

Absolute NNN

DUTCH BROS
Coffee



MARKETING FLYER

1951 Freedom Way, Roseville, CA 95678

GALLELLI
REAL ESTATE



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 property 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 | Portion of 363-022-027 Pending lot split completed December 1, 2024 |
| County | Placer |
| Building Square Feet | 950 |
| Parcel Square Feet | 91,040 |
| Year Built | November 2024 |
| Drive Thru Que | 22 |

INVESTMENT SUMMARY

| | |
|-------------------------------|------------------|
| Price | \$3,789,000 |
| NOI | \$180,000 |
| Cap Rate | 4.75% |
| Term | 20 Years |
| Rent Commencement - Estimated | November 2024 |
| Lease Expiration - Estimated | 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 publically traded on the NYSE under the symbol BROS.

GET IN TOUCH WITH US

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