

Prepared for

Chris Marabella and Clients. For more info on this properties call or email Chris Marabella at (760) 479-0800 or nnn@marabellafinance.com
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Presented by Christian Marabella

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Properties for Sale

1 2341 Boonville Rd, Bryan, TX 77808



Price	\$2,735,632
Gross Leasable Area	862 SF
Cap Rate	4.35%
Status	Active

Property Notes

For additional information on this Dutch Bros property contact Chris Marabella on his cell at (760) 803-6464. Also contact Chris Marabella and his team for various financing structures available for this property at (760) 803-6464 and our email is nnn@marabellafinance.com

Sale Notes

This is the opportunity to purchase a newly constructed Dutch Bros. Coffee subject to an absolute NNN lease. This Dutch Bros. Coffee in Bryan, Texas (College Station MSA) has excellent visibility from Highway 6. The tenant has a new 15 year lease with 10% increases in rent every 5 years. The tenant has three, 5 year options to renew with increases at each option. The lease is corporately guaranteed by Dutch Bros. Coffee. Dutch Bros is currently the largest privately held drive-thru coffee chain with a goal of adding 500 new sites by 2023.

This site is an outparcel to Kroger and neighbors several other retailers including Taco Bell, Chase Bank, Walgreens, and many others. The site is in close proximity to Texas A&M University which has an enrollment of 71,100 students.

2 125 W 43rd St, Loveland, CO 80538



Price	\$2,040,000
Gross Leasable Area	720 SF
Cap Rate	5.00%
Status	Active

Property Notes

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Sale Notes

Dutch Bros Coffee was founded in 1992 and has locations in a dozen states in the south and west part of the US. Tenant is an established high volume multi-unit franchisee with 14+ years operating experience. Hands on owner operator with 6 existing locations in the Northern Colorado market. Tenant will sign a new 15 year lease with (4) 5-year options.

3 Monte Vista Ave And Crowell Rd, Turlock, CA 95382



Price	\$2,588,235
Gross Leasable Area	832 SF
Cap Rate	4.25%
Status	Active

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Price	\$2,586,000
Gross Leasable Area	862 SF
Cap Rate	4.50%
Status	Active

Property Notes

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Sale Notes

Velocity Retail Group is pleased to offer this Dutch Bros Coffee absolute net leased investment located at 5923 19th Street Lubbock, Texas (the "Property"). The Property includes +/- 862 SF newly constructed single tenant drive-thru building on a 30,783 SF street frontage parcel. The Dutch Bros corporate guaranteed lease is absolute NNN with zero landlord property maintenance responsibilities. The Property was developed by Accelerated Development Services, LLC an affiliate company of Velocity Retail Group and proud preferred developer for Dutch Bros Coffee.

With a 15-year primary lease term, this offering presents an excellent opportunity for an investor to acquire a solid income producing commercial property with a high-growth QSR industry-leading tenant that has mastered the drive-thru business model. Dutch Bros is ideally positioned in the market space serving an array of contemporary coffee and assorted beverages to its fast moving on-the-go customers.

Trade Area Overview & Location Factors

Lubbock Texas, locally known as "Hub City", serves as the main regional gathering place for over 50 towns in Lubbock County and the surrounding communities. Lubbock's "Hub City" regional population is 639,921 as estimated by the Lubbock Economic Development Alliance. Agriculture, food distribution, healthcare, oil & gas services and Texas Tech University with its 40,000 plus students are the main drivers of Lubbock's economy. The farm area surrounding Lubbock contains the largest contiguous cotton growing region in the world. Major Lubbock employers include Albertson's United Foods multi-state food distribution center and local supermarkets, PYCO Industries, Texas Tech University and its Health Sciences Center, Bayer, Tyler Technologies, Covenant Health System, UMC Health System, AT&T Communications, Lubbock Independent School District, City of Lubbock and over 100 plus firms that make up Lubbock's energy services sector.

The Property is well situated to take advantage of the high 67,315 CPD traffic on Loop 289 and the 26,034 CPD that pass directly by the Property on 19th Street. Lubbock Christian University Campus, with its 1,664 students, is located less than a mile west of the Property and many additional college students make the daily commute along 19th Street to South Plains College in the nearby town of Levelland to the east that has a student population of 9,310. The primary trade area demographics within the 3-Mile radius of the Property includes a population base of 70,648 with a medium age of 29.1 years and medium income of \$67,603. The many young couples and college students who reside in the local area form a part of the ideal Dutch Bros Coffee local customer base. West End Center, located less than a ½ mile south of the Property, is another popular local area draw and traffic generator. Nike Factory Store, Cabela's, Best Buy, Marshall Home Goods, Costco, Gap and many other retailers are located at the West End Center.

The new Dutch Bros Coffee at the subject location will be joining McDonald's, Burger King and Fazoli's located just west of Property with Shipley Donuts and Racer Classic Car Wash coming soon on the adjacent pads to the east. Ford, Kia and Toyota auto dealerships located right across the street from the Property and the Audi dealership, Academy Sports, & Bassett Furniture a quarter mile west additionally attract customers to the dynamic local commercial trade area.



Price	\$2,480,000
Gross Leasable Area	3,000 SF
Cap Rate	4.65%
Status	Active

Property Notes

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Sale Notes

The property is conveniently located at the signalized, four-way intersection of State Route 45/Coors Boulevard Northwest and Fortuna Road Northwest (60,028 AADT), significantly increasing traffic to the site. The location is strategically placed near highly trafficked New Mexico thoroughfares, including Interstate 40 (165,700 AADT). The site is also located in a densely populated area, with a population of 220,260 within a five-mile radius of the site. With a projected nine percent average annual household income increase within a five-mile radius of the site in the next five years, Dutch Bros Coffee and New Mexico are poised for concurrent growth.

Visibility to the property is increased by the site's centralized location near large employers, retailers, and community hubs. The location is surrounded by many major national retailers, including Walmart Supercenter, Big Lots, The Home Depot, Dollar Tree, McDonald's, Burger King, and many others. The site maintains a beneficial proximity to highly attended schools, including West Mesa High School, Lavaland Elementary School, and John Adams Middle School, which feature a combined 2,794 students. The property also resides four miles from Downtown Albuquerque, the central hub of the most populous city in New Mexico (population 559,374) and is surrounded by high-density single family housing developments and large apartment and townhouse complexes.