



OFFERING MEMORANDUM



4601 N. Peoria Street, Denver, CO

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history

and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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Investment Highlights

PRICE: \$2,687,500 | CAP: 4.00% | RENT: \$107,500

About the Investment

- ✓ ~14.1 Years Remaining on an Original 15 Year Lease
- ✓ Absolute Triple Net (NNN) Lease with Zero Landlord Responsibilities
- ✓ Attractive Rental Increases of Ten Percent (10%) Every Five (5) Years
- ✓ Three (3) Tenant Renewal Periods of Five (5) Years Each

About the Location

- ✓ Dense Retail Corridor | 7-Eleven, Wells Fargo, Starbucks, McDonald's, Burger King, Chipotle, Taco Bell, Wendy's, KFC, Denny's, Popeyes, Arby's, Sonic, Qdoba, Tires Plus, Shell, Del Taco, and Many More
- ✓ Affluent Suburban Market | Average Household Income Within a Three-Mile Radius Exceeds \$93,600
- ✓ Exceptional Traffic Counts | Peoria Street & Interstate-70 | 52,300 & Average Daily Vehicles, Respectively
- ✓ Proximity to Hospitality Accommodations | Holiday Inn Express & Suites, Best Western, Embassy Suites, Holiday Inn Express & Suites, Hilton Garden Inn, Comfort Inn, La Quinta Inn & Suites, Best Western Premier, OYO Hotel, Among Various Others
- ✓ Robust Demographics | Over 113,700 & 274,300 Individuals Within Three- and Five-Mile Radii, Respectively
- ✓ Compelling Real Estate Fundamentals | Inside of the Denver City Lines and Just Under 13 Miles from the Denver International Airport

About the Tenant / Brand

- ✓ Headquarters | Grand Pass, OR
- ✓ Ownership | Public | NYSE: BROS
- ✓ Dutch Bros Coffee was founded in 1992 and drive-thru coffee chain with over 500+ locations throughout the Western United States | Issued Statement with plans to grow to 4,000 domestic locations fueled by their recent IPO
- ✓ Dutch Bros currently has a market CAP of \$2.491 Billion and approximate annual revenue of \$327 Million
- ✓ Forbes named Dutch Bros one of its Small Giants: Best Small Companies
- ✓ Dutch Bros, its owners/operators and the Love Abounds Foundation remain committed to the community, donating millions of dollars annually to nonprofit organizations and local causes
- ✓ Dane & Travis Boersma have been running the Dutch Bros chain since 1992 and have been providing over 1 million free drinks per year





Financial Analysis

PRICE: \$2,687,500 | CAP: 4.00% | RENT: \$107,500



PROPERTY DESCRIPTION

Property	Dutch Bros Coffee
Property Address	4601 N Peoria St
City, State ZIP	Denver, CO 80239
Year Built / Renovated	2020
Estimated Building Size (SF)	862 SF
Estimated Lot Size (Acres)	+/- 0.82 Acres

THE OFFERING

Purchase Price	\$2,687,500
CAP Rate	4.00%
Annual Rent	\$107,500

LEASE SUMMARY

Property Type	Net-Leased Fast Food
Tenant	BB Holdings Colorado, LLC
Guarantor	Corporate (Boersma Bros LLC – NYSE: BROS)
Original Lease Term	15 Years
Lease Commencement	3/1/2021
Lease Expiration	3/1/2036
Lease Term Remaining	~14.1 Years
Lease Type	Triple Net (NNN)
Roof & Structure	Tenant Responsible
Rental Increases	10% Every 5
Options to Renew	Three (3), Five (5)-Year Options

RENT SCHEDULE

Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation (%)
Current	\$107,500	\$8,958	-
Years 6-10	\$118,250	\$9,854	10.00%
Years 11-15	\$130,075	\$10,840	10.00%
Renewal Options			
Option 1 (Years 16-20)	\$143,083	\$11,924	10.00%
Option 2 (Years 21-25)	\$157,391	\$13,116	10.00%
Option 3 (Years 26-30)	\$173,130	\$14,427	10.00%



INVESTMENT SUMMARY

The NNN Pro Group is pleased to present the exclusive net lease offering for a Dutch Bros Coffee located at 4601 N Peoria Street, in Denver, Colorado. The site consists of roughly 862 rentable square feet of building space on estimated 0.82-acre parcel of land.

This Dutch Bros Coffee is subject to an original 15-Year Triple-Net (NNN) lease with roughly 14.1 years remaining, and commenced on 3/1/2021, and expires on 3/1/2036. The annual rent is \$107,500 and is scheduled to increase by ten (10%) percent every five (5) years in each of the three (3), five (5)-year tenant renewal options.



Tenant Background



Dutch Bros Coffee

HEADQUARTERS

Grants Pass, OR

DATE FOUNDED

1992

LOCATIONS

500+

PUBLIC OWNERSHIP

NYSE: BROS

dutchbros.com

Dutch Bros Coffee Background

Dutch Bros Coffee is a drive-thru coffee company dedicated to making a massive difference one cup at a time. Headquartered in Grants Pass, Oregon, where it was founded in 1992, by Dane and Travis Boersma, it's now sharing the Dutch Luv with more than 500 locations in 11 states. Dutch Bros serves specialty coffee, smoothies, freezes, teas, a private-label Dutch Bros Blue Rebel energy drink and nitrogen-infused cold brew coffee. Its rich, proprietary coffee blend is handcrafted from start to finish. The company was founded in 1992 and is based in Grants Pass, Oregon.

Dutch Bros sales are up 51% through the first six months of 2021 after a record performance in 2020. 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.





Surrounding Area

4601 N. Peoria Street, Denver, CO





Location Overview

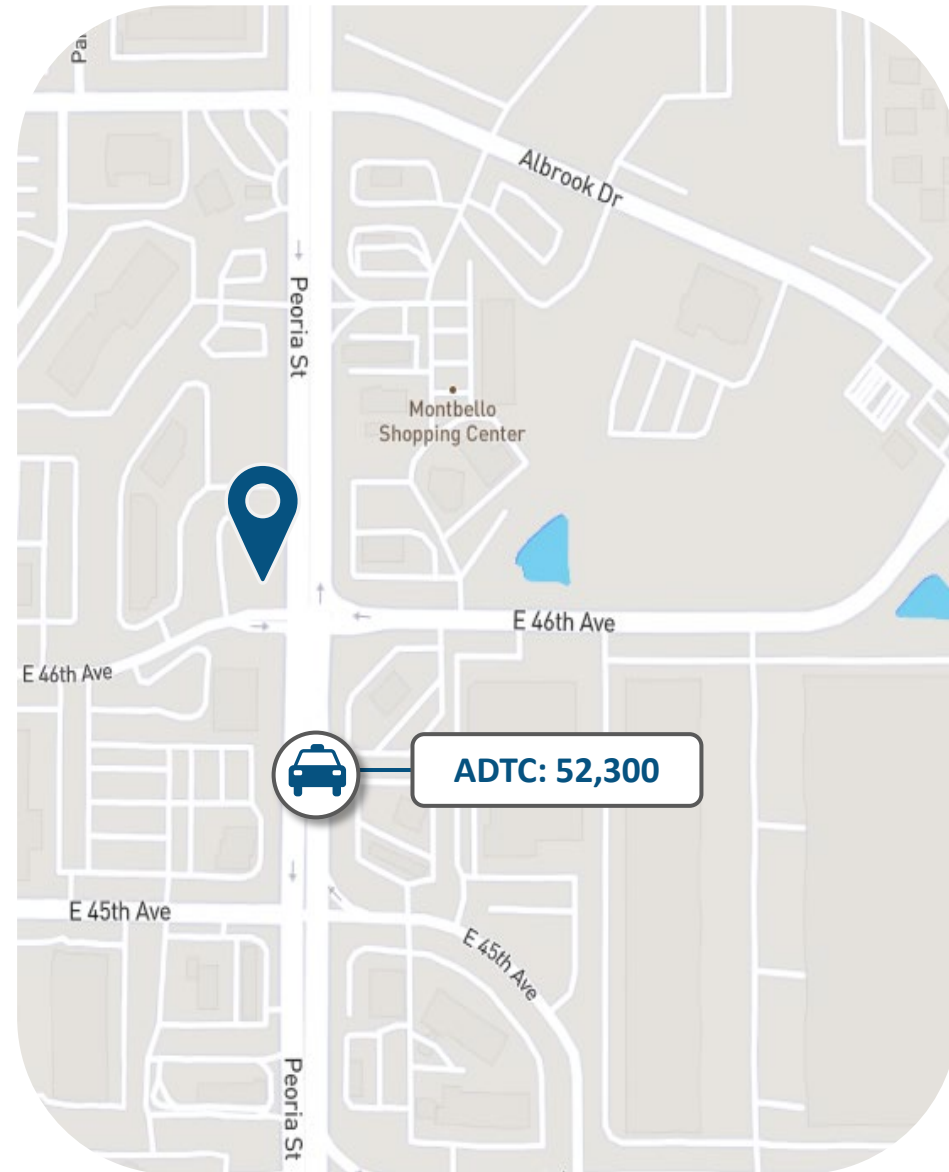
4601 N. Peoria Street, Denver, CO



The subject property is situated on Peoria Street with excellent visibility and ease of access, which boasts over an average of 52,300 vehicles per day. To the south, Peoria Street intersects with Interstate 70, bringing over an average of 175,000 vehicles to the immediate area of the subject property per day. There are approximately 113,700 individuals residing within a three-mile radius of the subject property and 274,300 individuals within a five-mile radius. The subject Dutch Bros Coffee benefits from being located in an affluent suburban community, where the average household income within a three-mile radius exceeds \$93,600.

This Dutch Bros Coffee is well-positioned in the center of a highly dense retail corridor with great visibility and accessibility located Peoria Street. Many national and local tenants surround the subject property, as well as shopping centers and medical facilities. Major national tenants in the area include 7-Eleven, Wells Fargo, Starbucks, McDonald's, Burger King, Chipotle, Taco Bell, Wendy's, KFC, Denny's, Popeyes, Arby's, Sonic, Qdoba, Tires Plus, Shell, Del Taco, as well as many more. The subject property is located between two sections of a manufacturing and industrial corridor of over 150 tenants and businesses. The subject property is in close proximity to various hospitality accommodations as well; among them: Holiday Inn Express & Suites, Best Western, Embassy Suites, Holiday Inn Express & Suites, Hilton Garden Inn, Comfort Inn, La Quinta Inn & Suites, Best Western Premier, OYO Hotel, and many more. The subject property benefits from its proximity to the nearby international airport; it is just under a 15-minute drive from the Denver International Airport.

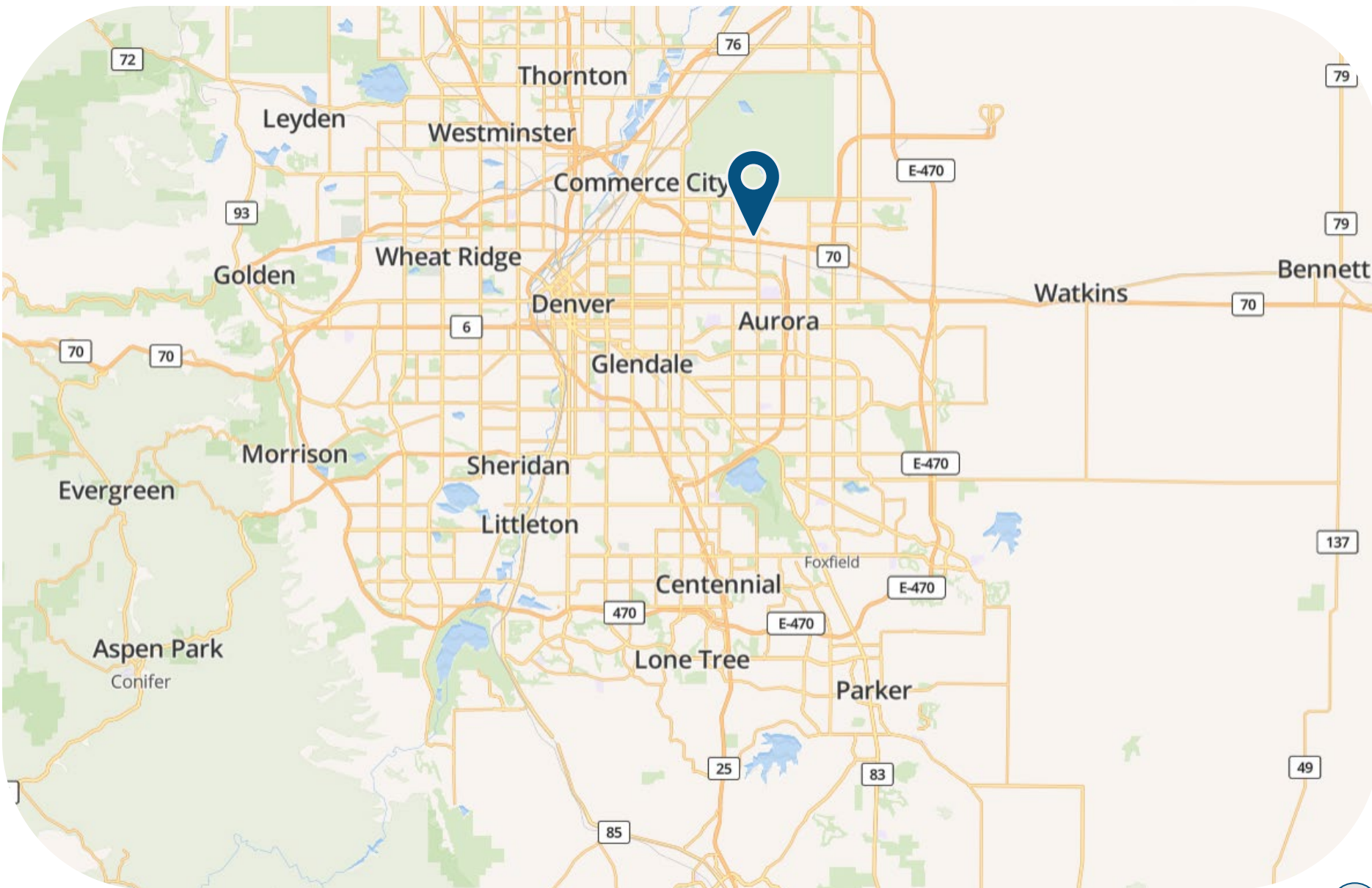
Denver, officially the City and County of Denver, is the capital and most populous municipality of the US state of Colorado. Denver is in the South Platte River Valley on the western edge of the High Plains just east of the Front Range of the Rocky Mountains. The Denver downtown district is immediately east of the confluence of Cherry Creek with the South Platte River, approximately 12 mi east of the foothills of the Rocky Mountains. Denver is nicknamed the Mile High City because its official elevation is exactly one mile above sea level, making it the highest major city in the United States. The 105th meridian west of Greenwich, the longitudinal reference for the Mountain Time Zone, passes directly through Denver Union Station.





Local Map

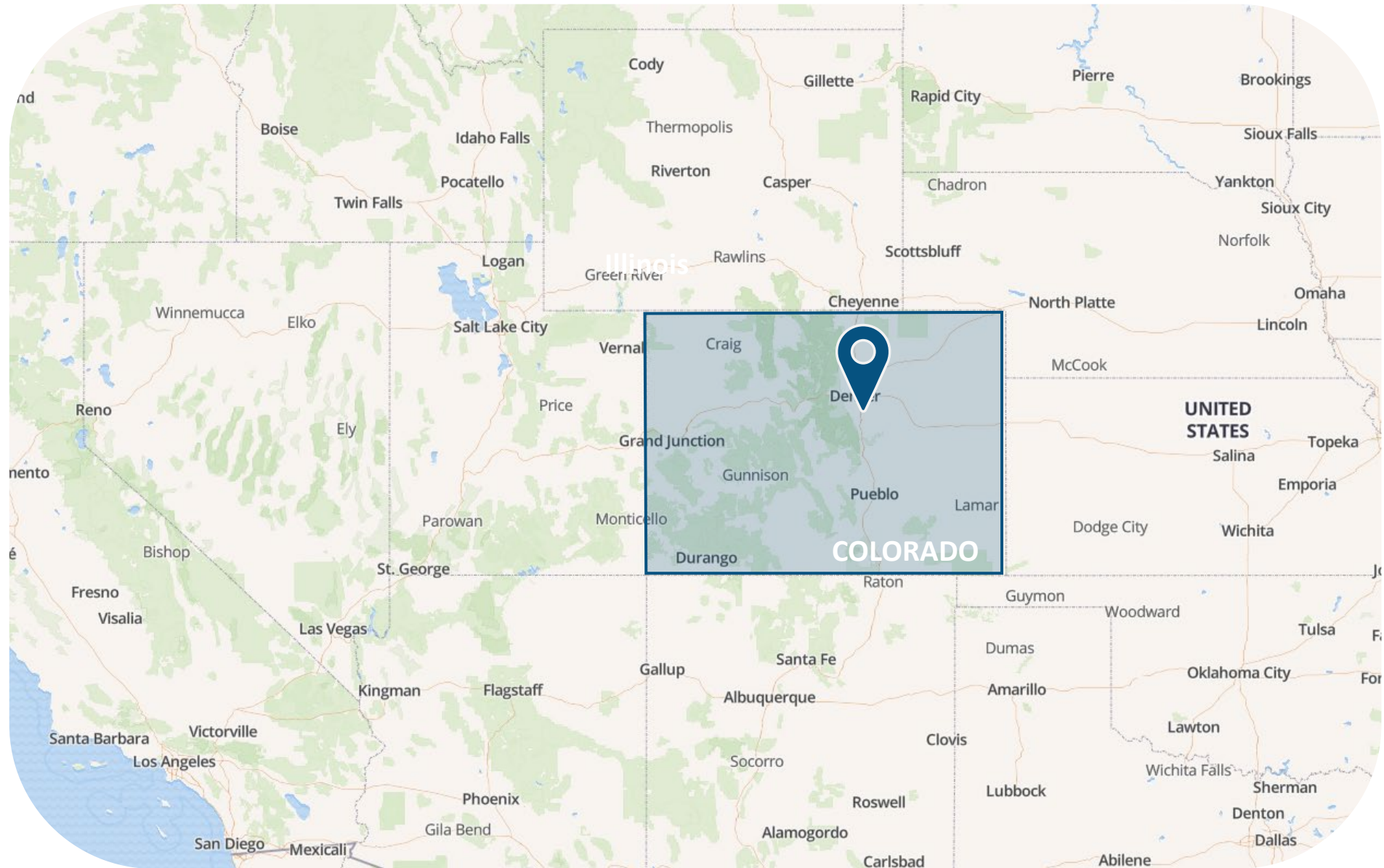
4601 N. Peoria Street, Denver, CO





Regional Map

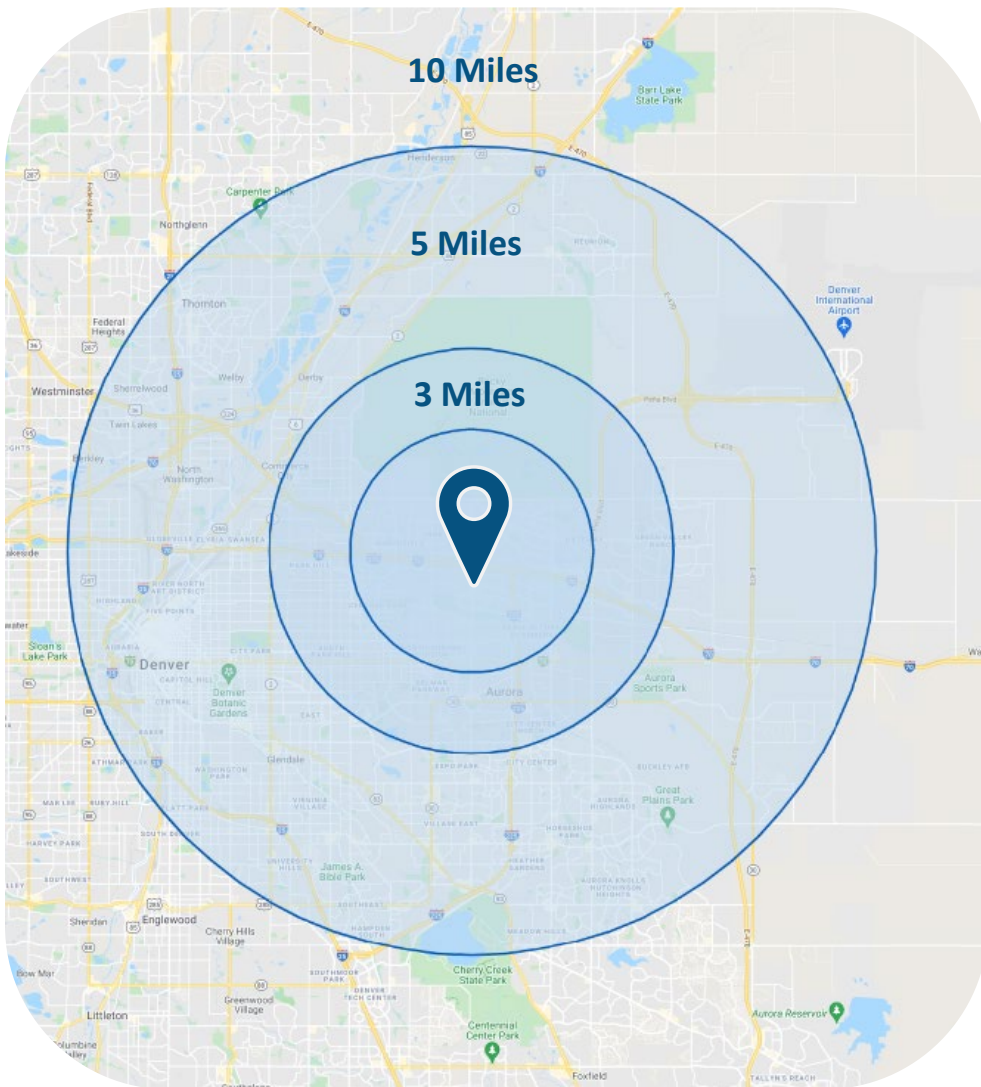
4601 N. Peoria Street, Denver, CO





Demographics

4601 N. Peoria Street, Denver, CO



Population Trends:

2010 Population	79,249	216,624	895,144
2020 Population	113,761	274,314	1,091,810
2025 Population Projection	122,653	290,873	1,151,910
Growth 2010 - 2020	4.00%	2.40%	2.00%
Growth 2020 - 2025	1.60%	1.20%	1.10%

Population by Race (2020):

White	78,908	188,157	840,499
Black	22,949	55,941	139,235
American Indian/Alaskan Native	2,480	5,618	19,238
Asian	4,323	11,662	48,278
Hawaiian & Pacific Islander	456	1,151	3,139
Two or More Races	4,645	11,785	41,421
Hispanic Origin	52,442	116,833	343,330

Household Trends:

2010 Households	23,309	73,141	368,633
2020 Households	35,117	93,313	450,591
2025 Household Projection	38,040	99,012	475,651
Growth 2010 - 2020	4.30%	2.40%	1.80%
Growth 2020 - 2025	1.70%	1.20%	1.10%
Owner Occupied	20,154	52,752	242,875
Renter Occupied	17,886	46,260	232,776

Average Household Income (2020):

\$93,589	\$88,490	\$97,662
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Households by Household Income (2020):

<\$25,000	5,637	15,172	64,262
\$25,000 - \$50,000	7,054	19,594	82,332
\$50,000 - \$75,000	6,068	17,683	83,547
\$75,000 - \$100,000	4,516	12,353	61,427
\$100,000 - \$125,000	3,804	9,422	47,701
\$125,000 - \$150,000	2,435	5,882	32,025
\$150,000 - \$200,000	2,398	6,104	36,223
\$200,000+	3,204	7,103	43,077

Median Household Income (2020):

\$69,446	\$65,638	\$73,433
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Market Overview



Denver, CO



Denver, found in the mid-1800s as a mining hub during the gold rush, Denver has come a long way since its Wild West days. Over time, its residents have evolved from gunslinging gamblers into an easygoing crowd of ambitious, progressive-minded fitness fanatics and nature lovers who are eager to push the envelope on everything from civil rights to drug laws. Nicknamed the Mile-High City for its 5,280-foot elevation (although officially reported as 5,279 feet), Denver's location at the base of the Rocky Mountains provides a gateway to a slew of outdoor pursuits, although it is probably best known for its devout ski and snowboard enthusiasts.

The consistency of Denver's economy is most attributable to its geographic position on the face of the Rocky Mountains. Denver is becoming a central hub to the Rocky Mountain States, supporting the region in sectors including: aerospace, bioscience, energy/utilities, financial services, healthcare, aviation, information technology and telecommunications. Additionally, there are 10 Fortune 500 companies located in the metro. Denver is home to a variety of sports teams and is one of 13 U.S. cities with teams from four major sports. Including MLS soccer, it is one of 10 cities to have five major sports teams. The Denver Broncos have sold out every home game since 1970. The Broncos have advanced to eight Super Bowls and won back-to-back titles in 1997 and 1998, and won again in 2015. Other major sports teams include the Denver Nuggets, Colorado Rockies, Colorado Avalanche and the Colorado Rapids.

Denver offers more than 5,000 acres of parks, trails, golf courses and playgrounds. In fact, many of Denver's most prominent neighborhoods are built around and named after such beloved green spaces like Washington Park, City Park, Cheesman Park and Sloan's Lake. The metro area's proximity to the Rocky Mountains also creates numerous opportunities for residents to ski and snowboard in the winter.





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