

REPRESENTATIVE PHOTO ONLY



DUTCH BROS



1170 W CRAIG ROAD
NORTH LAS VEGAS, NV 89032

CRAIG ROAD
RETAIL CORRIDOR



REPRESENTATIVE PHOTO ONLY

OFFERING
MEMORANDUM



INVESTMENT SUMMARY

PRICE	\$2,545,454.55
CURRENT NOI	\$112,000.00
SIZE	892 SF
LAND AREA	0.54 AC
TERM	15 Year BTS
PROJECTED CAP RATE (2021)	4.4%
YEAR BUILT	2021
OCCUPANCY	100%



The Sorrentino Retail Group at ROI Commercial Real Estate is pleased to offer an 892 SF free standing drive-thru Dutch Bros Coffee sitting on 0.54 acres of land at 1170 W Craig Road in the City of North Las Vegas, Nevada. This Dutch Bros is a brand new 15-year corporate guaranteed NNN lease. The lease is expected to commence May 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

NAME	Dutch Bros. Coffee
ADDRESS	1170 W Craig Rd, North Las Vegas, NV 89032
APN	139-04-602-023
GROSS LEASABLE AREA	892 SF
CURRENT OCCUPANCY	100%
LAND	0.54 AC
YEAR BUILT	2021
ZONING	General Commercial (C-2)

The Property is strategically located at the major retail hub along the Craig Road Retail Corridor, which has over 1.35 Million square feet of retail space within 1 mile, in close proximity to other nationally recognized tenants such as Home Depot, PetSmart, Office Depot, Walmart, Sam's Club, Ross, Petco, Old Navy, Lowes, and Big Lots. The site has excellent visibility along Craig Road and sits on at the signalized intersection of Craig Road and Home Depot Drive.

Dutch Bros benefits from a strong current and developing customer base with a population of 160,908 people and average household income of \$80,638 within a 3-mile radius. This site is favored by its average day-time population of 39,524 people. Furthermore, there are strong traffic counts on Craig Road (over 53,000 vehicles per day) and Camino Al Norte (30,000 vehicles per day).

Craig Ranch Regional Park, located just East of this site, is an additional traffic generator. The park is approximately 170 acres in size and features a 65,000 square-foot skate park, four civic plazas, three dog parks, two lighted competition baseball fields, tennis, volleyball and basketball courts, community gardens, eight reservable ramadas, and expansive open spaces for its community to enjoy.

REPRESENTATIVE PHOTO ONLY



CONSTRUCTION PROGRESS - APRIL 2021



SITE PLAN



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

May 2021

TERM

15 Years

ANNUAL RENT

\$112,000.00

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

CRAIG ROAD RETAIL CORRIDOR

NORTH LAS VEGAS' MAJOR RETAIL HUB - OVER 1.35 MILLION SF OF RETAIL WITHIN 1 MILE

RESIDENTIAL GROWTH

OVER 1,300 SINGLE AND MULTI-FAMILY RESIDENTIAL UNITS PLANNED WITHIN 1 MILE

NELLIS AIR FORCE BASE

LOCATED JUST OVER 6 MILES AWAY FROM THE SITE



TRAFFIC COUNTS

Craig Road 53,000 VPD

Source: TRINA, NV DOT 2019



POPULATION

1 Mile 19,676

3 Miles 160,908

5 Miles 415,546

7 Minute Drive 102,864

Source: SitesUSA 2020



AVG. HOUSEHOLD INCOME

1 Mile \$75,302

3 Miles \$80,638

5 Miles \$76,521

7 Minute Drive \$80,365

Source: SitesUSA 2020



DAYTIME POPULATION

1 Mile 3,107

3 Miles 39,524

5 Miles 110,106

7 Minute Drive 11,106

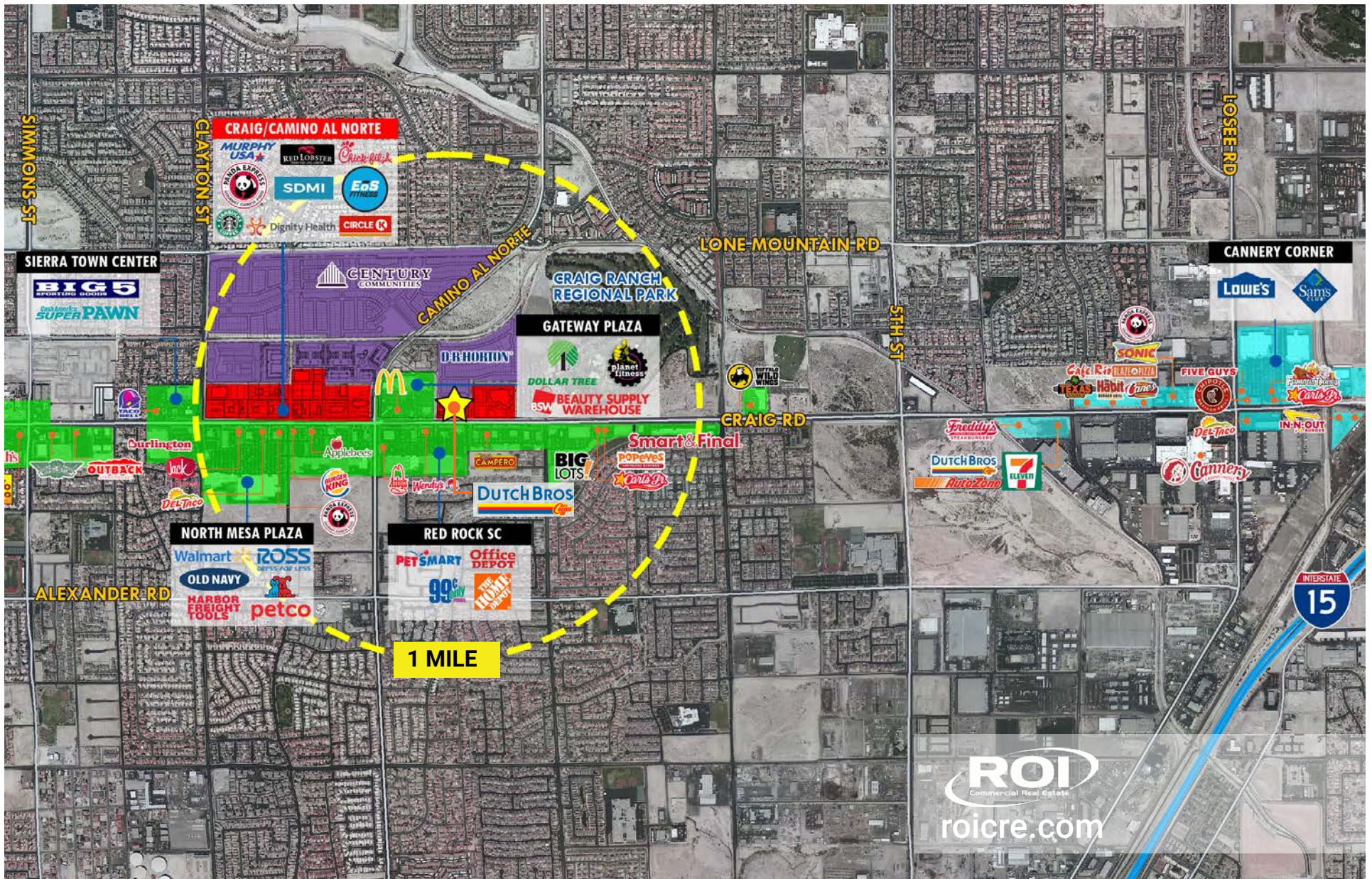
Source: SitesUSA 2020



SITE AERIAL



TRADE AREA 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

Brian Sorrentino, CCIM
702.550.4932
brian@roicre.com
Lic. # S.0057473

Angelica M. Clemmer, CCIM
702.550.4937
angelica@roicre.com
Lic. # S.0177553

Isabella J. Sorrentino
702.550.4294
isabella@roicre.com
Lic. # S.0183489

DISCLAIMER

R.O.I. Commercial Real Estate, Inc. has been retained as exclusive advisor to the Seller for the sale of an approximately 892 square feet property located at 1170 W Craig Road in North Las Vegas, NV 89032.

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.

Further, R.O.I. Commercial Real Estate, Inc., Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, and omitted from, this Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and R.O.I. Commercial Real Estate, Inc. each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. R.O.I. Commercial Real Estate, Inc. is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or R.O.I. Commercial Real Estate, Inc., (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or R.O.I. Commercial Real Estate, Inc., and (v) to return it to R.O.I. Commercial Real Estate, Inc. immediately upon request of R.O.I. Commercial Real Estate, Inc. or Owner. The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.