



DUTCH BROS

120 W Bridge St. Brighton, CO 80601

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	\$13,292
Est. Rent Commencement	12.31.2024
Lease Expiration	12.01.2039
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	120 W Bridge St. Brighton, CO 80601
Tenant	BB Holdings Colorado, LLC
Guarantor	Boersma Bros, LLC

SITE DESCRIPTION

Year Built	2024
Building SF	Approx. 950 Sq. Ft.
Lot Size	Approx. 0.71 Acres



PURCHASE PRICE

\$3,127,000



ANNUAL RENT

\$159,500



CAP RATE

5.10%



LEASE TYPE

ABSOLUTE NNN

Brighton, Colorado, a vibrant city located just 20 miles northeast of Denver, offers a unique blend of small-town charm and suburban growth, making it a fertile market for business ventures. With a population of approximately 45,000 and steadily increasing, Brighton appeals to families, young professionals, and retirees alike, driven by its expanding housing developments, recreational spaces, and proximity to both urban amenities and outdoor attractions. This growth provides excellent opportunities for new businesses, including retail coffee shops.

The local economy of Brighton is rooted in agriculture, trade, and construction, though recent years have seen a shift toward more diverse industries. The presence of agricultural suppliers, food processors, and nurseries reflects its farming heritage, but newer sectors—such as retail, healthcare, and light manufacturing—are flourishing as the population grows. Brighton's easy access to major highways, including I-76 and US-85, positions it as a trade and logistics hub in northern Colorado, facilitating a thriving business environment.

Local businesses in Brighton range from long-standing family-owned operations to national retail chains, with increasing focus on community-oriented establishments. The downtown area, known for its historic architecture and locally-owned shops, attracts visitors and residents with boutique stores, restaurants, and small businesses that promote a “shop local” culture. In recent years, the city has invested in the redevelopment of this area, encouraging pedestrian-friendly spaces and mixed-use developments.

Brighton's growing population, combined with its supportive business environment, makes it an ideal location for opening a retail coffee business. With a strong sense of community and relatively few independent coffee shops compared to other cities along the Denver metro corridor, a well-positioned café could cater to both residents and commuters. The demand for gathering spaces is high, as many residents seek cozy environments to work remotely, socialize, or spend time between activities.

Additionally, Brighton benefits from several annual events and local festivals that draw crowds, such as the Brighton Summerfest and the Adams County Fair. A coffee shop could thrive by partnering with these community events, tapping into the festive atmosphere. The town's recreational spaces, including Barr Lake State Park, also offer opportunities to engage customers through on-the-go coffee options and collaborations with local outdoor groups.

In summary, Brighton, Colorado's expanding population, community-oriented culture, and growing economy present fertile ground for a retail coffee business. With a well-developed trade infrastructure and a welcoming environment for local businesses, an entrepreneurial venture in this sector has the potential to succeed by providing a high-quality product, fostering local connections, and capitalizing on the city's upward momentum.

COMPANY OVERVIEW



Company Summary

Market Cap: \$5.28 Billion

Revenue: \$965 M (FY 2023)

Net Income: \$160M (FY 2023)

Stores: 950+

NYSE: BROS

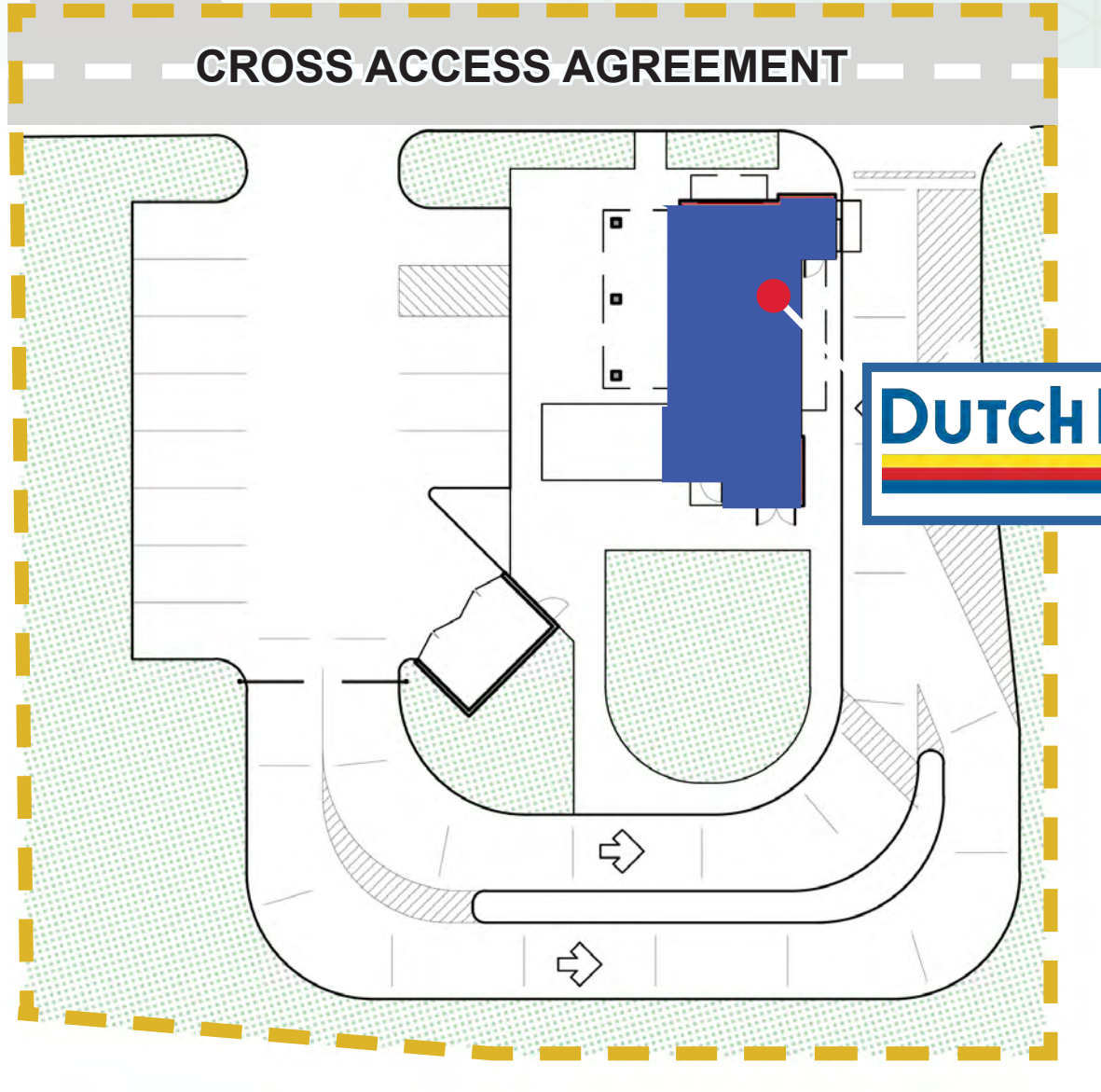
Dutch Bros, founded in 1992 in Grants Pass, Oregon, has rapidly grown into a significant player in the U.S. coffee industry. Initially a small enterprise, it has expanded into a high-growth operator and franchise of drive-thru coffee shops. Today, Dutch Bros boasts over 950 company-owned and franchise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

120 W Bridge St. Brighton
CO 80601

-  SUBJECT PROPERTY
-  SUBJECT PLOT

W BRIDGE STREET

AVD 22,427







BRIGHTON RECREATION CENTER

BRIGHTON POPULATION

2024 ESTIMATE

3 MI	34,636
5 MI	60,790
10MI	273,276

2029 PROJECTION

3MI	36,319
5 MI	64,572
10MI	291,321

OVERLAND TRAIL MIDDLE SCHOOL

VETERAN'S PARK



BOLT ACADEMY

ST AUGUSTINE CHURCH

BRIGHTON HIGHSCHOOL

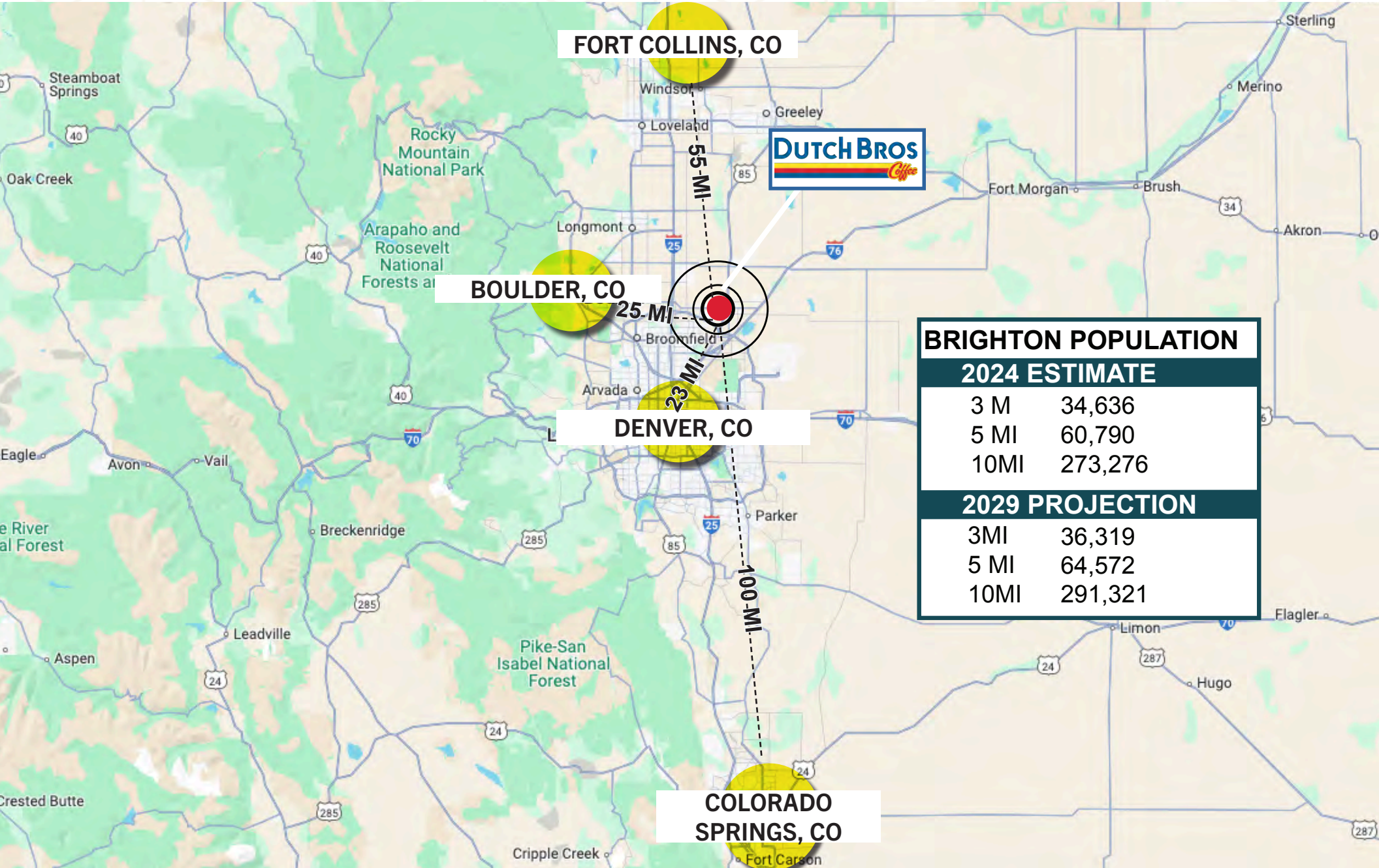
SOUTHEAST ELEMENTARY SCHOOL

CARMICHAEL PARK

PAWLOWSKI FIELDS

BENEDICT PARK

LOCAL CONTEXT



DEMOGRAPHIC ANALYSIS



POPULATION

	3 MILE	5 MILES	10 MILES
2029 Projection	36,319	64,572	291,321
2024 Estimate	34,636	60,790	273,276
2024 - 2029 Growth	4.86%	6.22%	6.60%



HOUSEHOLDS

2029 Projection	12,362	21,764	98,389
2024 Estimate	11,762	20,462	92,192
2024-2029 Growth	5.10%	6.36%	6.73%



AVG. HOUSEHOLD INCOME

Average Household Income	3 MILE	5 MILES	10 MILES
Average Household Income	\$96,034	\$112,496	\$117,601
Less than \$25,000	1,388	1,803	6,478
\$25,000 - \$50,000	2,125	2,643	10,971
\$50,000 - \$75,000	2,008	2,888	13,090
\$75,000 - \$100,000	1,967	3,301	14,574
\$100,000 - \$125,000	1,411	3,243	14,772
\$125,000 - \$150,000	870	2,119	10,125
\$150,000 - \$200,000	1,209	2,484	12,457
More than \$200,000	784	1,979	9,726



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