

Absolute NNN

DUTCH BROS
Coffee



OFFERING MEMORANDUM

1951 Freedom Way, Roseville, CA 95678

GALLELLI
REAL ESTATE



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INVESTMENT HIGHLIGHTS

- Rare **20 year lease** with 10% scheduled rental increases every 5 years.
- **Absolute NNN lease means zero financial responsibility for landlord.**
- **Located in a major retail corridor with more than 6.5 million square feet of retail surrounding the asset.**
- In 2022, Livability.com named Roseville the 21st best place to live in the United States.
- Next to the **6th ranked Top Golf** and **2nd ranked Living Spaces** within their respective chains across the nation.
- Across the street from the FBI Sacramento field office which covers 34 counties.
- Blue Oaks Boulevard is a major thoroughfare connecting Roseville and Rocklin to Highway 65, seeing over 37,000 vehicles per day.
- Nearby to many key employers for the region such as FedEx, Hewlett Packard, Amazon, Bosch to name a few. See Key Employers on page 8.
- Excellent household income of **\$179,826 (1 mile), \$151,250 (3 mile), and \$149,337 (5 mile).**

THE OFFERING

As the exclusive agent, Gallelli Real Estate presents this Offering Memorandum for the fee simple interest of a brand new build to suit Dutch Bros. located at 1951 Freedom Way, Roseville, CA 95678. The Property sits just off Highway 65 and Blue Oaks Boulevard in one of Northern California's most desired markets.



PROPERTY INFORMATION

Tenant	Place Industries Inc. dba Dutch Bros.
Address	1951 Freedom Way, Roseville, CA 95678
APN	363-022-033
County	Placer
Building Square Feet	950
Parcel Square Feet	91,040
Year Built	2024
Drive Thru Que	22

INVESTMENT SUMMARY

Price	\$3,529,000
NOI	\$180,000
Cap Rate	5.10%
Term	20 Years
Rent Commencement	November 2024
Lease Expiration	November 2044
Options	3 @ 5 Years Each



TENANT PROFILE



Established in 1992, Dutch Bros started as a pushcart in downtown Grants Pass, Oregon, near the railroad tracks. Today, there are over 900 Dutch Bros locations across 18 states and they are publicly traded on the NYSE under the symbol BROS.

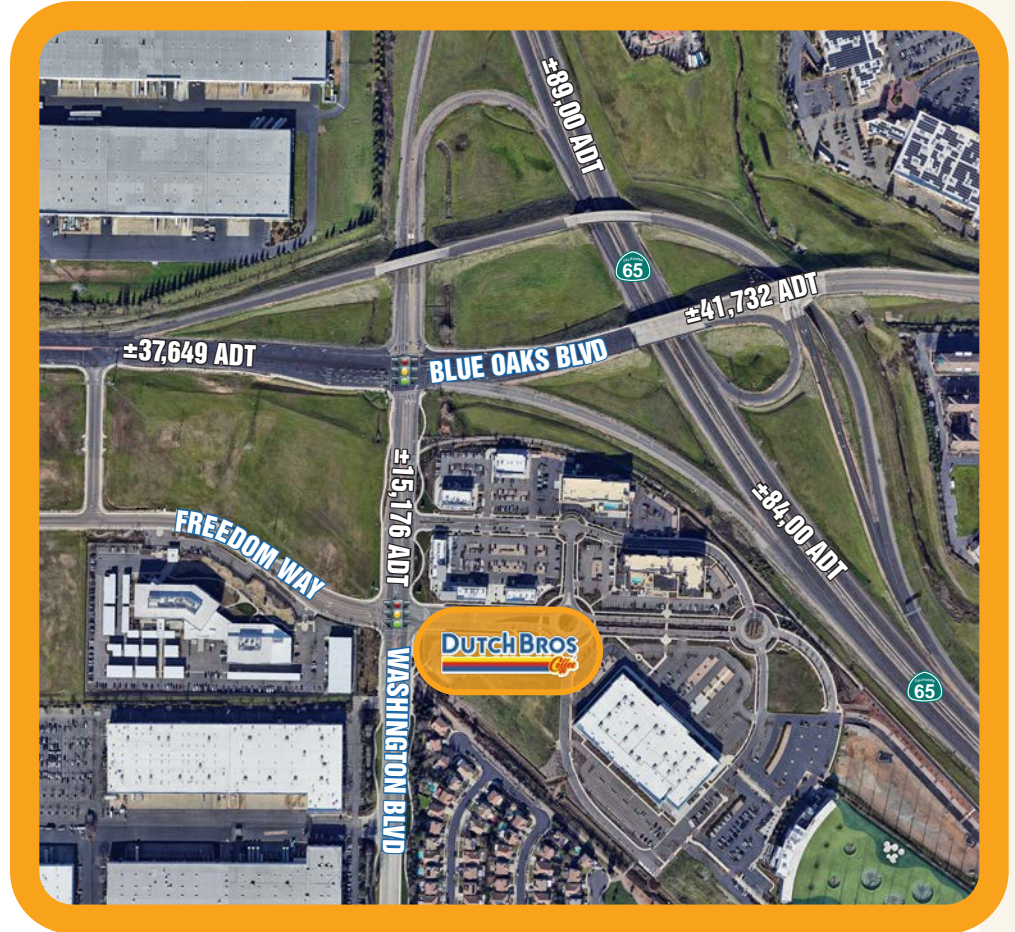
RESPONSIBILITY MATRIX

NNN MATRIX

Property Taxes	Tenant Pays Direct
Common Area Maintenance	Tenant Reimburses Landlord
Insurance	Tenant Reimburses Landlord

MAINTENANCE MATRIX

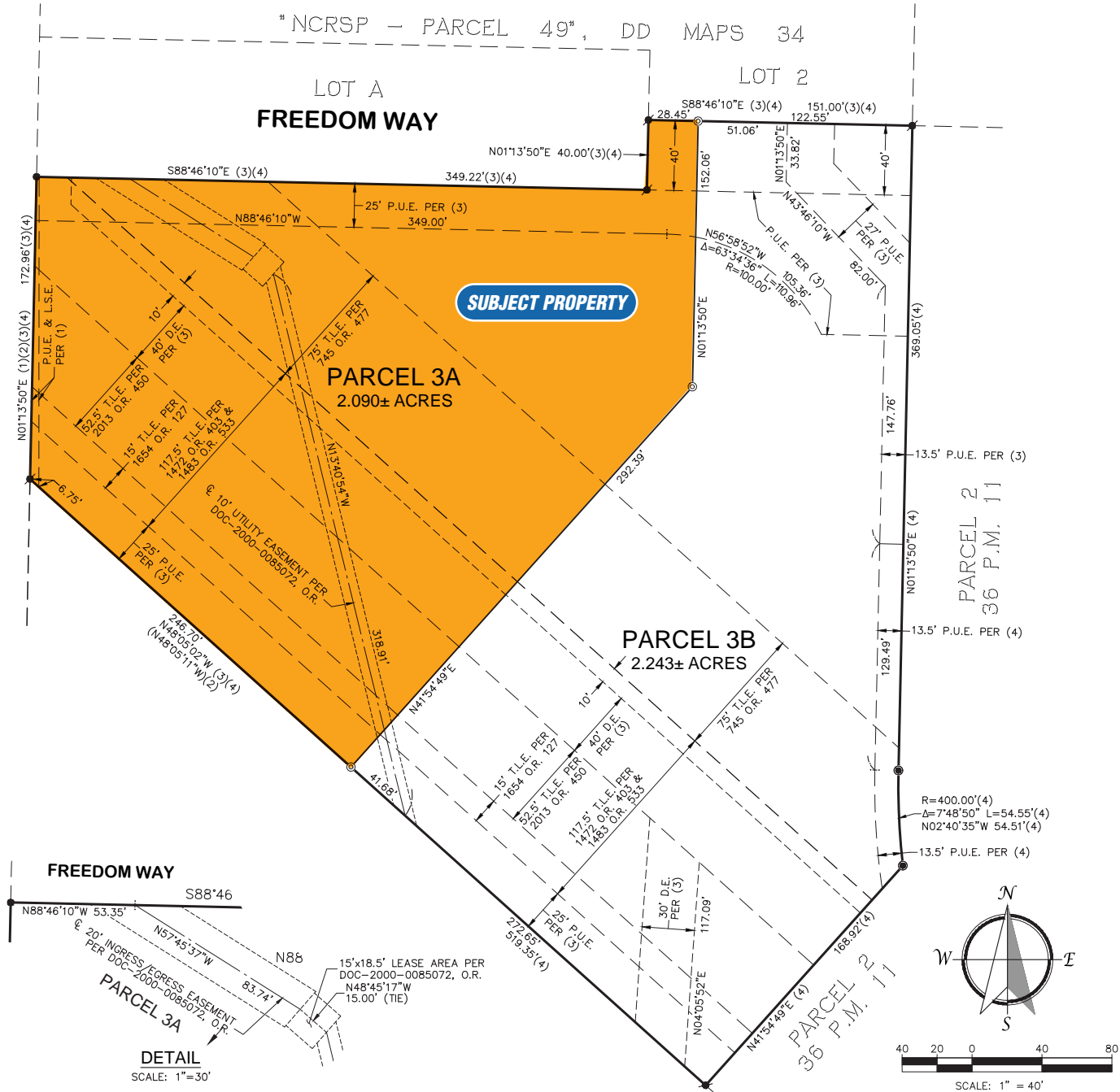
Interior	Tenant
Exterior	Tenant
Roof	Tenant
Footings	Tenant
Foundation	Tenant
Subfloor	Tenant
Roof	Tenant
Gutters	Tenant
Drains	Tenant
HVAC	Tenant
Fixtures	Tenant
Equipment	Tenant
Furnishings	Tenant
Landscaping	Tenant



TRAFFIC COUNTS

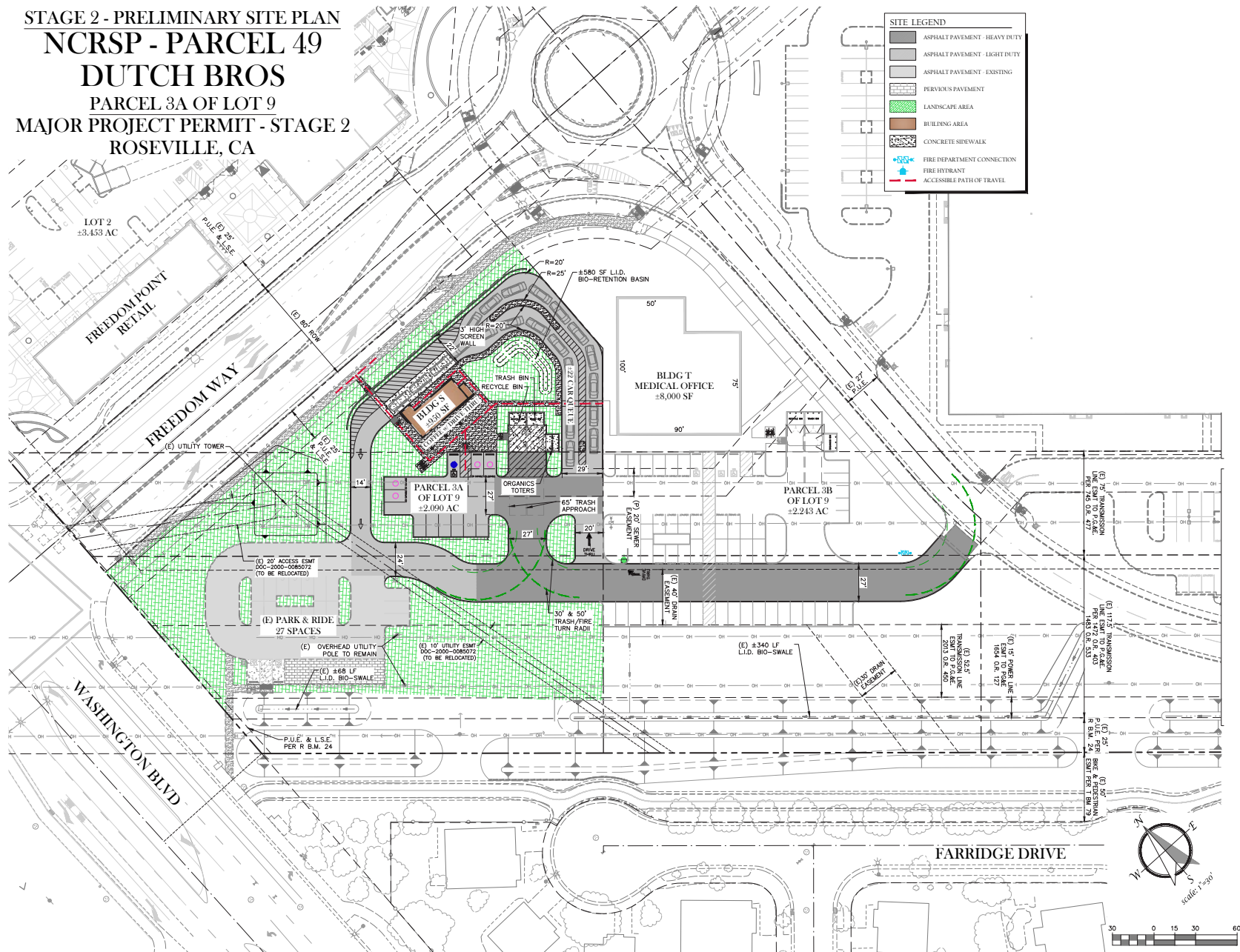
Street	Location	Count
Blue Oaks Blvd.	West of Washington Blvd.	37,649
Blue Oaks Blvd.	East of Washington Blvd.	41,732
Washington Blvd.	South of Blue Oaks Blvd.	15,176
Highway 65	North of Blue Oaks Blvd.	89,000
Highway 65	South of Blue Oaks Blvd.	84,000

PARCEL MAP



SITE MAP

STAGE 2 - PRELIMINARY SITE PLAN
NCRSP - PARCEL 49
DUTCH BROS
PARCEL 3A OF LOT 9
MAJOR PROJECT PERMIT - STAGE 2
ROSEVILLE, CA



AERIAL





LEASE SUMMARY

Lessee:	Place Industries, Inc.
Tenant Trade Name:	Dutch Bros
Rent Guarantor:	Franchisee (Initial 10 Years)
Address:	1951 Freedom Way, Roseville CA 95678
Date of Lease:	1/5/2023
Rent Commencement Date:	November 2024
Lease Expiration Date:	November 2044
Initial Term Years:	20
Lease Renewal Options:	3 - 5 year
Security Deposit:	Yes
Square Feet Building ±:	950
Land Area Acres:	2.09

RENT

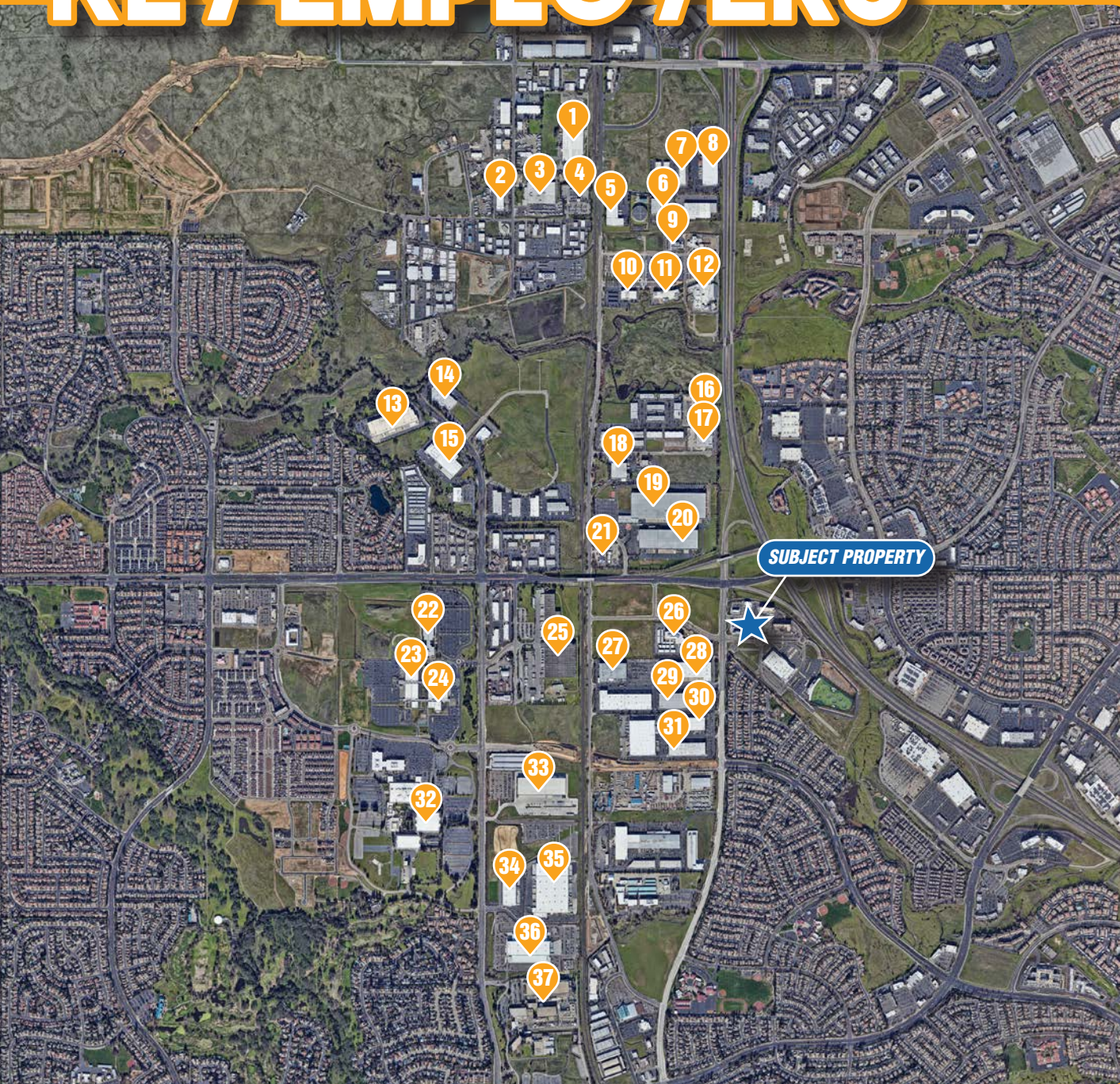
Lease Year	Monthly	Annual	% Increase
1 - 5	\$15,000.00	\$180,000.00	
6 - 10	\$16,500.00	\$198,000.00	10.00%
11 - 15	\$18,150.00	\$217,800.00	10.00%
16 - 20	\$19,965.00	\$239,580.00	10.00%

Extension Terms -Rent increases 10% over prior rent

LEASE ABSTRACT

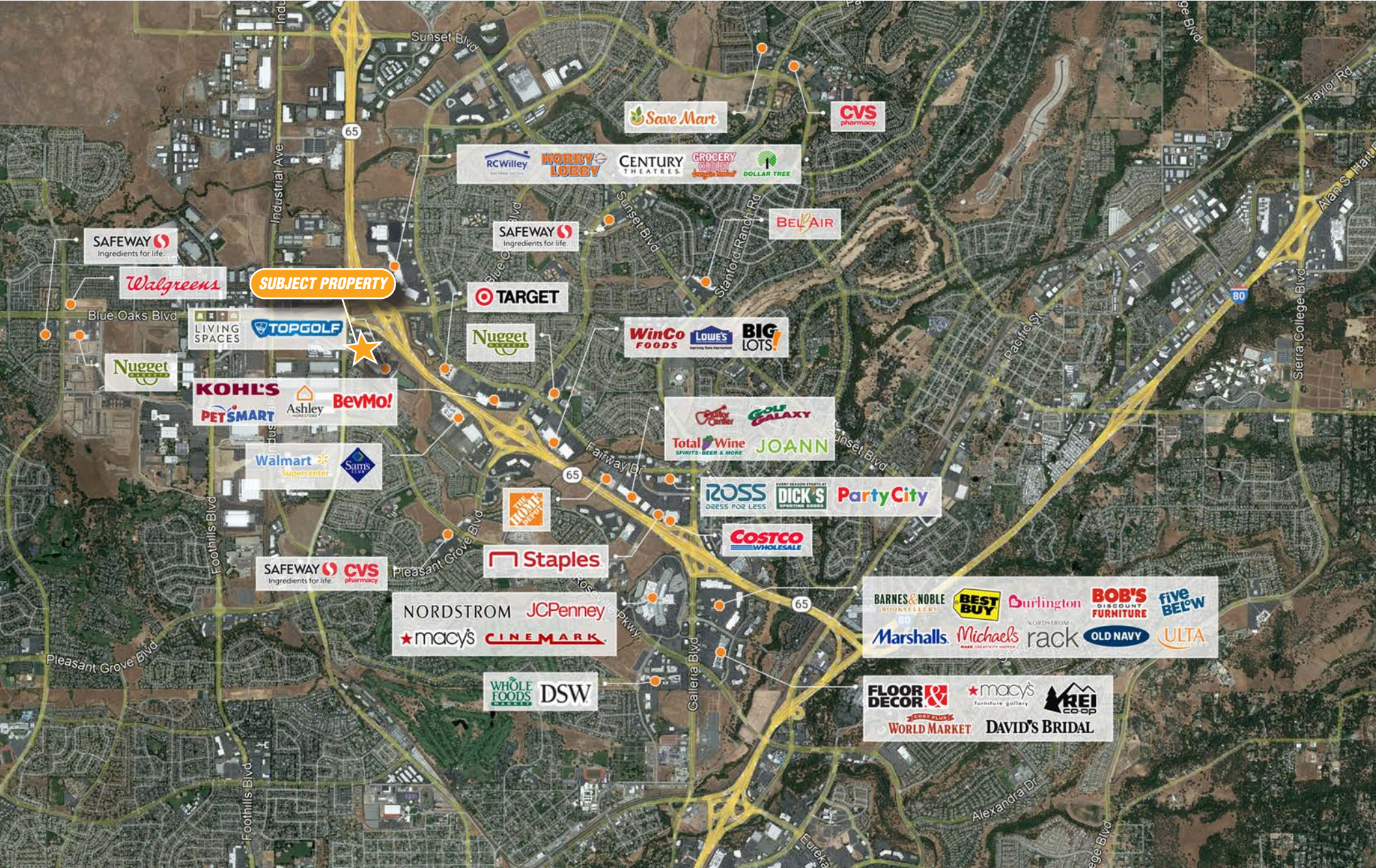
Additional Rent:	Tenant will pay CAM, Utilities, Insurance, Real Estate Taxes and any other sums due under this Lease as Additional Rent.
Property Taxes:	Tenant pays directly to the taxing authority.
Insurance Tenant:	Tenant to maintain general liability, Tenant's property insurance, in addition to other coverages. Landlord to be named as an additional insured on all Tenant insurance policies.
Landlord Insurance:	Landlord to maintain insurance covering the Building equal to 100% of the full replacement cost. Tenant shall pay to Landlord as Additional Rent the cost to Landlord of the insurance.
Common Area Expenses:	Tenant will pay Tenant's Proportionate Share of Common Expenses charged to the Landlord that are assessed by the Master Association.
Utilities:	Tenant shall pay for all utilities supplied to the Premises.
Landlord's Maintenance:	Landlord has no duty to repair and maintain the Premises.
Tenant's Maintenance:	Tenant will repair and maintain in good order and repair, at its own cost, the Premises, including the Building's interior, exterior, roof, footings, foundation, subfloor, roof gutters and drains, HV AC system, Tenant-installed fixtures, equipment, furnishings, landscaping, and all Common Areas located on the Premises, including Parcel Specific Common Area. Tenant shall also be responsible for all items considered capital repairs.
Permitted Use:	Tenant may use the Premises as a drive-through coffee shop, including for the sale of coffee, blended drinks, smoothies, energy drinks and pre-cooked food items, and other activities related thereto.
Security Deposit:	Yes
Square Feet Building ±:	950
Land Area Acres:	2.09

KEY EMPLOYERS



Pin	Employer
1	Jeld-Wen
2	FedEx
3	Placer RV Storage
4	CarMax Auctions
5	Golden Eagle Distribution
6	Jondo
7	Tesla Service Center
8	Volkswagen Parts Distribution Center
9	Placer County Coroners Office
10	Santucci Justice Center
11	Placer County Superior Court
12	South Placer County Jail
13	Keysight Technologies
14	PASCO Scientific
15	PRIDE Industries
16	Herc Rentals
17	Arizona Tile
18	HB Fuller
19	RC Willey Distribution Center
20	Bayside Church
21	Sunbelt Rentals
22	Sutter Health
23	Quest Technology Management
24	Cokeva Inc
25	Save Mart Distribution Center
26	FBI Sacramento
27	Caliber Collision
28	Tasq Technology
29	Hireko Golf
30	Kodiak Roofing
31	Performance Polymer Technologies
32	Hewlett Packard
33	FedEx Distribution Center
34	Restaurant Depot
35	McKesson
36	Amazon Last Mile
37	Bosch Semiconductors

RETAIL AERIAL



SOUTH PLACER COUNTY

The Fountains Shopping Center, Roseville CA

South Placer County boasts one of the strongest economies in Northern California. It consistently receives high rankings and accolades for its public school system, and enjoys household income demographics well-above regional, statewide, and national averages. It also boasts one of the most educated workforces in the state.

South Placer County continues to be one of California's fastest growing regions, both in terms of population and job creation. South Placer County city government is known for being pro-economic development; in early 2023 they were instrumental in attracting German tech manufacturer Bosch to the region, where they will be acquiring a local firm (ATI Technologies) and investing an estimated \$1.5 billion as they make South Placer County their North American hub for supplying automotive microchips for the electric car industry.

Of the four counties that make up the core Sacramento region (El Dorado, Placer, Sacramento, and Yolo), Placer County boasts the highest levels of median household and per capita income, as well as the lowest percentage of residents living below the poverty line (only 6.6% compared to the California average of 12.3%). Its annual retail sales per capita numbers (\$20,239) are 25.3% above the statewide average (\$15,122).

The strength of South Placer County workforce is a critical element behind its strong and diverse economy. Local businesses range from technology to healthcare. The top employers within the region include Hewlett-Packard, Kaiser Permanente, and Union Pacific Railroad, though the region is also known for being an emerging hotspot for startups and entrepreneurs. South Placer County is also a huge draw regionally and beyond for shoppers; the Sacramento region's only Class A+ super regional mall, Westfield Galleria, draws over 13 million visitors annually.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2010 Population	7,413	104,746	217,477
2023 Population	7,595	108,349	230,307
2028 Population (est.)	7,915	113,428	246,368
2023 Daytime Population	7,602	111,264	247,768
2023 Total Employees	7,848	50,790	113,959
2023 Household Income (avg.)	\$179,826	\$151,230	\$149,337
2023 Households	2,544	39,334	83,017
Owner Occupied	69%	64%	68%
Renter Occupied	32%	36%	32%
Associate Degree	518	8,594	17,540
Professional Degree	213	2,176	4,968
Bachelor Degree	1,662	23,140	46,442
Masters Degree	609	7,955	18,028
Doctorate Degree	65	884	1,769
% of Workforce Drive To Work Alone	89%	88%	88%
% of Workforce Carpooled To Work	7%	8%	8%
2023 Home Value (avg.)	\$549,897	\$544,976	\$551,947

ABSOLUTE NNN DUTCH BROS



GET IN TOUCH WITH US

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