



**DUTCHBROS**



331 N Sandhill Blvd  
SWC Hillside Dr & Sandhill Blvd

MESQUITE  
NV 89027

OFFERING  
MEMORANDUM



REPRESENTATIVE PHOTO ONLY



# INVESTMENT SUMMARY

PRICE	\$2,833,333.30
CURRENT NOI	\$127,500
SIZE	950 SF
LAND AREA	1.12 AC
TERM	15 Year NNN Lease
PROJECTED CAP RATE (2023)	4.50%
YEAR BUILT	2023
OCCUPANCY	Single Tenant



NYSE: BROS

The Sorrentino Retail Group at ROI Commercial Real Estate is pleased to offer an 950 SF free standing drive-thru Dutch Bros Coffee sitting on 1.12 acres of land at 331 N Sandhill Blvd, Mesquite NV 89027. This Dutch Bros is a brand new 15-year corporate guaranteed NNN lease. The property is located in the heart of Mesquite, NV and across from high volume Smith's anchored shopping center. Mesquite is conveniently located on Interstate 15, just 87 miles from Las Vegas and 36 miles from St. George, Utah.

REPRESENTATIVE PHOTO ONLY





# PROPERTY INFORMATION

<b>NAME</b>	Dutch Bros. Coffee
<b>ADDRESS</b>	331 N Sandhill Blvd, Mesquite NV 89027
<b>APN</b>	001-16-501-013
<b>GROSS LEASABLE AREA</b>	950 SF
<b>CURRENT OCCUPANCY</b>	100%
<b>LAND</b>	1.12 AC
<b>YEAR BUILT</b>	2023
<b>ZONING (PLANNED)</b>	Hotel/Tourist (HT)

Located at the heart of Mesquite

The Property is located on a parcel adjacent to Rising Start Resort with frontage along Sandhill Blvd

Across from Mesquite's busiest grocery shopping center anchored by Smith's Food & Drug Store

The site has cross access to adjacent parcel occupied by Walgreens

Quick access to I-15 and ideally situated between Las Vegas, NV and St George, UT

Nearby traffic generators include the Smith's anchored shopping center across the street, Jack In the Box, Rising Star Resort



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# TENANT PROFILE

## DUTCH BROS

### TENANT

BB Holdings NV, LLC,  
dba Dutch Bros. Coffee

### GUARANTOR

Boersma Bros. LLC, an Oregon  
Limited Liability Company

### # OF LOCATIONS

538 (as of 12/31/2021)

### NYSE

BROS

### TERM

15 Year NNN Lease

### ANNUAL RENT

\$127,500

### LEASE OPTIONS

Three (3) 5-Year Options

### RENT INCREASES

10% Every 5 Years

## NYSE: BROS

IPO Price \$23

Current Market Cap \$2.636B

In Sept 2021, Dutch Bros launched its IPO with an initial offering of \$23 and closed at \$36.92 per share on its first day of trading.

Before going public, Dutch Bros. Coffee was the largest privately held drive-thru coffee chain in the United States and serves a variety of coffees, caffeinated beverages, teas, and smoothies. Dutch Bros Coffee was founded in 1992 by Dane and Travis Boersma.

After three generations in the dairy business, the brothers decided to use changes in the industry as motivation to branch out and try something new. The bros bought a double-head espresso machine, cranked up the stereo, threw open the barn doors and started experimenting with 100 pounds of beans.

Dutch Bros strives to be a force for good through outstanding customer service and killer coffee. The company is continuing to grow, sharing the Dutch Luv and opening new shops throughout the nation.

Through the Dutch Bros Foundation and local franchisees, Dutch Bros donates several million dollars to support its customers, local communities and nonprofit organizations. There are currently 18 locations across the Las Vegas Valley and over 550 across the Nation.



Total Revenue  
**\$130 M**

+50% YoY  
Third Quarter 2021

Total Locations  
**538**  
Across 12 States

as of December 31, 2021

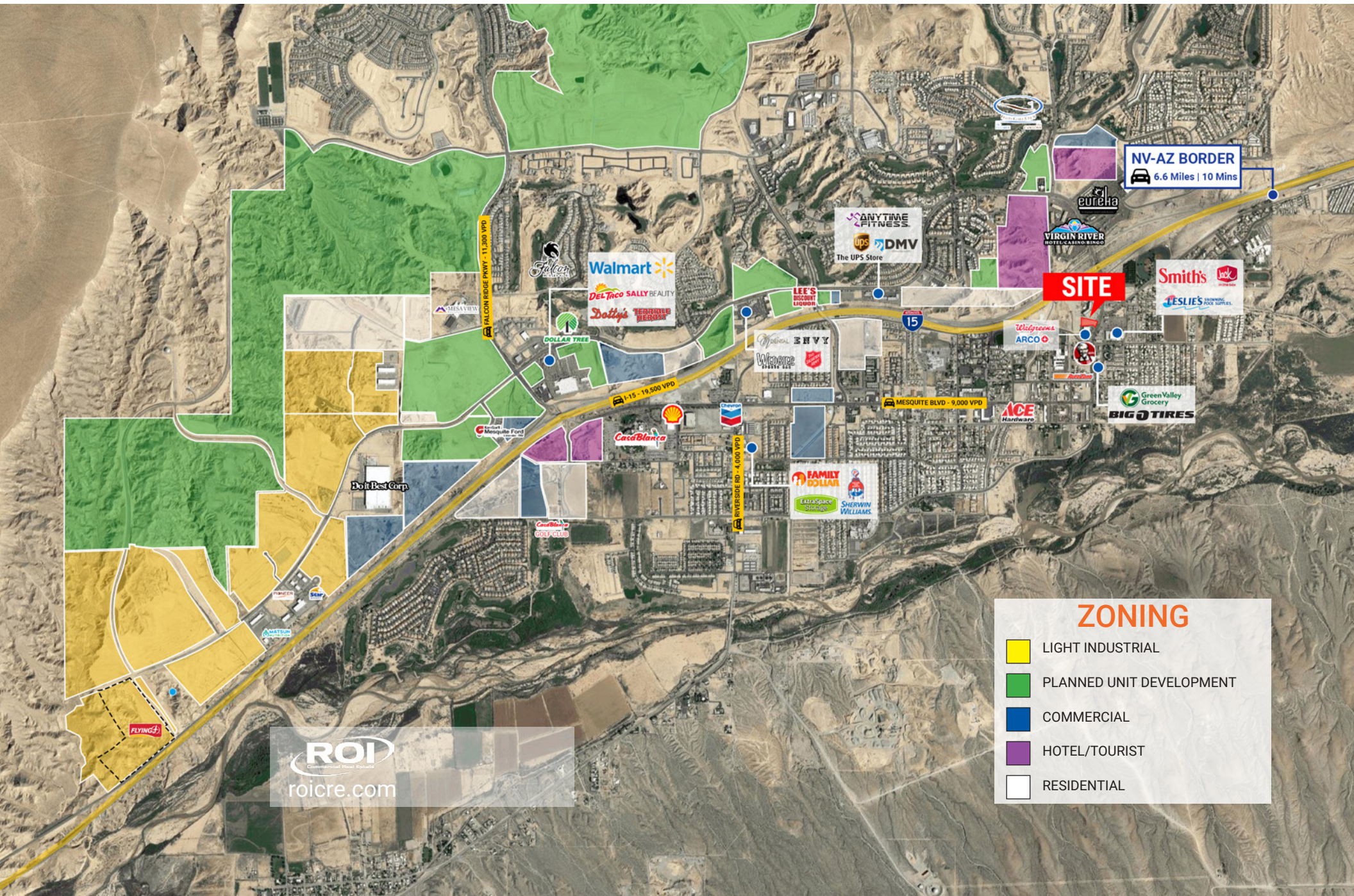


# SITE AERIAL





# TRADE AREA





The map is a technical plat map showing land parcels and their legal descriptions. A red circle labeled "SITE" points to a specific parcel. The map includes the following elements:

- Streets:** N Yulca St, N Willow St, N Sandhill Blvd, Hillside Dr, N Dairy Ln, E Old.
- Parcels and Legal Descriptions:**
  - PM 93-35 (multiple locations)
  - PM 119-64
  - PM 96-21
  - PM 72-36
  - PM 83-5 (multiple locations)
  - PM 93-30
  - PM 109-45
  - PM 76-26
  - PM 121-33
  - PM 91-98
  - PM 47-61
  - PM 55-100
  - PM 77-60
- Subdivisions and Condominiums:**
  - Bowler Commercial Subdivision
  - Mesquite Commons Subdivision
  - Newport Vistas Condominiums
- Other Labels:** PT1, PT2, PT5, PT4, A, 1, 2, 3, 4, 1A, 2A, 3A, 33, 32, 22, 21.



# AREA LOCATION



## POPULATION

1 Mile	6,408
3 Miles	18,194
5 Miles	23,055
7 Minute Drive	18,560



## AVG. HOUSEHOLD INCOME

1 Mile	\$65,035
3 Miles	\$65,029
5 Miles	\$66,119
7 Minute Drive	\$64,307



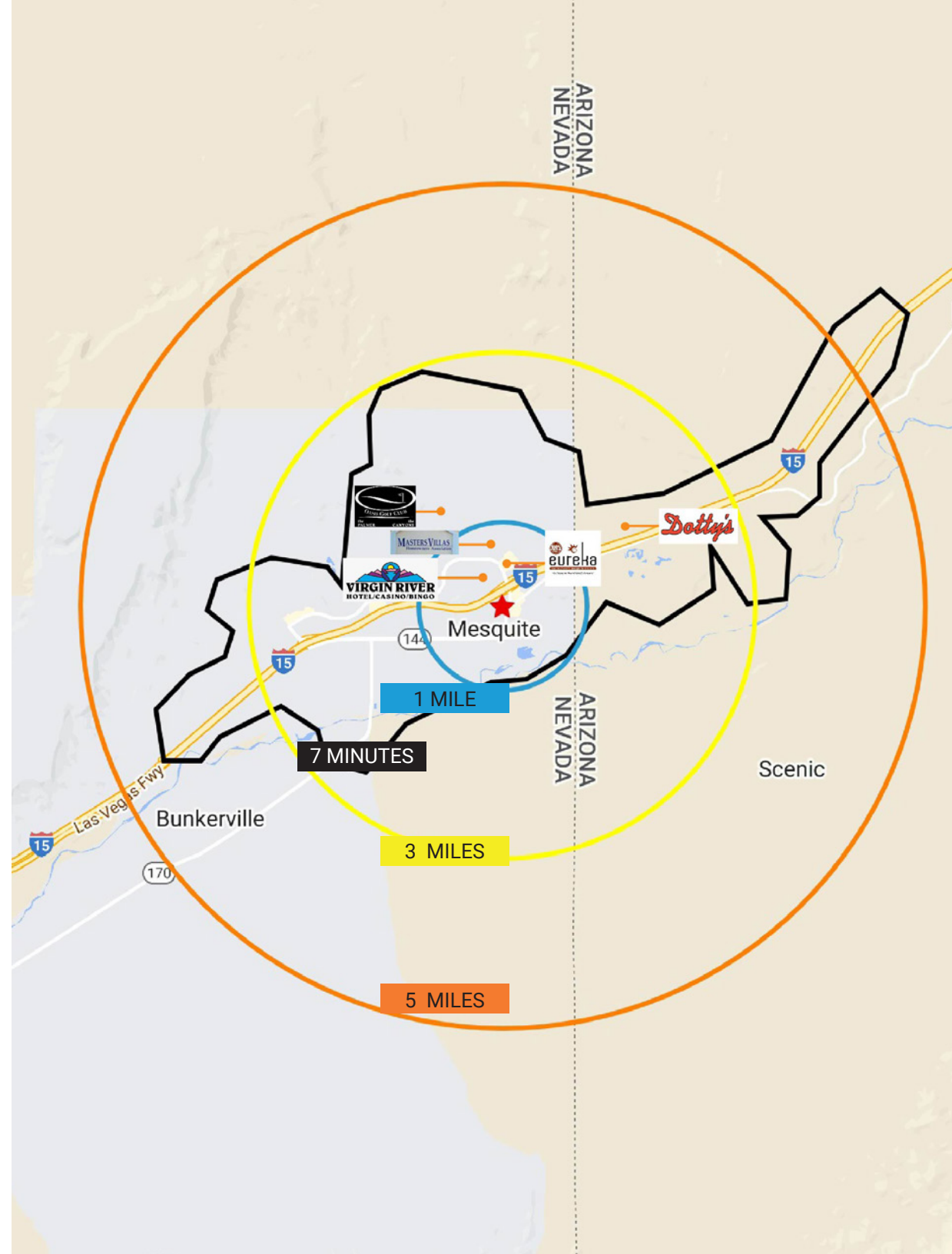
## DAYTIME POPULATION

1 Mile	2,137
3 Miles	6,119
5 Miles	6,647
7 Minute Drive	6,343



## TRAFFIC COUNTS

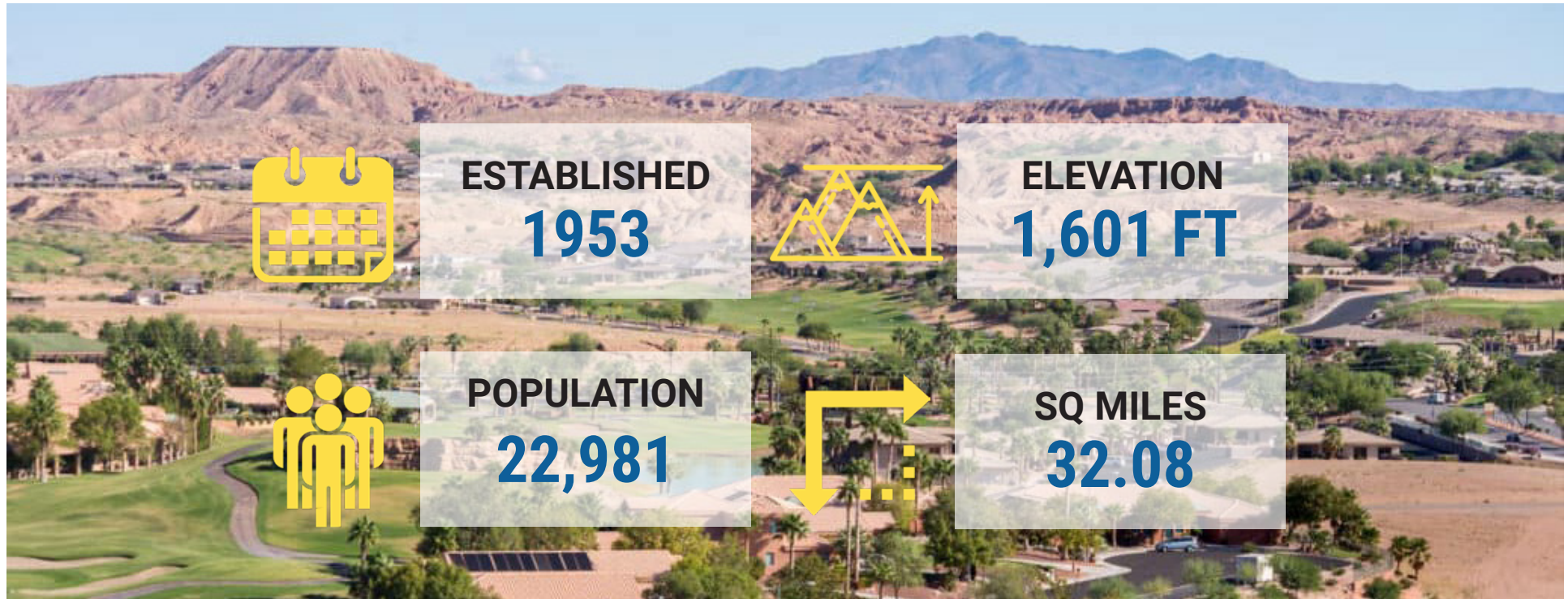
Sandhill Blvd	19,100 VPD
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Sources:  
TRINA, NV DOT 2021  
SitesUSA 2022



# MESQUITE OVERVIEW



Mesquite, NV is a recently-established town near the Nevada-Arizona border. Boasting over 300 days of sunshine a year, Mesquite's climate is ideal for residents and visitors alike to enjoy scenic rounds of golf, picturesque hikes, and other outdoor activities.

Mesquite is ideally situated on I-15 with convenient access to major cities like Las Vegas, NV and St. George, UT.

Mesquite is also home to The Mesquite Technology and Commerce Center - a development with a focus on technology, industrial, distribution, and manufacturing businesses.

Major employers in Mesquite include Do It Best Corporation, Primex Plastic, Casablanca Casino Resort, Virgin River Casino Resort, and Eureka Casino Resort.

Mesquite's population currently sits around 23,000 residents and was once named "The Fastest Growing City in America" due to its rapid expansion. A new hospital, medical, and dental clinic has recently been established to better serve the community. Mesquite has also seen a boom of young families in the area, leading to the construction of a new high school, middle school, and two elementary schools to meet their needs.



# BROKERAGE TEAM

R.O.I. COMMERCIAL IS A boutique commercial real estate brokerage firm. Specializing primarily in the Retail sector. R.O.I. services: buyers, sellers, tenants, and landlords in all areas of commercial real estate transactions. As market leaders in retail space, R.O.I. handles commercial retail leases, land development and brokerage sales as well as tenant representation throughout Las Vegas. With over 120 years of combined knowledge and real estate experience in the Las Vegas market, R.O.I. is an industry leader in the Las Vegas market.

Our team is on the leading edge of the experiential retail trends here in Las Vegas. We possess a strong background working in retail on "The Strip," the resort corridor, and throughout the rest of the beautiful Las Vegas Valley.

We understand the importance of the tourist's spending dollar, as well as tapping into our local market, and have been successfully repositioning properties to create the greatest value for our clients with over 65 years of combined experience. This experience has allowed us to build a substantial database of popular, and qualified concepts, which are looking for placement and expansion. In addition, all of our team members hold a CCIM designation. The CCIM designation represents proven expertise in financial, market, and investment analysis, in addition to negotiation.

We are a dynamic and cohesive three-member team, with specialized experience in both traditional and emerging experiential retail. Each team member is highly creative and strategic in their own right, and our diverse experiences bring different strengths to a project – a combination that allows us to meet and exceed goals for clients and sets us apart from our competition.



## BRIAN SORRENTINO, CCIM

### Director

- 46 years in Commercial Real Estate Industry
- CCIM Southern Nevada Chapter – Past President
- ICSC Nevada – Past Alliance Chair
- Retail Brokers Network (RBN) – Board of Directors and Restaurant Council Co-Chair
- Specializing in retail, leasing, tenant representation, disposition, and site acquisition
- Former national fast food and national casual dining franchisee
- BA (Advertising) – San Jose State University



## ANGELICA M. CLEMMER, CCIM

### Executive Vice President

- 17 years in the Commercial Real Estate industry
- Specializing in retail, leasing, tenant representation, repositioning and marketing primarily in Southern Nevada
- Specializing in Experiential Retail and The Resort Corridor
- ICSC Member – ICSC Next Generation State Chair
- CCIM Southern Nevada Chapter – Member and Committee Member
- Former Food & Beverage Professional
- Safe Nest Foundation Board President



## ISABELLA J. SORRENTINO, CCIM

### Senior Associate

- 5 years in the Commercial Real Estate Industry
- Specializing in leasing and marketing primarily in Southern Nevada
- CCIM Southern Nevada Chapter – Member and Committee Member
- ICSC Member
- BSBA (Marketing) – University of San Diego

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