



DUTCH BROS

Coffee

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

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



Representative Photo

EXCLUSIVELY LISTED BY

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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**



DUTCH BROS

HAMPTON SQUARE

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** -



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

Mountain Vista MEDICAL CENTER
In Partnership With Physician Owners

SOUTHERN AVENUE

±18,172 VPD
CRISMON RD

±103,873 VPD

HOBBY LOBBY. DOLLAR TREE. K.

brakes plus IHOP babb Italian eatery

KNEADERS AlaskaUSA FIREHOUSE SUBS

SPROUTS FRESH MARKET

at&t

Residence INN BY MARRIOTT

THE HOME DEPOT

Firestone

DUTCH BROS Coffee

COBBLESTONE AUTO SPA
PLANNED

eegee's COMING SOON

Walgreens



QT iKrip

Banner Urgent Care

BURGER KING

Super CAR WASH

JJ

Calver's

SONIC

Jack in the box

POPEYES



SHERWIN WILLIAMS

MARIPOSA POINT OF MESA

HAMPTON SQUARE





MESA MARKET PLACE SWAP MEET



BIG O TIRES

Residence INN BY MARRIOTT



±103,873 VPD



Firestone

POPEYES + LOUISIANA KITCHEN +

DUTCH BROS Coffee

eegee's COMING SOON

Jack in the box

±18,172 VPD CRISMON RD

SHERWIN WILLIAMS

COBBLESTONE AUTO SPA PLANNED

HAMPTON SQUARE

DEMOGRAPHICS



POPULATION GROWTH within 5-miles

2010	169,833
2020	212,542
2025	229,985



HOUSEHOLD GROWTH within 5-miles

2010	67,354
2020	81,981
2025	88,091



AVERAGE HH INCOME 2020

1-Mile	\$95,731
3-Miles	\$76,030
5-Miles	\$80,268



MEDIAN AGE 2020

1-Mile	34.8
3-Miles	43.1
5-Miles	42.2



AVERAGE FAMILY SIZE 2020

1-Mile	3.26
3-Miles	3.09
5-Miles	3.12

2020 DAYTIME DEMOGRAPHICS



3,645
BUSINESSES
within 5-miles



70,551
EMPLOYEES
within 5-miles

FOOD AWAY FROM HOME
SPENDING OF OVER

\$280 Million

WITHIN 5-MILES



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



Representative Photo

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