

# Dutch Bros Coffee

500 NW Chipman Road, Lee's Summit (Kansas City), MO 64086



## Lease

The Lease offers a brand new 15-year term that is scheduled to start in May/June 2022. 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. This is a corporately guaranteed lease with a publicly traded company.

## Property

Dutch Bros Inc went public (BROS) on September 15, 2021. The IPO raised nearly \$500 million with a market value of approximately \$6.1 billion. The company was valued at \$3 billion in early 2021. Dutch Bros has more than 470 locations currently with plans to grow to over 4,000. The company traces its roots to the West Coast but is now focused on expanding across the Midwest with a new roaster being planned as well as hundreds of new stores throughout the area. Lee's Summit, MO was selectively chosen as one of the first Midwestern locations and has big expectations.

**Download the OM for more information.**



## Investment Highlights

**Price:** \$2,348,000 **Cap Rate:** 4.50%



**15-Year  
Primary Term**



**Absolute NNN**



**10% Rent  
Increases**



**New Construction in  
All Directions**



**Affluent  
Demographics**



**Corporate Lease with  
Public Company**



**\$96K+/Household  
Within 3 Miles**



**52,249 People  
Within 3 Miles**



**Download Offering Memorandum >>**

|                     |                              |
|---------------------|------------------------------|
| Property Type:      | Restaurant - Coffee          |
| Building Size:      | ± 950 SF                     |
| Land Area:          | ± 0.828 Acres                |
| Year Built:         | 2022                         |
| Occupancy:          | 100%                         |
| Ownership Interest: | Fee Simple                   |
| Environmental:      | Clean Phase I from July 2021 |

Christina Pecoraro  
Transaction Manager  
cpecoraro@stanjohnsonco.com  
+1 312.777.2453

Tom Fritz  
Partner  
tfritz@stanjohnsonco.com

In Association with  
Brett D. Butler  
MO Broker #2014014142