



DUTCH BROS

498 Sparrn St. Grand Junction, CO 81501
Build-to-Suit | Corporate Guaranty | 15-Year Lease



EMBREE
CAPITAL MARKETS

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PROPERTY & LEASE DETAILS

INVESTMENT SUMMARY

Asset Class	Single-Tenant, Net-Lease QSR
Ownership Interest	Fee Simple
Monthly Rent	\$11,417
Est. Rent Commencement	12.31.2024
Lease Expiration	12.31.2039
Lease Term	15 Years
Rent Increases	10% Every 5-Years
Options	Three, 5-Year Options
Estoppel	10 Business Day Turnaround
Insurance	Tenant Prorates to Landlord Over 12-Months
Taxes	Tenant Pays
ROFR	None

THE OFFERING

Address	498 Sparn St. Grand Junction, CO 81501
Tenant	BB Holdings Colorado, LLC
Guarantor	Boersma Bros, LLC

SITE DESCRIPTION

Year Built	2024
Building SF	Approx. 950 Sq. Ft.
Lot Size	Approx. 0.74 Acres



PURCHASE PRICE

\$2,686,000



ANNUAL RENT

\$137,009



CAP RATE

5.10%



LEASE TYPE

ABSOLUTE NNN

Grand Junction, Colorado, serves as the economic and cultural hub of Western Colorado. Situated at the confluence of the Colorado and Gunnison rivers, this mid-sized city offers a strategic location along Interstate 70, connecting Denver to the east and Salt Lake City to the west. Known for its breathtaking scenery, including the Colorado National Monument and nearby Grand Mesa, the area attracts tourists year-round. Additionally, it plays a vital role in agriculture, outdoor recreation, healthcare, and energy industries, making it a versatile and expanding market for businesses.

Grand Junction and the larger Mesa County region have seen steady population growth in recent years, fueled by migration from other parts of Colorado and nearby states. The relatively lower cost of living, outdoor lifestyle, and scenic environment have made it attractive for retirees, remote workers, and young families alike. The region's population exceeded 67,000 within the city limits and over 155,000 in Mesa County, with growth projections indicating that these figures will continue to rise. Additionally, Colorado's focus on rural economic development has brought attention to the area as an emerging business hub.

The business environment in Grand Junction is becoming increasingly favorable. The city government has encouraged development by offering various incentives, such as tax breaks and grant programs for new and expanding businesses. Colorado's overall business-friendly policies, including relatively low corporate taxes, add to the region's appeal. The availability of affordable commercial space compared to larger metropolitan areas is another significant advantage.

Furthermore, with the rise in remote work trends, Grand Junction's quality of life—characterized by outdoor activities, scenic beauty, and a tight-knit community—makes it an attractive destination for entrepreneurs seeking to relocate or expand. Colorado Mesa University also supplies a skilled workforce, fostering innovation and partnerships between businesses and academia.

Why Open a Business in Grand Junction?

Grand Junction presents a unique combination of opportunities that make it an ideal location for business ventures. The steady population growth creates increasing demand for goods and services, while the city's strategic location and well-developed transportation infrastructure make it an ideal distribution point for Western Colorado and neighboring states.

Tourism and outdoor recreation contribute year-round traffic, which can benefit businesses in retail, hospitality, and entertainment sectors. The burgeoning wine and agricultural industries also present potential for agribusinesses, restaurants, and specialty stores to flourish. Additionally, the city's focus on fostering entrepreneurship and offering business incentives helps reduce operational barriers for startups.

Given its blend of favorable demographics, diverse economy, and business-friendly policies, Grand Junction offers fertile ground for businesses looking to capitalize on both local trade and regional growth.

COMPANY OVERVIEW



Company Summary

Market Cap: \$5.28 Billion

Revenue: \$965 M (FY 2023)

Net Income: 160M (FY 2023)

Stores: 950+

NYSE: BROS

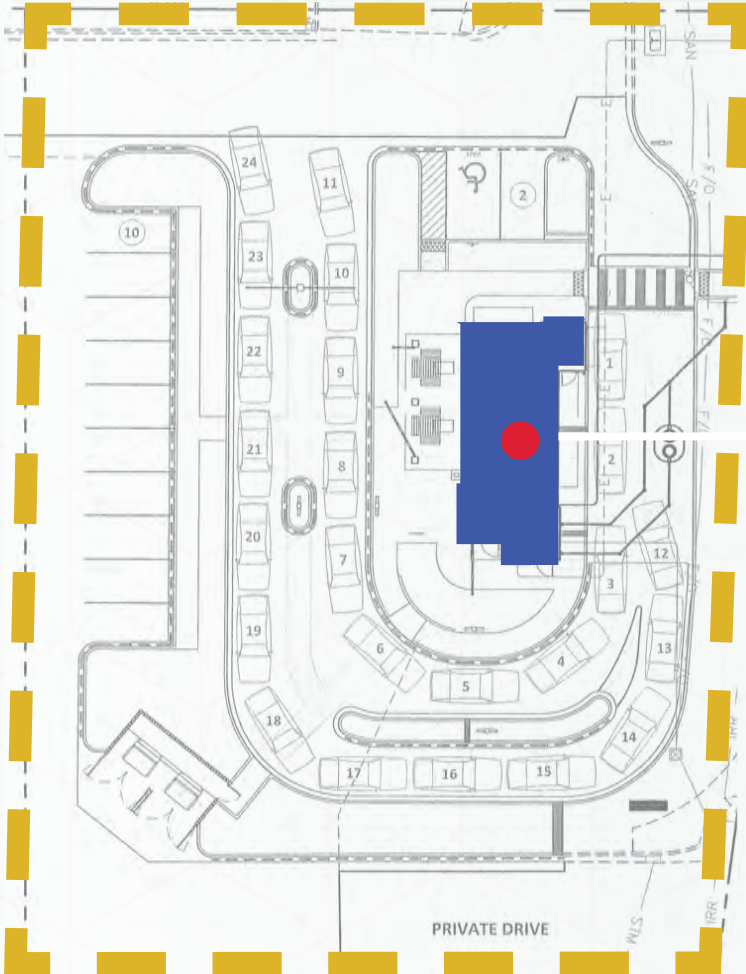
Dutch Bros, founded in 1992 in Grants Pass, Oregon, has rapidly grown into a significant player in the U.S. coffee industry. Initially a small enterprise, it has expanded into a high-growth operator and franchise of drive-thru coffee shops. Today, Dutch Bros boasts over 950 company-owned and franchise locations across the United States, making it the third-largest coffee chain in the country.

The company has gained recognition for its quality and innovation. Forbes once honored Dutch Bros by naming it one of its Small Giants: Best Small Companies, highlighting its strong community values and commitment to growth without compromising its culture. Dutch Bros' menu is diverse, offering a wide range of specialty coffee drinks, smoothies, freezes, teas, and its own private-label Dutch Bros Blue Rebel energy drink. Additionally, they serve nitrogen-infused cold brew coffee, catering to a variety of customer preferences.

In September 2021, Dutch Bros made a significant milestone by going public on the New York Stock Exchange, trading under the symbol "BROS." This move marked a new chapter in its expansion and visibility in the competitive coffee market.

The year 2023 was particularly successful for Dutch Bros, as they opened 159 new shops, with 146 of these being company-operated, across 13 states. This expansion contributed to a 30.7% increase in total revenues, reaching \$965.8 million, compared to \$739.0 million in 2022. Looking ahead, Dutch Bros aims to continue its rapid growth, targeting 150-165 new shop openings in 2024, with the goal of surpassing 1,000 locations by 2025. The company also projects total revenues for 2024 to be between \$1.190 billion and \$1.205 billion, reflecting its strong market position and ambitious growth strategy.





DUTCH BROS

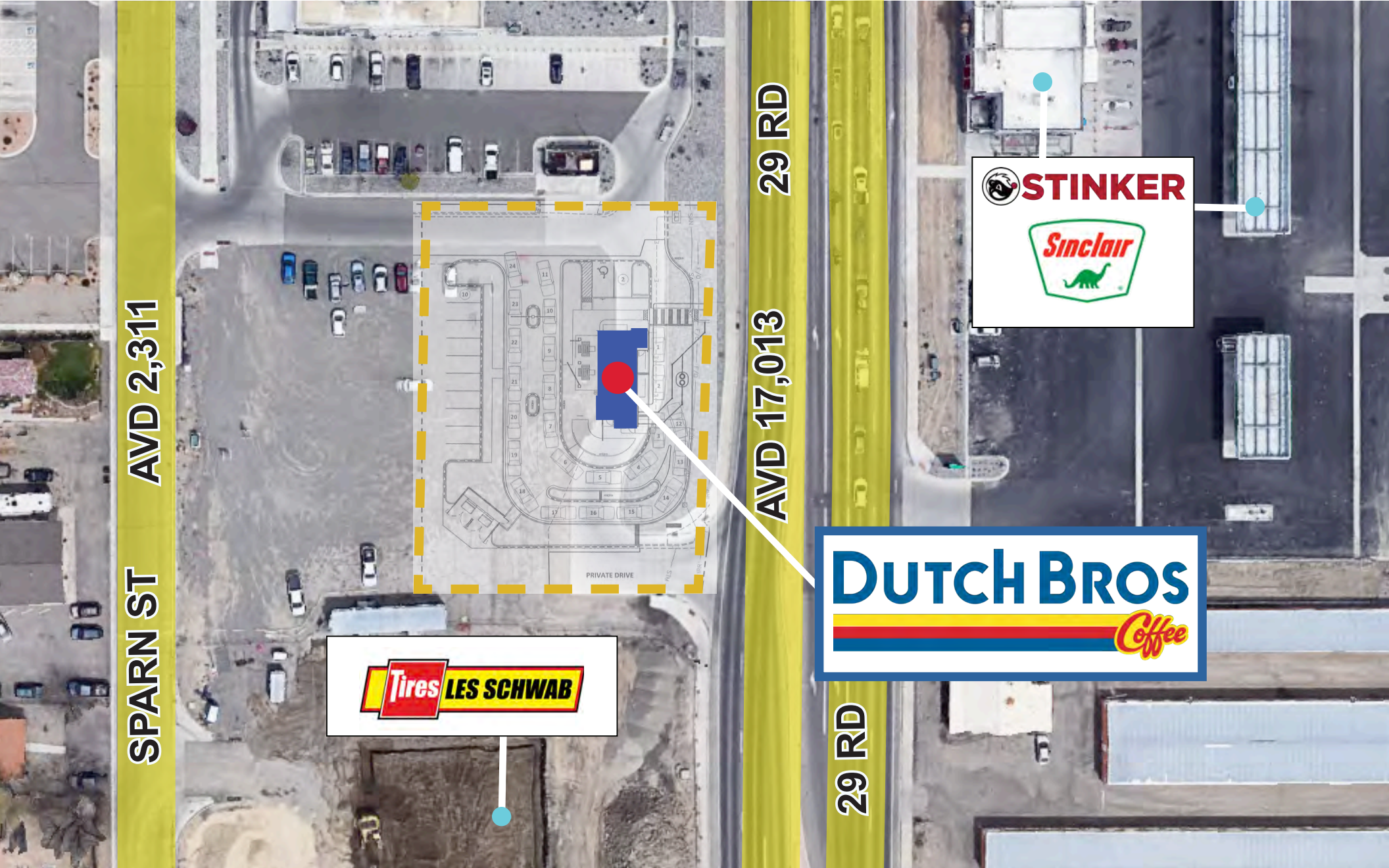
498 Sparn St.

Grand Junction, CO 81501



 SUBJECT PROPERTY

 SUBJECT PLOT



LOCATION



genOa healthcare[®]

TEXAS ROADHOUSE

Nightingales Home Care

DEL TACO BETTER MEX

Faded LIFESTYLE BARBERSHOP

STOP WASH GO

LoanMax TITLE LOANS

CONOCO

Alta CONVENIENCE

FIRST NATIONAL PAWN

BIG O TIRE

APARTMENTS & NEIGHBORHOOD

Walgreens

GUSTAVE A LARSON EXTRAORDINARY SERVICE. INNOVATIVE SOLUTIONS.

Budget[®] Truck Rental

Western Colorado WCAHEC Area Health Education Center

MARAZZI DARE TO BE BOLD[®]

CALIBER

Habitat for Humanity

CONNECTION CHURCH

ARIEL Clinical Services Children • Families • Adults

Walmart

TACO BELL



DUTCH BROS Coffee

SUBWAY

NAIL BY Lili's

Advance Auto Parts

SALLY. Center for Spiritual Living Grand Junction

Lupitas Fashion & Lupitas Salon

CARBON COMPUTERS

WESTERN IMPLEMENT

Still Smokin'

CALVARY grand junction

USPS.COM[®]

Alside

Carpetime



U-HAUL[®]

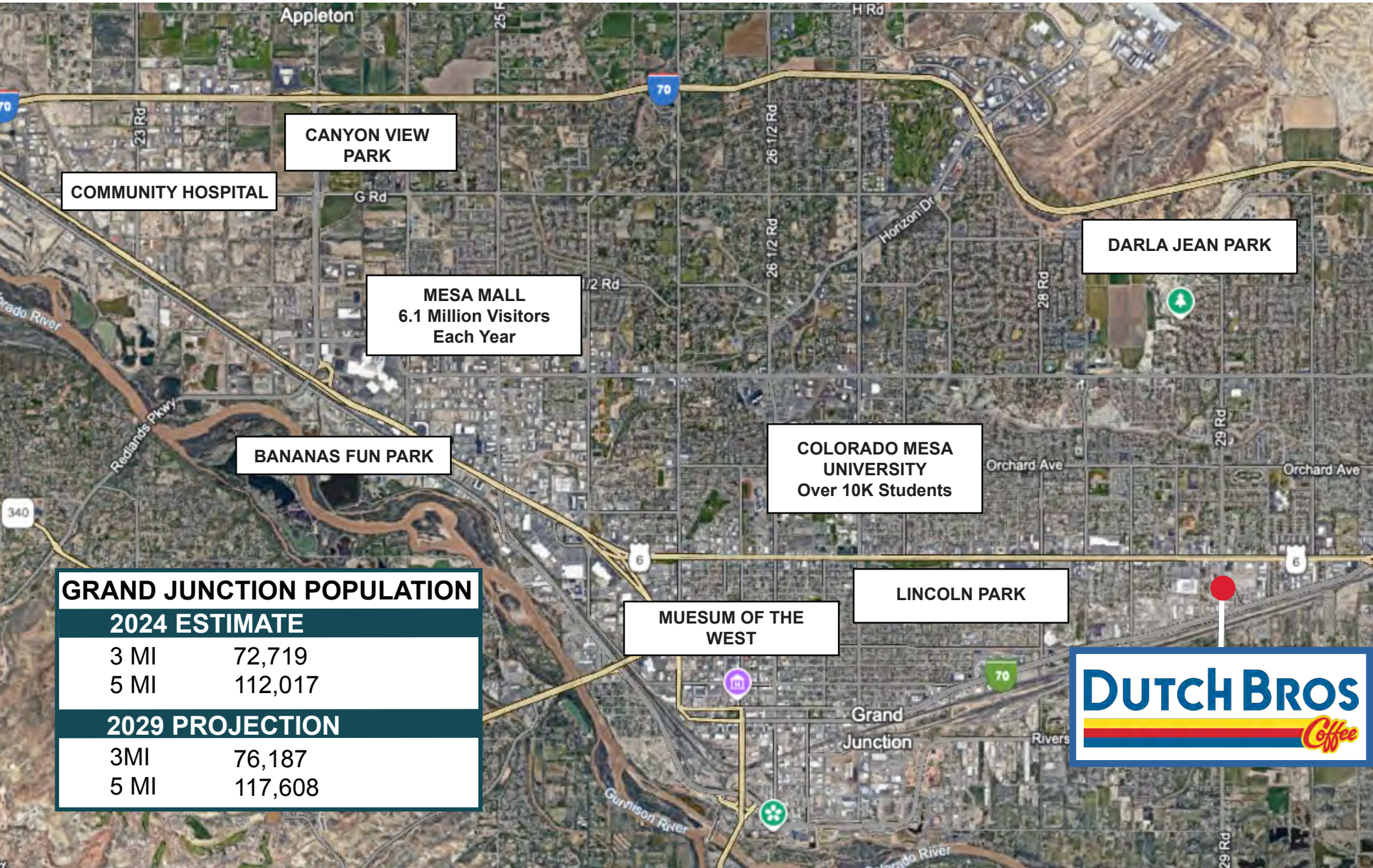
The Genuine. The Original.

OVERHEAD DOOR

Operation Interdependence

SMASH IT

LOCATION AERIAL



COMMUNITY HOSPITAL

CANYON VIEW PARK

MESA MALL
6.1 Million Visitors
Each Year

DARLA JEAN PARK

BANANAS FUN PARK

COLORADO MESA
UNIVERSITY
Over 10K Students

MUESUM OF THE
WEST

LINCOLN PARK

GRAND JUNCTION POPULATION

2024 ESTIMATE

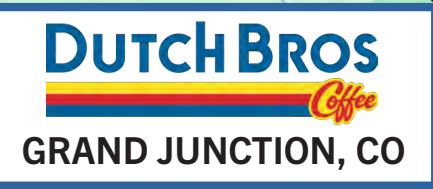
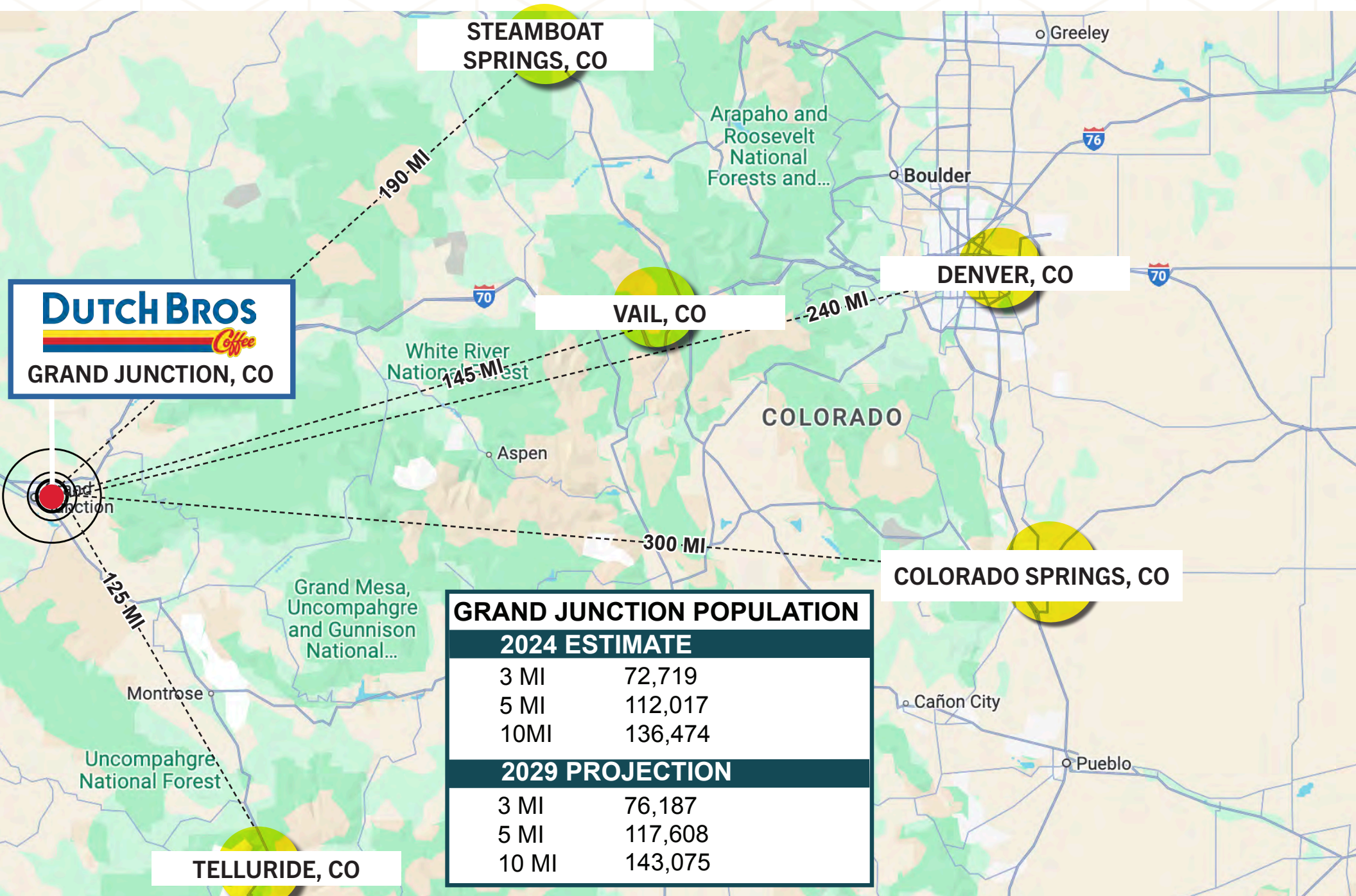
3 MI	72,719
5 MI	112,017

2029 PROJECTION

3MI	76,187
5 MI	117,608



LOCAL CONTEXT



GRAND JUNCTION POPULATION	
2024 ESTIMATE	
3 MI	72,719
5 MI	112,017
10 MI	136,474
2029 PROJECTION	
3 MI	76,187
5 MI	117,608
10 MI	143,075

DEMOGRAPHIC ANALYSIS



POPULATION

	3 MILE	5 MILES	10 MILES
2029 Projection	76,187	117,608	143,075
2024 Estimate	72,719	112,017	136,474
2024 - 2029 Growth	4.77%	4.99%	4.84%



HOUSEHOLDS

2029 Projection	31,271	48,030	58,420
2024 Estimate	29,807	45,696	55,665
2024-2029 Growth	4.91%	5.11%	4.95%



AVG. HOUSEHOLD INCOME

Average Household Income	3 MILE	5 MILES	10 MILES
Average Household Income	\$74,526	\$79,373	\$87,485
Less than \$25,000	5,867	8,577	9,461
\$25,000 - \$50,000	7,602	10,834	12,497
\$50,000 - \$75,000	5,988	9,048	10,334
\$75,000 - \$100,000	3,187	5,310	6,577
\$100,000 - \$125,000	2,561	3,925	4,952
\$125,000 - \$150,000	1,981	3,087	4,276
\$150,000 - \$200,000	1,204	2,260	3,206
More than \$200,000	1,417	2,656	4,364



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