

Properties for Sale

1

5789 Golden Triangle Blvd, Fort Worth, TX 76244



Price	\$2,470,000
Gross Leasable Area	950 SF
Cap Rate	5%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Velocity Retail Group is pleased to offer this Dutch Bros Coffee Net Leased Investment located at 5789 Golden Triangle Blvd, Fort Worth, Texas 76244 (the "Property"). A +/- 950 SF single tenant drive-thru building on an +/- 80,510 SF street frontage parcel is under construction by Dutch Bros. The target completion date is February 2023. With a 15-year primary lease term, this offering presents an excellent opportunity for an investor to acquire an income producing commercial property with a high-growth QSR industry-leading tenant. Dutch Bros Inc. is a publicly traded company listed on the NYSE. The Dallas–Fort Worth–Arlington metro area ("DFW" metroplex), with a population of 7,800,000, is one of the fastest growing metropolitan areas in the United States. DFW is an economic powerhouse that generated over \$598 Billion in GDP during 2022. Exxon Mobil, McKesson, AT&T, American Airlines Group, Kimberly-Clark, DR Horton, 7-Eleven, Texas Instruments, BNSF Railway, Southwest Airlines and many other corporate headquarters are in the DFW area. Within a 5-mile radius of the Property, there are 61,298 employees working at 8,760 businesses adding to the robust local trade market dynamics. The Property is located on Golden Triangle Blvd., a major arterial road carrying 45,660 CPD. I-35W Fwy (85,864 CDP) is located 3.5 miles to the west of the Property and S. Main St (30,503 CPD) is located less than 1/2 mile to the east. Within a 3-mile radius of the Property, the population is 106,172 with an affluent AHHI of \$177,797 and median age of 34.0. There are over 10,900 high school students in the local trade area. The youthful local population forms an ideal part of the Dutch Bros customer base. LA Fitness, Sam's Club, Walmart Supercenter, ALDI and other national retailers located nearby the Property draw a steady stream of consumers to the immediate trade area. This new Dutch Bros Coffee store will further enhance customer attraction local retail market.

2 2401 Highway 377, Westlake, TX 76262



Price	\$2,620,000
Gross Leasable Area	950 SF
Cap Rate	5%
Status	Active

Property Notes

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Sale Notes

Velocity Retail Group is pleased to offer this Dutch Bros Coffee net leased investment property located at 2401 Highway 377, Westlake, TX 76227 (the "Property"). The +/- 950 SF single tenant drive-thru building is on +/- 28,749 SF street frontage parcel.

With a 15-year primary lease term, this offering presents an excellent opportunity for an investor to acquire an income-producing commercial property with a high-growth QSR industry-leading tenant that has mastered the drive-thru business model of serving coffee and assorted energy drinks to on-the-go customers. Dutch Bros Inc. is a publicly traded company listed on the NYSE with a current market cap of over \$5 Billion (December 2023).

The Dallas–Fort Worth–Arlington metro area ("DFW" metroplex), with a population of 7,800,000, is one of the fastest growing metropolitan areas in the United States. DFW is an economic powerhouse that generated over \$598 Billion in GDP during 2022. Exxon Mobil, McKesson, AT&T, American Airlines Group, Kimberly-Clark, DR Horton, 7-Eleven, Texas Instruments, BNSF Railway, Southwest Airlines and many other corporate headquarters are in the DFW area. The local area is commercially active with 43,085 employees working at 5,591 businesses within 5 miles of the Property. Facebook, Samsung, 3M, BHER, General Mills, Charles Schwab, Fidelity Investments and many other prominent companies have major operations in the trade area.

The Property is readily visible from Hwy 170, a major arterial carrying 49,116 CPD and fronts Hwy 377 (19,561 CPD). Within the 3-mile radius of the Property, the population is 47,264 with an affluent AHHI of \$188,311 and median age of 35.6. Two high schools with over 6,000 students are located within 2-miles from the Property.

Walmart Superstore, Home Depot, Planet Fitness, ALDI and other national retailers located nearby the Property draw a steady stream of consumers to the immediate trade area. Spec's Wines, Spirits & Finer Foods and Quick Trip, located adjacent Property, additionally contribute to the immediate area customer activity.

3 50 McCoy Way, Saint Augustine, FL 32095



Price	\$2,468,000
Gross Leasable Area	950 SF
Cap Rate	4.85%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

- The tenant has 20 years remaining on their lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases every 5 years during the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- Founded in 1992, Dutch Bros Coffee is a publicly traded Coffee Chain (NYSE: BROS), with 800 locations throughout 14 states
- 2024 construction which features high quality materials, distinct design elements, and high-level finishes

4 4801 E US Highway 83, Rio Grande City, TX 78582



Price	\$1,630,000
Gross Leasable Area	950 SF
Cap Rate	5.75%
Status	Active

Property Notes

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Sale Notes

Excellent Location: This Dutch Bros is located on U.S. Highway 83, a major retail thoroughfare in Rio Grande City, with access to more than 54,000 AADT directly in front of the site

Surrounded By Major Traffic Drivers: The site is surrounded by major national retailers such as Walmart, AMC, Starbucks, Chick-fil-A, Whataburger, Jack in the Box, KFC, Chili's, Denny's, McDonald's and many others

Beneficial Proximity to Retail Centers: Ideal location with proximity to multiple shopping centers anchored by major retail tenants such as Walmart, Tractor Supply Co, Marshall's, H-E-B Plus!, and several others

Stable Customer Base: 25,951 residents live within 5-miles of the site, creating a stable customer base for the site

Growing Demographics: Projected population and income increases within 1-, 3-, and 5-mile radii over the next five years poise Dutch Bros and Rio Grande City for steady concurrent growth

Beneficial Proximity to Residential Developments: Close proximity to dense residential developments in both Rio Grand City and Las Lomas, positioning Dutch Bros to capture customers from both markets

Central Location Near U.S.-Mexico Border: Less than two miles from the Mexican border (with direct access to the U.S. via the Rio Grande City–Camargo International Bridge) and less than six miles from the Camargo municipality in the Mexican state of Tamaulipas

5 4334 E Clinton Ave, Fresno, CA 93703



Price	\$2,800,000
Gross Leasable Area	1,190 SF
Cap Rate	5%
Status	Active

Property Notes

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Sale Notes

The Tenant is one of the largest and most successful Dutch Bros Coffee franchisees in the country. The Tenant entity is DB Coffee Fresno, LLC which operates 13 locations in and around Fresno, CA. They have 3 additional locations under construction now and are in active negotiations for another 6 locations in the next 18-24 months. Average unit volumes in their portfolio outpace that of corporate stores both nationally and regionally.

The subject site is a strategically located infill property in the McClane District of central Fresno at the SWC of Clinton and Cedar Avenues. The site is adjacent to and shares cross access with Auto Zone. The area around the site consists of mature, densely populated neighborhoods, retail shopping centers and McClane High School directly across the street. The building consists of 1,190± square feet on a parcel of 33,976± square feet.



Price	\$2,380,000
Gross Leasable Area	950 SF
Cap Rate	5%
Status	Active

Property Notes

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Sale Notes

SRS National Net Lease is pleased to offer the opportunity to acquire the leased fee interest (land ownership) in a NNN leased, corporate guaranteed, drive-thru equipped, Dutch Bros investment property located in Nashville, TN. The tenant recently signed a brand-new 15-year lease with 3 (5-year) option periods to extend, demonstrating their long-term commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and options, growing NOI and hedging against inflation. The lease is guaranteed by the corporate entity and is NNN with limited landlord responsibilities, making it an ideal, low-management investment opportunity for a passive investor. The asset, which opened in February 2024, features a state-of-the-art design using the highest-quality materials available. Dutch Bros is strategically located at the signalized, hard corner intersection of McGavock Park and Elm Hill Pike, averaging a combined 25,600 vehicles passing by daily. The asset benefits from nearby access onto State Highway 155 (98,300 VPD), Interstate 40 (195,500 VPD), and Interstate 24 (173,800 VPD), making this a centralized location with easy access for employees and customers. Dutch Bros is ideally situated within a dense retail trade area with a strong mix of national/credit tenants including Publix, AutoZone, Walgreens, Target, Kroger, Harbor Freight Tools, and others. In addition, the property lies just outside of Nashville International Airport with many hotels within walking distance, making it a convenient option to accommodate traveler's coffee needs. The strong tenant synergy increases consumer draw to the immediate trade area, promotes crossover store exposure, and contributes to the local economy. Furthermore, the property is near many numerous single-family communities and multi-family complexes including Atrium Flats (120 units), Sheffield Heights (202 units), Highland on Briley (408 units), and others, providing a direct residential consumer base. The 5-mile trade area is supported by over 146,300 residents and 121,200 daytime employees, with a healthy average household income of \$87,283.



Price	\$2,748,000
Gross Leasable Area	950 SF
Cap Rate	4.55%
Status	Active

Property Notes

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Sale Notes

New 15-Year Absolute NNN Corporate Ground Lease | 10% Increases Every 5 Years | Dominant Retail Corridor



Price	\$1,788,000
Gross Leasable Area	950 SF
Cap Rate	5.65%
Status	Active

Property Notes

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Sale Notes

This Dutch Bros is strategically positioned in Shawnee (the county seat of Pottawatomie County) just off the interchange of Interstate 40 and North Kickapoo Avenue. This site has excellent visibility from Interstate 40 (48,419 AADT), a major thoroughfare running across the entire state of Oklahoma from Texas to Arkansas and connecting Shawnee to Oklahoma City (located 30 minutes west of Shawnee). Ideal location in the Shawnee Mall, a 455,420 square foot regional shopping mall anchored by Dillard's, Dunham's Sports, Jo-Ann's Fabrics, Jones Theatre-Movie Six, Kohl's, Ross Dress For Less, and Shoe Dept. Encore. Outparcel to Kohl's and directly next to Walmart Supercenter, positioning the site to capture significant crossover buyer activity. The site is within walking distance of Shawnee's auto mall tenanted by Joe Cooper Dodge Jeep Of Shawnee, Joe Cooper Chevrolet, and Joe Cooper Ford of Shawnee. Across the highway from another large retail corridor containing tenants such as Lowe's Tractor Supply Company, Harbor Freight Tools, Hobby Lobby, T.J. Maxx, PetSmart, Whataburger, Taco Bell, Chickfil-A, Popeyes, Starbucks, McDonald's, and many others. 36,098 residents live within 5 miles of the site, creating a stable customer base for the site.



Price	\$2,407,000
Gross Leasable Area	1,708 SF
Cap Rate	4.85%
Status	Active

Property Notes

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Sale Notes

- The tenant recently signed a brand new 20-year lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases every 5 years during the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- Founded in 1992, Dutch Bros Coffee is a publicly traded Coffee Chain (NYSE: BROS), with 800 locations throughout 14 states
- Dutch Bros is the third largest coffee chain in the US with over 830 locations throughout 14 states and a long-term goal of hitting 4000+ stores
- Dutch Bros Coffee Q3 2023 Revenues grew 33% Y-O-Y to a record \$265M
- 2024 remodel which features high quality materials, distinct design elements, and high-level finishes

10 5328 Sycamore School Rd, Fort Worth, TX 76123



Price	\$2,298,000
Gross Leasable Area	871 SF
Cap Rate	5.20%
Status	Active

Property Notes

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Sale Notes

REvolve Growth Partners has been exclusively retained to offer for sale a Corporate Dutch Bros in Fort Worth, TX. Located on a busy arterial road, adjacent to the highway, and in one of the top growth markets in the US, this store is surrounded by newer multi-family and the affluent residents of nearby master planned communities. Average HH income is \$102k+ within 1 mile of the subject property. Leading retailers, including Wal-Mart, 7-Eleven, McDonald's and Taco Bell, are also nearby.

Dutch Bros executed a 15 year corporate lease, guaranteed by Boersma Bros, LLC. The Absolute NNN, build-to-suit, lease structure offers the investor limited landlord responsibility, but also the ability to acquire both land and building with this purchase. There are approximately 12.5 years remaining on the initial lease term, and tenant has 3.- 5 year options to extend the lease. The rent increases 10% every 5 years (next increase is 1/1/27), including the same 10% increases during option periods.

With it's 22 car queue, generous parcel size, and prominent location on Sycamore School Rd, the property is well positioned to accommodate Dutch Bros continued growth in the Fort Worth market.

11 523 9 Mile Rd, Pensacola, FL 32534



Price	\$2,857,142
Gross Leasable Area	950 SF
Cap Rate	5.25%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Broker of Record
Kyle Matthews
License No. CQ1066435 (FL)
(866) 899-0550
Matthews Real Estate Investment Services, Inc.
1600 West End,
Ste. 1500 Nashville, TN 37203



Price	\$2,732,000
Gross Leasable Area	950 SF
Cap Rate	5.40%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

This Dutch Bros is a high-visibility location on Northeast Antioch Road, offering excellent visibility and access to 27,069 vehicles per day » The property maintains convenient access to Interstate 29 (89,845 AADT), adding additional commuting and shopping traffic. The site is surrounded by many other top national tenant including Walmart, Target, Lowe's, PetSmart, Burlington, Five Guys, Taco Bell, Walgreens, Planet Fitness, and more. Dutch Bros sits only minutes away from several industrial areas, including the North Kansas City Manufacturing District (20,000+ daytime workforce). 243,145 residents live within a five-mile radius of the property, providing Dutch Bros with a stable and consistent customer base. The subject property resides in an affluent area, with the average annual household income exceeding \$105,000, far above both the national average



Price	\$1,691,000
Gross Leasable Area	600 SF
Cap Rate	4.85%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com



Price	\$2,272,000
Gross Leasable Area	950 SF
Cap Rate	5.15%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

PROPERTY HIGHLIGHTS

- Brand-new construction asset with Dutch Bros' latest prototype
- Corporately guaranteed, absolute NNN ground lease | Zero Landlord responsibilities
- Long-term, passive investment | 15-year initial term with 10% rent increase every 5 years throughout the initial term and options, providing an excellent hedge against inflation
- Excellent access and visibility from Brainerd Rd which sees ±29,140 VPD
- Located between a Walmart Neighborhood Market and a Food City
- Dense and affluent area | There are 50,500+ residents with an average HH income exceeding \$117,400 within a 10-minute drive
- Less than 2 miles from I-75 which boasts nearly 130,000 VPD
- Site is walking distance to strong national tenants including CVS, Sherwin-Williams, Regions Bank, Burger King, Bojangles, Taco Bell, Waffle House, Zaxby's, Dunkin', Advance Auto Parts, AutoZone, Goodwill, Ace Hardware, Fast Pace Urgent Care, among others
- Asset is located in an income tax-free state

DUTCH BROS HIGHLIGHTS

- Dutch Bros is the third largest coffee chain in the US with 900+ units across 17 states with a long-term goal of hitting 4,000+ stores in the next 10-15 years
 - In Q3 2024, total revenues grew 28% y-o-y to a record \$338MM
 - Expects to open at least 150-165 locations in 2024
 - Has opened at least 30 stores in 13 consecutive quarters
 - Dutch Bros holds an AUV of \$2MM (2023)
 - Dutch Bros (NYSE: BROS) went public in 2021 and holds a market cap of ±\$7.52B as of 11/12/24
 - Held the highest AUV in the QSR Magazine's "snack segment" at just under \$2MM in 2023, beating out the likes of Starbucks, Dunkin', 7 Brew Coffee, among others
 - 3rd most popular restaurant chain in the U.S. in 2024, according to Nation's Restaurant News
 - #33 on QSR Magazine's QSR Top 50 rankings
 - #48 on Technomic's 2024 Top 500 Chain Restaurant Report
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Price	\$1,983,000
Gross Leasable Area	950 SF
Cap Rate	5.30%
Status	Active

Property Notes

If you would like more info on this property contact Chris Marabella at (760) 803-6464 or email him at nnn@marabellafinance.com

Sale Notes

Broker of Record - Brian A. Kaplan - TX License No 591047

Faris Lee Investments is pleased to offer a STNL freestanding, corporate-guaranteed Dutch Bros Coffee on an absolute triple net lease in Amarillo, TX. This is a rare opportunity to acquire fee simple ownership of a Dutch Bros location, which offers potential tax benefits through depreciation. The newly constructed property, which opened in April 2023, is secured by a long-term 15-year lease with three (5-year) renewal options, offering potential total lease terms of up to 30 years. The lease stipulates 10% rental increases every five years, ensuring a growing income stream and a robust hedge against inflation. The completely passive investment also boasts a double drive-thru, further providing intrinsic real estate value and customer convenience.

Dutch Bros Coffee, established in 1992, has grown into the third largest coffee chain in the U.S., with over 900 locations in 18 states. Dutch Bros has been publicly traded on the NYSE (BROS) since 2021 and has demonstrated remarkable growth since, achieving a market capitalization of \$7.32 billion as of November 2024. With an impressive average annual revenue growth rate of 42% since going public, Dutch Bros achieved over \$965 million in revenue for 2023.

The subject property is ideally located along Soncy Road, a high-traffic route to Interstate 40 in Amarillo, TX, with over 28,000 vehicles passing daily. The area boasts a strong population of over 119,000 people and 48,000+ employees within a 5-mile radius. Amarillo is a key economic hub for the Texas Panhandle, with major industries including agriculture, manufacturing, and healthcare. The region is home to more than 25% of U.S. beef production, and major employers like Medical Center Park and a new Amazon fulfillment center add to the area's growth. With low taxes and a reasonable cost of living, this location is ideal for businesses looking to tap into a thriving consumer and workforce base. The city of Amarillo has a population of approximately 200,000 people.



Price	\$3,058,000
Gross Leasable Area	950 SF
Cap Rate	5.20%
Status	Active

Property Notes

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Sale Notes

PROPERTY HIGHLIGHTS

- Brand-new built-to-suit construction asset with Dutch Bros' latest prototype
- Corporately guaranteed, absolute NNN lease | Zero Landlord responsibilities
- Long-term, passive investment | 15-year initial term with 10% rent increase every 5 years throughout the initial term and options, providing an excellent hedge against inflation
- Excellent access and visibility from Franklin Rd which sees $\pm 30,425$ VPD
- Located a couple blocks from Market at Victory Village, a Publix-anchored shopping center
- Dense and affluent area | There are nearly 29,000 residents with an average HH income exceeding \$101,300 within a 5-minute drive
- Rapidly growing area | Population has grown 17.5% since 2020 within a 10-minute drive and is expected to grow 2.38% annually over the next 5 years
- About 1.5 miles from:
 - Blackman High School | $\pm 2,200$ students
 - I-24 | Nearly 116,000 VPD
 - Stonetrace Commons | Kroger and Kohl's-anchored shopping center
 - A Sam's Club-anchored shopping center
 - A Kroger-anchored shopping center
- Just over 2 miles from an incredible retail corridor that includes:
 - The Avenue Murfreesboro | 853,000 SF open-air shopping center anchored by DICK'S, Belk, Burlington, Best Buy, and Harvertys Furniture
 - Towne Center | A Target, Lowe's, and T.J. Maxx-anchored shopping center
 - Stones River Town Centre | 671,000 SF mall anchored by JCPenney, Dillard's, and AMC
 - Market Place Center | Home Depot-anchored shopping center
 - A Walmart Supercenter-anchored shopping center
 - The Oaks Shopping Mall | 380,000 SF shopping mall anchored by Sportsman's Warehouse, Ashley Store, HomeGoods, Ross, and Marshalls
 - Ascension St Thomas Rutherford | 286-bed private hospital
- Murfreesboro was the 16th fastest-growing city in the U.S. in 2023, according to SmartAsset
- Asset is located in an income tax-free state

DUTCH BROS HIGHLIGHTS

- Dutch Bros is the third largest coffee chain in the US with 900+ units across 17 states with a long-term goal of hitting 4,000+ stores in the next 10-15 years
- In Q3 2024, total revenues grew 28% y-o-y to a record \$338MM
- Expects to open at least 150-165 locations in 2024
- Has opened at least 30 stores in 13 consecutive quarters
- Dutch Bros holds an AUV of \$2MM (2023)
- Dutch Bros (NYSE: BROS) went public in 2021 and holds a market cap of \$8B as of 11/20/24
- Held the highest AUV in the QSR Magazine's "snack segment" at just under \$2MM in 2023, beating out the likes of Starbucks, Dunkin', 7 Brew Coffee, among others
- 3rd most popular restaurant chain in the U.S. in 2024, according to Nation's Restaurant News
- #33 on QSR Magazine's QSR Top 50 rankings
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