

# For Sale • NNN Investment

3303 Yosemite Blvd • Modesto • CA • 95354



*The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:*

**HIGH  
PRICE &  
LEFFLER**  
ASSOCIATES

**PMZ COMMERCIAL**  
SINCE 1957 REAL ESTATE

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# Property Overview

**Address:** 3303 Yosemite Blvd • Modesto • CA • 95354  
**Pricing:** \$1,600,000.00 • 5% Cap Rate  
**Year Built:** 2025  
**Lot Size:** ± 0.69 AC

**County:** Stanislaus County  
**Property Type:** NNN Ground Lease  
**Parcel Numbers:** 033-089-040  
**Procuring Broker Fee:** 2.5%

This brand-new Dutch Bros double drive-thru is uniquely positioned to capture a diverse and robust customer base. The location stares straight into the heart of Modesto's industrial crown jewel: the ±2,000-acre Beard Industrial District, just across Yosemite Blvd. It's a Fortune 500-fueled juggernaut employing 12,000–18,000 dedicated workers across food & beverage giants like E&J Gallo Winery, Del Monte Foods, Nestlé, Frito-Lay, and endless others. Additionally the site benefits from close proximity to one of the larger high schools in the market (Johansen High School ±2,200 students) and has dense residential surrounding the property.

## Highlights:

- Brand New 15 Year NNN Lease (Ground Lease)
- Ten (10%) Percent Increases Every Five (5) Years
- Double Drive-Thru
- Massive Employment Hub
- Proximity to Dollar Tree, Auto Zone, O'Reilly, Burger King, McDonald's and Much More

## Demographics

Radius	Approximate Population (2025 Est.)	Median Household Income (2025 Est.)
1 Mile:	± 18,500	\$70,000
3 Miles:	± 105,000	\$75,000

*Per X.ai (Grok)*



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# Dutch Bros.

## Annual Sales (Revenue)

- **Fiscal Year 2024 (most recent full year, ended December 31, 2024):**  
\$1.28 billion, reflecting a 32.6% year-over-year increase from \$0.966 billion in 2023. This growth was fueled by 151 new stores and 5.3% system-wide same-shop sales growth.

## Market Capitalization

- **Current Market Cap (as of November 24, 2025):**  
Approximately \$9.02 billion, calculated from a share price of ~\$54.84 and ~164.5 million shares outstanding. This marks a 9.7% increase from year-end 2024 (\$8.22 billion) and a 144% rise over the past year, reflecting investor optimism around expansion to 1,081 stores by end-2025



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# Rent Roll

## Dutch Bros. Lease Term

Lease Years	Monthly Rent	Annual Rent
Years One (1) through Five (5)	\$ 6,583.33	\$ 79,000.00
Years Six (6) through Ten (10)	\$ 7,241.67	\$ 86,900.00
Years Eleven (11) through Fifteen (15)	\$ 7,965.83	\$ 95,590.00

## Extension Terms

Lease Years	Monthly Rent	Annual Rent
Years Sixteen (16) through Twenty (20)	\$ 8,762.42	\$ 105,149.00
Years Twenty-One (21) through Twenty-Five (25)	\$ 9,638.66	\$ 115,663.90
Years Twenty-Six (26) through Thirty (30)	\$ 10,602.50	\$ 127,230.00
Years Thirty-One (31) through Thirty-Five (35)	\$ 11,662.78	\$ 139,953.32

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# Beard Industrial District

The Beard Industrial District in Modesto, California, is a well-established, 2,000-acre industrial hub known for its strong logistical advantages and long-standing presence in the region. The district offers more than 17 million square feet\* of industrial space, with additional land available for build-to-suit development, making it suitable for a wide range of manufacturing, distribution, and logistics operations. A key benefit of the area is its dedicated rail service through the Modesto & Empire Traction Company, which provides seamless daily interchange with both BNSF and Union Pacific railroads. The district is home to numerous major food, beverage, and packaging companies and benefits from excellent access to Highway 99 and Interstate 5, along with competitively priced utilities. With its combination of infrastructure, transportation access, and established industrial presence, the Beard Industrial District continues to serve as a prime location for regional and national businesses. Industry in the Beard District has attracted several globally recognized firms, especially in the food and beverage sector, including Nestlé, Del Monte, Frito-Lay, Stanislaus Foods, E & J Gallo Winery, and Graham Packaging. Its proximity to major transportation routes — namely Highway 99 and Interstate 5 — further enhances its appeal for distribution, manufacturing, and logistics companies.

*\*Per CoStar Data*



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# Location Map



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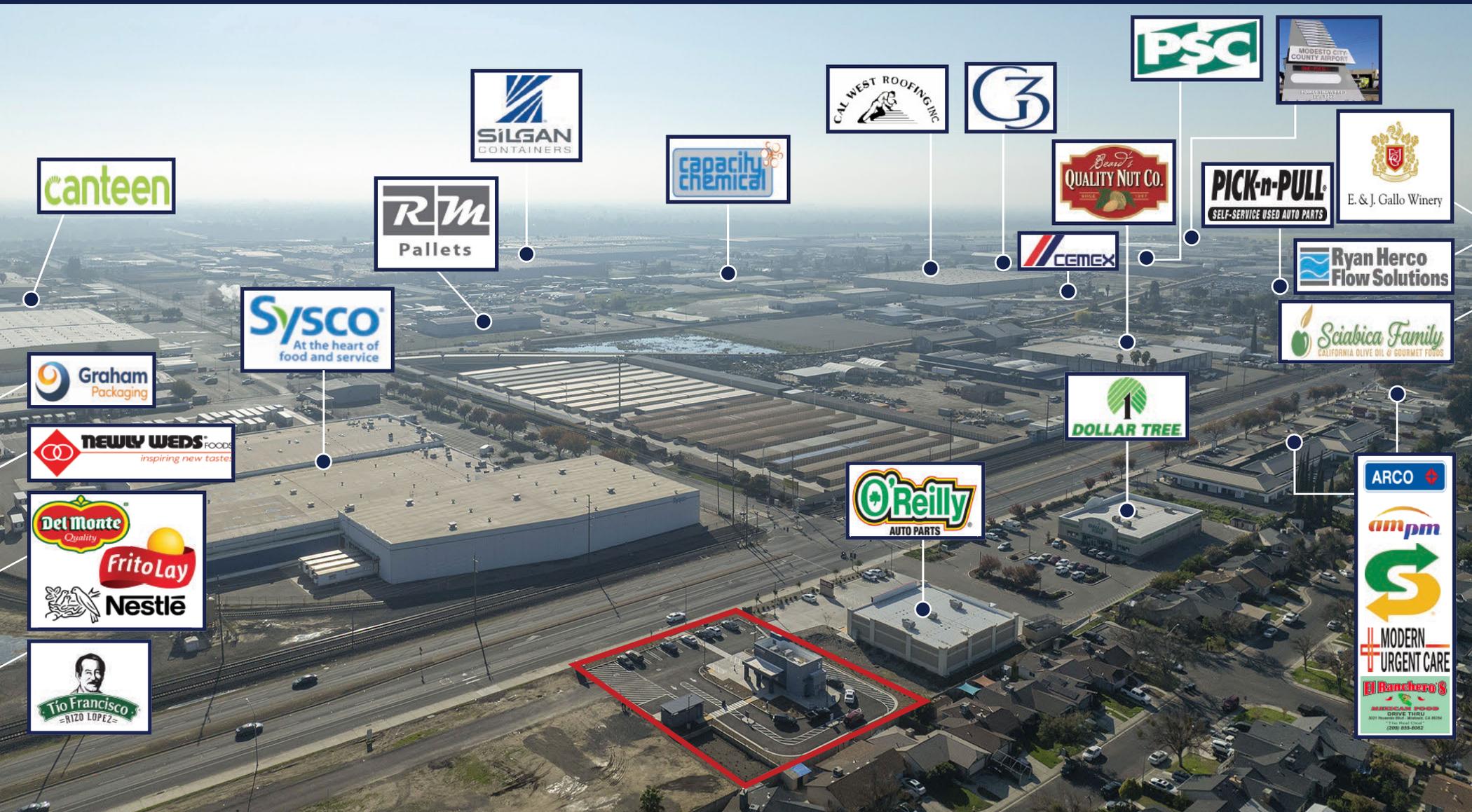
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# Aerial View



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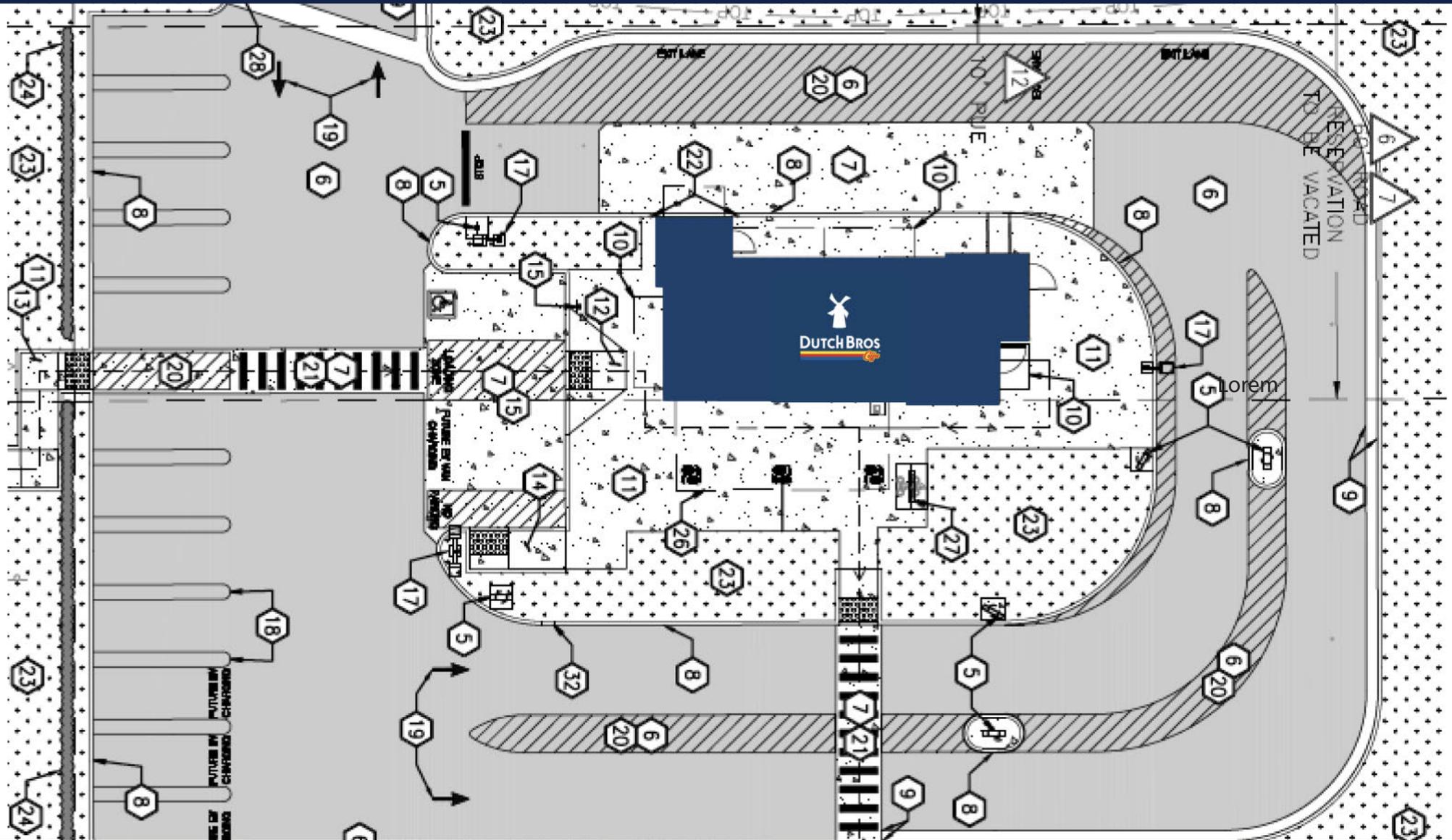
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# Site Plan



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# Parcel Map

POR. SW 1/4 SECTION 25 T.3S. R.9E. M.D.B. & M.

POR. DRY CREEK WOODS (32M13)

TRA 002-013  
002-117

033 - 089

THIS MAP FOR ASSESSMENT  
PURPOSES ONLY



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Stanislaus  
County  
Assessor

88,97,05,  
10,20,26

# Photo Gallery



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