

DUTCH BROS & KIDDIE ACADEMY

Investment Opportunity



2024 New Build-To-Suit Construction | Brand New 15-Year Lease | Corporate Guaranty



4672 Clayton Road

CONCORD CALIFORNIA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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OFFERING SUMMARY

Investment Highlights

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PROPERTY OVERVIEW

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AREA OVERVIEW

Demographics

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FINANCIALS

Rent Roll
Brand Profile

PROPERTY PHOTO



PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$7,900,000
Net Operating Income	\$359,000
Cap Rate	4.54%
Tenant	Dutch Bros (Corporate Guaranty) Kiddie Academy(Personal Guaranty)
Lease Type	NNN
Occupancy	100%

PROPERTY SPECIFICATIONS

Rentable Area	8,862 SF
Land Area	1.13 Acres
Property Address	4672 Clayton Road Concord, California 94521
Year Built	2024
Parcel Number	133-170-068-0, 133-170-069-8
Ownership	Fee Simple (Land & Building Ownership)

Brand New Build-To-Suit Construction | New 15-Year Leases Corporate Guaranteed Ground Lease | NNN Leases

- The property is brand new construction completed in 2024
- Estimated commencement in June 2024
- Dutch Bros lease features ten percent (10%) rental increases every five (5) years in the primary term, and ten (10) percent increases to start each of its three (3), five (5) year renewal options. Kiddie Academy also has attractive increases built in (*see rent roll on page 17).
- Dutch Bros Coffee has Corporate Guaranty
- Kiddie Academy is a franchisee and has a personal guaranty on the lease for \$10 Million
- Both tenants are on ground lease maintaining their own premises and buildings, including exterior and structure

Prime Location | Excellent Visibility and Access | Direct Consumer Base | Nearby Universities and High Schools

- The Property is situated between Taco Bell and KFC on the corner of Clayton Rd. and Bailey Rd. which sees combined traffic counts in excess of 35,300 vehicles per day
- The property is across from a Dianda Plaza Shopping Center, a FoodMaxx grocery anchored retail center that attracts significant consumers to the direct trade area
- The property is ideally located to benefit from the nearby retail area, along with the student body and faculty members. There are five high schools within a three-mile radius, with a total student population exceeding 17,500. Additionally, California State University East Bay has a total enrollment of 16,300 students.

Strong Demographics In 5-Mile Trade Area | Affluent 6-Figure AHHI

- More than 222,147 residents and 96,466 employees support the trade area
- \$156,364 average household income



LOCATION



Concord, California
Contra Costa County
San Francisco-Oakland-Hayward MSA

ACCESS



Clayton Rd.: 2 Access Points

TRAFFIC COUNTS



Clayton Road: 35,300 VPD
Bailey Road: 6,500 VPD

IMPROVEMENTS



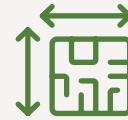
There is approximately 8,862 SF of existing building area

PARKING



There are approximately 35 parking spaces on the owned parcel.

PARCEL



Parcel Number: 133-170-068-0 & 133-170-069-8
Acres: 1.13
Square Feet: 49,223 SF

CONSTRUCTION



Year Built: 2024

ZONING



Commercial Mixed Use (CMX)



DANA PLAZA SHOPPING CENTER



RICE LAKE WEIGHING SYSTEMS



CONCORD HIGH SCHOOL

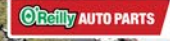
WESTWOOD ELEMENTARY SCHOOL

MOUNTAIN VIEW ELEMENTARY SCHOOL

verizon



DIANDA PLAZA SHOPPING CENTER



35,300 VEHICLES PER DAY

CENTURY 21

BLESSED CLEANERS

6,500 VEHICLES PER DAY



PERFECT PET SALON

CLAYTON RD.

BAILEY RD.

LARK LN.



Tomizuki's Champions KUNG FU INSTITUTE







2023 Estimated Population

1 Mile	21,718
3 Miles	92,709
5 Miles	222,147

2023 Average Household Income

1 Mile	\$144,738
3 Miles	\$150,909
5 Miles	\$156,364

2023 Estimated Total Employees

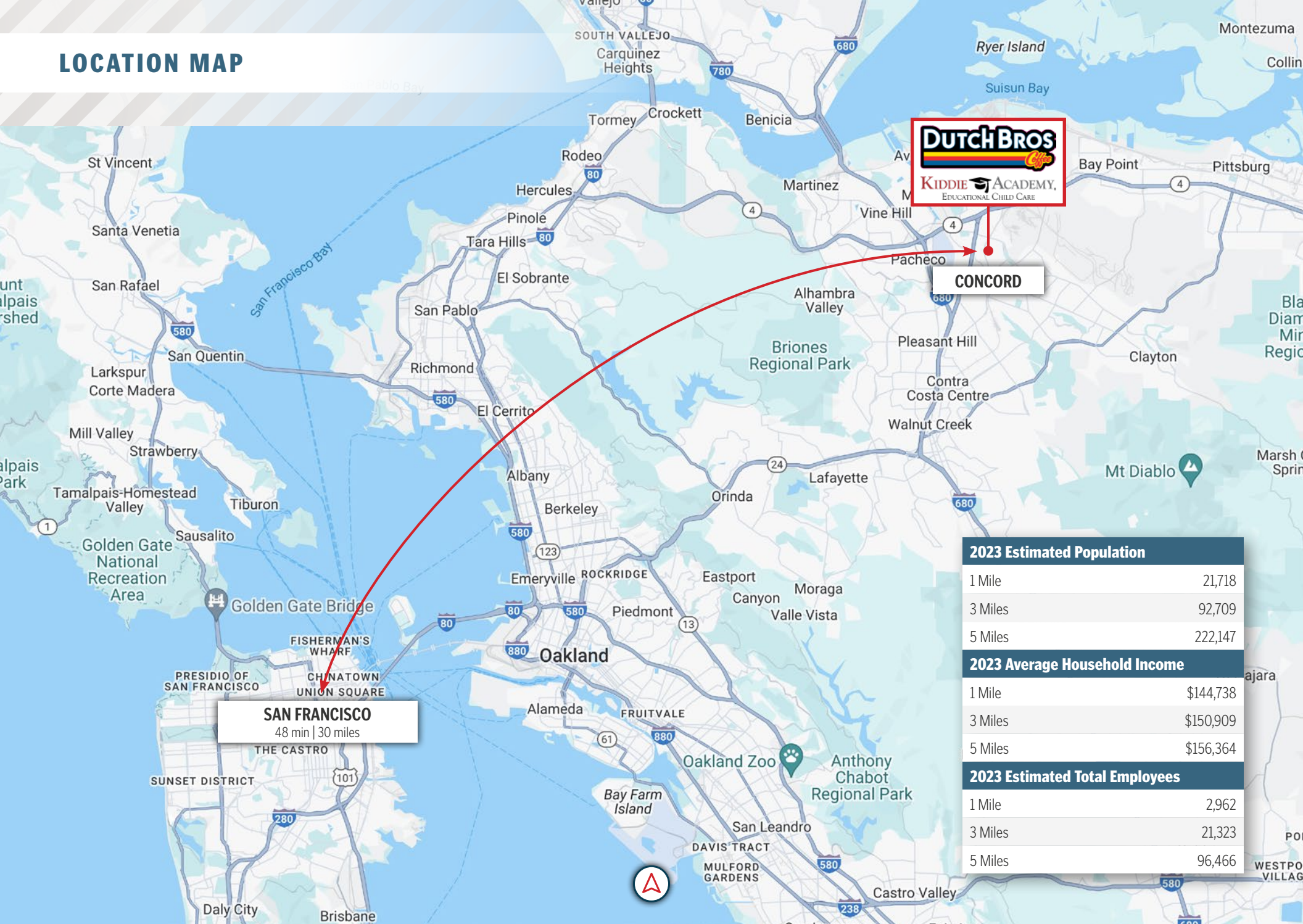
1 Mile	2,962
3 Miles	21,323
5 Miles	96,466



6,500
VEHICLES PER DAY

35,300
VEHICLES PER DAY

LOCATION MAP



CONCORD

SAN FRANCISCO
48 min | 30 miles

2023 Estimated Population	
1 Mile	21,718
3 Miles	92,709
5 Miles	222,147
2023 Average Household Income	
1 Mile	\$144,738
3 Miles	\$150,909
5 Miles	\$156,364
2023 Estimated Total Employees	
1 Mile	2,962
3 Miles	21,323
5 Miles	96,466



CONCORD, CALIFORNIA

Concord is the most populous city in Contra Costa County, California, United States. The City of Concord had a population of 125,445 as of July 1, 2023. Concord is approximately 40 minutes northeast of San Francisco, 30 minutes northeast of Oakland and 40 to 50 minutes southeast of the Napa/Sonoma wine country. Founded in 1869, Concord, California is in the part of the San Francisco Bay Area referred to as the “North Bay.” Concord is located in the San Francisco-Oakland-Hayward metropolitan area.

Concord has been primarily a bedroom community for San Francisco and Oakland over the last forty years, but during the last decades, jobs within the city have increased. BevMo! is headquartered in Concord. Concord also has a strong retail sector including the Sunvalley Shopping Center, which used to be one of the 50 largest malls in the United States, auto dealerships, and Costco. Prior to its dissolution, Atrivo was headquartered in Concord. Popular local companies include Contra Costa County Library, Sleep Train Pavilion and Kaiser Permanente Medical Center.

Concord residents have easy access to all of the arts, cultural and entertainment offerings of nearby Oakland and San Francisco, as well as California wine country. Some of the more notable offerings in and around Concord includes The Blue Devils Drum & Bugle Corps, The annual Concord Jazz Festival, The Concord Skatepark, The Contra Costa County Fair, The Markham Regional Arboretum, The Pixieland Amusement Park, Six Flags Waterworld Concord, The Willows Theater, Wine country to the north. Visitors can explore Mount Diablo State Park or take a stroll through Downtown Concord’s vibrant shopping district. The city also hosts numerous festivals and events throughout the year such as Art & Wine Festival and Taste of Concord.

Concord is served by the Mount Diablo Unified School District. Among the MDUSD schools is Mt. Diablo High School. Clayton Valley Charter High School is also home to several acclaimed academies. Catholic schools De La Salle High School for boys and Carondelet High School for girls are also located here. California State University, East Bay has a campus in Concord. Concord High School and Ygnacio Valley High School are both high schools located in Concord.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	21,718	92,709	222,147
2028 Projected Population	21,570	92,604	224,361
2010 Census Population	21,365	90,024	205,681
Historical Annual Growth 2010 to 2020	0.29%	0.31%	0.71%
Households & Growth			
2023 Estimated Households	8,294	34,658	82,127
2028 Projected Households	8,237	34,605	82,930
2010 Census Households	8,164	33,608	76,845
Historical Annual Growth 2010 to 2020	0.24%	0.30%	0.57%
Race & Ethnicity			
2023 Estimated White	62.15%	63.83%	58.26%
2023 Estimated Black or African American	3.55%	3.51%	4.55%
2023 Estimated Asian or Pacific Islander	18.68%	16.23%	18.49%
2023 Estimated American Indian or Native Alaskan	0.79%	0.83%	0.99%
2023 Estimated Other Races	9.00%	11.64%	14.83%
2023 Estimated Hispanic	21.26%	24.31%	27.80%
Income			
2023 Estimated Average Household Income	\$144,738	\$150,909	\$156,364
2023 Estimated Median Household Income	\$115,814	\$113,620	\$113,763
2023 Estimated Per Capita Income	\$54,758	\$56,525	\$57,868
Businesses & Employees			
2023 Estimated Total Businesses	415	2,673	8,939
2023 Estimated Total Employees	2,962	21,323	96,466



RENT ROLL



Suite #	Tenant Name	Size SF	Pro Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Pro Rata (\$)	Rental Increases				Lease Start Date	Lease End Date	Options Remaining		
									Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo				Rent Annual	Rent \$/SF/Yr
01	Dutch Bros	862	10%	\$10,250	\$11.89	\$123,000	\$142.69	34%	Year 6	10.0%	\$11,275	\$13.08	\$135,300	\$156.96	Jun-24	15 Years	3 (5-Year)
									Year 11	10.0%	\$12,403	\$14.39	\$148,830	\$172.66	(TBD Estimated)	Opt 1: \$163,713/Year Opt 2: \$180,084/Year Opt 3: \$198,093/Year	
02	Kiddie Academy (Ground Lease And 5,600 SF Fenced Playground) (Tenant Has Reduced Base Rent in Year 1)	8,000	90%	\$19,667	\$2.46	\$236,000	\$29.50	66%	Year 4	11.9%	\$22,000	\$2.75	\$264,000	\$33.00	Jun-24	15 Years	2 (5-Year)
									Year 6	10.0%	\$24,200	\$3.03	\$290,400	\$36.30	(TBD Estimated)	Opt 1: \$351,384/Year	
									Year 11	10.0%	\$26,620	\$3.33	\$319,440	\$39.93		Opt 2: \$386,522/Year Opt 3: \$425,174/Year	
Total Occupied		8,862	100%	\$29,917	\$3.38	\$359,000	\$40.51	100%					Weighted Term Remaining (Years)		15.0		
Total Vacant		0	0%	\$0		\$0		0%									
Total / Wtd. Avg:		8,862	100%	\$29,917	\$3.38	\$359,000	\$40.51	100%									



DUTCH BROS

dutchbros.com

Company Type: Public (NYSE: BROS)

Locations: 850+

2023 Employees: 16,000

2023 Revenue: \$965.78 Million

2023 Net Income: \$1.72 Million

2023 Assets: \$1.76 Billion

2023 Equity: \$364.35 Million



Dutch Bros Coffee is a drive-thru coffee company dedicated to making a massive difference one cup at a time. Headquartered in Grants Pass, Oregon, where it was founded in 1992 by Dane and Travis Boersma, it's now sharing the "Dutch Luv" with more than 850 locations in 17 states. Dutch Bros serves specialty coffee, smoothies, freezes, teas, an exclusive Dutch Bros Rebel™ energy drink and nitrogen-infused cold brew coffee. Its rich, proprietary coffee blend is handcrafted from start to finish.

Source: prnewswire.com, finance.yahoo.com



KIDDIE ACADEMY

kiddieacademy.com

Company Type: Private

Locations: 358+



Since its inception in 1981, the Kiddie Academy system has been recognized as a leading brand in educational child care. The company serves families and their children ages 6 weeks to 12 years old, offering full- and part-time care, before- and after-school care, and summer camp programs, through the Kiddie Academy system. Kiddie Academy's proprietary Life Essentials Curriculum, supporting programs, methods, activities, and techniques help prepare children for life. The company's philanthropic efforts, including support of national nonprofit Family Promise, take character education lessons learned in the classroom beyond Academy walls.

Source: kiddieacademy.com, prnewswire.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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