



ABSOLUTE TRIPLE NET (NNN) INVESTMENT OPPORTUNITY | 4.25% CAP RATE
YUMA, ARIZONA

Representative Photo

OFFERING MEMORANDUM

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INVESTMENT OVERVIEW

Sale Price: \$2,705,882

Cap Rate: 4.25%

Net Cash Flow: \$115,000

Lease Term: 15 Year Initial Term

Options: Three, 5-Year Options

SITE INFORMATION

Location: NWC of Fortuna Road and 35th Place, Yuma, AZ 85367

Building Size: ±950 SF

Parcel Size: ±44,244 SF

Building Status: Under Construction

Estimated Completion: December 2021

LEASE STRUCTURE

Lease Type: **Absolute** Triple Net (NNN) Lease

Guarantor: Corporate-Backed

Landlord Responsibilities: **NONE**

LEASE YEAR ANNUAL RENT CAP RATE

Years 1-5 \$115,000.00 4.25%

Years 6-10 \$126,500.00 4.68%

Years 11-15 \$139,150.00 5.14%

Years 16-20 (Option 1) \$153,065.00 5.66%

Years 21-25 (Option 2) \$168,371.50 6.22%

Years 26-30 (Option 3) \$185,208.65 6.84%



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INVESTMENT HIGHLIGHTS

- Opportunity to invest in real estate backed by a publicly traded company with 500+ Locations Nationally
- Corporate Backed 15-Year Absolute Triple-Net (NNN) Lease
- **ZERO** Landlord Responsibilities
- 10% Increases Every 5 Years Throughout the Entire Lease Term Including Options



The Dutch Bros Standard Drive-Thru model has proved resilient throughout the pandemic and allows for both quick service and quality drinks.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2021 Population	7,334	30,206	46,745
2026 Proj. Population	7,657	31,462	49,315
2021 Daytime Pop.	7,364	27,348	42,401
Avg. HH Income	\$62,895	\$60,078	\$62,125
Median Age	52.9	54.0	52.5

LOCATION OVERVIEW

- Positioned off the **full diamond interchange along I-8 at Fortuna Road** visible to **±52,000 VPD**
- Close proximity to **Fortuna Commons**, a **neighborhood shopping center** anchored by one of the **strongest performing Fry's** stores in Arizona
- **Neighboring retailers** include Fry's Food & Drug, Chase Bank, Starbucks, Burger King, Dunkin Donuts and Denny's
- **Excellent Interstate visibility** with full access along Fortuna Road
- Centrally located within **Fortuna Palms**, the new 13.5-acre **mixed use commercial development** project including Retail, Hospitality, and Residential



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TICKER:
BROS (NYSE)

Dutch Bros was founded 1992 by brothers Dane and Travis Boersma as a single pushcart with a double-head espresso machine in Grants Pass, Oregon. From experimenting with coffee grounds at their family's dairy farm, the company has grown to an enterprise with **500+ locations across 11 states** including Oregon, Washington, California, Idaho, Arizona, Nevada and Colorado. Due to their tremendous success, Dutch Bros has become one of the most sought-after drive-thru pad tenants in the Western U.S.



Company Market Capitalization of \$1.32 billion.



In 2020, Dutch Bros reported \$327.4 million dollars in revenue and saw same-stores sales up 2% in 2020 despite the impact of COVID-19.



Dutch Bros (BROS) initial public offering (IPO) saw the stock post double-digit gains two days in a row, suggesting investors have faith the brand can go toe-to-toe with competitors like Starbucks (SBUX), Dunkin' and Tim Hortons (QSR).



Dutch Bros achieved a 50%+ increase in quarterly company revenue year over year. (source: Yahoo! Finance)



IN ADDITION TO ITS MISSION OF SPEED, QUALITY AND SERVICE, DUTCH BROS IS COMMITTED TO GIVING

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Yuma, Arizona is a year-round premier travel destination offering unique cuisines, outdoor adventures, historic landmarks, and events that attract visitors from around the globe. Leading attractions include the Colorado River, Historic Downtown, Kofa Mountain Range, Wildlife Refuge, Martinez Mitty Lakes, the Algodones Dunes, and more! Yuma is situated between San Diego, Calif. (173 miles) and Phoenix, Ariz. (185 miles) and just 12 miles from the Mexico border. Because of its easy accessibility and central location, **Yuma serves as crucial hub for commerce between California, Arizona and Mexico.**

Major employers in Yuma include the Marine Corps Air Station ($\pm 11,955$ total military/civilian personnel and $\pm 10,146$ rotational transients) Yuma Proving Ground (± 262 federal employees), Yuma Regional Medical Center ($\pm 2,800$ employees and hundreds of volunteers), Datepac ($\pm 1,400$ employees), Yuma School District, Yuma County, City of Yuma, and the U.S. Border Patrol (± 750 agents). Yuma falls within the third fastest growing region in the country behind Las Vegas and Naples.

Source: visityuma.com

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