



DUTCH BROS

BRAND NEW CONSTRUCTION | 15-YEAR LEASE | DENVER MSA LOCATION

THORNTON, CO (DENVER MSA)



CAPITAL PACIFIC

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**IN CONJUNCTION WITH
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DUTCH BROS

41 WEST 84TH AVE THORNTON, CO 80260 

\$2,557,053
PRICE

4.75%
CAP

NOI:	\$121,460
LEASE TERM:	15 YEARS
LEASABLE AREA:	824 SF
LAND AREA:	0.54 AC
YEAR BUILT:	2019
PARKING:	16 SPACES

**SIGNALIZED CORNER LOCATION WITH ESSENTIAL
RETAILER, STRONG SALES SINCE THE GRAND
OPENING**

Investment Highlights



A new construction, build-to-suit Dutch Bros located in Thornton, CO. The 15-year lease features 10% increases in the base term and options; rent commenced on January 17th, 2020.

The property is ideally situated with direct frontage along 84th Avenue and is located directly off the Exit 219 off-ramp of Interstate 25 (175,000 VPD). Dutch Bros sits on signalized corner location with great visibility and a large pylon sign. It is a pad to Sportsman Warehouse and Appliance Factory Warehouse. Nearby retailers include McDonald's, Burger King, Taco Bell, Arby's, Waffle House, and within close proximity is a King Soopers Grocery. The dense residential location is within one mile of Sherrelwood & Coronado Elementary Schools. Thornton is a highly desirable area to live with easy access to Interstates 25, 76, and 270, downtown Denver (10 miles), and Denver International Airport (25 miles), allowing businesses to prosper and convenient access to transportation for residents.

Dutch Bros Coffee is the country's largest privately held, drive-thru coffee company. Having started as a single espresso pushcart, the company now has over 380 locations across seven western states. Dutch Bros has been recognized as having one of the strongest track records by Forbes' annual list of best franchises. Dutch Bros Coffee has always focused more on people than the bottom line, with a desire to transform lives above all else. An example of this would be that at the onset of the COVID-19 crisis, it gave all of the store employees a \$3 per hour increase in wage, and donated all April profits to medical first responders on the front lines ([see article here](#)).

**STRONG TRAFFIC COUNTS,
EXPOSURE TO OVER 36,000 VPD**

Income & Expense

PRICE **\$2,557,053**

Capitalization Rate: **4.75%**

Total Rentable Area (SF): 824

Lot Size (AC): 0.54

STABILIZED INCOME PER SQUARE FOOT

Scheduled Rent \$147.40 \$121,460.00

Effective Gross Income \$147.40 \$121,460.00

LESS PER SQUARE FOOT

Taxes NNN \$0.00

Insurance NNN \$0.00

Total Operating Expenses NNN \$0.00

EQUALS NET OPERATING INCOME \$121,460.00



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Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY					
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT	
Dutch Bros	824	01/17/20	01/16/25	\$121,460.00	\$10,121.67	\$121,460.00	\$12.28	\$147.40	
		01/17/25	01/16/30		\$11,133.83	\$133,606.00	\$13.51	\$162.14	
		01/17/30	01/16/35		\$12,247.25	\$146,967.00	\$14.86	\$178.36	
		Option 1	01/17/35	01/16/40		\$13,471.92	\$161,663.00	\$16.35	\$196.19
		Option 2	01/17/40	01/16/45		\$14,819.17	\$177,830.00	\$17.98	\$215.81
		Option 3	01/17/45	01/16/50		\$16,301.08	\$195,613.00	\$19.78	\$237.39
TOTALS:	824			\$121,460.00	\$10,121.67	\$121,460.00	\$12.28	\$147.40	

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Lease Abstract



RENT ROLL

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
01/17/20-01/16/25	\$10,121	\$121,460
01/17/25-01/16/30	\$11,133	\$133,606
01/17/30-01/16/35	\$12,247	\$146,967

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 01/17/35-01/16/40	\$13,471	\$161,663
#2. 01/17/40-01/16/45	\$14,819	\$177,830
#3. 01/17/45-01/16/50	\$16,301	\$195,613

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

PREMISES & TERM

TENANT

BB Holdings Colorado, LLC,
d/b/a Dutch Bros. Coffee
Corporate

LEASE GUARANTY

NN

LEASE TYPE

15 Years

LEASE TERM

January 17, 2020

LEASE COMMENCEMENT

LEASE TERMINATION

January 31, 2035

OPTION PERIOD

Three 5-year options

EXPENSES

LANDLORD'S OBLIGATIONS

Roof & Structure (20 Year Roof Warranty), utility connections, HVAC replacement

TENANT'S OBLIGATIONS

Parking & landscape areas, snow removal, building's interior (mechanical, electrical, plumbing systems), HVAC repair

TAXES

Tenant Responsible

INSURANCE

Tenant Responsible

UTILITIES

Tenant pays all utilities directly

ADDITIONAL LEASE PROVISIONS

ESTOPPEL

10 business days

Site Plan

sf
824
RENTABLE SF

ac
.54
ACRES

16
SPACES



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Tenant Overview



DUTCH BROS. *Coffee*

ABOUT DUTCH BROS

Dutch Bros Coffee, founded in 1992 and headquartered in Grants Pass, Oregon, is the country's largest privately held drive-thru coffee chain with company-owned and franchise locations throughout the Western U.S. Dutch Bros has over 380 locations throughout seven states and over 12,000 team members.

Its coffee kiosks serve specialty coffee drinks, smoothies, freezes, teas, a private-label Dutch Bros Blue Rebel energy drink and nitrogen-infused cold brew coffee. A proprietary three-bean blend is still roasted to perfection from its Grants Pass headquarters. The company prides itself on its 3 core values: speed, quality and service.

Forbes previously named Dutch Bros one of its Small Giants: Best Small Companies. Dutch Bros, its owner/operators and the Love Abounds Foundation remain committed to the community, donating more than \$5.8 million annually to nonprofit organizations and causes across the country.

380+

**LOCATIONS THROUGHOUT
THE WESTERN U.S.**

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Retail Aerial



LOWE'S
Office DEPOT
ROSS rue 21
JO-ANN DOLLAR TREE
PETSMART

THE HOME DEPOT
Walmart
Jordmans
Sams CLUB

Jack in the box
SAFEWAY
CHASE
Great Clips

WAL-MART
Neighborhood Market
Walmart
McDonald's
DUNKIN' DONUTS
T-Mobile
Advance Auto Parts

BEST BUY
BOOT BARN

163,000 VPD

Health North Suburban Medical Center

THORNTON HIGH SCHOOL

175,000 VPD

American LIFESTYLE FURNITURE

APPLIANCE FACTORY
Mattress Kingdom

FARMERS INSURANCE

SPORTSMAN'S WAREHOUSE

IN THE CUT BARBER
metro
SEGUROS INSURANCE

DUTCH BROS Coffee

McDonald's
BURGER KING
POPEYES
Auto Zone

36,692 VPD

W. 84TH AVENUE



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Retail Aerial



84,000
VPD

NORTH
WASHINGTON

DOWNTOWN
DENVER

METROPOLITAN
STATE
UNIVERSITY OF
DENVER

ADVENTURE
ELEMENTARY

cricket
KFC
Pizza Hut
FAMILY DOLLAR
ACE

PIMA
MEDICAL
INSTITUTE -
DENVER

186,000
VPD

224

ADAMS
LOUISIANAS

CHEVROLET

UNSER
CAR WAX
SUBWAY
7
ELEVEN

TOYOTA

25

MarketPlace
REALTY

RAC
FURNITURE • APPLIANCES • ELECTRONICS
COMPUTERS • CRUISE

EST. 2007
MEDICINE
MAN
Antique Wood

Computer Packages

PRECISION GAGE, INC

87

6

36,692
VPD

DUTCH BROS
Coffee

SANTIAGO'S

W. 84TH AVENUE

SEGUROS
INSURANCE

Sinclair

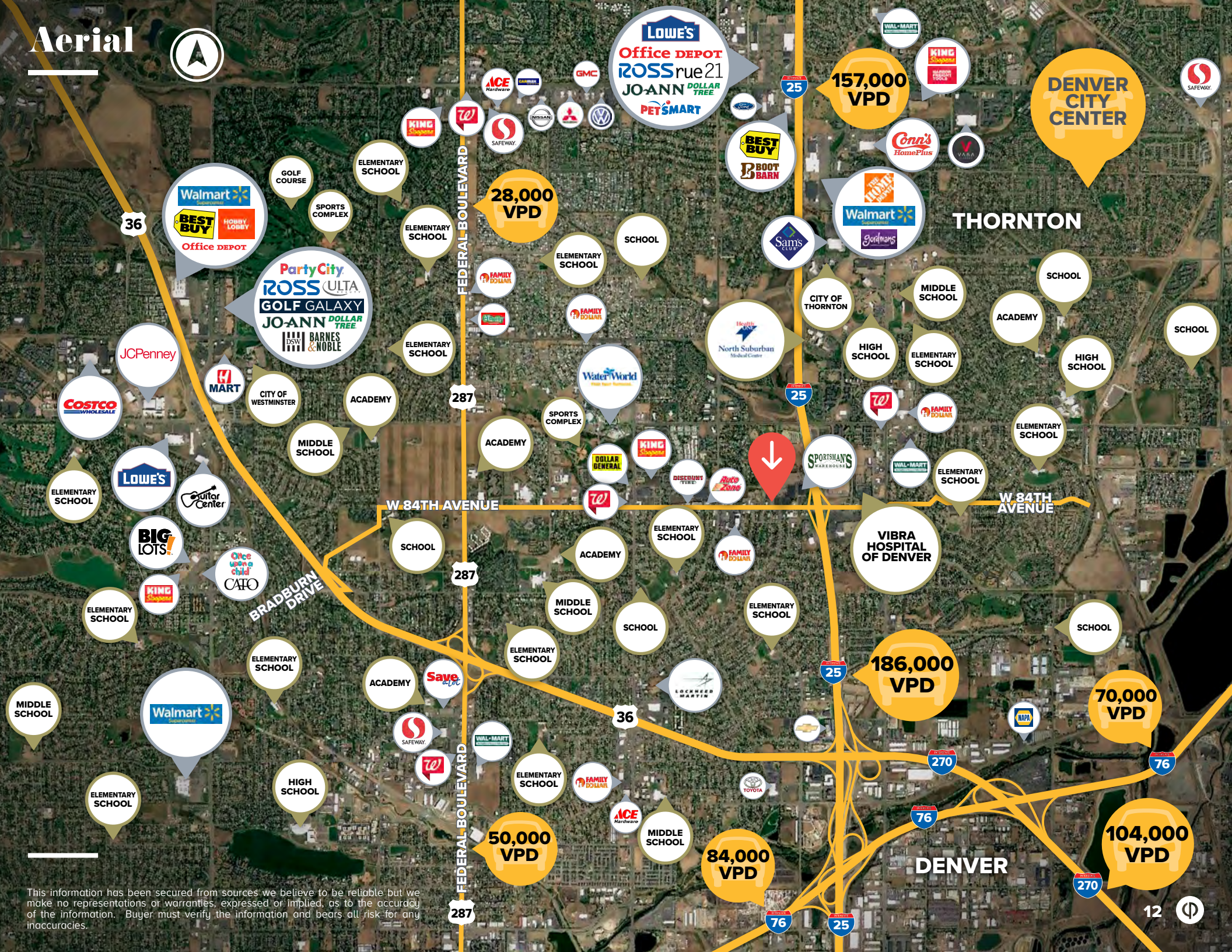
metro
by T-Mobile

FARMERS
INSURANCE

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Aerial



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Demographics



POPULATION

	1-MILE	3-MILES	5-MILES
2010	20,586	126,813	298,736
2019	21,850	138,647	325,778
2024	22,414	144,215	339,739



2019 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$64,942	\$65,560	\$74,265
Median	\$52,697	\$53,938	\$58,878

TOP EMPLOYERS IN DENVER MSA

EMPLOYER	# OF EMPLOYEES
Denver International Airport	35,000
Lockheed Martin	14,000
HealthONE Corporation	11,050
Centura Health	8,310
SCL Health Systems	8,270



**THE ESTIMATED POPULATION
WITHIN A 3-MILE RADIUS IS OVER
100,000 PEOPLE**

THORNTON, COLORADO



DENVER, CO

THORNTON is a suburb located in the northeast part of the Denver MSA, 10 miles of downtown Denver. The nearby Denver International Airport, along with Interstate Highways 25, 76 and 270 provide easy access to and from Thornton. The city has an estimated population of 143,890 making it the sixth most populous city in Colorado.

The city's location also provides an excellent environment for cultural, recreational, and outdoor enthusiasts. Thornton offers easy access to the 28 major resort areas found in the nearby Rocky Mountains, which offers skiing, hiking, rafting, and camping. Thornton has aggressively pursued recreation programs with nearly 1,000 acres of land developed or designated for public parks.

ADAMS COUNTY is the fifth most populous county in Colorado. The county is home to the national protected area, Rocky Mountain Arsenal National Wildlife Refuge. The refuge offers 17,000-acres of habitat to over 330 native species on a former United States Army chemical weapons manufacturing facility.

The advanced manufacturing, aviation and aerospace, energy, life science, and logistics industries have a strong presence in Adams County and serve as the foundation for future growth in employment opportunities, business relocations and expansions, and investments.



Denver MSA



DENVER MSA Denver, known as the Mile High City, rests on the eastern edge of the Rocky Mountains at 5,280 feet in elevation. The Denver MSA is home to 10 Fortune 500 company headquarters, including DaVita, DISH Network, Western Union, Ball Corporation, Arrow Electronics, Molson Coors Brewery, Qurate Retail, DCP Midstream, Liberty Media, and Newmont Mining.

The city is home to many nationally recognized museums, the second largest performing arts center in the nation, and three downtown stadiums hosting the city's football, baseball, basketball, and hockey teams. Denver has gained a reputation as being a very active, outdoor oriented city due to its proximity to the mountains and generally sunny weather. Denver was ranked the #2 Best Place to Live in 2019 by U.S. News & World Report, and #4 on Forbes 2018 List of Best Places for Business and Careers.

GENERAL STATS

LARGEST CITY IN COLORADO

5TH LARGEST MSA IN THE U.S.

#2 BEST PLACE TO LIVE IN 2019 BY U.S. NEWS & WORLD REPORT

#4 BEST PLACES FOR BUSINESS AND CAREERS BY FORBES

2ND LARGEST INCREASE IN WORKERS IN 2018 - LINKEDIN

1.74 MILLION JOBS IN THE METRO

3% UNEMPLOYMENT RATE IN METRO



DENVER UNION STATION

Economic Snapshot

TECH BOOM

Denver is the country's 10th-largest tech market.

Many tech firms are expanding into Denver due to affordability, including Fortune 500 companies like Amazon, Facebook and Arrow Electronics.

Colorado added more than 7,000 tech jobs in 2018, a 2.5% year-over-year increase.

The tech sector's economic impact in the state is \$48 billion, or 14.5% of the overall economy.

DYNAMIC BUSINESS ENVIRONMENT

Denver metro area added roughly 214,000 jobs from 2014-2019.

Denver has seen a 74% increase in startup creation since 2017.

The Forbes' Best Places for Business and Careers ranked Denver #5 on its list of great places for business.

Colorado is also ranked #9 on CNBC's list of best states for business while USA Today ranked Boulder/Denver as a top city for tech startups.

LOCAL DEVELOPMENTS

AMAZON ANNOUNCED PLANS TO OPEN A NEW DOWNTOWN DENVER OFFICE and create an additional 400 tech jobs in the city. This will more than double the tech workforce in the city's metro area. Amazon's new 98,000 square foot office will be located in Denver's Lower Downtown neighborhood. Together with its customer fulfillment and retail facilities, the company has created more than 4,000 full-time jobs in Colorado.

RIVER MILE IS A PROPOSED MIXED-USE REDEVELOPMENT OF A 62-ACRE SITE along the South Platte River in Downtown Denver. Formerly the Elitch Gardens amusement park, the site will include residential, office, retail and restaurant uses, as well as a variety of public spaces. Development is expected to be built in phases over a 25-year period.

AEROTROPOLIS IS A PLANNED DEVELOPMENT ON 21,000 ACRES of land just south of the Denver International Airport. The project will bring new businesses and housing, including 23,000-unit housing development. Plans are moving forward after the Aerotropolis Regional Transportation Authority voted in May 2019 to issue a bond for \$200 million in infrastructure improvements.

Contact us.

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