

**20 YEAR
NNN LEASE**

**200+ UNITS IN
PIPELINE**

Ziggi's COFFEE

**RARE CORPORATE
GUARANTEE**

**PORTLAND, OR MSA
WITH GROWING
POPULATION**



**TARGET
SAFEMAY**

**NEIGHBORING
TO ANCHORS**

TARGET

OPENING OCTOBER 2024!

SUBJECT PROPERTY



21003 SW PACIFIC HWY, SHERWOOD, OR 97140

ZIGGI'S COFFEE | PORTLAND MSA | CORPORATE GUARANTEE

VALU NET
LEASE
PARTNERS[®]

Actual Site

VALUE NET
LEASE
PARTNERS[®]

EXCLUSIVELY MARKETED ZIGGI'S COFFEE (SHERWOOD, OR)

Ziggi's COFFEE

In Association with Scott Reid & ParaSell, Inc. | P: 949.942.6578 | A Licensed Oregon Broker #201233666

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Representative Photo

ZIGGI'S COFFEE | OVER 92 LOCATIONS | 200+ UNITS IN PIPELINE | SIGNIFICANT GROWTH PIPELINE

- System-wide sales exceeded \$40 million in 2023, demonstrating the brand's robust market presence and financial health.
- Ziggi's Coffee currently operates over 92 locations and is expanding rapidly, reflecting strong growth and increasing brand recognition.
- With over 200 new units in the construction pipeline, Ziggi's Coffee is poised for substantial future expansion.
- Same store sales are on the rise, indicating growing popularity and customer loyalty as the brand gains wider recognition.

RARE CORPORATE GUARANTEE | FAST GROWING COFFEE BRAND WITHIN THE STATE OF OREGON | 200+ UNIT GROWTH PLAN

- The lease is guaranteed by Ziggi's Coffee Corporate which is a rapidly expanding company with more than 92 current units and 200 units within the pipeline.
- The property is secured with a brand new 20-year lease agreement, offering stability and long-term security for investors.
- Rent Commencement in October of 2024. This commencement date ensures that the property is tenant-ready and revenue-generating from the outset.
- The lease structure offers a hands-off investment, as the tenant is responsible for property maintenance, insurance, and taxes.

LONG TERM 20 YEAR LEASE | CORPORATE GUARANTEE | ZERO LANDLORD RESPONSIBILITIES | HEDGE AGAINST INFLATION

- The Tenant has a robust growth strategy, with over 200+ units planned for development indicating a strong commitment to the tenant's business model and expansion plans.
- The lease is guaranteed by Ziggi's Coffee Corporate which is a rapidly expanding company with more than 92 current units and 200 units within the pipeline.
- The tenant demonstrates healthy unit economics, with an average EBITDA margin of more than 18%, indicating efficient operations and strong profitability.
- The Coffee Business Model is significantly more profitability than compared to the standard fast food restaurant profitability, thus committing to the success the tenant will have at the subject property.

PORTLAND, OR MSA | SHERWOOD HIGHEST POPULATION GROWTH | HIGH AVERAGE HOUSEHOLD INCOME

- Average household incomes are north of \$124,000 in a 3-mile radius.
- Average annual population increase of 3.05% from 2000 to 2022 higher than the national average.
- The increasing cost of living in Portland is driving residents out of Portland and into surrounding markets like Sherwood as home prices are more affordable.

FINANCIAL SUMMARY

ZIGGI'S COFFEE (SHERWOOD, OR)



PRICING SUMMARY

Property Name	Ziggi's Coffee
Property Address	21003 SW Pacific Hwy, Sherwood, Oregon 97140
Price	\$2,180,107
CAP Rate	6.5%
Initial NOI/Rent	\$141,707.29
Approx. Building Size	633 SF
Approx. Lot Size	0.51 AC

NEW CONSTRUCTION | OPENING OCT 24



LEASE SUMMARY

Tenant	Ziggi's Coffee
Guarantee	Corporate (200+ Planned Units)(***Ask Broker for Details)
Lease Type	Absolute Triple Net (NNN)
Lease Commencement	Approx. Oct 2024
Lease Expiration	Approx. Sept 2044
Original Term	20 Years
Option Terms	Six (6), Five (5) Years
Increases	7.50% every 5 years
Landlord Responsibilities	None
Tenant Responsibilities	HVAC, CAM, Tax, Utilities, Insurance, Maintenance
Lease Term Remaining	20 Years Remaining

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	9,810	31,716	114,480
Total Households	3,274	11,130	43,636
Household Income	\$116,698	\$124,900	\$120,437

RENT SCHEDULE

ZIGGI'S COFFEE (SHERWOOD, OR)



INITIAL TERM

Term	Lease Start	Lease End	Rent Per Year	Rent Per Month	Increase
Initial	10-02-25	28-02-30	\$141,707	\$11,809	7.50%
Initial	28-02-30	28-02-35	\$152,335	\$12,695	7.50%
Initial	28-02-35	28-02-40	\$163,760	\$13,647	7.50%
Initial	28-02-40	28-02-45	\$176,042	\$14,670	7.50%

OPTION TERM

Term	Lease Start	Lease End	Rent Per Year	Rent Per Month	Increase
Option 1	28-02-45	28-02-50	\$189,245	\$15,770	7.50%
Option 2	28-02-50	28-02-55	\$203,439	\$16,953	7.50%
Option 3	28-02-55	28-02-60	\$218,697	\$18,225	7.50%
Option 4	28-02-60	28-02-65	\$235,099	\$19,592	7.50%
Option 5	28-02-65	28-02-70	\$252,731	\$21,061	7.50%
Option 6	28-02-70	28-02-75	\$271,686	\$22,641	7.50%

Representative Photo



Representative Photo



[CLICK HERE TO WATCH PROPERTY VIDEO](#)

SITE MAP

ZIGGI'S COFFEE (SHERWOOD, OR)



LEGEND

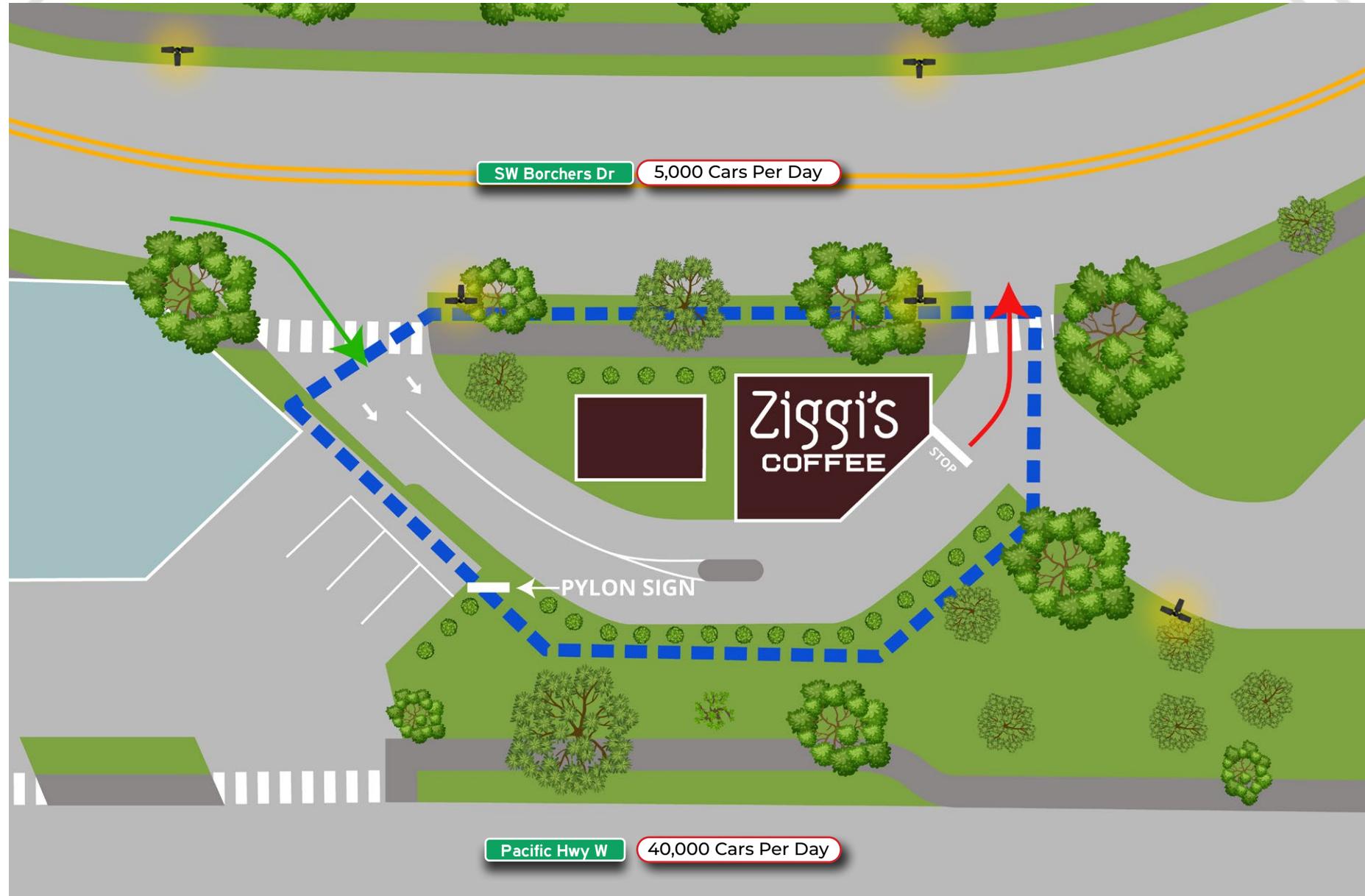


PROPERTY
BOUNDARY

633
RENTABLE SF

0.51
ACRES

2024
YEAR RENOVATED



AERIAL MAP

ZIGGI'S COFFEE (SHERWOOD, OR)

Ziggi's

COFFEE



AERIAL MAP

ZIGGI'S COFFEE (SHERWOOD, OR)

Ziggi's

COFFEE



SATELLITE MAP

ZIGGI'S COFFEE (SHERWOOD, OR)

Ziggi's

COFFEE



Ziggi's
COFFEE

TENANT AND GUARANTEE SUMMARY

ZIGGI'S COFFEE (SHERWOOD, OR)

Ziggi's
COFFEE



TENANT HEADQUARTERS:

Longmont, Colorado

TENANT:

Ziggis Coffee

GUARANTEE:

ZCF (Ziggis Coffee Corporate -

92 Current Locations with 200+ Planned)

ZIGGI'S COFFEE

Ziggis Coffee offers a wide range of products to cater to various tastes and preferences. Their menu includes traditional coffee and espresso drinks such as lattes, cappuccinos, Americanos, and mochas. They also provide an assortment of blended drinks, including smoothies and frappes, as well as hot and iced teas, featuring specialty blends. In addition to beverages, Ziggis Coffee serves a variety of food items like breakfast sandwiches, pastries, muffins, and bagels. Customers can also enjoy specialty and seasonal drinks, such as flavored lattes and cold brews. For those looking to bring the Ziggis experience home, the chain offers retail products, including coffee beans and branded merchandise.



**WATCH
PROPERTY VIDEO**



**FAST GROWING
CONCEPT**



**200 NEW STORES
IN PIPELINE**



[READ FULL ARTICLE](#)

ZIGGI'S COFFEE SEEKING TO OPEN 50 NEW STORES IN 2024 FOLLOWING 'BUSY' FIRST QUARTER

Wednesday, April 10, 2024

Colorado-based drive-thru chain Ziggis Coffee expects to open 50 new stores this year as it seeks to enter new states in the US market. Ziggis Coffee opened seven new stores to reach 86 sites in a 'busy' first quarter, which also saw the brand sign nine new franchise agreements. Outlet growth included the coffee chain's first foray into the Northeastern region of the US with stores in New Hampshire and Maine.

Currently operating across 18 states, Ziggis Coffee expects to reach 100 stores in the third quarter of 2024 and 125 by the end of the year

PRESS PASS SPORTS WELCOMES ZIGGI'S COFFEE AS OFFICIAL COFFEE AND WEBSITE SPONSOR

Tuesday, June 11, 2024

Press Pass Sports is thrilled to announce our new partnership with Ziggis Coffee, a brand renowned for its commitment to community and exceptional products. As of today, Ziggis Coffee is the official coffee and website sponsor for Press Pass Sports. This exciting collaboration aligns with our mission to provide the best local sports coverage in the Texas Panhandle.

We encourage all our readers to visit Ziggis and experience their fantastic offerings, including energy infusions, Italian sodas, smoothies, and blenders, in addition to their classic coffee staples. They also have a great selection of Eats and Treats that you won't want to miss.



[READ FULL ARTICLE](#)

LOCAL MARKET

ZIGGI'S COFFEE (SHERWOOD, OR)



Downtown Portland, OR



Downtown Portland, OR



LARGEST GROWTH IN WASHINGTON COUNTY



LARGE EMPLOYMENT GROWTH IN STATE

SHERWOOD, OREGON

Sherwood, Oregon, is a family-friendly community known for its excellent public schools, scenic parks, and strong sense of community. Located about 17 miles southwest of Portland, it offers easy access to the metropolitan area's amenities and job opportunities while maintaining a small-town charm. The city hosts popular annual events like the Robin Hood Festival and features numerous parks and recreational facilities, as well as proximity to the Tualatin River National Wildlife Refuge. Sherwood's economy includes a mix of small businesses and retail shops, with many residents commuting to Portland. Additionally, it serves as a convenient base for exploring Oregon's renowned wine country.

SHERWOOD WINERIES

Sherwood, Oregon, situated in the heart of the Willamette Valley, is a prime location for wine enthusiasts, known for its high-quality Pinot Noir and other varietals. Notable wineries include Ponzi Vineyards, with its modern tasting room and stunning views; Hawks View Winery, offering sustainable wines and panoramic vistas of Mount Hood; Blakeslee Vineyard Estate, known for its estate-grown wines and welcoming tasting room; and Alloro Vineyard, a boutique winery with Italian-inspired charm. The diverse wine scene includes both established and family-owned vineyards, offering tours, events, and wine clubs. Sherwood's proximity to other renowned wine regions like Dundee Hills enhances its appeal as a wine-tasting destination.

PORTLAND MSA

Portland, Oregon, the state's largest city, is known for its vibrant culture, progressive values, and scenic beauty. Located at the confluence of the Willamette and Columbia Rivers, it offers a dynamic urban experience with a thriving arts scene, extensive parks like Forest Park, and a renowned food and drink culture featuring numerous food trucks and craft breweries. Portland is celebrated for its environmental consciousness, featuring extensive bike lanes and public transportation. With a diverse economy and educational institutions like Portland State University, the city maintains a high quality of life while embracing growth and innovation.

PROPERTY PHOTO

ZIGGI'S COFFEE (SHERWOOD, OR)

Ziggi's

COFFEE



REGIONAL MAP

ZIGGI'S COFFEE (SHERWOOD, OR)



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SHARED DATABASE
 Centralized platform for up to date Off & On Market Properties



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 Proprietary and up to date buyer contact list



NATIONAL REACH
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COLLABORATION CULTURE
 Embracing synergy and fostering team work to drive transactions



#1 NET LEASE
 Top Ranked Agents in Net Lease Industry



SPECIALIZED IN NET LEASE
 Unparalleled Specialty Expertise in Tenant Net Lease Investment



TOOL BOX
 Internal "Tool Box" of Proprietary Resources that leverage our clients & agents