



3701 N STOCKTON HILL RD.
KINGMAN, AZ 86409



**ABSOLUTE TRIPLE NET (NNN) INVESTMENT OPPORTUNITY
KINGMAN, ARIZONA**

Representative Photo

OFFERING MEMORANDUM

GPS Commercial Advisors | 480.603.6892 | www.gpsaz.com



3701 N STOCKTON HILL RD.
KINGMAN, AZ 86409

Exclusively Listed By



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INVESTMENT OVERVIEW

Sale Price: **\$2,100,000**

Cap Rate: **5.00%**

Net Cash Flow: **\$105,000**

Lease Term: **15 years**

Options: **3, 5-year options**

SITE INFORMATION

Location: **NWC of Stockton Hill Rd & Riata Valley Rd**

Building Size: **862 SF**

Parcel Size: **29,913 SF**

Construction: **Target Completion December 2020**

LEASE STRUCTURE

Lease Type: **Absolute Triple Net (NNN) Lease**

Tenant: **BB Holdings AZ, LLC**

Guarantor: **Corporate**

Landlord Responsibilities: **NONE**

LEASE YEAR	ANNUAL RENT	CAP RATE
Years 1-5	\$ 105,000.00	5.00%
Years 6-10	\$ 115,500.00	5.50%
Years 11-15	\$ 127,050.00	6.05%
Years 16-20 (option 1)	\$ 139,755.00	6.66%
Years 21-25 (option 2)	\$ 153,730.50	7.32%
Years 26-30 (option 3)	\$ 169,103.55	8.05%



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INVESTMENT HIGHLIGHTS

- Opportunity to Invest in a Growing Concept with 400+ Locations Nationally
- Corporate Backed 15-Year Absolute Triple-Net (NNN) Lease
- **ZERO** Landlord Responsibilities
- 10% Increases Every 5 Years Throughout the Entire Lease Term Including Options



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2020 Population	5,857	36,035	48,992
2025 Proj. Population	6,136	37,988	51,943
2020 Daytime Pop	8,595	38,183	49,323
2020 Employed	4,838	14,760	17,336
Avg HH Income	\$60,486	\$55,912	\$57,394
Median Age	47.3	44.3	44.7

LOCATION OVERVIEW

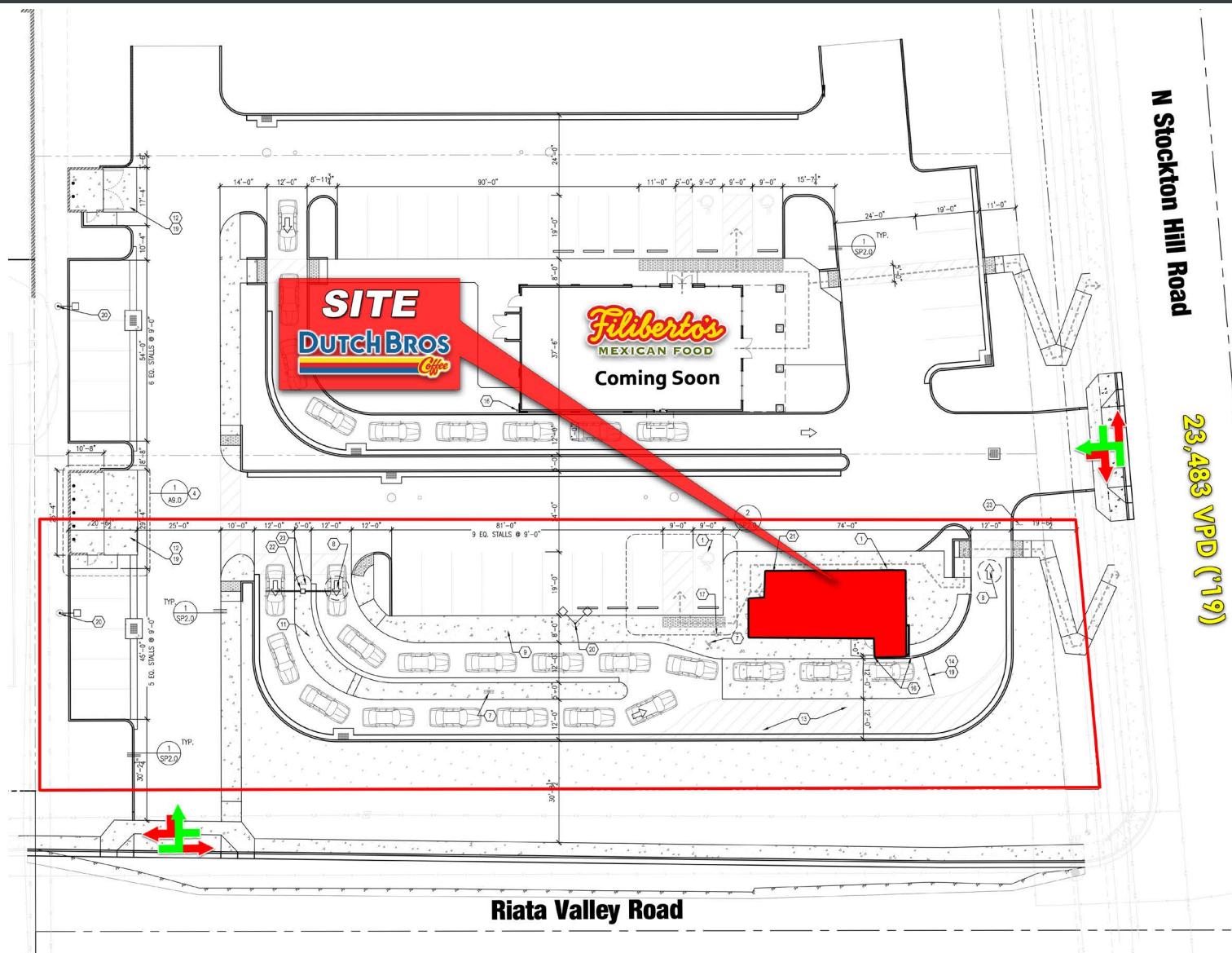
- Strategically Positioned at the **Epicenter** of Kingman's **Retail, Medical and Schools**
- Opportunity for **Premier Frontage** along Stockton Hill Rd - Kingman's **Dominant Commercial Artery**
- **Drive-Thru** and Full Access Available
- Dense Retail Corridor: Join retailers in close proximity such as **Walmart, PetCo, Ross, Safeway, Frys, Safeway, Discount Tire, and more.**

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SITE PLAN

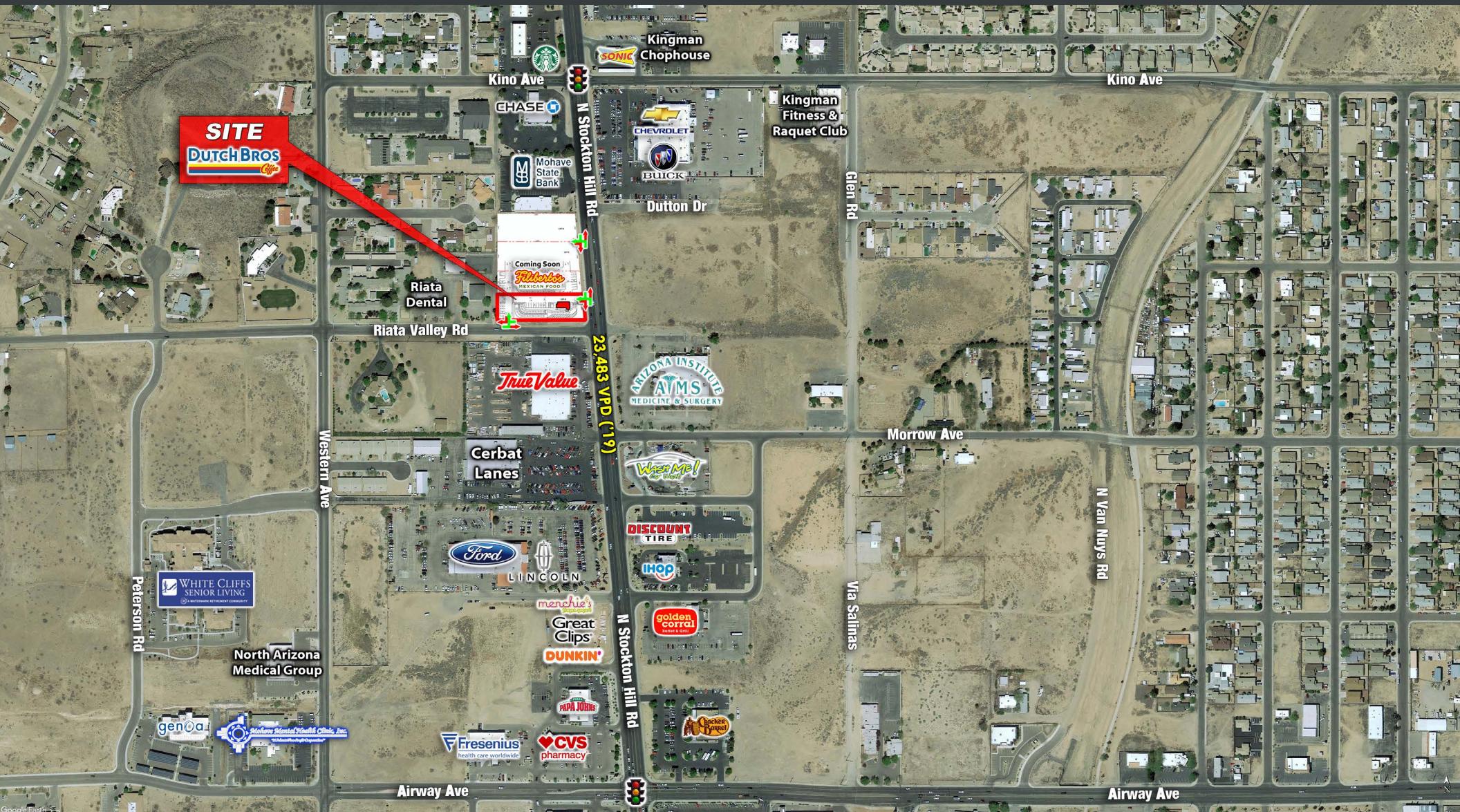


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INTERSECTION AERIAL



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DUTCH BROS COFFEE IS THE COUNTRY'S LARGEST PRIVATELY HELD DRIVE-THRU COFFEE COMPANY.



Dutch Bros Coffee is known for their signature, three-bean mixed hot coffee, cold brew, and patented energy drink, Blue Rebel, as well as a variety of espressos, lattes, mochas, smoothies, and snacks. From experimenting with coffee grounds at their family's dairy farm, the company has grown to an enterprise with revenues over \$494 million a year in 2018 (Source: dutchbros.com). Due to the tremendous success Dutch Bros has enjoyed, they have over 400 locations and have become one of the most sought-after drive-thru pad tenants in the Western U.S. \$2M annually donated to nonprofit organizations.

DUTCH BROS

The Dutch Bros logo, consisting of the word "DUTCH BROS" in a large, bold, blue sans-serif font above the word "Coffee" in a smaller, yellow script font. A horizontal red and yellow striped bar is positioned below the text.

Dutch Bros Coffee was founded in 1992 by Dane and Travis Boersma, brothers of Dutch descent. After three generations in the dairy business, government regulations pressed the family to sell the cows. What felt devastating turned out to be a blessing in disguise.

The bros bought a double-head espresso machine, threw open the barn doors and started experimenting with just 100 pounds of beans and a rockin' stereo. They set up a pushcart on the railroad tracks and started passing out samples to anyone who would brave the new brew, and, within a month, they knew they had something special.



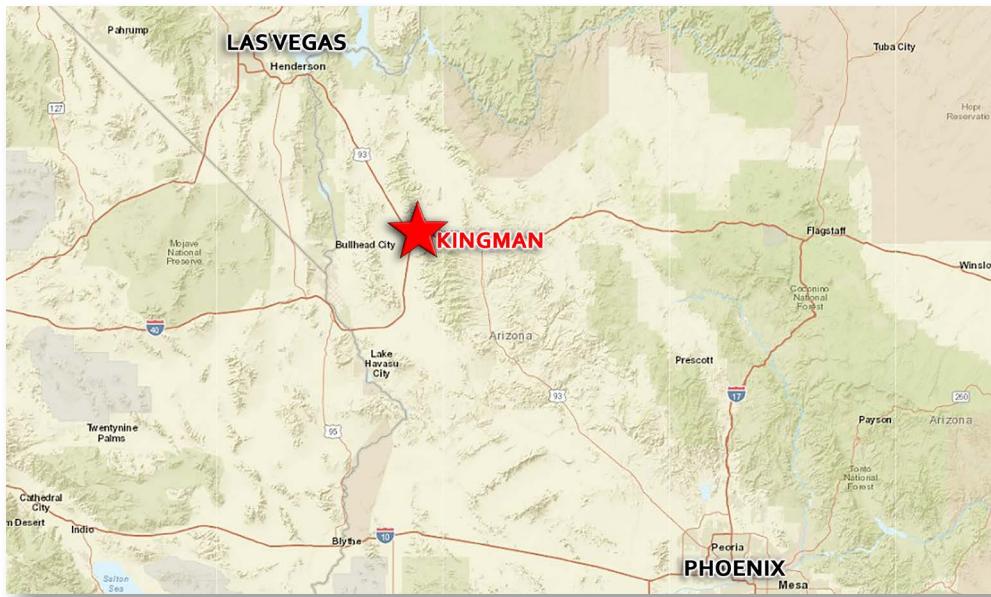
IN ADDITION TO ITS MISSION OF SPEED, QUALITY AND SERVICE, DUTCH BROS IS COMMITTED TO GIVING BACK TO THE COMMUNITIES IT SERVES.

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Known as the “Heart of Route 66”, Kingman is a premier destination for travelers across the country, situated between Los Angeles, Las Vegas, Phoenix, and the Grand Canyon. Conveniently located on Interstate 40, there is easy access to the Historic Downtown and the Sky Walk at the Grand Canyon, a popular tourist destination. Kingman is a leading location for business, targeting key industries that service a market of approximately 32 million people in less than a one-day turnaround drive. Kingman has a competitive advantage and strategic opportunity for industries such as Healthcare, Transportation, Manufacturing, Aviation, and Tourism.

Favorable state taxes, the Interstate highway, the Santa Fe Railroad mainline and proximity to the California market has made Kingman



a leading site for key industries.

This major transportation hub features BNSF rail services and the Kingman Regional Airport. The economic region is made up of roughly eight zip codes that encompass 2,133 square miles and offers an inexpensive business environment compared to other southwest markets.

There are comprehensive plans in place which aim to fuel the momentum behind ongoing efforts to revitalize Downtown Kingman, increase tourism, improve quality of life, and create new jobs.

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. GPS Retail LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, GPS Retail LLC has not verified, and will not verify, any of the information contained herein, nor has GPS Retail LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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