

REPRESENTATIVE PHOTO ONLY



**Dutch Bros**  
Coffee

6651 W CHARLESTON BLVD

LAS VEGAS  
NV 89146



OFFERING  
MEMORANDUM



REPRESENTATIVE PHOTO ONLY

# INVESTMENT SUMMARY

|                           |                |
|---------------------------|----------------|
| PRICE                     | \$2,906,796.70 |
| CURRENT NOI               | \$125,000.00   |
| SIZE                      | 871 SF         |
| LAND AREA                 | 0.51 AC        |
| TERM                      | 15 Year BTS    |
| PROJECTED CAP RATE (2021) | 4.3%           |
| YEAR BUILT                | 2021           |
| OCCUPANCY                 | 100%           |



The Sorrentino Retail Group at ROI Commercial Real Estate is pleased to offer an 871 SF free standing drive-thru Dutch Bros Coffee sitting on 0.51 acres of land at 6651 W Charleston Blvd in Las Vegas, NV. This Dutch Bros is a brand new 15-year corporate guaranteed NNN lease. The lease is expected to commence 2nd Q of 2021 and includes 10% rent increases every five (5) years throughout the lease term and includes four (4) five (5) year option periods.





# PROPERTY INFORMATION

|                            |   |
|----------------------------|---|
| <b>NAME</b>                | Dutch Bros. Coffee                          |
| <b>ADDRESS</b>             | 6651 W Charleston Blvd, Las Vegas, NV 89146 |
| <b>APN</b>                 | 163-02-104-001                              |
| <b>GROSS LEASABLE AREA</b> | 871 SF                                      |
| <b>CURRENT OCCUPANCY</b>   | 100%  |
| <b>LAND</b>                | 0.51 AC                                     |
| <b>YEAR BUILT</b>          | 2021  |
| <b>ZONING</b>              | Limited Commercial District (C-1)           |

The Property is strategically located just east of the main north-south and east-west arterial with a combined traffic count of over 85,000 per day.

Dutch Bros benefits from a strong current and developing customer base with a population of 197,344 people and average household income of \$73,716 within a 3-mile radius. This site is favored by its average daytime population of 61,815 within a 7 minute drive.



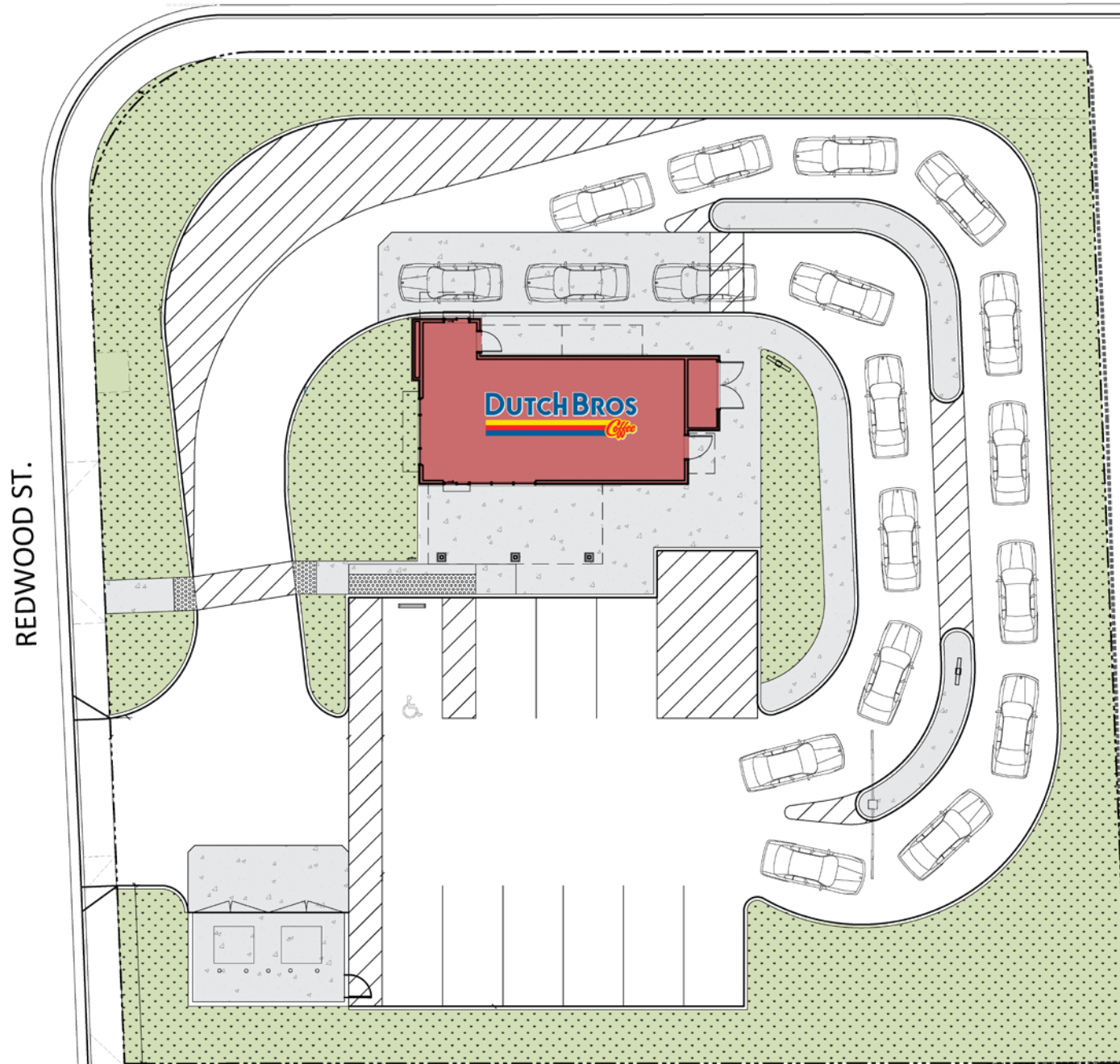
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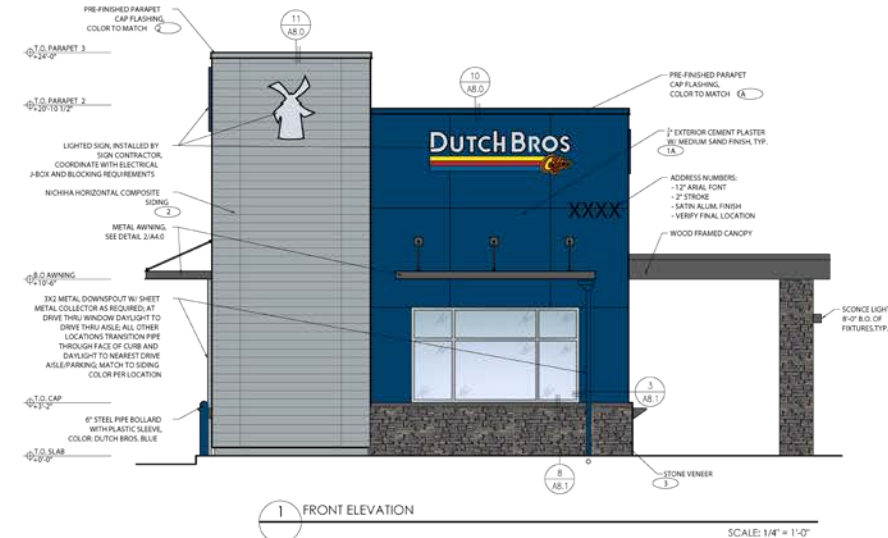
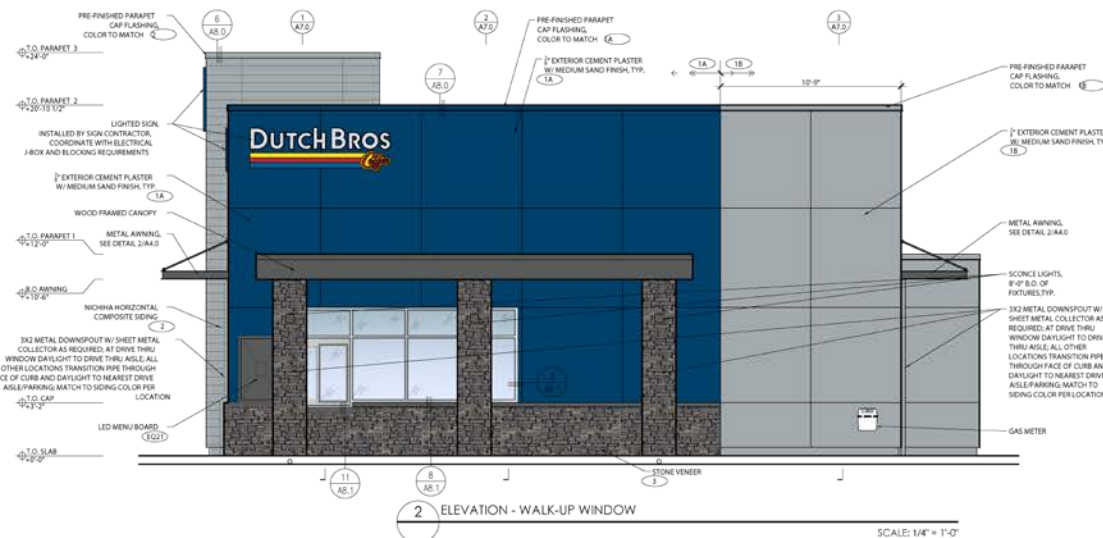
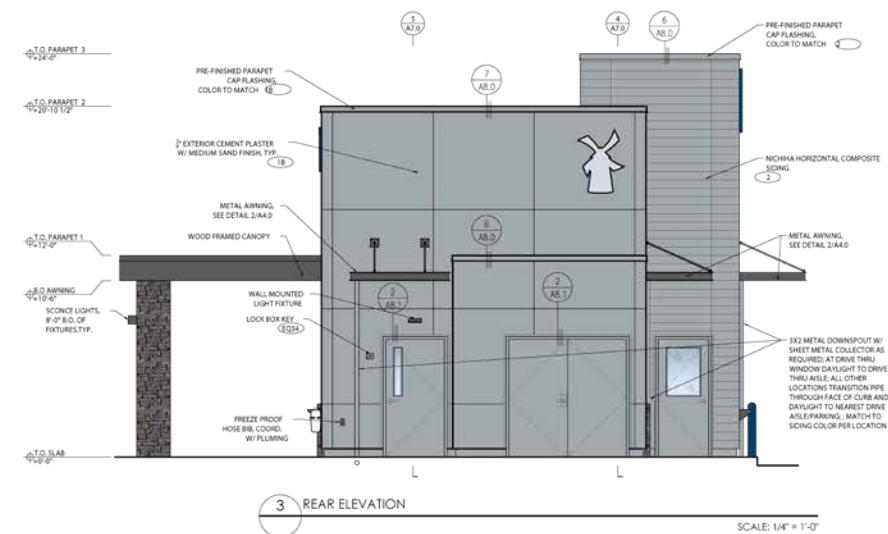
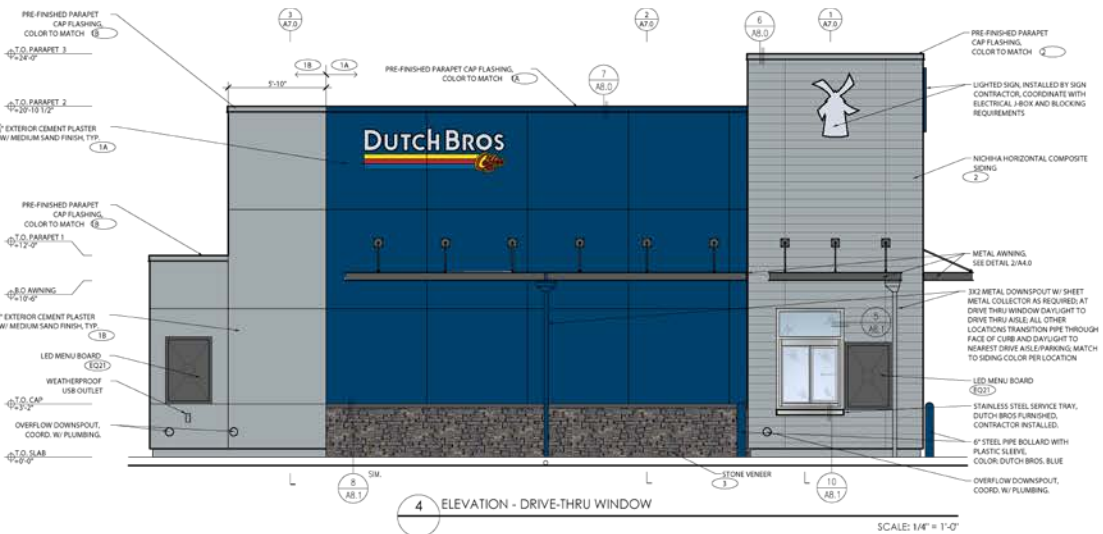
CONSTRUCTION PROGRESS - MARCH 2021



W. CHARLESTON BLVD.



# BUILDING ELEVATIONS





# TENANT PROFILE

## DUTCH BROS

### TENANT

BB Holdings NV, LLC,  
dba Dutch Bros. Coffee

### GUARANTOR

Boersma Bros. LLC, an Oregon  
Limited Liability Company

### # OF LOCATIONS

379

### RENT COMMENCEMENT

2nd Q 2021

### TERM

15 Years

### ANNUAL RENT

\$125,000.00

### LEASE OPTIONS

Four (4) 5-Year Options

### RENT INCREASES

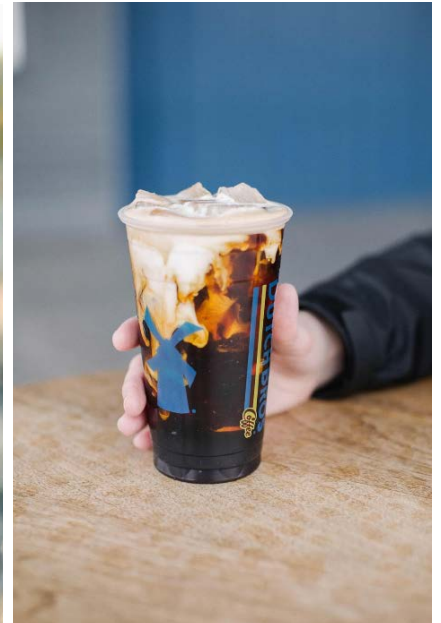
10% Every 5 Years

Dutch Bros. Coffee is the largest privately held drive-thru coffee chain in the United States and serves a variety of coffees, caffeinated beverages, teas, and smoothies. Dutch Bros Coffee was founded in 1992 by Dane and Travis Boersma.

After three generations in the dairy business, the brothers decided to use changes in the industry as motivation to branch out and try something new. The bros bought a double-head espresso machine, cranked up the stereo, threw open the barn doors and started experimenting with 100 pounds of beans.

Dutch Bros strives to be a force for good through outstanding customer service and killer coffee. The company is continuing to grow, sharing the Dutch Luv and opening new shops throughout the nation.

Through the Dutch Bros Foundation and local franchisees, Dutch Bros donates several million dollars to support its customers, local communities and nonprofit organizations. There are currently 12 locations across the Las Vegas Valley and over 379 across the West Coast.



# AREA LOCATION

**CHARLESTON BLVD RETAIL CORRIDOR**  
LOCATED JUST EAST OF THE MAIN NORTH-SOUTH AND EAST-WEST ARTERIAL WITH A COMBINED 85,000 VPD

**CSN - CHARLESTON CAMPUS**  
COLLEGE OF SOUTHERN NEVADA'S MAIN CAMPUS -  
SERVING OVER 31,000 STUDENTS (COMMUNITY COLLEGE REVIEW, 2016)

**LAS VEGAS ARTS DISTRICT**  
LOCATED 5 MILES EAST OF THE SITE



## TRAFFIC COUNTS

|                 |            |
|-----------------|------------|
| Charleston Blvd | 32,000 VPD |
| Rainbow Blvd    | 53,000 VPD |

Source: TRINA, NV DOT 2019



## POPULATION

|                |         |
|----------------|---------|
| 1 Mile         | 20,245  |
| 3 Miles        | 197,344 |
| 5 Miles        | 489,027 |
| 7 Minute Drive | 167,396 |

Source: SitesUSA 2020



## AVG. HOUSEHOLD INCOME

|                |          |
|----------------|----------|
| 1 Mile         | \$74,897 |
| 3 Miles        | \$73,716 |
| 5 Miles        | \$79,414 |
| 7 Minute Drive | \$72,912 |

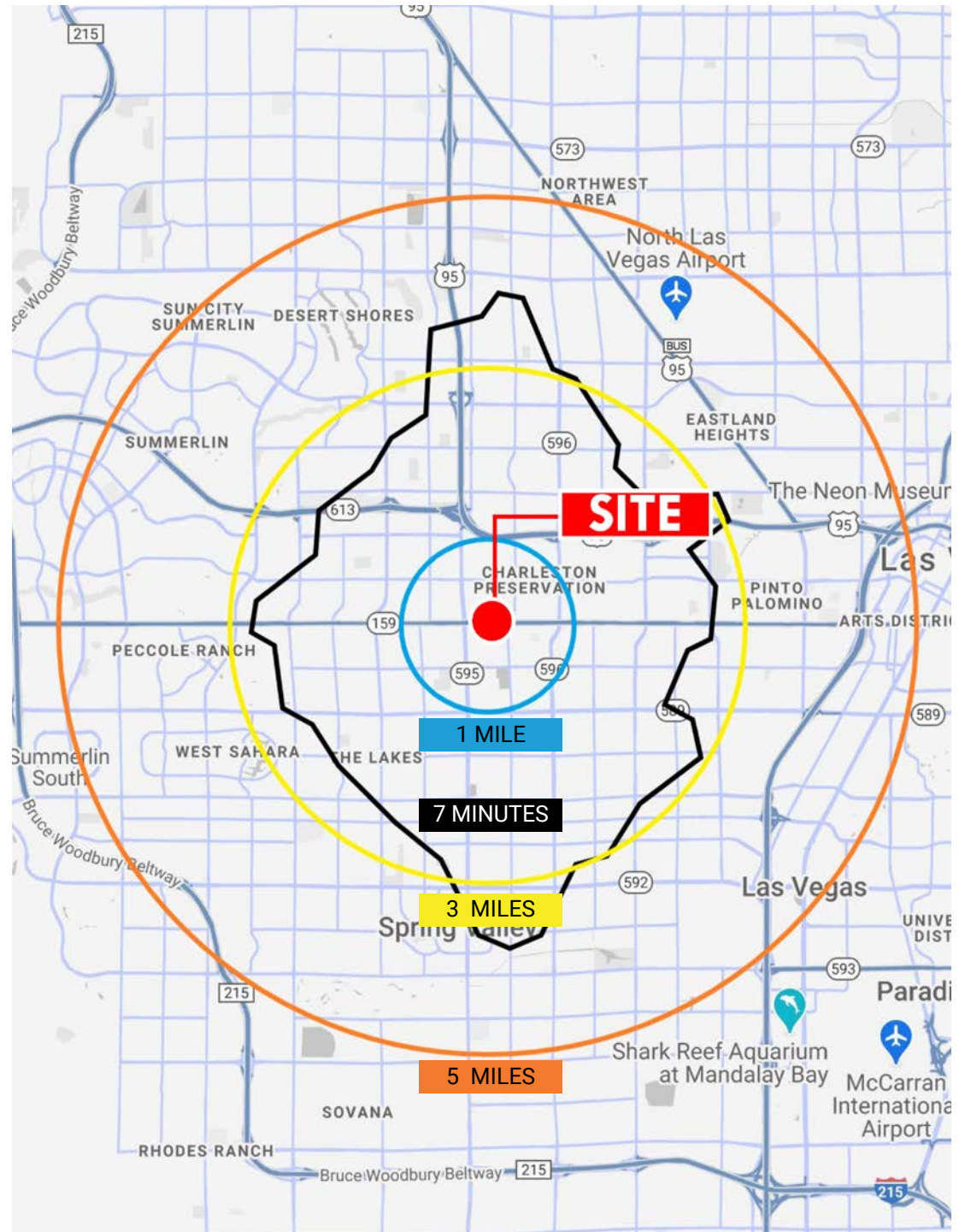
Source: SitesUSA 2020



## DAYTIME POPULATION

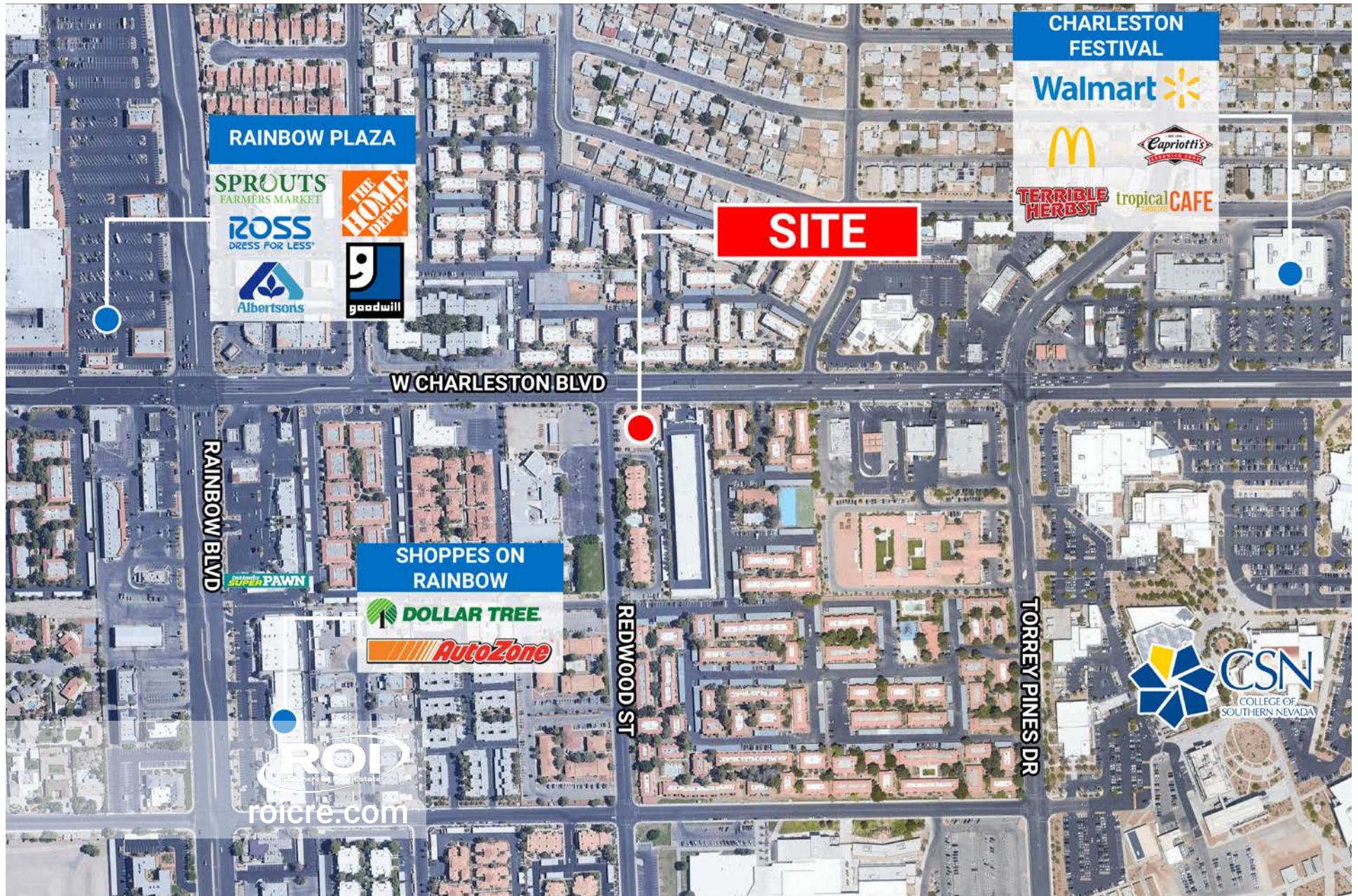
|                |         |
|----------------|---------|
| 1 Mile         | 10,606  |
| 3 Miles        | 72,514  |
| 5 Miles        | 220,774 |
| 7 Minute Drive | 61,815  |

Source: SitesUSA 2020





# SITE AERIAL





# LAS VEGAS OVERVIEW



Las Vegas is a unique suburban community with an emphasis in tourism, entertainment, casinos and gambling, business, warehousing, and innovation. It is the only major city in the American West to have been founded in the 20th century. It has grown significantly each year and has been one of the most desirable cities to move to.

Las Vegas is an attractive market for many reasons, with no state income tax, growing tech companies such as Zappos and Switch, the origin of innovative companies like Solarcity and BrightSource, home of the UFC, and five professional sports teams--the Golden Knights NHL Team, the Henderson Silver Knights AHL Team, the Raiders NFL Team, the Las Vegas Aces WBNA Team, and the Las Vegas Aviators MiLB Team.

The population of the Las Vegas Valley currently sits at 2.3 million and has steadily increased by 50,000 people each year. Las Vegas holds majority of the population for Nevada at 75% and the state is projected to reach 3 million. This city has grown immensely in a short amount of time and does not show signs of stopping any time soon.

# BROKERAGE TEAM

R.O.I. COMMERCIAL IS A boutique commercial real estate brokerage firm. Specializing primarily in the Retail sector. R.O.I. services: buyers, sellers, tenants, and landlords in all areas of commercial real estate transactions. As market leaders in retail space, R.O.I. handles commercial retail leases, land development and brokerage sales as well as tenant representation throughout Las Vegas. With over 120 years of combined knowledge and real estate experience in the Las Vegas market, R.O.I. is an industry leader in the Las Vegas market.

Our team is on the leading edge of the experiential retail trends here in Las Vegas. We possess a strong background working in retail on "The Strip," the resort corridor, and throughout the rest of the beautiful Las Vegas Valley.

We understand the importance of the tourist's spending dollar, as well as tapping into our local market, and have been successfully repositioning properties to create the greatest value for our clients with over 65 years of combined experience. This experience has allowed us to build a substantial database of popular, and qualified concepts, which are looking for placement and expansion. In addition, two of our team members hold a CCIM designation. The CCIM designation represents proven expertise in financial, market, and investment analysis, in addition to negotiation.

We are a dynamic and cohesive three-member team, with specialized experience in both traditional and emerging experiential retail. Each team member is highly creative and strategic in their own right, and our diverse experiences bring different strengths to a project – a combination that allows us to meet and exceed goals for clients and sets us apart from our competition.



**OVER 1 MILLION SF  
LEASED AND SOLD IN  
2019 & 2020**



**93 TRANSACTIONS  
COMPLETED IN  
2019 & 2020**



**OVER \$129 MILLION IN  
TRANSACTIONS IN  
2019 & 2020**



**65 YEARS OF  
COMBINED REAL  
ESTATE EXPERIENCE**



## **BRIAN SORRENTINO, CCIM**

### **Director**

- 45 years in Commercial Real Estate Industry
- CCIM Southern Nevada Chapter – Past President
- ICSC Nevada – Past Alliance Chair
- Retail Brokers Network (RBN) – Board of Directors and Restaurant Council Co-Chair
- Specializing in retail, leasing, tenant representation, disposition, and site acquisition
- Former national fast food and national casual dining franchisee
- BA (Advertising) – San Jose State University



## **ANGELICA M. CLEMMER, CCIM**

### **Vice President**

- 16 years in the Commercial Real Estate industry
- Specializing in retail, leasing, tenant representation, repositioning and marketing primarily in Southern Nevada
- Specializing in Experiential Retail and The Resort Corridor
- ICSC Member – ICSC Next Generation State Chair
- CCIM Southern Nevada Chapter – Member and Committee Member
- Former Food & Beverage Professional
- Safe Nest Foundation Board President



## **ISABELLA J. SORRENTINO**

### **Associate**

- 4 years in the Commercial Real Estate Industry
- Specializing in leasing and marketing primarily in Southern Nevada
- CCIM Southern Nevada Chapter – Member and Committee Member
- ICSC Member
- BSBA (Marketing) – University of San Diego

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# DISCLAIMER

R.O.I. Commercial Real Estate, Inc. has been retained as exclusive advisor to the Seller for the sale of an approximately 871 square feet property located at 6651 W Charleston Blvd in Las Vegas, NV 89146.

This Offering Memorandum has been prepared by R.O.I. Commercial Real Estate, Inc. for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by R.O.I. Commercial Real Estate, Inc., the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and R.O.I. Commercial Real Estate, Inc., therefore, are subject to variation. No representation is made by R.O.I. Commercial Real Estate, Inc. or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information.

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