



DUTCH BROS *Coffee*

GRAHAM, WA
BROCHURE

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THE OFFERING

“ Dutch Bros Coffee in Graham, Washington presents investors with the opportunity to acquire a 15-year absolute triple net corporate backed lease with a strong credit tenant in a brand-new building within a rapidly growing submarket of Pierce County. ”

Price: \$1,900,000

Cap Rate: 5%

Address: 22022 Meridian East
Graham, WA 98338

Building Area: 858 SF

Land Area: 21,722 SF

Financing: Free & Clear

Grand Opening: February 2020

Initial Term: 15 Years

10% increases every 5 years

Options: 4, 5 Year Options

10% increases every 5 years



INVESTMENT HIGHLIGHTS

NEW 15-YEAR ABSOLUTE NNN LEASE

Dutch Bros Coffee executed a 15-year initial lease term, with four, 5-year options, highlighting their commitment to this location and providing long term investment stability.

ZERO LANDLORD RESPONSIBILITY

The offering is 100% leased with zero landlord responsibility. Ideal for passive income, 1031 exchanges, or out of state ownership.

STRONG CREDIT TENANT

Dutch Bros Coffee is the largest privately held drive-thru coffee chain in the United States with over 375 locations and 12,000 employees, with plans to expand to 800 locations by 2023. Annual revenue exceeded \$494 million in 2018.

CONTRACTED NOI GROWTH

The lease includes 10% contracted rental increases every 5 years of the 15-year initial term, and at every 5 year option.

DOUBLE DRIVE-THRU

The inclusion of a double drive-thru reduces customer wait time while increasing sales, consumer draw, and long term investment security.





INVESTMENT HIGHLIGHTS (CONT.)

GROWING DEMOGRAPHICS/HIGH INCOMES
There are nearly 107k residents with annual household incomes of \$100k within a 5 mile radius. Household income is expected to grow 18% by 2024.

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BRAND NEW, HIGH QUALITY CONSTRUCTION
This is a newly constructed building from a preferred developer of Dutch Bros, providing additional investment security and reducing future maintenance requirements.

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ACCESS & VISIBILITY
Dutch Bros Coffee is located directly on Meridian East, a main arterial serving the Pierce County trade area, with over 27,000 vehicles per day.

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NO DEBT
Dutch Bros Coffee is offered without any obligation to assume debt.

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IMMEDIATE RETAIL TRADE AREA GROWTH
There are multiple recent and upcoming grand openings next door. Adjacent to strong retail tenants including Safeway, Walgreens, Ace Hardware, Rite Aid, and AutoZone, providing draw and stability to the location.



SITE DESCRIPTION

Parcel #:	6026050041
Land Area:	21,722 SF
Building Area:	858 SF
# of Buildings:	1
Occupancy:	100%
Parking Stalls:	23
Year Built:	2020
Zoning:	Rural 10

TENANT DESCRIPTION

Dutch Bros Coffee is the largest privately held drive-thru coffee chain in the United States. They are a financially strong, well respected company, with over 375 locations and 12,000 employees across seven Western States. TSG Consumer Equity purchased a minority stake in Oct 2018, with plans to expand to 800 locations by 2023. The coffee chain serves a variety of coffees, caffeinated beverages, and other drinks including tea, energy drinks, smoothies, hot cocoa, soda, lemonade, and includes a “not-so-secret menu”. The company’s mission statement centers on three core values: quality, speed, and service.

Public / Private:	Private
2018 Revenue:	\$494 Million
No. of Locations:	375+
No. of Employees:	12,000
Website:	www.dutchbros.com
Lease Signature:	Corporate



DISCLAIMER

BGC Real Estate of Washington, LLC, a Delaware limited liability company doing business as Newmark Knight Frank has been engaged as the exclusive sales representative for the sale of Dutch Bros. Coffee (the "Property") located at 22022 Meridian E, Graham, WA 98338 by 222 Graham JCV LLC & 222 Graham JTM LLC (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

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The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.





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