



W/NWC OF GILBERT ROAD AND MCKELLIPS ROAD  
MESA, ARIZONA 85203



**ABSOLUTE TRIPLE NET (NNN) INVESTMENT OPPORTUNITY | 4.75% CAP RATE**  
**MESA, ARIZONA**

## OFFERING MEMORANDUM

GPS Commercial Advisors | 480.603.6892 | [www.gpsaz.com](http://www.gpsaz.com)



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## INVESTMENT OVERVIEW

Sale Price: **\$2,678,947**

Cap Rate: **4.75%**

Net Cash Flow: **\$127,250**

Lease Term: **15-Year Initial Term**

Options: **Four, 5-Year Options**

## SITE INFORMATION

Location: **W/NWC of Gilbert Road and McKellips Road Mesa, AZ**

Building Size: **862 SF**

Parcel Size: **41,841 SF**

Opened for Business: **January 2023**

## LEASE STRUCTURE

Lease Type: **Absolute Triple Net (NNN) Lease**

Guarantor: **Franchisee (Large Corporate Entity)**

Landlord Responsibilities: **NONE**

## LEASE YEAR

## ANNUAL RENT

## CAP RATE

Years 1-5 **\$127,250.00** **4.75%**

Years 6-10 **\$137,430.00** **5.13%**

Years 11-15 **\$148,424.40** **5.54%**

Years 16-20 (Option 1) **\$160,298.35** **5.98%**

Years 21-25 (Option 2) **\$173,122.22** **6.46%**

Years 26-30 (Option 3) **\$186,972.00** **6.98%**

Years 31-35 (Option 4) **\$201,929.76** **7.54%**



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## INVESTMENT HIGHLIGHTS

- Opportunity to Invest in a Growing Concept with 570+ Locations Nationally
- 15-Year Absolute Triple-Net (NNN) Lease backed by the Largest Franchisee in the Company
- **ZERO** Landlord Responsibilities
- 8% Increases Every 5 Years Throughout the Entire Lease Term Including Options

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2021 Population	13,068	102,969	253,213
2026 Proj. Population	13,464	108,647	269,101
2021 Daytime Pop	11,099	84,212	235,561
2021 Employed	4,512	31,292	101,757
Avg HH Income	\$112,952	\$87,080	\$74,524
Median Age	40.5	34.7	34.9

## LOCATION OVERVIEW

- **Prime Location** fronting McKellips Road, a **major artery** in East Mesa with Excellent **Visibility & Access**
- **Daytime population** of **101,757 employees** within a 5-mile radius
- Strong Residential Customer Base with **253,213 Residents** living within 5-Miles
- **Average Household Income** of **\$112,952** within a 1-Mile Radius
- Visible and Accessible to **Over 51,287 Vehicles Per Day** at the intersection



The Dutch Bros Standard Drive-Thru model has proved resilient throughout the pandemic and allows for both quick service and quality drinks.

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**13,068 PEOPLE WITH-  
IN A 1-MILE RADIUS**



**\$112,952 AVERAGE  
HOUSEHOLD INCOME**

**43 Single Family  
Homes Coming Soon**

LOOP  
202

**130,059 VPD ('21)**

**±51,490 VEHICLES AT THE  
INTERSECTION PER DAY**

**EoS FITNESS**  
BETTER GYM. BETTER PRICE.

**UPS**  
The UPS Store

**SERRANOS**

**Banner Health**

**McDonald's**

**CHASE**

**OUTBACK**  
STEAKHOUSE

**65,000 SF  
Future Commercial**

**SITE**  
**DutchBros**  
Coffee

**E McKellips Rd**

**25,858 VPD ('22)**

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Dutch Bros is a high growth operator and franchisor of drive-thru shops that focus on serving high QUALITY, hand-crafted beverages with unparalleled SPEED and superior SERVICE. Founded in 1992 by brothers Dane and Travis Boersma, Dutch Bros began with a double-head espresso machine and a pushcart in Grants Pass, Oregon. While espresso-based beverages are still at the core of what we do, Dutch Bros now offers a wide variety of unique, customizable cold and hot beverages that delight a broad array of customers.

Dutch Bros is more than just the products they serve—they are dedicated to making a massive difference in the lives of their employees, customers, and communities. This combination of hand-crafted and high-quality beverages, our unique drive-thru experience and our community-driven, people-first culture has allowed them to successfully open new shops and continue to share the “Dutch Luv” at 570+ locations across 12 states as of December 31, 2021.



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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With a population of more than 504,000 people, Mesa, Arizona is the 37th largest city in the United States. Leading employers like Boeing and Banner Medical Centers benefit from Mesa's well-educated workforce, as more than 37.8% of the cities' residents have an associate's degree or higher. Mesa boasts world-class hospitals with nearly 2,000 beds combined. Mesa is also home to the Banner Simulation Medical Center, which is the largest simulation training center in the Southwest.

The number of Arizona healthcare and bioscience jobs has grown by 45% over the last 10 years. From January 2010 to May 2020 the labor force in the Phoenix-Mesa MSA has increased by 19.33% and currently has more than 2,500,000 workers.

Economic Development priorities are guided by Mesa's industries of opportunity: Healthcare; Education; Aerospace/Aviation/Defense; Tourism/Technology. Building on Mesa's strengths, quality infrastructure, talented workforce, projected growth and global market trends, the City of Mesa is already realizing significant benefit in each industry space.

*Sources:*

*ESRI Community Analyst, 2021;*

*US Bureau of Labor Statistics, 2021,*

<https://www.selectmesa.com/>

**504,000+**

more than half  
a million people  
live in Mesa,  
Arizona

**37th**

largest city in the  
U.S. - larger than  
Miami, Minneapolis  
& Atlanta

**2nd**

largest city in  
Phoenix - Mesa  
metro 3rd largest  
in Arizona

**1.4m**

workforce  
population  
within a  
30-minute drive

## PROMINENT EMPLOYERS



**Banner Health®**

8,321 Employees



**mesa**  
PUBLIC SCHOOLS

7,994 Employees



4,655 Employees

## RECENT EXPANSION / LOCATION



150,000 SF

Located in the Falcon District  
Loop 202 & Higley Road



Produce up to 20,000  
SOLO EV per year  
500 new jobs



486,000 SF

Located in Gateway Area  
Near Phoenix-Mesa Gateway Airport

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