

Dutch Bros. Ground Lease Purchase Opportunity—1021 B Street Marysville, CA



Dutch Bros. Ground LEASE Opportunity

- **LOWEST** known price point available for a Dutch Bros. Ground Lease Property!
- Nearly Seventeen (17) years remaining
- **100% occupied**
- **\$66,000 NNN—Annual Net Operating Income**
- **\$1,467,000 Sale Price**
- **DO NOT WAIT! Make an offer TODAY!**

MEAGHER & TOMLINSON

PLEASE CONTACT:

Zac Repka, Senior Associate

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The information contained in this offering was provided from sources deemed to be reliable however Broker or Owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.

Dutch Bros. Ground Lease Opportunity Info:

- PRIME Highway 70 corner location
- Superb Access with multiple ways on/off Highway
- Site is between TWO signalized intersections
- 4.50% CAP Rate
- Lease End date: January 31, 2043
- Ten Percent Rent Increases every five years
- Next RENT INCREASE: Feb. 1, 2028 to (\$72,600 /yr.)
- Double Lane Drive Thru—2023 Construction
- 0.71 Acre Parcel (30,928 square feet)
- APNs: 010-055-006 and 010-055-004



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