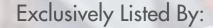


OFFERING MEMORANDUM

GPS Commercial Advisors | 480.603.6892 | www.gpsaz.com







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Marty Olejarczyk - Partner 602.762.0754 - cell martyo@gpsaz.com

EXECUTIVE SUMMARY

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$11 \times 10 \times 10^{-1}$	$\Lambda = \Gamma \cup \Gamma$	()VEP	$\mathcal{M} = \mathcal{M}$
INVEST	VV = VV = VV	VVLN	V

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

W/NWC of Gilbert Road and Location:

McKellips Road Mesa, AZ

Building Size: 862 SF

Parcel Size: 41,841 SF

Opened for

January 2023 **Business:**

LEASE STRUCTURE

Lease Type: Absolute Triple Net (NNN) Lease

Guarantor: Franchisee (Large Corporate Entity)

Landlord

NONE Responsibilities:

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%



INVESTMENT SUMMARY

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



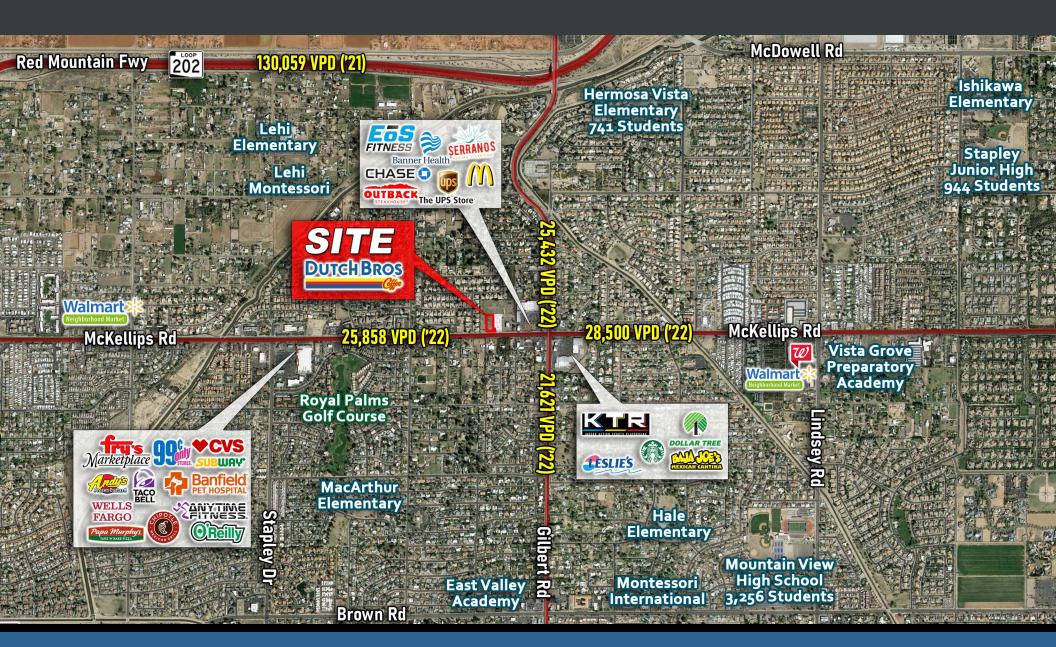
The Dutch Bros Standard Drive-Thru model has proved resilient throughout the pandemic and allows for both quick service and quality drinks.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2021 Population	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

RETAIL AERIAL



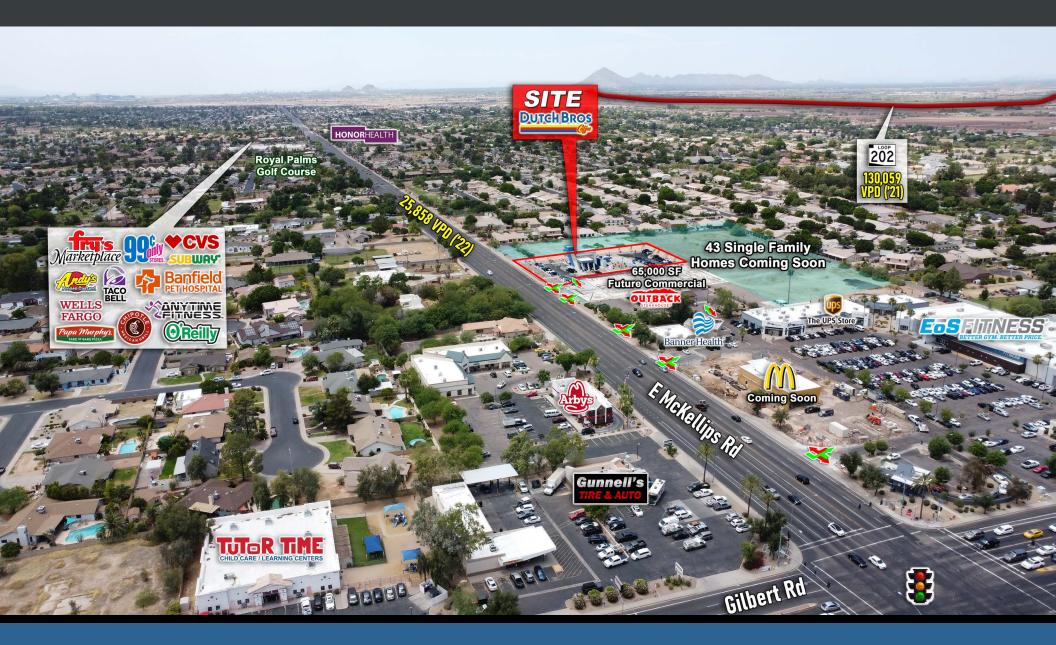
OBLIQUE AERIAL



OBLIQUE AERIAL



OBLIQUE AERIAL

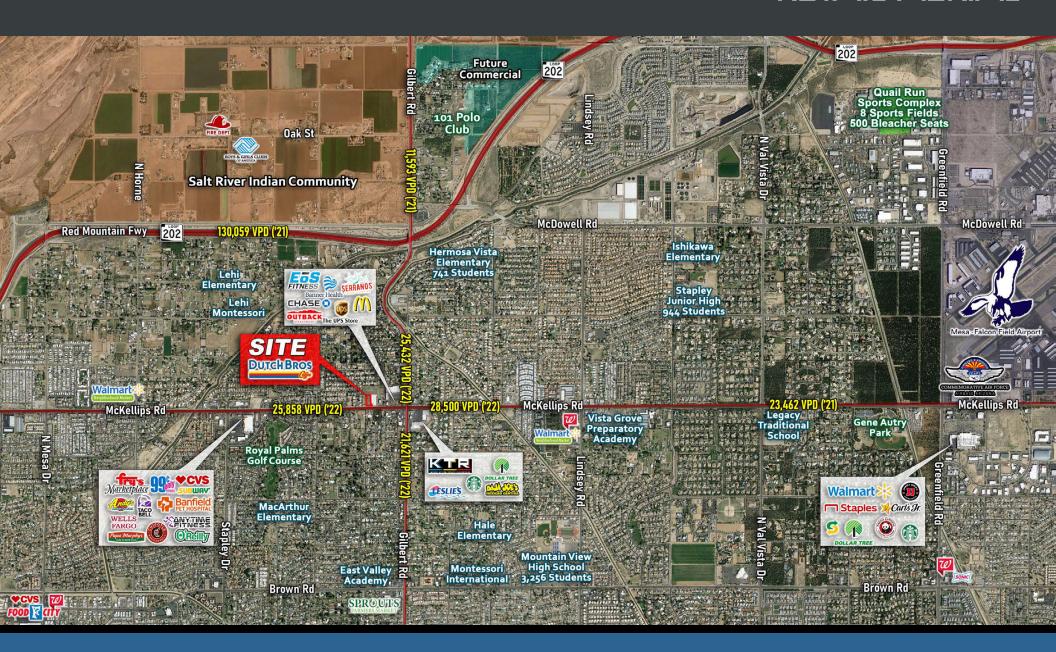


TOUTCH BROS COFFEE

OBLIQUE AERIAL



RETAIL AERIAL



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CONSTRUCTION UPDATE JANUARY 2023











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 communitydriven, 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.



ABOUT MESA, ARIZONA

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







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

pexcom

486,000 SF Located in Gateway Area Near Phoenix-Mesa Gateway Airport



CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GPS Commercial LLC and it should not be made available to any other person or entity without the written consent of GPS Commercial LLC. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to GPS Commercial LLC.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. GPS Commercial LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, GPS Commercial LLC has not verified, and will not verify, any of the information contained herein, nor has GPS Commercial LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Listed By:



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