVIEW
Tenant Profile

06

AREA OVERVIEW
Aerials
Demographics
Competitive Properties

09

CONTACT
Confidentiality Statement

PROPERTY SUMMARY

ASKING PRICE	\$2,590,000
CAP RATE	4.15%
ANNUAL BASE RENT	\$107,500
TOTAL BUILDING SIZE	±862 SF + Drive-Thru
TOTAL LAND SIZE	±0.76 Acres
YEAR BUILT	February 2022 (Projected)
PRIMARY LEASE TERM	Fifteen (15) Years
GUARANTEE	Corporate
LEASE TYPE	Absolute NNN Lease
RENT INCREASES	10% Every 5 Years
PROPERTY ADDRESS	1448 S Crismon Rd Mesa, AZ 85209

INVESTMENT HIGHLIGHTS

- ✂ **New, long-term 15-year absolute NNN lease**, landlord has NO responsibilities
- ✂ Brand new 2022 construction, **freestanding building with drive-thru**
- ✂ **Strong corporate guarantee**; Dutch Bros. Coffee has over 470 locations in 11 states across the country
- ✂ **Dutch Bros. Coffee is the largest privately held drive-thru coffee chain in the United States**
- ✂ **Strong scheduled rent increases of 10% every 5 years** through the primary term and option periods

LOCATION HIGHLIGHTS

- ✂ **Great access and visibility from Crismon Road**, on the going-to-work side of the street
- ✂ **High traffic exposure with visibility from US-60 freeway** with nearly 104,000 vehicles per day
- ✂ **Part of Hampton Square master-planned community** with over 147,000 square feet of medical, retail, and a 4-story Hampton Inn
- ✂ **Close proximity to CCV Church, Mountain Vista Medical Center, and Skyline Aquatic Center and Park**
- ✂ Average household income of **over \$95,000 within a 1-mile radius**



LEASE ABSTRACT

TENANT	BB Holdings AZ LLC, dba Dutch Bros. Coffee
GUARANTOR	Corporate Guarantee from Boersma Bros, LLC
PRIMARY LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT	Projected February 2022
LEASE TYPE	Absolute NNN Lease
RENT INCREASES	10% Every 5 Years
RENEWAL OPTIONS	Three, Five-Year Options
PROPERTY TAXES	Paid by Tenant
INSURANCE	Paid by Tenant
UTILITIES	Paid by Tenant
COMMON AREA EXPENSES	Paid by Tenant
HVAC	Paid by Tenant
ROOF & STRUCTURE	Paid by Tenant

TERM	YEARS	INCREASE DATE	ANNUAL RENT	% INCREASE
Primary	1-5	-	\$107,500.00	N/A
Primary	6-10	Feb 2027	\$118,250.00	10%
Primary	11-15	Feb 2032	\$130,075.00	10%
Option	16-20	Feb 2038	\$143,082.50	10%
Option	21-25	Feb 2043	\$157,390.75	10%
Option	26-30	Feb 2048	\$173,129.83	10%

IT'S ABOUT PEOPLE, FUN, MUSIC AND
GREAT COFFEE!
- Dutch Bros -



TENANT PROFILE

A TOP PERFORMING LOCATION



Dutch Bros Coffee was founded in 1992 by two brothers, Dane and Travis Boersma. After three generations in the dairy business, the family was forced to sell their cows. That’s when the brothers bought a double-head espresso machine and started handing out samples. Today, Dutch Bros Coffee is the country’s largest, privately held drive-thru coffee company with over 470 locations in seven states and more than 10,000 employees. With its loyal customer base, dubbed the Dutch Mafia, Dutch Bros Coffee continues to grow. The company has a large philanthropic component and donates over \$2 million a year to its local communities and nonprofit organizations.

WEBSITE	www.dutchbros.com
HEADQUARTERS	Grant Pass, Oregon
OWNERSHIP	Private
LOCATIONS	±470 Locations
EMPLOYEES	±12,000 Employees
GUARANTEE	Corporate

DUTCH BROS GIVES BACK

TUSCON RAISED

\$3,575

LIBERTY PARTNERSHIP NEIGHBORHOODS COALITION
DECEMBER 2020

NORTHERN ARIZONA RAISED

\$7,082

YAVAPAI COUNTY FOOD BANK
DECEMBER 2020

TUSCON RAISED

\$2,920

THERAPEUTIC RANCH FOR ANIMALS AND KIDS
DECEMBER 2020

FLAGSTAFF RAISED

\$2,711

FLAGSTAFF FAMILY FOOD CENTER
DECEMBER 2020

PHOENIX RAISED

\$37,464

THRIVE ARIZONA
DECEMBER 2020

BUCKEYE RAISED

\$17,260

BUCKEYE ELEMENTARY SCHOOL DISTRICT
FEBRUARY 2020

PRESCOTT RAISED

\$3,000

LOCAL SCHOOLS
SEPTEMBER 2019

PHOENIX RAISED

\$42,800

RYAN HOUSE
AUGUST 2019

PEORIA RAISED

\$10,000

PEORIA FIREFIGHTERS CHARITIES
MAY 2019

Forbes

AMERICA’S BEST SMALL COMPANIES
2017

The Oregonian

TOP WORKPLACE FOR TWO YEARS IN A ROW

DAILY REPUBLIC

READER ’ CHOICE BEST COFFEE
2018

PORTLAND BUSINESS JOURNAL

TOP 10 MOST ADMIRIED COMPANIES

FRANCHISE FACT

DUTCH BROS COFFEE REQUIRES FRANCHISEES TO SPEND A MINIMUM OF THREE YEARS WORKING FOR THE COMPANY BEFORE APPLYING FOR A FRANCHISE. THEN, IT FACILITATES LOANS TO COVER THE \$30,000 FRANCHISE FEE, BUY EQUIPMENT AND PAY FOR OTHER OPENING EXPENSES.



DUTCH BROS



SKYLINE
AQUATIC CENTER

Walgreens



Banner
Urgent Care



Super
CAR WASH



SONIC



SOUTHERN AVENUE

Mountain Vista
MEDICAL CENTER
In Partnership With Physician Owners



Firestone



HOBBY LOBBY



Residence INN
BY MARRIOTT



SHERWIN
WILLIAMS



Dutch Bros
Coffee



PLANNED

HAMPTON
SQUARE

eegee's
COMING SOON

±18,172 VPD
CRISMON RD



±103,873 VPD



KOHL'S ULTA Walmart
Marshalls ROSS BED BATH & BEYOND PET SMART
Village Inn IN-N-OUT Starbucks LA FITNESS DEL TACO
one stop Nutrition AMC Panera KFC CHASE
SALLY BEAUTY

Apple
APPLE DATA CENTER

BLACK ROCK COFFEE BAR
EST. MMVIII

BIG O TIRES

MESA MARKET
PLACE SWAP
MEET

±103,873 VPD



DUTCH BROS
Coffee

eegee's
COMING SOON

±18,172 VPD CRISMON RD

Residence INN
BY MARRIOTT

THE HOME DEPOT

Jack
in the box

POPEYES
+ LOUISIANA KITCHEN +

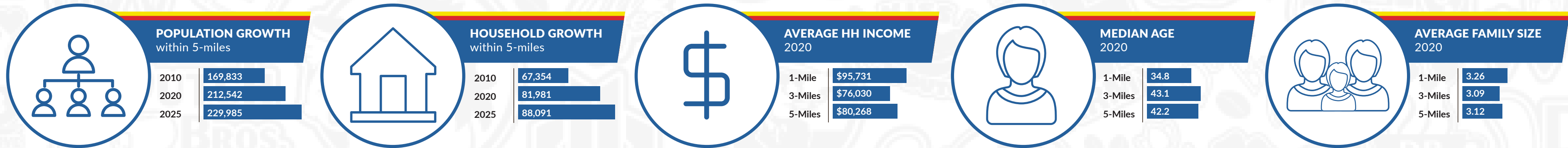
Firestone

SHERWIN
WILLIAMS

COBBLESTONE
AUTO SPA
PLANNED

HAMPTON
SQUARE

DEMOGRAPHICS



2020 DAYTIME DEMOGRAPHICS



FOOD AWAY FROM HOME
SPENDING OF OVER
\$280 Million
WITHIN 5-MILES



NWC CRISMON RD & US-60 FREEWAY | MESA, AZ



Representative Photo

CONFIDENTIALITY STATEMENT

This Confidential Offering Memorandum has been prepared by Phoenix Commercial Advisors (PCA) for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in this Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both Phoenix Commercial Advisors (PCA) and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or Phoenix Commercial Advisors (PCA) for the accuracy or completeness of this Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential Information, written or verbal, from the Broker or the Owner. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Owner, shall bind the property. Each prospective purchaser and/or broker proceeds at its own risk.

All property showings are by appointment only.

With the exception of the Phoenix Commercial Advisors (PCA) and ChainLinks logos, all other brand logos represented in this Offering Memorandum, if trademarked, are trademarked through their parent companies. Phoenix Commercial Advisors is not associated with these brands.

EXCLUSIVELY LISTED BY

JOHN SCHWEIKERT

Managing Director
(602) 734-7218
jschweikert@pcaemail.com

CHAD TIEDEMAN

Senior Managing Director
(602) 288-3472
ctiedeman@pcaemail.com



CHAINLINKS
RETAIL ADVISORS

3131 East Camelback Road, Suite 340
Phoenix, Arizona 85016
P 602-957-9800 F 602-957-0889
www.pcainvestmentsales.com