



Brand New Development – Absolute NNN 15-Year Corporate Lease – Single-Tenant Drive-Thru

1303 S Pueblo Blvd, Pueblo, CO, 81005



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Investment Overview

We are pleased to present a rare opportunity for qualified investors to acquire a newly constructed Dutch Bros Coffee (NYSE: BROS) in Pueblo, Colorado, under a 15-year absolute NNN lease with 10% increases every 5 years as a hedge against inflation.

Pueblo, known as one of the largest steel-producing cities in the United States, serves as the county seat and principal city of the Pueblo MSA, with a population of 168,162. This site is strategically located on Pueblo Blvd (CO-45), which experiences traffic counts exceeding 26,000 vehicles per day. The property benefits from strong neighboring, traffic-drawing retailers, including Walmart Supercenter, Harbor Freight, Taco Bell, Carl's Jr., Applebee's, McDonald's, Panda Express, and Mister Car Wash.

This offering presents a unique chance to acquire a rare, brand-new, single-tenant asset in a key Colorado market, backed by a long-term lease with zero landlord responsibilities—delivering over 15 years of stable, inflation-resistant income.

Property Details:



Parcel No. (APN)
1509128030



Building Size
950 Sq Ft



Lot Size
0.61 Acres



Investment Highlights

- ✓ **Dutch Bros – Brand New Construction – Corporate Guaranteed – Boersma Bros. LLC – 15 Year Lease**
- ✓ Excellent Credit Profile – **Publicly Traded (NYSE: BROS)** – Over \$8.23 Billion Market Cap
- ✓ **Rare Colorado Dutch Bros** – Currently Operates 850+ Stores Across the U.S. – 16,000+ Employees
- ✓ **Brand New 2025 Construction – Absolute NNN Lease – Zero Landlord Responsibilities**
- ✓ 10% Rental Increases Every 5 Years – Including Options (Four 5-Year Options)
- ✓ Located on S Pueblo Blvd (CO State Hwy 45) – 26,000 VPD (Vehicles Per Day) – Across from Pueblo Academy of the Arts Middle School
- ✓ **Next to Pueblo South High School**, Centennial Elementary School, and Carmel Community School
- ✓ Nearby Retailers: **Walmart Supercenter**, Harbor Freight, Taco Bell, Carl's Jr, Applebee's, McDonald's, Panda Express, Mister Car Wash
- ✓ Demographics – **Over 86,198 Residents within a 5 Mile Radius**
- ✓ Average Household Income of Over \$87,377 within a 10 Mile Radius





Walmart



Popeyes



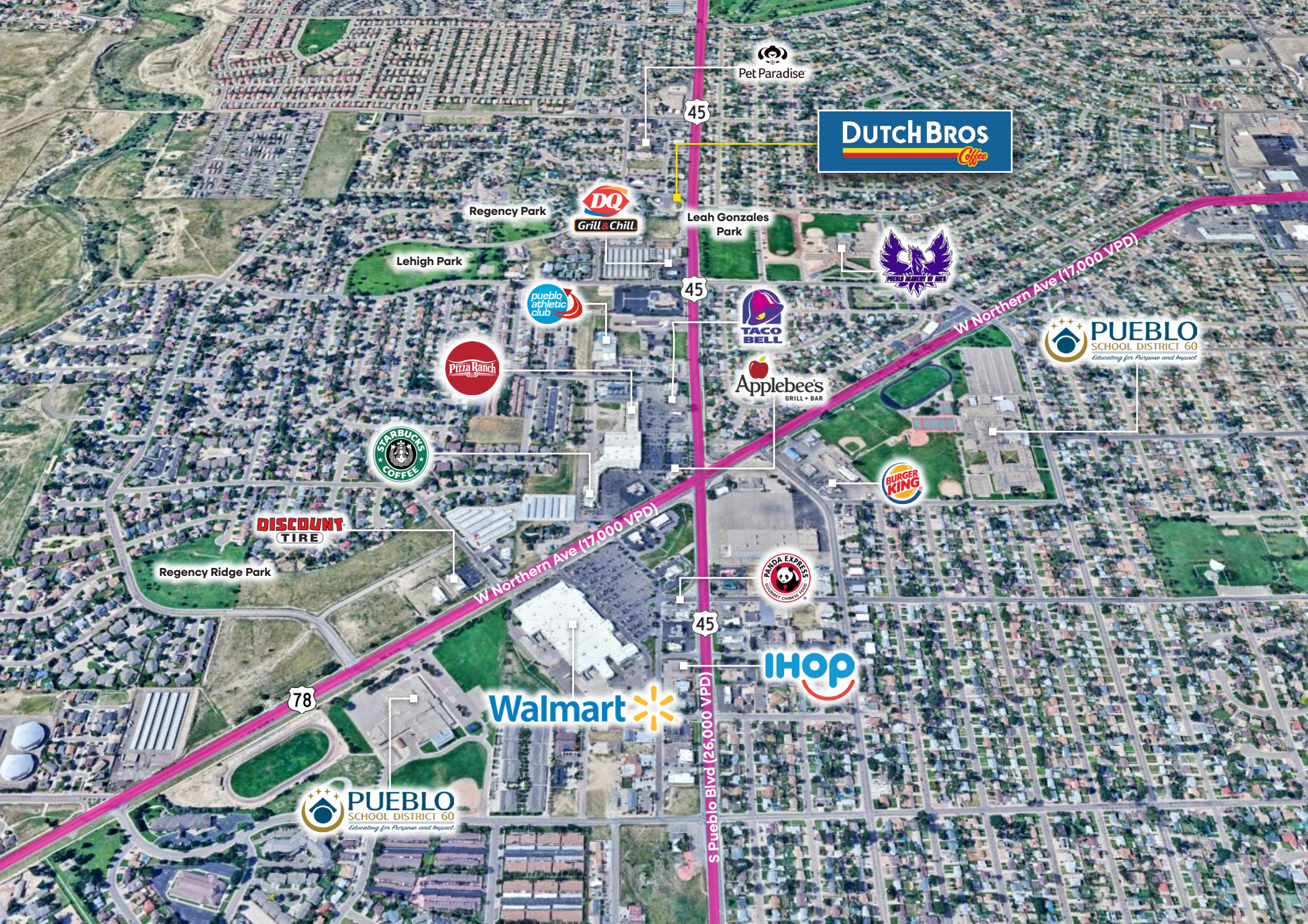
Combined Traffic Counts:
31,133 (VPD)

Lehigh Ave



South Pueblo Blvd, CO 45





Lease Abstract

Tenant	Corporate Lease to Broersma Bros. LLC (NYSE: BROS)
Trade Name	Dutch Bros
Lease Type	Absolute NNN (Fee Simple)
Square Footage	950 SF
Rent Commencement	May 2025
Remaining Term	15 Years
Annual Rent	\$125,000
Annual Rent PSF	\$131.58 PSF
Rental Increases	Year 6: 10% Increase (\$137,500 - 5.22% Cap) Year 11: 10% Increase (\$151,500 - 5.75% Cap)

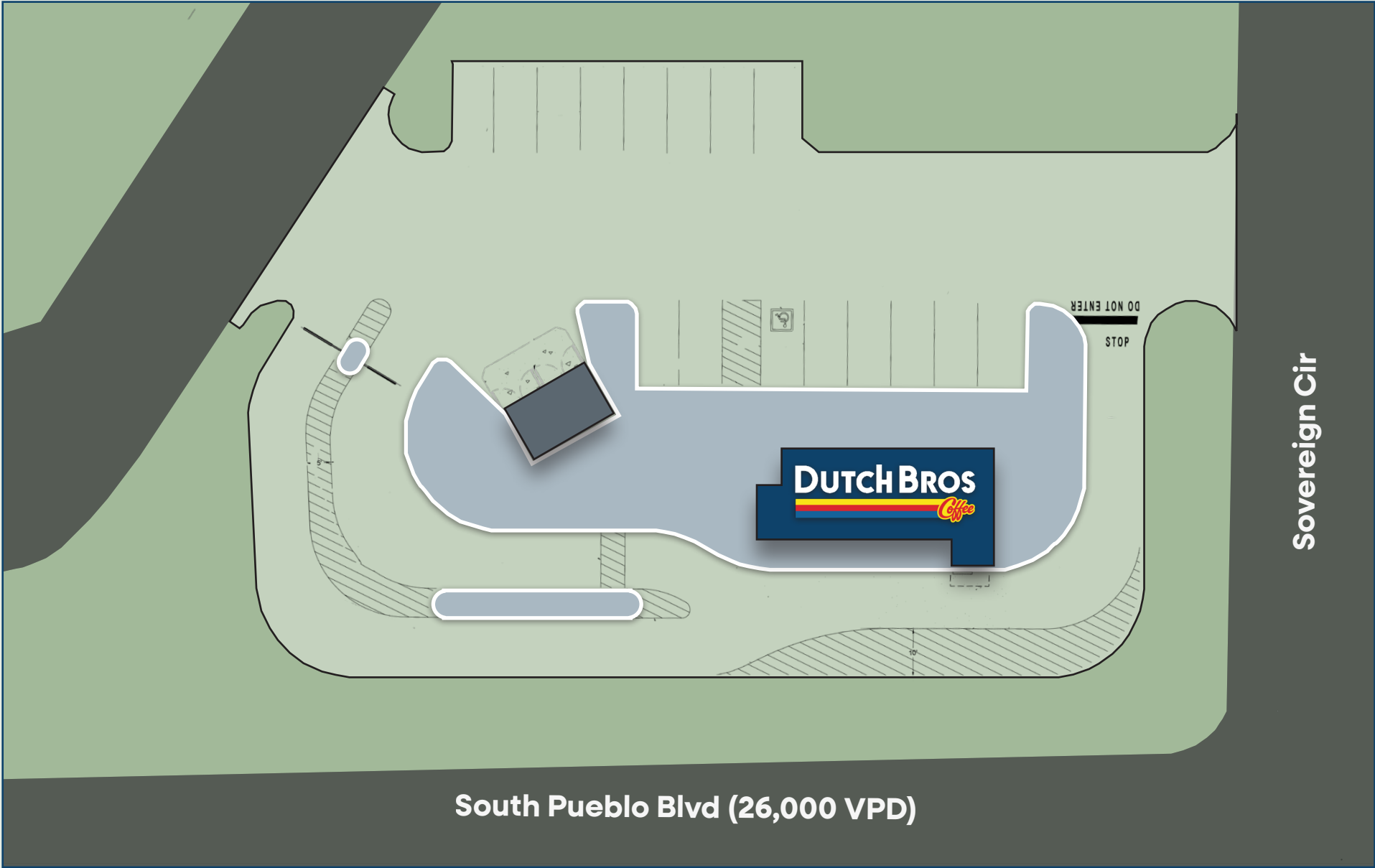
Option Periods and Increases	Four 5-Year Options Year 16: 10% Increase (\$166,375 - 6.32% Cap) Year 21: 10% Increase (\$183,013 - 6.95% Cap) Year 26: 10% Increase (\$201,314 - 7.65% Cap) Year 31: 10% Increase (\$221,415 - 8.41% Cap)
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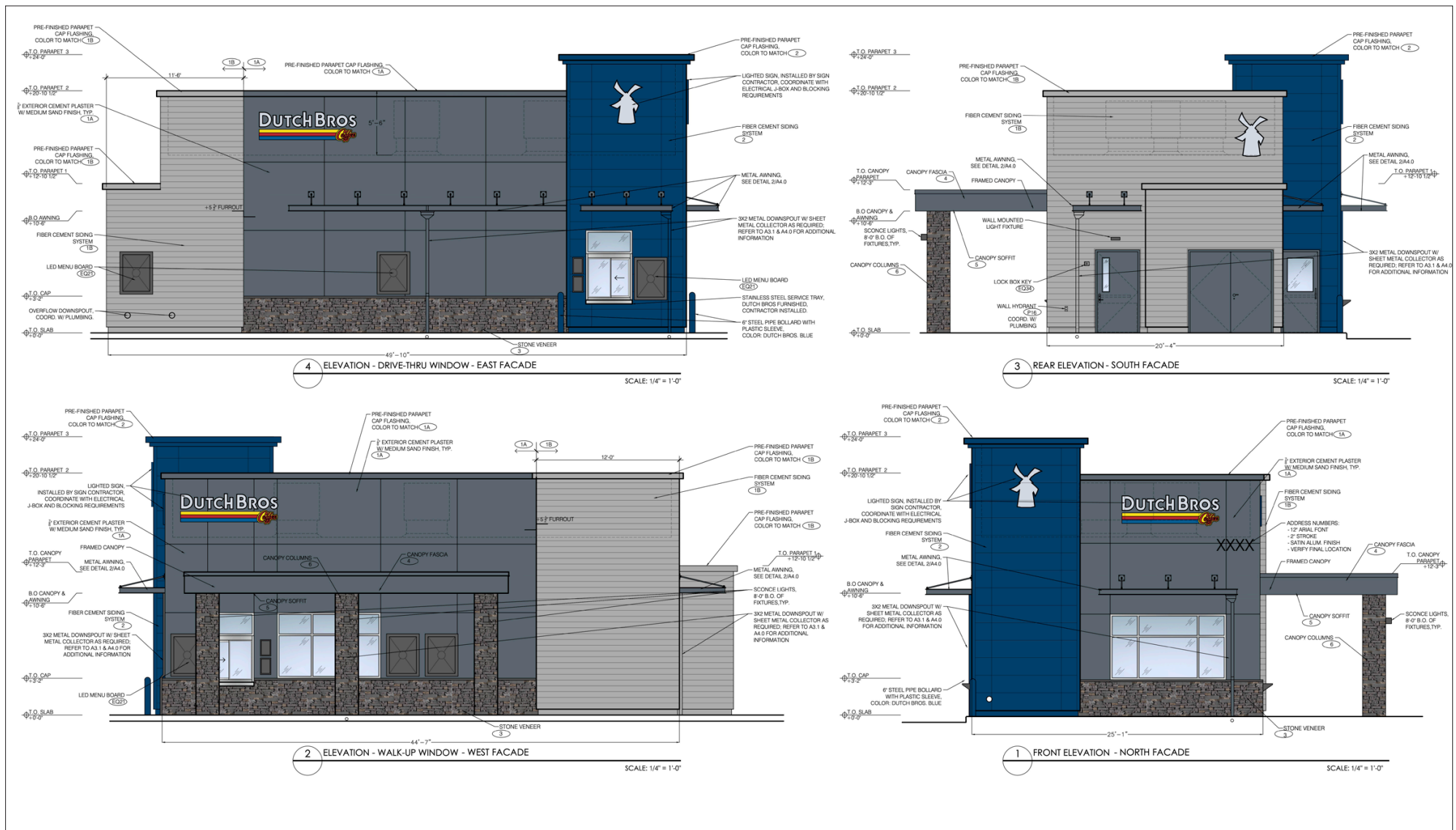
Offering Summary

Price	\$2,500,000
Cap Rate	5.00%
NOI	\$125,000
Taxes	Net
Insurance	Net
CAM	Net
Roof & Structure	Tenant Responsibility

Site Plan



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Demographics

5 MILE RADIUS:



Total Population: **86,198**

Households: **36,025**

Daytime Population: **66,517**

Median Age: **39.0**



Average Household Income: **\$77,227**

Median Household Income: **\$58,102**

10 MILE RADIUS:



Total Population: **153,661**

Households: **62,386**

Daytime Population: **110,492**

Median Age: **39.2**



Average Household Income: **\$87,377**

Median Household Income: **\$67,055**

20 MILE RADIUS:



Total Population: **165,094**

Households: **66,805**

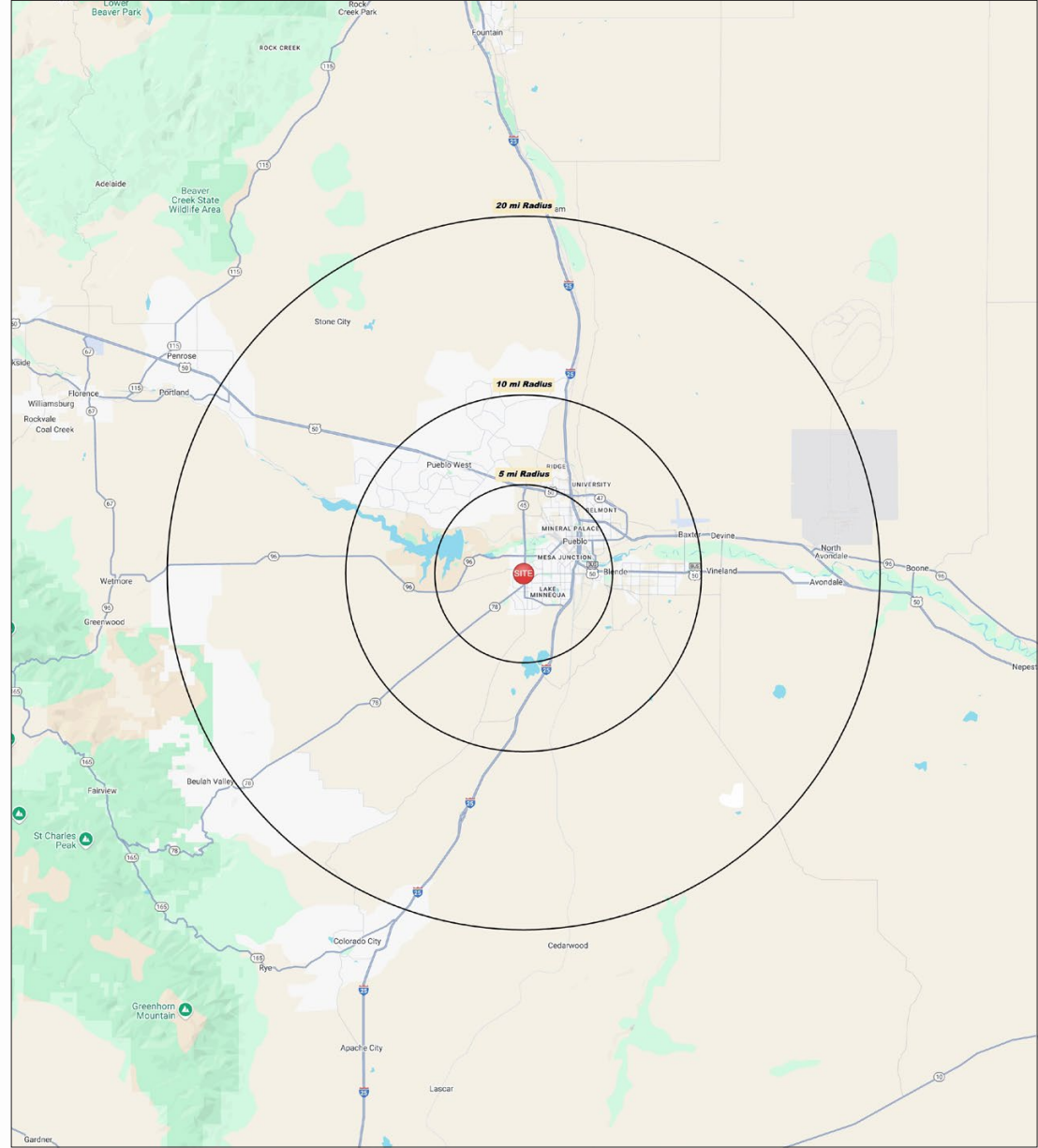
Daytime Population: **116,888**

Median Age: **39.5**

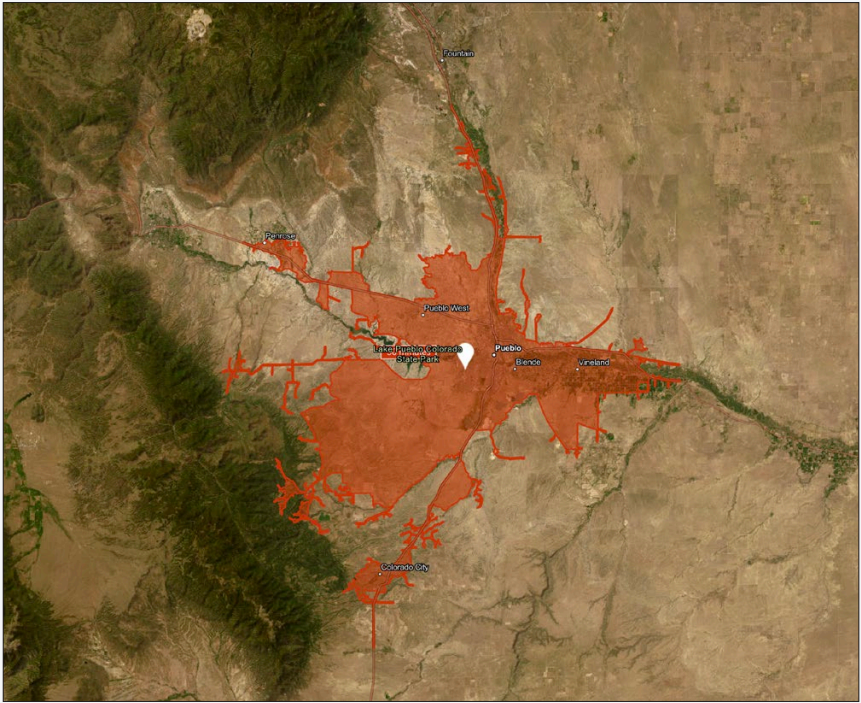


Average Household Income: **\$88,891**

Median Household Income: **\$68,585**



Demographics - 30 Minutes Drive



TOTAL RETAIL SALES

Includes F&B



\$1,302,361,464

EDUCATION

Bachelor's Degree
or Higher



27%

OWNER OCCUPIED HOME VALUE

Average



\$366,566

KEY FACTS

166,299

Population

\$60,980

Median Household Income

41.1

Median Age

163,524

Daytime Population

TAPESTRY SEGMENTS

Midlife Constants <i>7,814 Households</i>	Traditional Living <i>6,508 Households</i>	Hometown Heritage <i>6,491 Households</i>
Socioeconomic Traits Residents are seniors, at or approaching retirement, with below-average labor force participation and below average net worth.	Socioeconomic Traits Over 70% have completed high school or some college. Almost three-quarters of households derive income from wages and salaries, augmented by Supplemental Security Income and public assistance	Socioeconomic Traits Slightly smaller market; Work mainly in service, manufacturing, and retail trade industries. 60% of householders are renters.
Household Types Married couples, with a growing share of singles.	Household Types The households are a mix of married-couple families and singles. Many families encompass two generations.	Household Types Primarily family households, married couples with or without children, single parents, and multigenerational households.
Typical Housing Single Family	Typical Housing Single Family	Typical Housing Single Family

ANNUAL HOUSEHOLD SPENDING

\$2,839

Eating
Out

\$1,767

Apparel &
Services

\$5,250

Groceries

\$196

Computer &
Hardware

\$5,958

Health
Care



Pueblo Crossing



Pueblo Mall



Midtown Shopping



Sunset Plaza



Regency Square



DUTCH BROS
Coffee

Tenant Overview

DUTCH BROS



Dutch Bros is a rapidly expanding operator and franchisor of drive-thru shops specializing in high-quality, hand-crafted beverages. As of February 2025, Dutch Bros operates 1,000 locations across 18 states, solidifying its position as the third-largest coffee chain in the United States, following Starbucks and Dunkin’.

In 2024, Dutch Bros opened 151 new shops, bringing its total to 987 locations by year-end. The company plans to accelerate growth by opening at least 160 new shops in 2025, aiming to reach over 4,000 locations within the next 10 to 15 years.

Key Features as a Tenant

- ✓ **Publicly Traded & Trusted:** Dutch Bros Inc. is publicly traded on the New York Stock Exchange under the ticker BROS, providing transparency, investor confidence, and strong brand visibility nationwide.
- ✓ **Successful IPO Performance:** The company’s 2021 IPO was one of the most successful in the food and beverage sector and the largest in the state of Oregon’s history, raising over \$480 million and signaling strong investor demand and long-term growth potential.
- ✓ **Robust Revenue Growth:** Dutch Bros reported a 34.9% increase in fourth-quarter revenue in 2024, reaching \$342.8 million, with projected 2025 revenues between \$1.555 billion and \$1.575 billion.
- ✓ **Aggressive National Expansion:** With 1,000+ stores across 18 states and a goal of 4,000 locations over the next 10–15 years, Dutch Bros continues to scale rapidly while maintaining consistent unit-level performance and customer loyalty.



CORPORATE SNAPSHOT

Headquarters	Grants Pass, Oregon
Stock Ticker	NYSE: BROS
Total Locations	1,000+ (as of February 2025)
Employees	Approximately 25,000
Market Capitalization	~\$6.5 billion (as of early 2025)
States Operating In	18 U.S. States

Tenant Overview

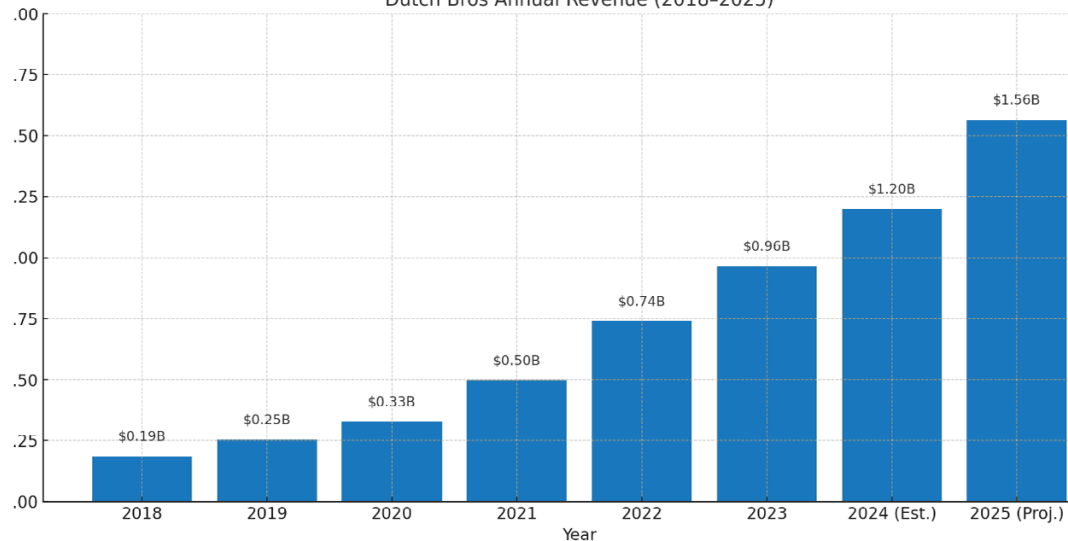
DUTCH BROS



Financially, Dutch Bros reported a 34.9% increase in fourth-quarter revenue, reaching \$342.8 million, with same-store sales growing by 6.9%. The company projects total revenues between \$1.555 billion and \$1.575 billion for 2025.

Dutch Bros continues to strengthen its brand identity through proprietary innovations, including its custom-designed “Dutch Bros lid,” which enhances the customer experience and reinforces brand recognition. The company also markets a growing line of proprietary coffee blends and branded merchandise, cultivating a loyal customer base and creating additional revenue streams beyond in-store beverage sales.

Dutch Bros Annual Revenue (2018–2025)



City Overview - Pueblo, CO

Pueblo is a home rule municipality and the county seat of Pueblo County, Colorado. With a population of 111,876 as of the latest Census, it ranks as the ninth most populous city in the state. As the principal city of the Pueblo Metropolitan Statistical Area and a key part of the Front Range Urban Corridor, Pueblo plays a vital role in Colorado's economic and geographic landscape.

Strategically located at the confluence of the Arkansas River and Fountain Creek, Pueblo lies approximately **112 miles south of Denver**. The region is classified as semi-arid desert, receiving roughly 12 inches of precipitation annually. Thanks to its location in Colorado's **"Banana Belt,"** Pueblo experiences milder winters and less snowfall than many other major cities in the state.

Known as the **"Steel City,"** Pueblo is one of the largest steel-producing cities in the United States. In 2015, Renewable Energy Systems Americas broke ground on the **Comanche Solar Project** just south of the city. Today, Pueblo is recognized as Colorado's premier location for solar energy development, outperforming regional competitors such as Boulder, CO and Taos, NM.



Key Features

- ✓ **Population:** Approximately **168,000** in the Pueblo MSA – capturing the broader regional market beyond city limits
- ✓ **Location:** **112 miles south of Denver**, strategically positioned along the Front Range Urban Corridor
- ✓ **Climate:** Semi-arid with just 12 inches of annual precipitation; located in Colorado's **mild-weather "Banana Belt"**
- ✓ **Economy:** A historic leader in **U.S. steel production** and an emerging hub for **renewable energy innovation**
- ✓ **Solar Energy Leadership:** Home to the Comanche Solar Project and ranked among the **top solar development zones in the state**

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