

# FOR SALE

# RETAIL

1105 W Yosemite Ave, Manteca, CA 95337

Corporate-Backed Dutch Bros on Long-Term Absolute NNN Lease



EXCLUSIVELY LISTED BY  
**N** NORTHGATE

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## HIGHLIGHTS

Newly constructed Dutch Bros secured by a long-term lease and minimal landlord responsibilities—an effortless, high-appeal investment anchored by a powerhouse national brand.

- Corporate guaranteed lease
- Newly constructed in 2020
- Absolute NNN Lease
- 10% rental escalation every 5-years
- Major retail hub
- Fastest growing coffee shop in California
- Monument sign

## PROPERTY OVERVIEW

|               |                                        |
|---------------|----------------------------------------|
| ADDRESS       | 1105 W Yosemite Ave, Manteca, CA 95337 |
| PROPERTY TYPE | Retail Single-Tenant                   |
| SALE PRICE    | \$2,325,000                            |
| LEASE TYPE    | NNN                                    |
| CAP RATE      | 5.16%                                  |
| NOI           | \$120,000                              |
| BUILDING SIZE | 862 sq ft                              |
| PARCEL SIZE   | 0.87 acres                             |
| ZONING        | General Commercial (CG)                |
| APN           | 217-600-44                             |
| TRAFFIC       | W Yosemite Ave      ± 18,379 ADT       |



# MARKET OVERVIEW



W Yosemite Ave: ± 18,379 ADT

**SITE**





# MARKET OVERVIEW



Trucks Max USA

Grocery Store  
Furniture Store  
Banquet Hall  
Barber Shop  
Cocktail Bar

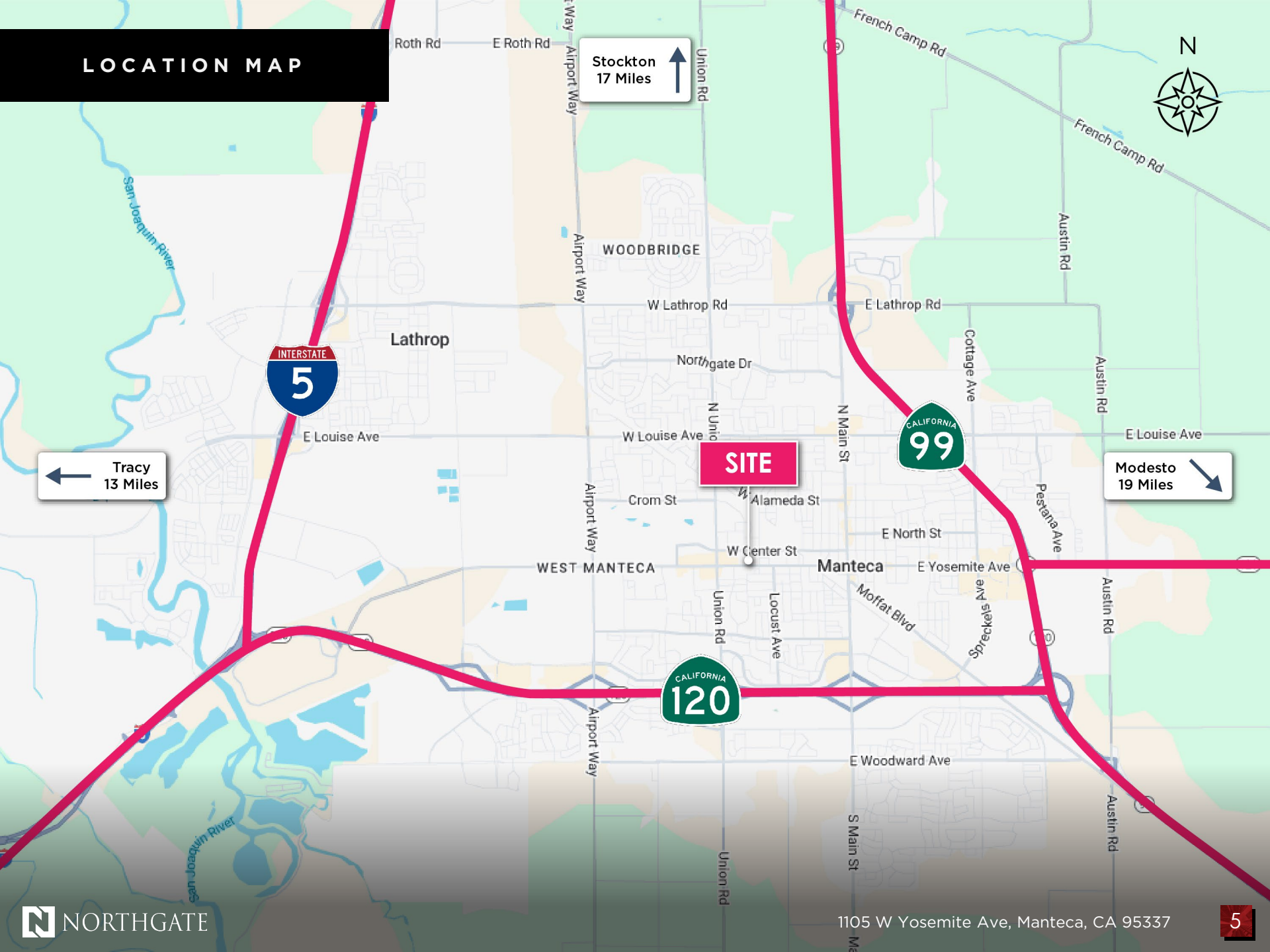
SITE

W Yosemite Ave: ± 18,379 ADT





# LOCATION MAP



Stockton  
17 Miles



N



**SITE**

Modesto  
19 Miles





AERIAL VIEW



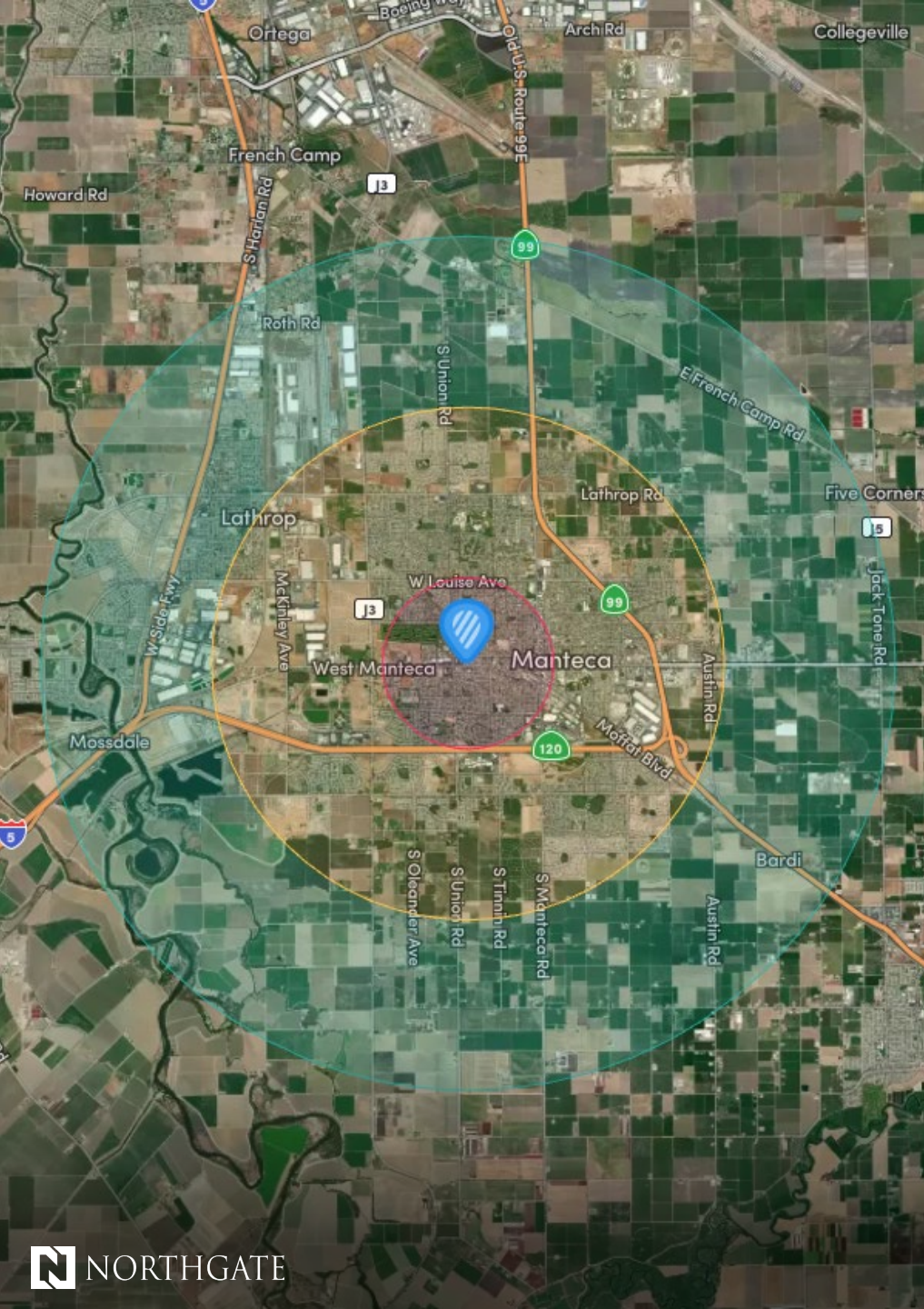
W Yosemite Ave:  $\pm 18,379$  ADT

# LEASING ABSTRACT

## DUTCH BROS

|                    |                                 |                         |                        |
|--------------------|---------------------------------|-------------------------|------------------------|
| LEASE DATE         | August 21, 2019                 |                         |                        |
| TENANT             | BB Holdings CA LLC (Dutch Bros) |                         |                        |
| BUILDING SIZE      | N/A                             |                         | BTS Lease              |
| TENANT USE         | Retail                          |                         |                        |
| RENT INCREASES     | Fixed                           |                         |                        |
| BASE RENT          | \$9,166.66                      | 12/31/2020 - 12/30/2025 |                        |
|                    | \$9,991.66                      | 12/31/2025 - 12/30/2030 |                        |
|                    | \$10,890.91                     | 12/31/2030 - 12/31/2035 |                        |
| OPTIONS            | \$11,980.00                     | 1/1/2036 - 12/31/2040   |                        |
|                    | \$13,178.00                     | 1/1/2041 - 12/31/2045   |                        |
|                    | \$14,495.83                     | 1/1/2046 - 12/31/2050   |                        |
| OPERATING EXPENSES | Property Taxes                  |                         | Tenant                 |
|                    | Repairs & Maintenance           |                         | Tenant                 |
|                    | Insurance                       |                         | Each Party Responsible |
|                    | Utilities                       |                         | Tenant                 |



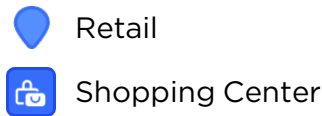


## DEMOGRAPHICS - 2025

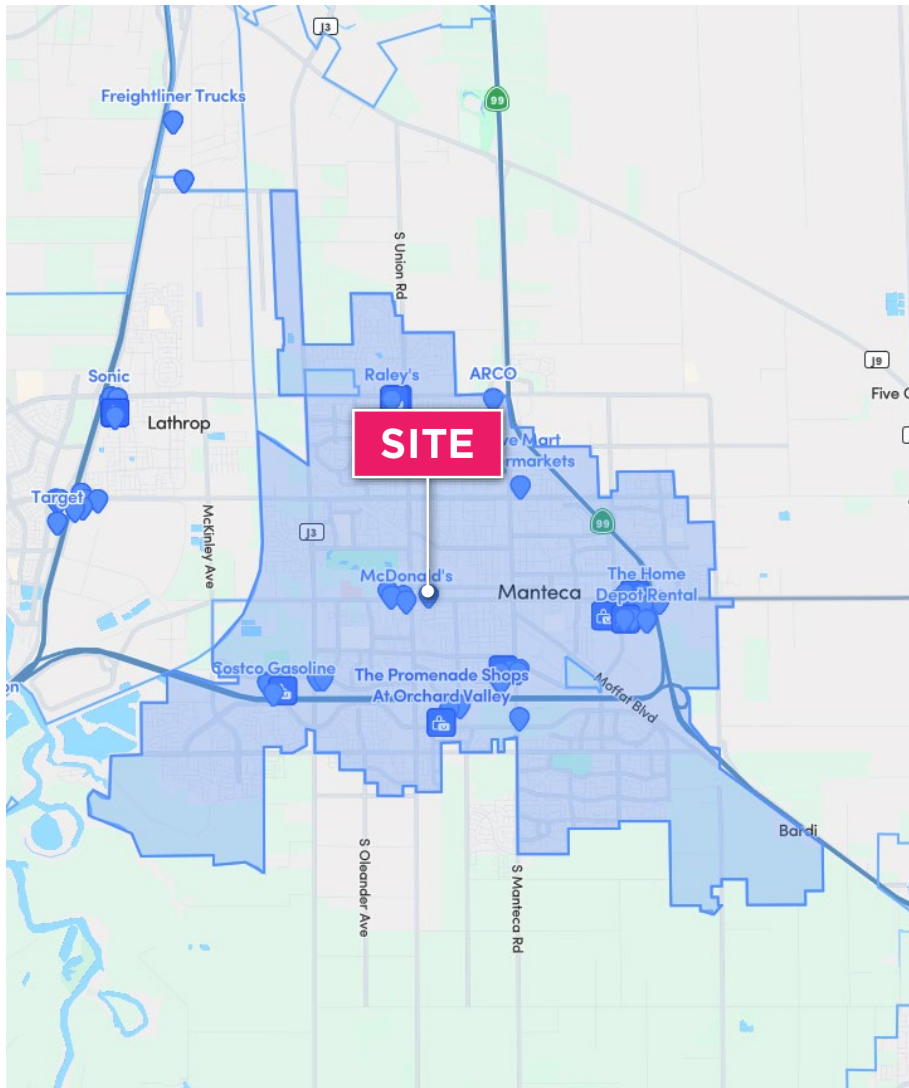
|                             | 1 MILE  | 3 MILES  | 5 MILES  |
|-----------------------------|---------|----------|----------|
| Population                  | 21,748  | 90,683   | 123,565  |
| Projected Population (5 Yr) | 22,190  | 96,309   | 132,051  |
| Average Age                 | 37      | 39       | 38       |
| Households                  | 7,046   | 28,830   | 37,876   |
| White Population            | 7,218   | 30,595   | 37,815   |
| Black Population            | 929     | 4,524    | 6,922    |
| Am Indian Population        | 523     | 1,865    | 2,279    |
| Asian Population            | 2,314   | 19,497   | 31,270   |
| Other Population            | 10,764  | 34,202   | 45,279   |
| Hispanic Population         | 57.80%  | 46.08%   | 45.01%   |
| Average HH Income           | \$98.9k | \$127.8k | \$129.6k |
| High School Graduates       | 11,523  | 51,303   | 67,976   |
| College Graduates           | 3,442   | 17,648   | 24,267   |
| Total Employees             | 9,572   | 39,091   | 52,967   |



## CITY OVERVIEW



MANTECA, CA



### Growing Central Valley Hub

Located in the heart of California's Central Valley, Manteca blends suburban comfort with strong community values, making it an appealing destination for families, commuters, and businesses.

### Diverse & Expanding Economy

Manteca's economy is supported by retail, logistics, manufacturing, and agriculture, with ongoing growth driven by regional distribution centers and new commercial development.

### Strong Education Network

The city is served by the Manteca Unified School District and is close to regional colleges and trade programs, offering quality K-12 education and pathways for higher learning.

### Recreation & Family Amenities

With parks, sports complexes, trails, and attractions like Big League Dreams and Great Wolf Lodge, Manteca provides a wide range of recreational options for residents and visitors.

### Prime Regional Connectivity

Situated along Highway 99, I-5, and SR-120, Manteca offers convenient access to Stockton, Modesto, the Bay Area, and the broader Central Valley, supporting both commuter and commercial mobility.

### Local Culture & Community Events

Manteca hosts popular events such as the Pumpkin Fair, farmers markets, and seasonal celebrations, reflecting the city's community spirit and agricultural heritage.





Investment Sales | Leasing | Asset Management | Property Management



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