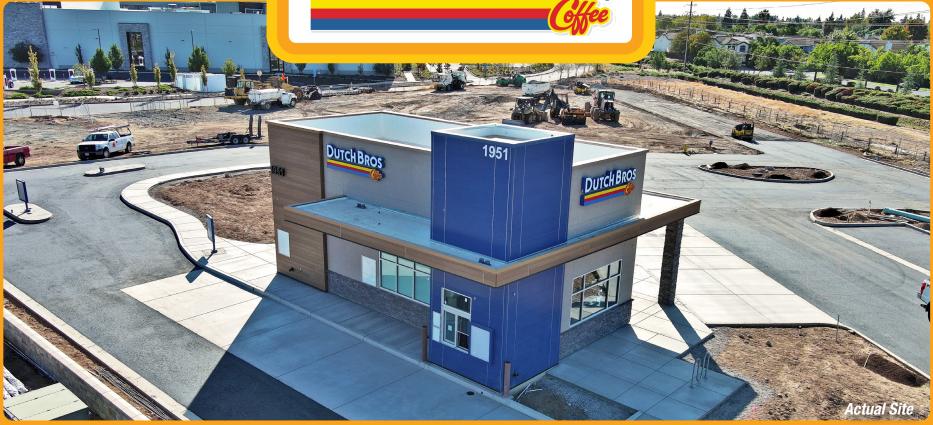
# Absolute NNN DUTCH BROS



# **MARKETING FLYER** 1951 Freedom Way, Roseville, CA 95678





## **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.

# INVESTMENT HICHLICHTS

- 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, Livibility.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).



## **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.

#### Contact — Lead Broker –

Adam Rainey Associate Vice President CA DRE #02113888 916 784 2700 ARainey@GallelliRE.com

#### Gary Gallelli

S

WITH I

IN TOUCH

GET

President CA DRE #01099383 916 784 2700 Gary@GallelliRE.com

#### Kevin Soares Executive Vice President CA DRE #01291491 916 784 2700 KSoares@GallelliRE.com

#### Pat Ronan

Vice President CA DRE #01410074 916 784 2700 Pat@GallelliRE.com

#### Aman Bains

Associate Vice President CA DRE #02101492 916 784 2700 ABains@GallelliRE.com

# DUTCH BROS

# 1951 Freedom Way, Roseville, CA 95678

#### **CONFIDENTIALITY & DISCLAIMER STATEMENT**

The material contained in this marketing flyer is confidential, furnished solely for the purpose of considering the purchase of Dutch Bros at Freedom Way located at 1951 Freedom Way, Roseville, CA 95678 and is not to be used for any other purpose or made available to any other person without the express written consent of Gallelli Real Estate Services or the Owner. The material is based in part upon information supplied by the Owner's consultants, architects, advisors, and in part upon information by Gallelli Real Estate from sources it deems to be reliable. Summaries contained in the marketing flyer of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein. In accordance with our standard practice, this marketing flyer has been prepared solely for informational purposes and does not constitute all or any part of an offer or contract. It is designed to assist a potential investor in determining whether to proceed with an in-depth investigation of the subject project. Gallelli Real Estate strongly recommends that each potential investor review the information contained in this brochure with its accountants, attorneys and tax advisors.

Any projections contained herein represent best estimates based on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections. This document is provided subject to errors, omissions, prior sale or lease, change of price or terms, other changes in the information and is subject to modification or withdrawal without notice.

No Warranty Or Representation Expressed Or Implied Is Made By Gallelli Real Estate Or Any Of Their Parent, Affiliated Or Subsidiary Entities As To The Accuracy Or Completeness Of The Information Contained Herein. Prospective Investors Should Make Their Own Investigations And Conclusions Without Reliance Upon The Material Contained Herein.

