

# DUTCH BROS

519 Bandera Rd | San Antonio, TX 78228

LOCATION IS  
**NOW  
OPEN!**



CBRE

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# table of contents

**1** EXECUTIVE SUMMARY

**2** PROPERTY DESCRIPTION

**3** TENANT OVERVIEW

**4** MARKET OVERVIEW







DUTCH BROS  
Coffee

519

# EXECUTIVE SUMMARY





# executive summary

## THE OFFERING

CBRE is pleased to present a Corporate Dutch Bros Coffee for sale located at 519 Bandera Road in San Antonio, TX. The Property includes a +/- 950 SF newly constructed single tenant drive-thru building on a .73 acre street frontage parcel. The property benefits from being uniquely situated on the busy commuter roads, Bandera Rd. and Cincinnati Ave., which see 25,000+ vehicles per day and is strategically located in a dense retail corridor, with many national retailers nearby, including Walmart Supercenter, H-E-B and Raising Cane's.

The asset offers ideal retail demographics with over 160,000 people, 54,000 households and 5,000 high school students in a 3-mile radius. Showing a long term commitment to the location, Dutch Bros has signed a brand new 15 year lease with Three 5-Year Options. The Lease calls for 10% rental increases every 5 years, offering a nice hedge against inflation. In the third quarter of 2023, Dutch Bros reported a 33.15% increase in total revenue as compared to the same period last year, with revenue growing to \$264.51 million. Dutch Bros recently went public in September 2021 and is valued at over \$4.5 billion. This investment is perfect for a principal looking for a passive, long term investment with a credit tenant in a tax free state.





## INVESTMENT HIGHLIGHTS



Strong Corporate Guarantee from a Credit Rated Tenant



Absolute NNN Lease | Zero Landlord Responsibilities



Over 5,000 High School Students in a 3-Mile Radius



Long Term Lease | Brand New 15 Year Lease with Three 5-Year Options



Fee Simple Ownership (Land and Building) | Depreciable Asset



Commuter Route Frontage | Property Boasts Frontage on Bandera Rd. and Cincinnati Ave. which see 25,000+ VPD



Brand New Construction | 2024 Construction and Property equipped with Double Lane Drive-Thru



Ideal Retail Demographics | Over 165,000 People in a 3-Mile Radius



Rental Increases | 10% Rental Increases Every 5 Years offer a nice hedge against Inflation



An aerial photograph of a city, likely St. Louis, showing a dense residential area with many houses and trees. A large, semi-transparent, stylized number '2' is overlaid on the left side of the image. The text 'PROPERTY DESCRIPTION' is centered over the image, with a red line extending from the end of the word 'DESCRIPTION' to the right edge of the frame.

# PROPERTY DESCRIPTION



# property description

## OFFERING

Price	\$2,419,048
Net Operating Income	\$127,000
Cap Rate	5.25%
Tenant	BB Holdings TX, LLC
Lease Type	Absolute NNN
Lease Guarantor	Boersma Bros LLC
Landlord Responsibilities	None

## PROPERTY SPECIFICATIONS

Address	519 Bandera Rd
Building Size	950 SF
Lot Size	.73 AC
Year Built	2024
Occupancy	100%
Ownership	Fee Simple











**25,000+**  
Vehicles Per Day



Bandera Rd

Cincinnati Ave







Holy Cross High School



25,000+  
Vehicles Per Day

**DUTCH BROS**  
Coffee

Cincinnati Ave

Bandera Rd



A photograph of a Dutch Bros Coffee storefront. The building is blue with a white sign that reads "DUTCH BROS Coffee" with a rainbow stripe. Below the sign, there are windows with posters, including one that says "LOVE THE GRIND". A large, semi-transparent blue circle is overlaid on the left side of the image. The background shows a clear blue sky, power lines, and some trees. A car is parked on the street to the right.

DUTCH BROS  
Coffee

# TENANT OVERVIEW



# tenant profile



**Dutch Bros Coffee** was established in 1992 by brothers Dane and Travis Boersma. What started with one pushcart has grown to over 800 store locations in 15 different states with plenty of expansion on the horizon. Dutch Bros is a high growth operator and franchisor of drive-thru shops that focus on serving high quality, hand-crafted beverages with unparalleled speed and superior service. The coffee chain serves a variety of coffees, caffeinated beverages, and other drinks including hot tea, iced tea, energy drinks, smoothies, hot cocoa, soda, and lemonade including a “not-so-secret menu“. The company’s commitment to growth is evident and they have constantly reiterated their potential by expressing their plans to expand to at least 4000 stores nationwide and 1000 by the first half of 2025 .

Dutch Bros recently went public in September of 2021 and is valued at over \$4.5 billion. Shares for the company are currently at over 70% from what the stock was initially offered at. The establishment of the company as a true competitor in the drive thru coffee space is without question. In the third quarter of 2023, Dutch Bros reported a 33.15% increase in total revenue as compared to the same period last year, with revenue growing to \$264.51 Million.

## COMPANY FAST FACTS

Company Type	Public (NYSE: BROS)
Website	www.dutchbros.com
U.S. Headquarters	Grants Pass, OR
2023 Revenue	\$975 Million
Number of Employees	22,000+
Locations	800+

	LEASE TERM	ANNUAL	MONTHLY	RENTAL INCREASE
	4/1/2024 - 3/31/2029	\$127,000	\$10,583	-
	4/1/2029 - 3/31/2034	\$139,700	\$11,641.67	10%
	4/1/2034 - 3/31/2039	\$153,670	\$12,805.83	10%
Option 1	4/1/2039 - 3/31/2044	\$169,037	\$14,086.42	10%
Option 2	4/1/2044 - 3/31/2049	\$185,940.7	\$15,495.06	10%
Option 3	4/1/2049 - 3/31/2054	\$204,534.77	\$17,044.57	10%

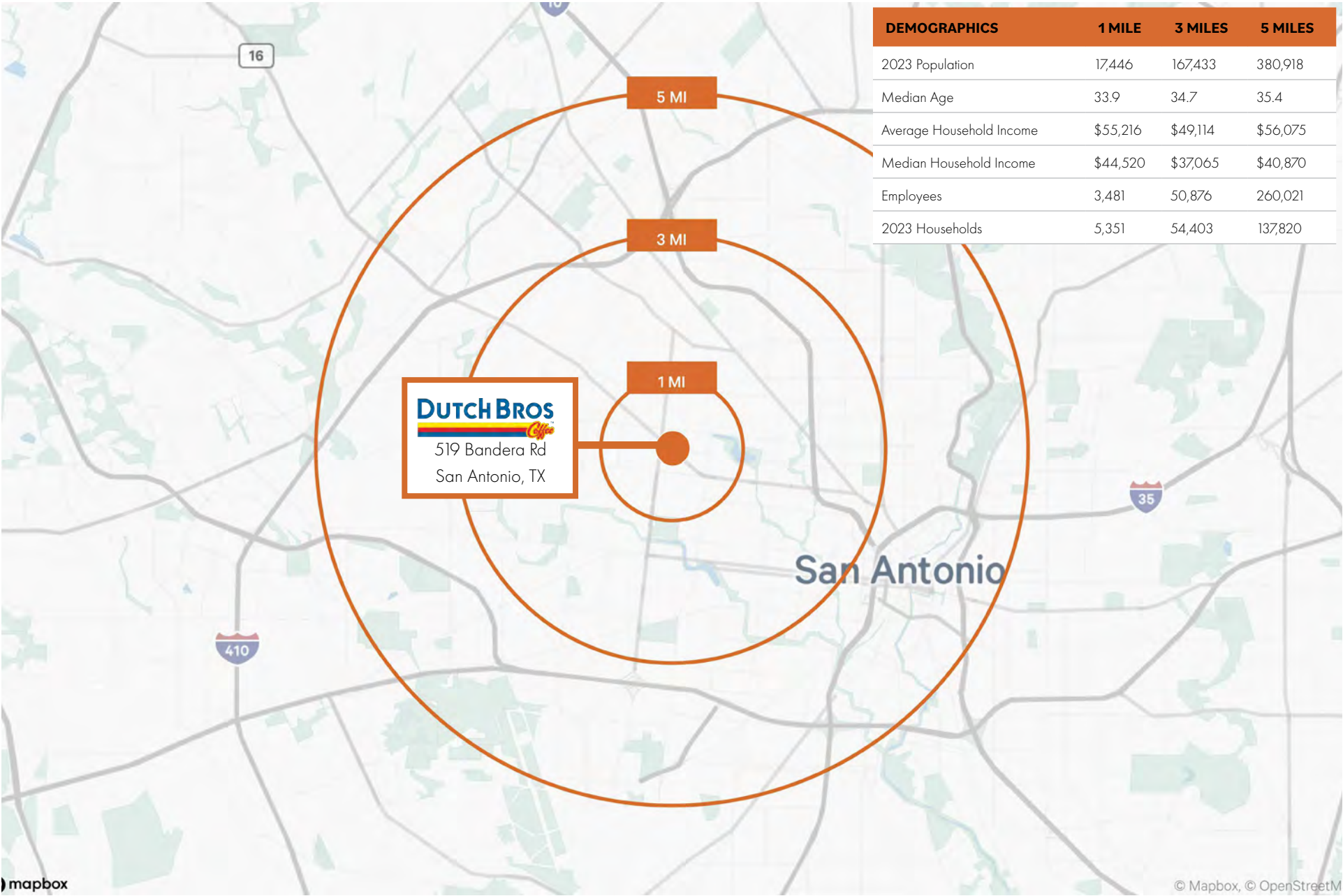


AMENITY MAP





DEMOGRAPHICS MAP





An aerial photograph of a city street at sunset. The sun is low on the horizon, casting a warm, golden glow over the scene. The street is lined with trees and buildings, and there are cars visible on the road. The text "MARKET OVERVIEW" is overlaid in white, sans-serif capital letters. A semi-transparent blue rectangle is positioned at the bottom of the image, and a red line runs horizontally across the middle of the text.

# MARKET OVERVIEW



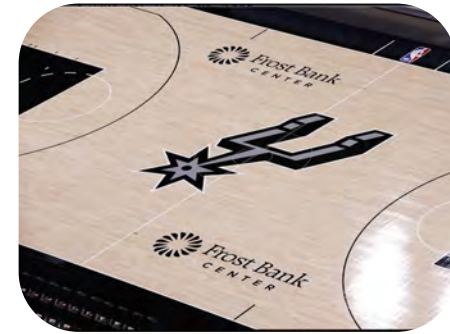
# market overview

San Antonio, TX | As one of the fastest-growing U.S. economies, the greater San Antonio region is uniquely primed for bigger things. With a population of nearly 2.6 million, greater San Antonio is projected to welcome more than 1 million new residents by 2040.

Straddling the regional divide between South and Central Texas, San Antonio anchors the southwestern corner of an urban megaregion colloquially known as the Texas Triangle. Downtown San Antonio and Downtown Austin are approximately 80 miles apart, both falling along the Interstate 35 corridor.

The city contains notable attractions that include the River Walk, the Tower of the Americas, SeaWorld San Antonio, the Alamo Bowl, and Marriage Island. Commercial entertainment includes Six Flags Fiesta Texas and Morgan's Wonderland amusement parks. San Antonio is also the headquarters to many large recognizable corporations like USAA, Valero Energy, H-E-B, and iHeartMedia,

According to the San Antonio Convention and Visitors Bureau, the city is visited by about 32 million tourists a year. It is home to the five-time NBA champion San Antonio Spurs, and hosts the annual San Antonio Stock Show & Rodeo, one of the largest such events in the U.S.





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