



NEC OF AVONDALE BLVD AND DALE EARNHARDT DR
AVONDALE, ARIZONA



ABSOLUTE TRIPLE NET (NNN) INVESTMENT OPPORTUNITY | 4.00% CAP RATE
AVONDALE, ARIZONA

Representative Photo

OFFERING MEMORANDUM

GPS Commercial Advisors | 480.603.6892 | www.gpsaz.com



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AVONDALE, ARIZONA

Exclusively Listed By:



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EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

Sale Price:	\$3,250,000
Cap Rate:	4.00%
Net Cash Flow:	\$130,000
Lease Term:	15 Year Initial Term
Options:	Three, 5-Year Options

SITE INFORMATION

Location:	888 North 114th Avenue Avondale, Arizona 85323
Building Size:	±1,103 + 378 SF Patio
Parcel Size:	0.81 AC
Building Status:	Under Construction
Estimated Delivery Date:	May 2022

LEASE STRUCTURE

Lease Type:	Absolute Triple Net (NNN) Lease
Tenant:	Dutch Bros Coffee Franchisee
Guarantor:	Franchisee Holding Company
Landlord Responsibilities:	NONE

LEASE YEAR	ANNUAL RENT	CAP RATE
Years 1-5	\$130,000.00	4.00%
Years 6-10	\$143,000.00	4.40%
Years 11-15	\$157,300.00	4.84%
Years 16-20 (Option 1)	\$173,030.00	5.32%
Years 21-25 (Option 2)	\$190,333.00	5.86%
Years 26-30 (Option 3)	\$209,366.30	6.44%



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INVESTMENT SUMMARY

INVESTMENT HIGHLIGHTS

- Opportunity to Invest in Real Estate Backed by one of the Strongest Franchisees in the Company
- 15-Year Absolute Triple Net (NNN) Lease
- **ZERO** Landlord Responsibilities
- 10% Increases Every 5 Years Throughout the Entire Lease Term Including Options



Representative Photo

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	17,078	90,638	199,690
2026 Proj. Population	18,415	99,237	217,817
2021 Daytime Pop.	13,405	79,491	176,335
Avg. HH Income	\$79,686	\$72,832	\$80,716
Median Age	29.9	29.9	30.6

LOCATION OVERVIEW

- The immediate trade area is exploding with new retail, restaurants, hotels, offices and business parks
- Situated within "The BLVD" Avenue District, Avondale's latest mixed-used development which is planned to include Avid Hotel, Phoenix Children's Hospital, Avari Apartments (345 units under construction) and The Village at The BLVD (187 units)
- Adjacent to American Sports Center that welcomes +500,000 visitors annually
- Excellent access and visibility, located just 1/2 mile from I-10 which is traveled by 208,372 vehicles per day

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THE BLVD PARK AVENUE DISTRICT "CONCEPTUAL MASTER SITE PLAN RENDERING"



CURRENT USES

- AMERICAN SPORTS CENTER
- MYPLACE HOTELS
- PHOENIX CHILDREN'S SPORTS MEDICINE CLINIC
- TRANSIT HUB
- **DUTCH BROS COFFEE**

FUTURE USES

- THE VILLAGE AT THE BLVD - 187 UNITS
- SPLASH PAD & LAKE
- VOLLEYBALL COURTS
- ENTRY FOUNTAIN/MONUMENT
- AVID HOTELS
- COMMERCIAL/RETAIL
- MULTI-FAMILY RESIDENTIAL
- PARKING GARAGE

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ABOUT THE TENANT

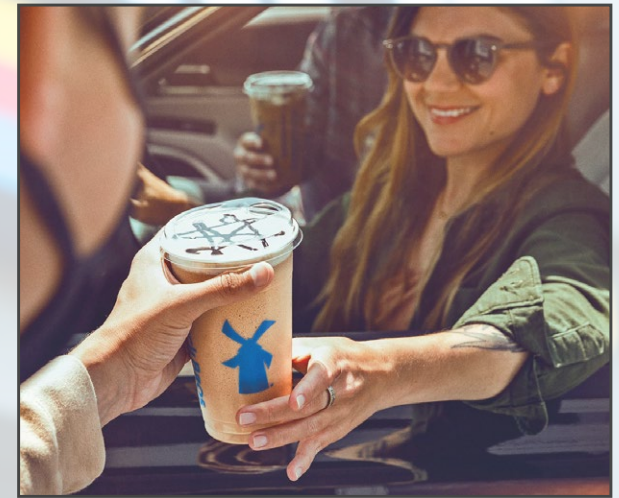


**TICKER:
BROS (NYSE)**

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 530+ locations across 12 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.

Franchisee/Tenant:

In 2012, Dutch Bros. Corporate offered the Franchisee a Franchise Territory for the West Side of Metropolitan Phoenix. As of March 2022, the Franchisee is one of the most successful Franchisees in the chain, currently operating 8 locations, many of which are top performing in the company, and will have more than a dozen by the end of 2022.



IN ADDITION TO ITS MISSION OF SPEED, QUALITY AND SERVICE, DUTCH BROS IS COMMITTED TO GIVING BACK TO THE COMMUNITIES IT SERVES.

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"The BLVD" is West Valley's newest mixed-use pedestrian-oriented district, designed to attract a wide variety of boutique retail and dining opportunities. Future investments in residential, parks, and amenities unique to the southwest valley make "The BLVD" an exciting place to live, work, and play.



The BLVD is home to the American Sports Center that welcomes over 500,000 visitors annually and four hotels with 411 rooms.





345 RESIDENTIAL UNITS
UNDER CONSTRUCTION



PHOENIX CHILDREN'S SPORTS
MEDICINE CLINIC - NOW OPEN



AVID HOTELS ANNOUNCED
PLANS TO LOCATE AT THE BLVD

EMERGING INDUSTRIES



58,900
workers

HEALTHCARE



215,300
workers

FINANCE, INSURANCE
& REAL ESTATE



52,300
workers

MANUFACTURING



17,900
workers

INFORMATION
TECHNOLOGY

NATIONAL BRANDS EXPANDING IN AVONDALE



In the housing sector, Avondale led the Valley in new family home permits in 2020. Sales are brisk at Alamar, a 1,130-acre master-planned community, which will boast 3,695 homes at buildout. In the immediate future, approximately 800 new single-family homes are expected to spring up. In addition to Brookfield Development's Alamar, Roosevelt Park, Vista Del Verde and Del Rio Ranch are under construction, with Marbella Park, Oak Park and Verde Trails subdivision broke ground in 2021.

Source: avondalez.gov

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