

OFFERING MEMORANDUM



# DUTCH BROS SINGLE TENANT NNN

5212 SLIDE RD, LUBBOCK, TX 79414

**km** Kidder  
Mathews



## *Property Highlights*

Absolute NNN ground lease

Zero landlord obligations

Corporate guarantee (NYSE: BROS)

15 year lease with  $\pm 10.5$  years remaining

Scheduled 10% increases every 5 years

Rare large format store ( $\pm 2,170$  SF)

Double drive thru, 26 vehicles stacking

Income tax free state



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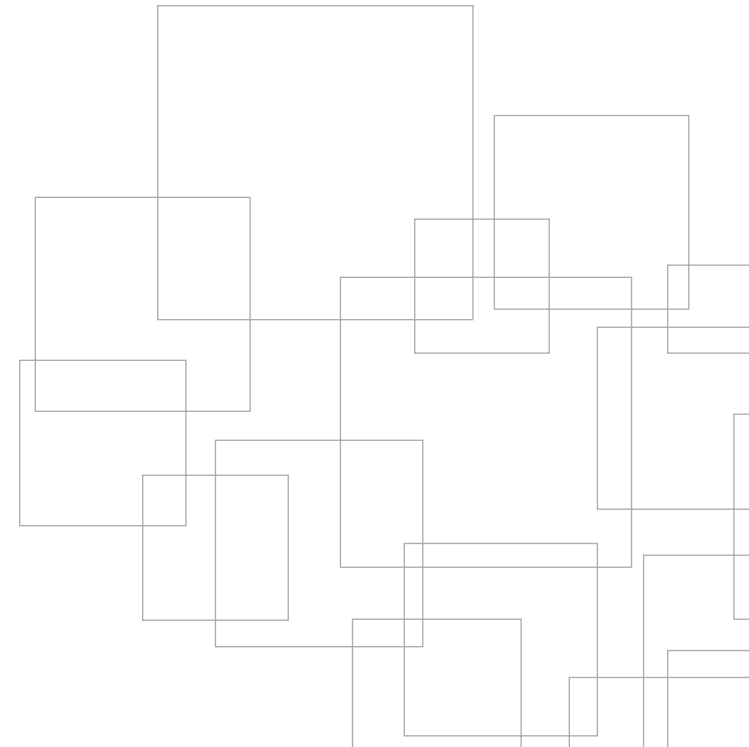
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*Exclusively listed by*

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# *PREMIER* SINGLE TENANT NNN OFFERING

*Kidder Mathews is pleased to present the exclusive offering of a newly constructed, Single-Tenant NNN fee simple Ground Lease investment leased to Dutch Bros Coffee, located at 5212 Slide Road, in the City of Lubbock, Texas 79414.*

This high-profile asset features a  $\pm 2,170$  square feet freestanding, double drive-thru with 26 vehicles stacking on a  $\pm 28,369$  square feet parcel along Slide Road, one of Lubbock's busiest corridors with traffic counts around  $\pm 31,689$  vehicles per day. The site is strategically positioned adjacent to Arby's and Burger King and near South Plains Mall, the only enclosed regional mall within  $\pm 100$  miles, anchored by Dillard's Dept Store, JC Penny, Premiers IMAX Cinemas, and H&M. Surrounded national retailers include Home Depot, Hobby Lobby, Ross, Old Navy, PetSmart, Texas Roadhouse, Chick-fi-A, Raising Cane's, McDonald's and Olive Garden, creating strong retail synergy and consumer draw.

Dutch Bros opened at this location in June 2021 under a 15-year corporate-guaranteed NNN Ground Lease with three (3) five-year renewal options and 10% increases every 5 years. With  $\pm 10.8$  years remaining on the initial term, the property offers investor a stable, long-term income stream backed by an investment-grade tenant, with zero landlord responsibilities, an ideal fit for 1031 exchange or truly passive investors.

Dutch Bros (NYSE: BROS) is the fastest-growing coffee chain in the U.S. and third largest by revenue, operating  $\pm 982$  locations across  $\pm 19$  states.

Located in the dominant retail corridor of Lubbock, the cultural and economic hub of West Texas, the property benefits from strong regional demand. Lubbock serves more than 50 surrounding communities, with South Plains Mall acting as the primary retail destination. The local economy is supported by diverse industries including agriculture, oil services, healthcare, home building, medical, and Texas Tech University. Favorable demographics further strengthen the market, with a 5-miles population exceeding  $\pm 244,000$  and an average household income over \$94,000. The property offers convenient access to US-62, US-327, and Loop 289 ensuring excellent regional connectivity. Its infill location is surrounded by established residential neighborhoods, national retailers, and popular dining destinations, ensuring long-term tenant success

**\$2,080,000**

PRICE

**\$958.53**

PRICE/SF

**\$103,950**

NOI

**5%**

CAP RATE

**$\pm 2,170$  SF**

BUILDING SIZE  
(RARE LARGE FORMAT STORE)

**NNN**

LEASE TYPE (GROUND LEASE)



COMPANY TYPE

*Dutch Bros Inc.  
Dutch Bros Coffee (NYSE: BROS)*

INDUSTRY

*Retail*

# OF LOCATIONS

*±1,043 (U.S. and Internationally)*

# OF LOCATIONS

*±982 (±670 Company-Operated,  
±312 Franchise)*

2024 SALES

*±\$1.3 billion*

2025 NEW  
STORES PLAN

*±160  
(aiming for ±2,029 shops by 2029)*

HEADQUARTERS

*Grants Pass, Oregon*

→ [DUTCHBROS.COM](https://dutchbros.com)





**\$2,080,000**

PRICE

**5%**

CAP RATE

**\$103,950\***

NOI

**NNN**

LEASE TYPE (GROUND LEASE)

### PROPERTY OVERVIEW

ADDRESS	5212 Slide Rd, Lubbock, TX 79414
LEASE TERM	15-Year Lease with three (3) five-years Options, 10% increase every five years
LEASE TERM REMAINING	±10.8 years
LEASE TYPE	Absolute NNN Fee Simple Ground Lease
LANDLORD RESPONSIBILITIES	None
LEASE GUARANTOR	Dutch Bros Corporate (NYSE: BROS)
YEAR BUILT	2021
BUILDING SIZE	±2,170 SF (Rare Large Format Store, typical Dutch Bros are ±950 SF)
LAND AREA	±28,369 SF (±0.65 Acres)
APN	R25691
PARKING	18 Spaces, Double Drive Thru (26 Vehicles Stacking)
ZONING	C-2
SIGNAGE	Building & Monument

\*Rent as of June 15, 2026. Seller will prorate the difference at close of escrow.

# INVESTMENT HIGHLIGHTS

## HIGH-IMAGE, LONG-TERM LEASE

- 15-year absolute NNN lease -  $\pm 10.8$  years remaining, three (3) five-year options, 10% increase every 5 years
- Corporate Guarantee - Lease guaranteed by Dutch Bros (NYSE: BROS)
- Double Drive Thru (26 Vehicles Stacking)
- Strong Real Estate Fundamental -  $\pm 2,170$  SF double drive-thru on  $\pm 28,369$  SF parcel (typical Dutch Bros are  $\pm 950$  SF)
- Tax-Advantaged Market - Texas has no state income tax

## INVESTMENT GRADE TENANCY/STRONG CREDIT TENANT

- Publicly Traded Tenant - Dutch Bros Coffee (NYSE: BROS)
- High-Growth Tenant - Fastest-growing U.S. coffee chain and 3rd largest by revenue,  $\pm 982$  locations across  $\pm 19$  states
- Resilient Business Model - Drive-thru coffee format proven across all economic cycles

## PASSIVE INVESTMENT/SECURE & STABLE CASH FLOW

- Absolute NNN Ground Lease - Passive ownership with Zero Landlord Responsibilities
- 1031 Exchange Ready - Excellent for tax-deferred investors
- Delivered free & clear of debt - flexible financing or all-cash purchase

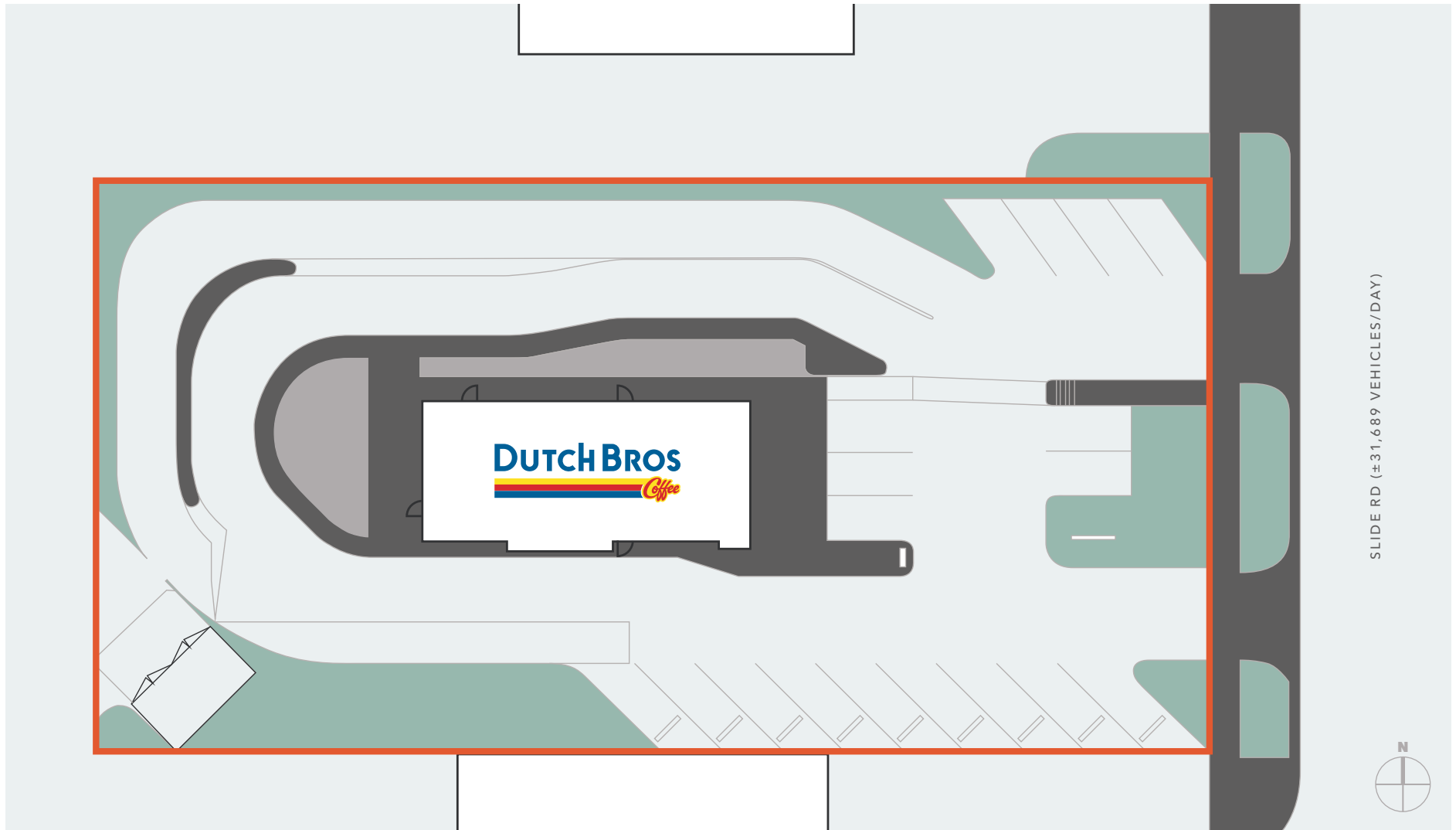
## PRIME INFILLED LUBBOCK COUNTY LOCATION

- High-Traffic Corridor - Positioned on Slide Road, a major arterial with  $\pm 31,689$  vehicles per day traffic
- Regional Retail Hub - Adjacent to South Plains Mall, the only enclosed regional mall within  $\pm 100$  miles, anchored by Dillard's Dept Store, JC Penny, Premiers IMAX Cinemas, and H&M
- Strong Retail Synergy - Surrounded by national major retailers including Home Depot, Hobby Lobby, Ross, Old Navy, PetSmart, Chick-fil-A, Raising Cane's, Texas Roadhouse, Olive Garden and Arby's, creating strong cross-shopping synergy

## EXCEPTIONAL MARKET DRIVERS/ INCREDIBLE DEMOGRAPHICS

- Regional Hub - Lubbock serves as the economic, cultural, educational, and medical hub for  $\pm 50$  surrounding communities across West Texas and Eastern New Mexico.
- University & Medical Base - Home to Texas Tech University (40,000+ students) and a large medical district, creating consistent consumer demand
- Dense and Affluent Trade Area -  $\pm 244,229$  residents within 5 miles /  $\pm \$94,256$  average household income
- Excellent Connectivity - Convenient access to US-62, US-327, and Loop 289







# QUICK FACTS



## *Location*

5212 Slide Rd  
Lubbock, TX 79414



## *Access*

Slide Rd  
2 access points



## *Traffic Counts*

Slide Rd & 52nd St  
±31,689 vehicles per day

50th St & Slide Rd  
±33,345 vehicles per day

Slide Rd & 50th St  
±39,570 vehicles per day



## *Building Size*

±2,170 SF

Rare Large Format Store



## *Parking*

±18 Spaces

26 Vehicles Stacking



## *Parcel Size*

±28,369 SF (±0.65 Acres)



## *Year Built*

2021



## *Zoning*

C-2

## OFFERING SUMMARY



ALLIE'S ATTIC TEMPERATURE  
CONTROLLED SELF STORAGE

FAMILY DOLLAR

JOSIE'S RESTAURANT

SONIC

BURGER  
KING



Denny's

Valero

DUTCH BROS

boost  
mobile



SLIDE RD & 52ND ST  
±31,689 Vehicles/Day

SLIDE RD





### Location Highlights

- Dense infilled regional hub location
- Medical/college town (Texas Tech)
- Average household income \$94,256 within a 5-mile radius
- ±244,000 population within 5 miles

**SUBJECT PROPERTY**

JCPenney	H&M	Cheesecake Factory
Dillard's The Style of Your Life.	BOOT BARN	TILLYS
Chick-fil-A	BARNES & NOBLE	VANS "OFF THE WALL"

SOUTH PLAINS MALL



ROSS DRESS FOR LESS	OLD NAVY	CRUNCH
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CENTRAL PLAZA



# OFFERING SUMMARY



## SOUTH PLAINS MALL



SLIDE RD








# OFFERING SUMMARY



 **LUBBOCK PRESTON SMITH  
INTERNATIONAL AIRPORT**  
±20 Minutes | ±14 Miles

UNIVERSITY  
MEDICAL CENTER

TEXAS TECH  
UNIVERSITY

LUBBOCK CHRISTIAN  
UNIVERSITY

DOWNTOWN  
LUBBOCK

**SUBJECT  
PROPERTY**

SOUTH PLAINS MALL

JCPenney	H&M	Quesecake Factory
Dillard's <small>The Style of Your Life.</small>	BOOT BARN	TILLYS
Chick-fil&	BARNES & NOBLE	VANS <small>"OFF THE WALL"</small>

WOLFFORTH





50TH ST & SLIDE RD,  
SLIDE RD & 50TH ST  
±72,915 Vehicles/Day

UNIVERSITY  
MEDICAL CENTER

TEXAS TECH  
UNIVERSITY

DOWNTOWN  
LUBBOCK



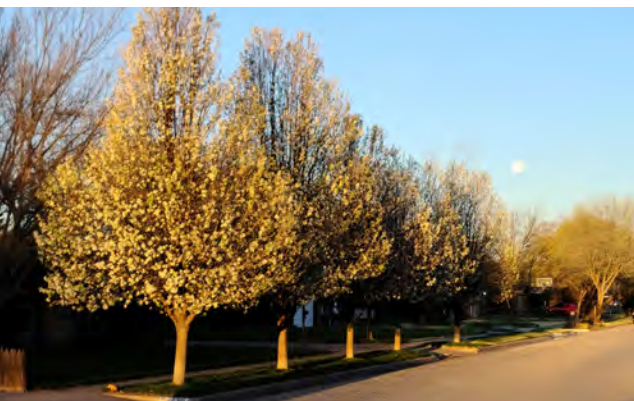
SLIDE RD & 52ND ST  
±31,689 Vehicles/Day

SLIDE RD

Dutch Bros  
Coffee







## LUBBOCK, TX

*Lubbock is a city in Lubbock County, TX and is located near Wolfforth and Shallowater.*

Lubbock, Texas is a prominent hub in the region, known for its strategic location on the South Plains. The city's grid is defined by a series of north-south and east-west thoroughfares that provide efficient movement throughout the area. It serves as a crossroads for major regional highways, including Interstate 27, which connects to other major interstate systems. Additionally, Lubbock Preston Smith International Airport and rail connections establish the city as a center for logistics and distribution in West Texas.

The local economy is diverse, with major sectors including education, healthcare, and agriculture. The city is a center for academic and medical institutions, with major universities and health systems serving the broader community. Lubbock is recognized for its agricultural heritage, particularly its role in cotton production, and has also developed to include a growing presence in renewable energy and technology industries.

Cultural and recreational attractions are prominent features of the city. The Buddy Holly Center and the American Wind Power Center are notable landmarks. The city's arts and culture scene is supported by various venues, including The Buddy Holly Hall of Performing Arts and Sciences. Green spaces and parks, such as Mackenzie Park, provide opportunities for outdoor activities.

The city's economy is anchored by major institutions that serve the entire region. Texas Tech University, a major public research institution, is a cornerstone of the community, while the Texas Tech University Health Sciences Center is a key provider of medical services and education for West Texas. In addition to these, private employers like Covenant Health System and United Supermarkets are among the largest in the area, further solidifying Lubbock's reputation as a "Hub City" for commerce and services.

Lubbock is home to a rich historical narrative that extends far beyond its modern development. The Lubbock Lake Landmark is a significant archaeological and natural history preserve. This historical depth, combined with attractions like the National Ranching Heritage Center, an outdoor museum dedicated to preserving the history of ranching, showcases the area's deep roots in history.

Lubbock's blend of economic vitality, educational resources, and cultural highlights makes it a distinct urban center in the West Texas landscape. It continues to grow as a destination for commerce, education, and quality of life.



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2020 ESTIMATED	15,538	102,907	235,641
2025 ESTIMATED	15,846	102,430	244,229
2030 PROJECTED	15,374	101,746	249,169
2025 - 2030 ANNUAL RATE	-0.6%	-0.1%	0.4%
2025 DAYTIME POPULATION	11,038	72,926	156,124
2025 MEDIAN AGE	29.9	33.8	31.6

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	7,093	43,905	96,415
2030 PROJECTED	7,164	45,481	102,278
2025 - 2030 ANNUAL RATE	0.2%	0.7%	1.2%
2025 FAMILIES	3,380	22,876	56,369

## EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$61,917	\$98,846	\$94,256
2025 MEDIAN HH INCOME	\$50,476	\$74,601	\$71,226
2025 PER CAPITA INCOME	\$27,750	\$42,445	\$37,439
2025 TOTAL EMPLOYEES	7,618	46,895	86,601



# FINANCIAL ANALYSIS

## LEASE SUMMARY

COMMENCEMENT	June 15, 2021
EXPIRATION	June 30, 2036
LEASE TYPE	Absolute NNN Fee Simple Ground Lease
LEASE TERMS	15 years
OPTIONS	Three (3) five-year renewal options
BASE RENT	\$103,950
RENT INCREASES	10% Every 5 years including Options
PROPERTY TAXES	Tenant pays
INSURANCE	Tenant pays
CAM	Tenant pays
REPAIR & MAINTENANCE	Tenant pays





# RENT SCHEDULE

Years	Date	Monthly	Annual
1-5	6/15/2021-6/14/2026	\$7,875.00	\$94,500.00
6-10*	6/15/2026-6/14/2031	\$8,662.50	\$103,950.00
11-15	6/15/2031-6/30/2036	\$9,528.75	\$114,345.00
16-20 (option 1)	6/29/2036-6/30/2041	\$10,481.63	\$15,779.56
21-25 (option 2)	6/29/2041-6/30/2046	\$11,529.79	\$138,357.48
26-30 (option 3)	6/29/2046-6/30/2051	\$12,682.77	\$152,193.24

\*Rent as of June 15, 2026. Seller will prorate the difference at close of escrow.



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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date