

FEE SIMPLE GROUND LEASE INVESTMENT OPPORTUNITY
SOUTH SCOTTSDALE SUBMARKET | DRIVE-THRU



2012 N Scottsdale Road
SCOTTSDALE ARIZONA



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QUICK FACTS



QUICK FACTS

#3

**U.S. Sales
Coffee & Bakery Chains**
CoStar News (2024)

#4

**Reader's Choice
Top 10 Drive-thru Coffee**
USA TODAY (2024)

#33

**Top 50 Fast Food
Restaurant**
QSR Magazine (2024)

HIGHLIGHTS

SINGLE TENANT DUTCH BROS WITH DRIVE-THRU

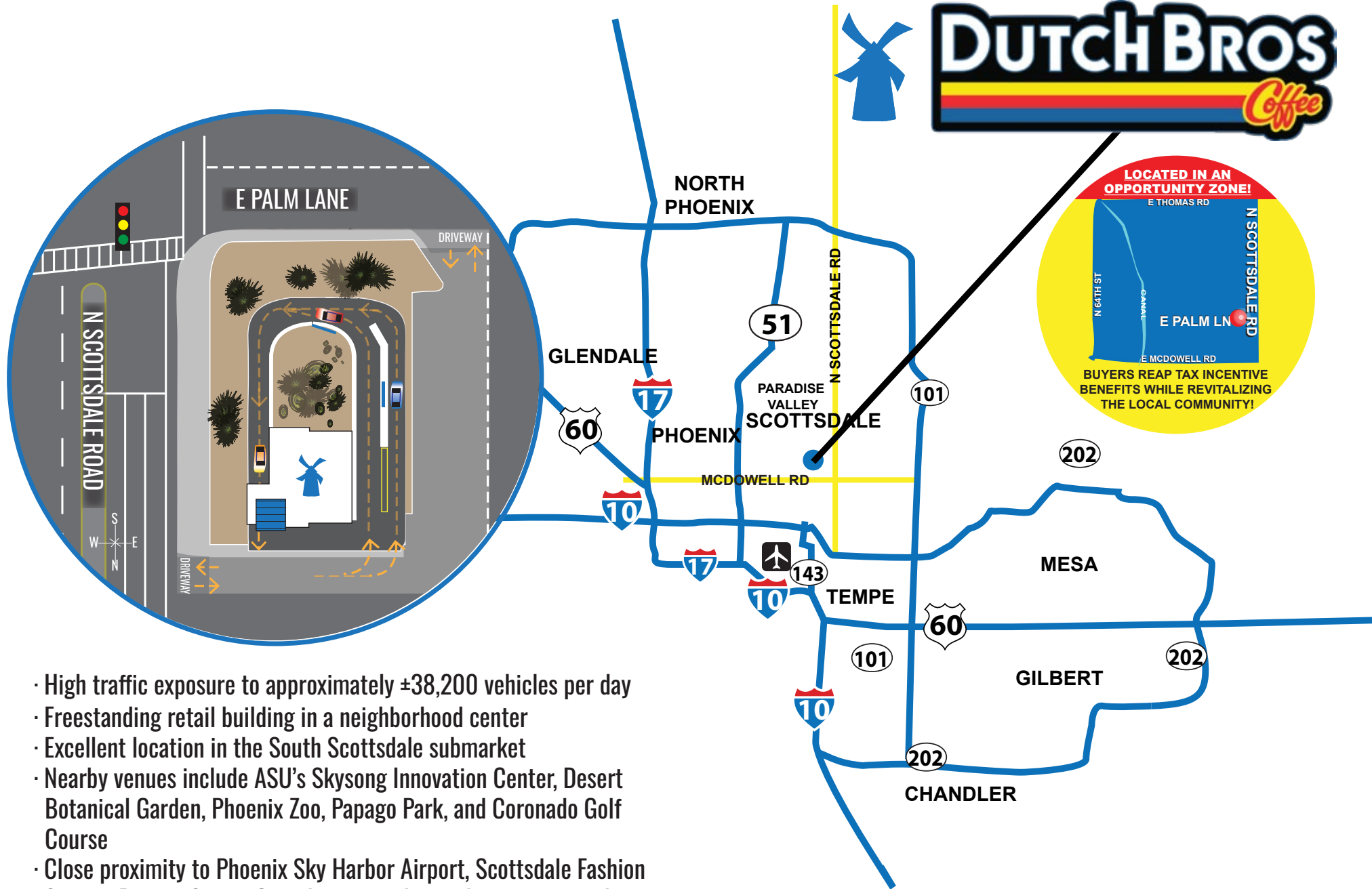
- Publicly traded drive-thru coffee chain since 2021 has 982 nationwide locations and growing!
- ±911 sq. ft. freestanding building is a passive single-tenant net leased asset with no landlord responsibilities
- High exposure to traffic on North Scottsdale Road (38,200 vehicles per day)
- High walk score with ASU's Skysong Scottsdale Innovation Center 0.7 of a mile away!
- Located in a qualified opportunity zone with taxpayer benefits and the opportunity to revitalize the community



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DUTCH BROS | 2012 N SCOTTSDALE RD, SCOTTSDALE, AZ 85257

LOCATION MAP / OPPORTUNITY ZONE



- High traffic exposure to approximately ±38,200 vehicles per day
- Freestanding retail building in a neighborhood center
- Excellent location in the South Scottsdale submarket
- Nearby venues include ASU's Skysong Innovation Center, Desert Botanical Garden, Phoenix Zoo, Papago Park, and Coronado Golf Course
- Close proximity to Phoenix Sky Harbor Airport, Scottsdale Fashion Square, Papago Sports Complex, many dining destinations and museums

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AERIAL OVERVIEW

ASU SKYSONG INNOVATION CENTER

enterprise
CAR SALES

papago
plaza

CHAPMAN
COLLISION CENTER

LA | FITNESS

Rock Church

E PALM LN

SUBJECT PROPERTY

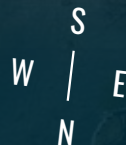
DUTCH BROS
Coffee

Antique Trove

LUCENT
SCOTTSDALE
APARTMENTS



N SCOTTSDALE RD



TENANT PROFILE



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Corporate Profile

Dutch Bros Inc. (NYSE: BROS) is a high-growth operator and franchisor of drive-thru shops that focus on serving high **QUALITY**, hand-crafted beverages with unparalleled **SPEED** and superior **SERVICE**. Founded in 1992 by brothers Dane and Travis Boersma, Dutch Bros began with a double-head espresso machine and a pushcart in Grants Pass, Oregon. While espresso-based beverages are still at the core of what they do, Dutch Bros now offers a wide variety of unique, customizable cold and hot beverages that delight a broad array of customers. They believe Dutch Bros is more than just

the products they serve—they are dedicated to making a massive difference in the lives of their employees, customers, and communities. This combination of hand-crafted and high-quality beverages, their unique drive-thru experience, and their community-driven, people-first culture has allowed them to successfully open new shops and continue to share the “Dutch Luv”.

Local Dutch Brothers Franchisees: Jim Thompson & Janice McCarthy

Jim and Janice opened their first Dutch Brothers location in 2006 and now operate over 16 stores in Metro Phoenix. Their territory is east of the I-17 Freeway. With just over 19 years of experience, Jim and Janice have perfected the art of site location, service and a superior customer experience. Their local franchise employs over 380 people. Over the next three years they expect to expand to a total of 30 stores.

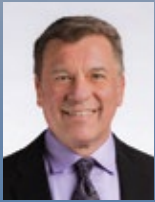


CONTACT INFORMATION



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