

BERKELEY
CAPITAL ADVISORS



DUTCH BROS
Coffee

781

TO BE SO
STRONG
THAT NOTHING
CAN DISTURB
YOUR PEACE
OF MIND.



Dutch Bros Coffee

KANSAS CITY, MO

FILE PHOTO

FIRST STREET
BROKERAGE
SONOMA, CA

IN COOPERATION
WITH PARASELL INC.
MISSOURI RE LICENSE
NO.: 2019035835
949.942.6585
BROKER@PARASELLINC.COM

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Charleston, SC 29412

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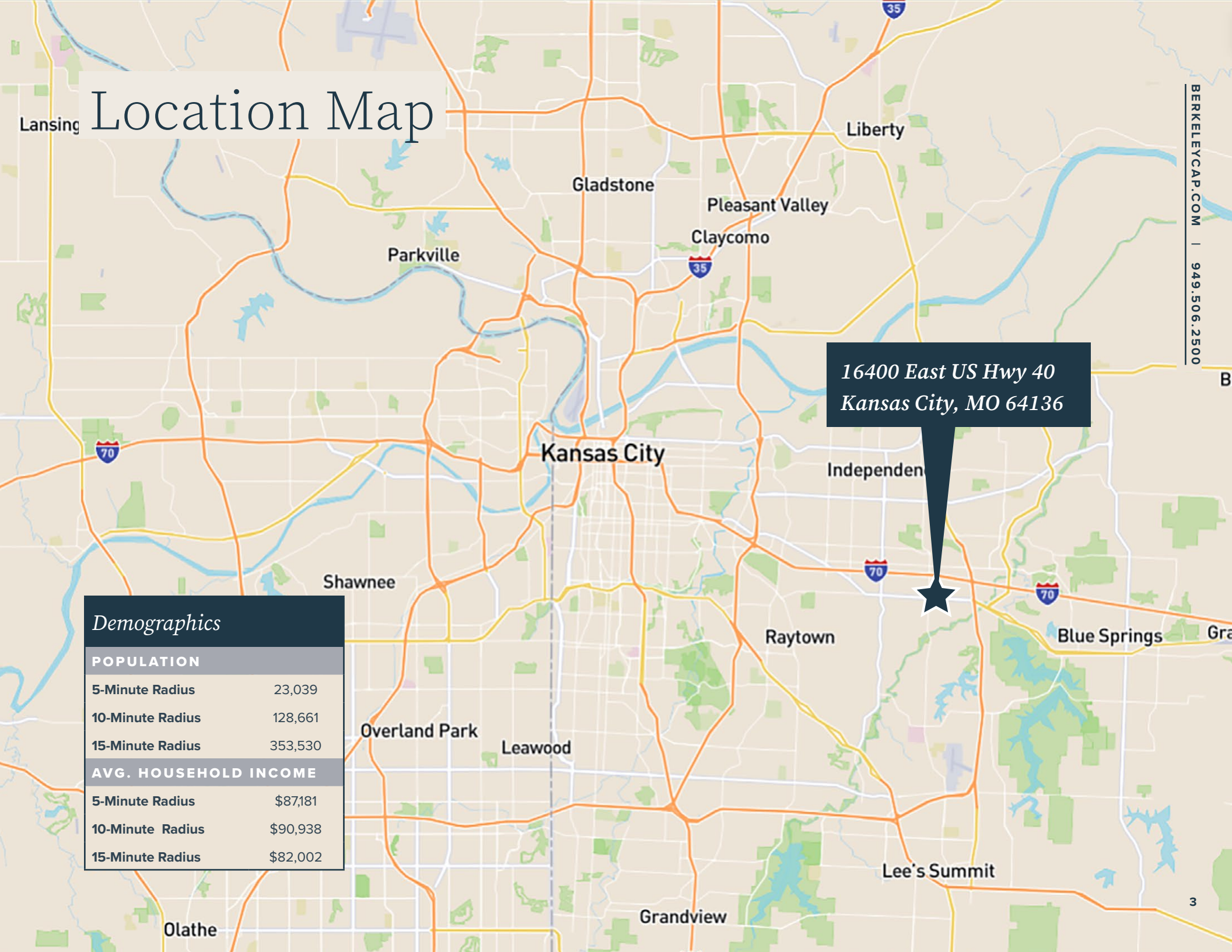
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Location Map



Demographics

POPULATION

5-Minute Radius	23,039
10-Minute Radius	128,661
15-Minute Radius	353,530

AVG. HOUSEHOLD INCOME

5-Minute Radius	\$87,181
10-Minute Radius	\$90,938
15-Minute Radius	\$82,002

Investment Overview

PROPERTY

Dutch Bros Coffee

ADDRESS

*16400 East US Highway 40
Kansas City, MO 64136*

GUARANTOR

Corporate

RENT COMMENCEMENT

Projected July 15, 2023

LEASE EXPIRATION

15 Years from Rent Commencement

ORIGINAL LEASE TERM

15 Years

LEASE TERM REMAINING

15 Years

LEASE TYPE

NNN

TYPE OWNERSHIP

Fee Simple

LANDLORD RESPONSIBILITIES

None

NOI

\$117,500

RENT INCREASES

10% Every 5 Years

OPTIONS

Three, 5-Year

RIGHT OF FIRST OFFER

Yes - 15 Days

PROPERTY DETAILS

950
Square Feet

0.66
Acres

2023
Year Built

23
Shared Parking Spaces

*Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period.
The information contained herein has been obtained from sources we deem reliable.*

\$2,423,000

Asking Price (4.85% Cap Rate)

RENT SCHEDULE

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP RATE
Years 1-5	\$9,791.67	\$117,500	—	4.85%
Years 6-10	\$10,770.83	\$129,250	10%	5.33%
Years 11-15	\$11,847.92	\$142,175	10%	5.87%
Option 1	\$13,032.71	\$156,393	10%	6.45%
Option 2	\$14,335.98	\$172,032	10%	7.10%
Option 3	\$15,769.58	\$189,235	10%	7.81%



Property Highlights

PROPERTY HIGHLIGHTS

- Brand-new, state-of-the-art, build-to-suit construction with Dutch Bros' latest prototype including a double drive-thru
- Corporately guaranteed, absolute NNN lease | Zero Landlord responsibilities
- Long-term investment | New, 15-year lease
- Dutch Bros' AUV in the Kansas City area exceeds \$2MM | [Click here](#) for more info
- 10% rental increases every 5 years | Strong hedge against inflation
- Signalized, hard corner location with excellent access and visibility from Lee's Summit Dr & US Highway 40 | Combined 40,800+ VPD
- Adjacent to a new construction Taco Bell which is also available for sale | Speak with Agent for details
- Within 1 mile from:
 - Home Depot, Bass Pro Shops, Hobby Lobby, among others
 - I-70 | 127,750 VPD
 - The Falls Development | 275-unit multifamily complex
- Dense and affluent area | 128,600+ residents with an average HH income exceeding \$90,000 within a 10-minute drive
- Less than 2 miles from:
 - Independence Center | 831,000 shopping mall anchored by DICK's, Dillard's, and European Furniture Center
 - Independence Crossroads | A Walmart Supercenter & Sam's Club-anchored shopping center
 - Bolger Square | Target-anchored shopping center
 - Independence Commons | 403k SF shopping center anchored by Kohl's, Best Buy, and AMC
 - A Costco and Lowe's-anchored shopping center
 - Cable Dahmer Arena | 5,800 seat multi-purpose arena
- Dutch Bros (NYSE: BROS) went public in 2021 and is valued over \$6.4B
- Dutch Bros is the third largest coffee chain in the US with 670+ units across 14 states
 - In Q3 2022, total revenues grew 53% from the same period in 2021
 - 150 new shop openings targeted for 2023
 - Has opened at least 30 stores in five consecutive quarters
- About 5.5 miles Southwest from the 1,200-acre NorthPoint Development | The largest investment in Independence's history with \$1B invested | Will contain 10MM+ SF of industrial space and bring 5,000 jobs to the area

DEMOGRAPHIC SNAPSHOT

353,530

2022 POPULATION WITHIN
FIFTEEN MINUTES

\$93,970

2022 AVERAGE HOUSEHOLD
INCOME WITHIN THREE MILES

7.10%

2010-2022 POPULATION GROWTH
WITHIN TEN MINUTES





Centerpoint Medical Center
285 beds



INTERSTATE 70 127,750 VPD



HOBBY LOBBY

Falls Development | 275-unit multi-family complex



stone creek

The Scottsdale Center Business Center



Available for Sale
Speak with Agent for details
TACO BELL

The Big Biscuit



LEES SUMMIT RD - 15,400 VPD

US HWY 40 - 25,400 VPD





Centerpoint
Medical Center
285 beds

Independence Center
Dillard's Bath & Body Works
carhartt VICTORIA'S SECRET
DICK'S SPORTING GOODS H&M Chick-fil-A

MENARDS Party City
COST PLUS WORLD MARKET BUFFALO WILD WINGS
ON THE BORDER DQ Wendy's
MEXICAN GRILL & CANTINA

COSTCO WHOLESALE LOWE'S CARRABBA'S ITALIAN GRILL KOBE STEAKHOUSE
CANDLEWOOD SUITES DRURY INN & SUITES golden corral
Hooters Culver's Chipotle Mexican Grill
Popeyes Louisiana Kitchen IHOP Red Robin Arby's

NATURAL GROCERS FirstWatch The Daytime Cafe
Christian Brothers 9ROUND FITNESS UMB BANK jiffy lube

291
INTERSTATE 70 127,750 VPD

HOBBY LOBBY

Falls Development | 275-unit multi-family complex

Bass Pro Shops
DULUTH TRADING

stone creek

Cheddar's

SLIM CHICKENS

The Scottsdale Center Business Center

O'Reilly AUTO PARTS

The Big Biscuit

TACO BELL
Available for Sale
Speak with Agent
for details

Dutch Bros Coffee

40
US HWY 40 - 25,400 VPD

INTERSTATE 470 85,000 VPD

Event Space | Model Trains | Hair Salon | Safety Shoes | HVAC

Storage Mart

QT QuikTrip

LEES SUMMIT RD - 15,400 VPD



Downtown
Kansas City
22 mins from site



Truman
High School
1,562 students

NOLAND RD - 19,000 VPD

70 127,750 VPD



CVS



US HWY 40 - 25,400 VPD

LEES SUMMIT RD - 15,400 VPD

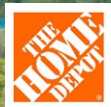


Available for Sale
Speak with Agent
for details





Drumm Farm
Golf club



Adair Park
Ballfields/Trails



127,750 VPD

85,000 VPD 291

LEES SUMMIT RD - 15,400 VPD



Available for Sale
Speak with Agent
for details

The Big Biscuit

Property Photos | *Construction as of 5/5/23*



BERKELEYCAP.COM | 949.506.2500



Tenant Overview



Dutch Bros Inc. operates and franchises drive-thru shops. The company offers coffee-based beverages, including custom drinks, cold brews, and freeze blended beverages, as well as Blue Rebel energy drinks. It also provides tea, lemonade, sodas, smoothies, and other beverages through company-operated shops and online channels. Dutch Bros Inc. was founded in 1992 and is headquartered in Grants Pass, Oregon.

- 4,000 units planned for the next 10-15 years
- Record \$1B in sales for trailing 12 months
- 4th largest coffee chain in US
- \$2.1MM AUV for stores that opened 2020-2021

BROS

NYSE Ticker Symbol

\$739M

Total Revenue

\$5.38B

Market Cap

670+

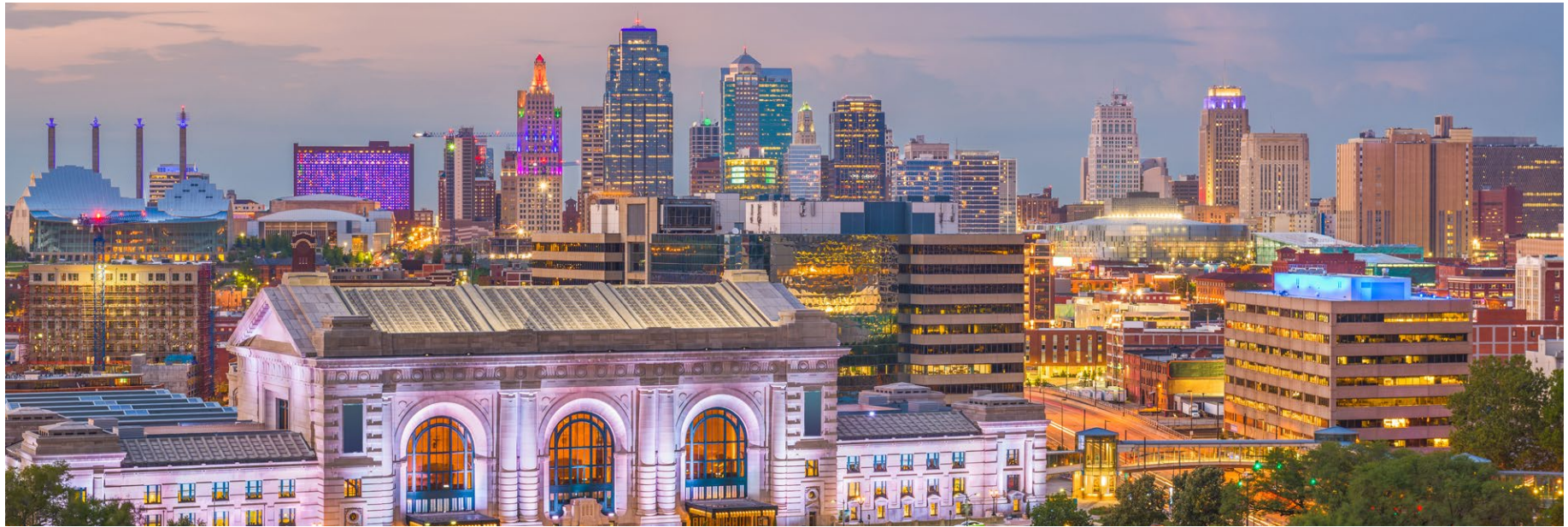
Total Locations

14,000

Total Employees



Market Overview – Kansas City, MO



#3

*Top Cities to Visit
in the United States.
-MSN*

303

FLIGHTS PER DAY AT KANSAS CITY
INTERNATIONAL AIRPORT

508

BEDS AT SAINT LUKE'S HOSPITAL OF
KANSAS CITY

2.1M

*Kansas City
MSA Population*

#8

*Hottest Job Market in
United States.
-The Wall Street Journal*

20K

THE FEDERAL GOVERNMENT IS THE
LARGEST EMPLOYER IN KANSAS CITY
WITH 20,846 PEOPLE

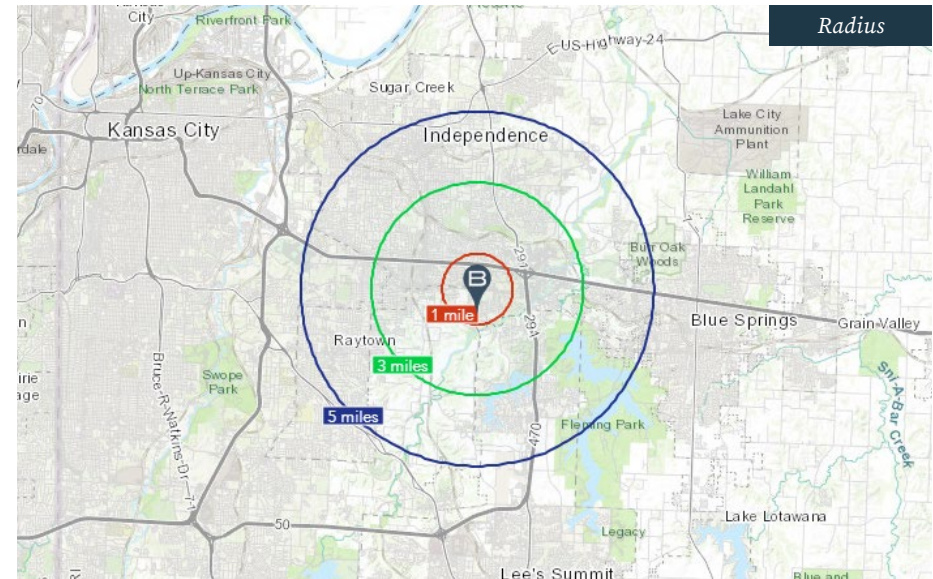
16K

*Students Attend the
University of Missouri -
Kansas City*

Demographics

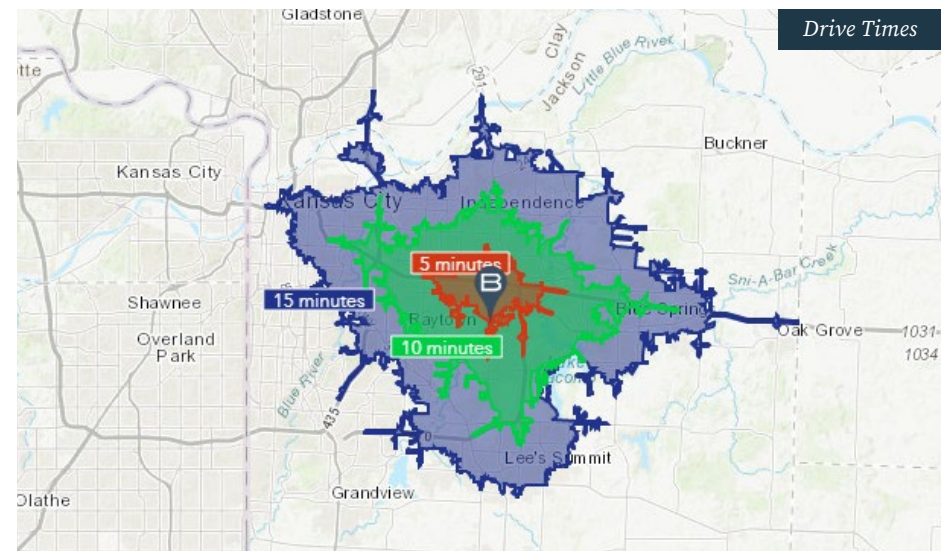
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	8,922	56,918	147,423
2022 Population	9,062	56,635	147,433
2020 Census	8,818	55,869	146,978
2010 Census	8,689	52,915	138,401
2022-2027 Annual Rate	-0.31%	0.10%	0.00%
2020-2022 Annual Rate	1.22%	0.61%	0.14%
2010-2020 Annual Rate	0.15%	0.54%	0.60%
HOUSEHOLDS			
2027 Total Households	4,050	24,550	61,595
2022 Total Households	4,106	24,367	61,458
2020 Households	4,135	24,178	61,247
2010 Households	3,888	22,689	57,581
2022-2027 Annual Rate	-0.27%	0.15%	0.04%
2020-2022 Annual Rate	-0.31%	0.35%	0.15%
2010-2020 Annual Rate	0.62%	0.64%	0.62%
2022 AVG. HH INCOME	\$81,067	\$93,970	\$86,616



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2027 Projection	22,959	128,802	355,024
2022 Population	23,039	128,661	353,530
2020 Census	22,742	127,905	350,753
2010 Census	21,587	120,143	332,702
2022-2027 Annual Rate	-0.07%	0.02%	0.08%
2020-2022 Annual Rate	0.58%	0.26%	0.35%
2010-2020 Annual Rate	0.52%	0.63%	0.53%
HOUSEHOLDS			
2027 Total Households	10,312	53,214	142,732
2022 Total Households	10,308	53,037	141,742
2020 Households	10,271	52,813	140,732
2010 Households	9,550	49,653	132,874
2022-2027 Annual Rate	0.01%	0.07%	0.14%
2020-2022 Annual Rate	0.16%	0.19%	0.32%
2010-2020 Annual Rate	0.73%	0.62%	0.58%
2022 AVG. HH INCOME	\$87,181	\$90,938	\$82,002



Confidentiality Disclaimer

Berkeley Capital Advisors, LLC ("BCA") has been authorized by the owner of the subject property (the "Seller") to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/ or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker's involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or "broadcast facsimile" communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require

AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller

**PLEASE CLICK HERE TO VIEW WORKING
WITH REAL ESTATE AGENTS BROCHURE**

BERKELEY

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WHAT WE LOVE



Dutch Bros Coffee

KANSAS CITY, MO