



NWC 83rd AVE & I-10 | TOLLESON, AZ 85035
METRO PHOENIX



REPRESENTATIVE IMAGE

ABSOLUTE NNN GROUND LEASE 5.00% CAP RATE
Brand New Construction | Drive-Thru QSR | Delivering Summer 2023



OFFERING MEMORANDUM

602 384 5621 | gpsaz.com



Our team combines a comprehensive understanding of capital markets and commercial investments in the ever-changing economic landscape to drive maximum value for our clients in every investment transaction.

We work in close conjunction with:

- Buyers
- Sellers
- Leasing Specialists
- Developers

all across the country.



NWC 83rd AVE & I-10 | TOLLESON, AZ 85035

Exclusively listed by:



Steven Hansen
*Retail Leasing &
Investment Sales*
602.384.5621
stevenh@gpsaz.com



Jesse Rozio
480.603.6892
jesse@ignite-cre.com
IGNITE
COMMERCIAL
REAL ESTATE



Greg Saltz
President
480.231.3473
gsaltz@gpsaz.com



Marty Olejarczyk
Principal
602.762.0754
martyo@gpsaz.com

INVESTMENT OVERVIEW

Sale Price:	\$2,200,000
Cap Rate:	5.00%
Net Cash Flow:	\$110,000/year
Lease Term:	15 Years
Options:	Five, 5-Year Options

SITE INFORMATION

Location:	NWC 83rd AVE & I-10 TOLLESON, AZ 85035
Building Size:	1,216 sq ft
Parcel Size:	1.21 acres
Rent Commencement:	Summer 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	\$110,000. ⁰⁰	5.00%
Years 6-10	\$121,000. ⁰⁰	5.50%
Years 11-15	\$133,100. ⁰⁰	6.05%
Years 16-20 (Option 1)	\$146,410. ⁰⁰	6.66%
Years 21-25 (Option 2)	\$161,051. ⁰⁰	7.32%
Years 26-30 (Option 3)	\$177,156. ¹⁰	8.05%
Years 31-35 (Option 4)	\$194,871. ⁷¹	8.86%
Years 36-40 (Option 5)	\$214,358. ⁸⁸	9.74%



This site is located in a thriving 5-mile trade area with more than 355,000+ residents and 171,000+ employees to support the local businesses.

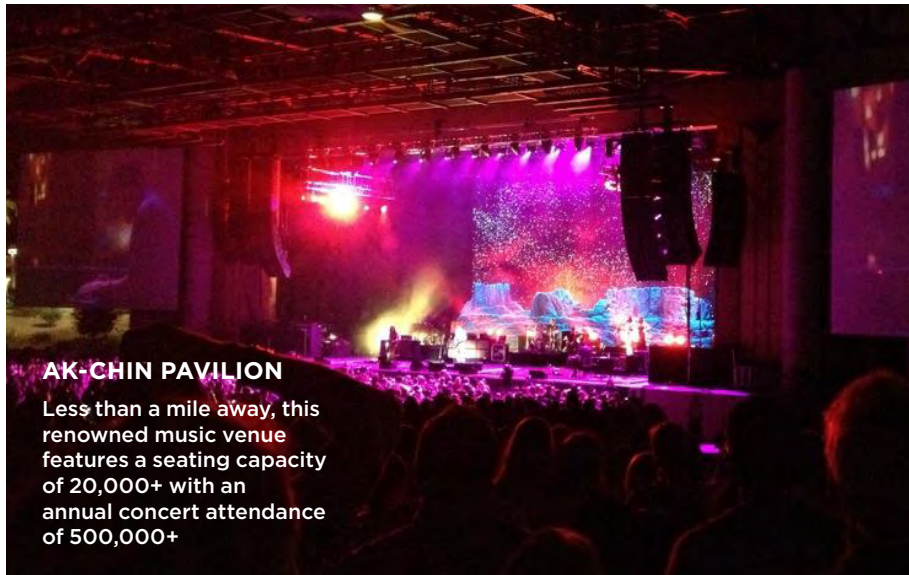
INVESTMENT HIGHLIGHTS

Opportunity to invest in a **growing concept** with **600+ Locations** nationally

15-year Absolute Triple Net (NNN) Lease backed by one of the **Largest Franchisees** in the Company

ZERO Landlord Responsibilities

10% Increases every **5 Years** throughout the **Entire Lease Term** including **Options**



AK-CHIN PAVILION

Less than a mile away, this renowned music venue features a seating capacity of 20,000+ with an annual concert attendance of 500,000+

Source: concertarchives.org

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	15,118	135,692	358,707
Projected Population (2027)	15,439	142,724	386,978
Daytime Population	13,195	125,189	308,949
Employees	7,887	62,048	171,251
Avg HH Income	\$73,205	\$68,526	\$75,706
Median Age	28.7	27.4	28.8

2022 Demographics © ESRI.com

LOCATION OVERVIEW

- Located near the **signalized, freeway access** of **Interstate 10** and **83rd Avenue**—**excellent visibility** and **access**
- **Dual lane drive-thru** providing convenience, ease and quicker service for customers
- Situated in an extremely high-traffic area, the site is surrounded by a host of **national retailers** including **Home Depot, Walmart, Sam's Club** and world-renowned music venue, **Ak-Chin Pavilion**
- Additionally, this site neighbors the **regional distribution centers** of **Amazon, Target, Petsmart, Quik Trip** and **Living Spaces**
- Strong **tenant synergy** increases consumer draw to the immediate trade area and provides site crossover exposure











SITE

NWC 83rd Ave & I-10
Tolleson, AZ 85035

Building: 1,216 SF

Patio: 405 SF

Parcel: 1.21 Acres



251,405 VPD

Interstate 10





was founded in 1992 by Dane and Travis Boersma, brothers of Dutch descent. After three generations in the dairy business, government regulations pressed the family to sell the cows.

What felt devastating turned out to be a blessing in disguise. The bros bought a double-head espresso machine, threw open the barn doors and started experimenting with just 100 pounds of beans and a rockin' stereo. They set up a pushcart on the railroad tracks and started passing out samples to anyone who would brave the new brew, and, within a month, they knew they had something special.

Dutch Bros Coffee is known for their signature, three-bean mixed hot coffee, cold brew, and patented energy drink, **Blue Rebel**, as well as a variety of espressos, lattes, mochas, smoothies, and snacks. From experimenting with coffee grounds at their family's dairy farm, the company has grown to an enterprise with annual revenues over **\$497.9 MILLION** in 2021*. Due to the tremendous success, Dutch Bros has become one of the **most sought-after drive-thru pad tenants** in the Western U.S.

With over **\$2+ MILLION** annually donated to nonprofit organizations, Dutch Bros gives back to the communities it serves. This unique community-driven, people-first culture has allowed Dutch Bros to continue to share **Dutch Luv** at **716 locations** across **14 states** as of March 31, 2023.

*Source: dutchbros.com



Dutch Bros is dedicated to making a massive difference in the lives of their employees, customers and communities.



Raised **\$2.3 MILLION** for **ALS Research** in the **Annual DRINK ONE FOR DANE Fundraiser**.

Every **September**, DB dedicates a day to give **\$1** from **every drink** sold to nonprofit groups helping create brighter futures for local kids.



Every **February**, DB donates **\$1** from **every drink** sold to local organizations working to fight food insecurity in our communities.



Once dependent on agriculture, Tolleson today is a thriving employment center that hosts several large commercial and industrial employers including **PepsiCo**, **Sunland Beef**, **Kroger's**, **Albertson's**, **Home Depot**, **Staples** and **Sysco Food Systems**. Located less than 12 miles west of downtown Phoenix, the 5th largest city in the country, Tolleson has enjoyed exponential growth and is part of the reason why companies are choosing Phoenix—not only as a dynamic business environment, but also as a great place to live.



UNITED STATES CITIES



Phoenix now ranking with a population of 1.6+million

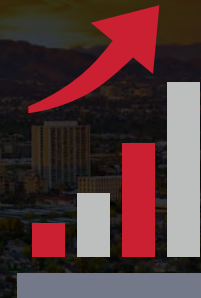
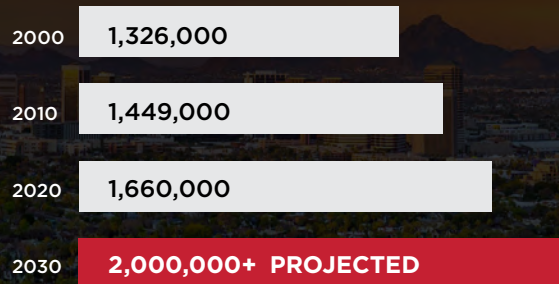


And the Phoenix population grew from 1.4 million in 2010 to 1.6 million in 2020.

11.2% GROWTH

Data: U.S. Census Bureau | Aug 2021

Phoenix population 2000-2030



Over the next 10 years, job growth is predicted to increase by

48.2% GROWTH RATE

LEADING COMPANIES

PHOENIX IS HOME TO **5** FORTUNE 500 FIRMS + TOP METRO PHOENIX EMPLOYERS

- Republic Services ±35,000 Employees
- Insight Enterprises ±1,600 Employees
- Magellan Health ±9,700 Employees
- Avnet ±14,600 Employees
- Freeport-McMoRan ±12,800 Employees
- Banner Health ±10,700 Employees
- American Express ±9,200 Employees
- Amazon ±6,450 Employees
- Honeywell ±6,170 Employees

OFFERING MEMORANDUM

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.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. GPS Commercial LLC.

www.gpsaz.com



NWC 83rd AVE & I-10
TOLLESON, AZ 85035

Exclusively listed by:



Steven Hansen
*Retail Leasing
& Investment Sales*
602.384.5621
stevenh@gpsaz.com

Greg Saltz
President
480.231.3473
gsaltz@gpsaz.com

Marty Olejarczyk
Principal
602.762.0754
martyo@gpsaz.com



Jesse Rozio
480.603.6892
jesse@ignite-cre.com