



BRAND NEW CONSTRUCTION
NOW OPEN FOR BUSINESS

16750 LAKESHORE DR
LAKE ELSINORE, CA 92530



Marcus & Millichap
NNN DEAL GROUP
OFFERING MEMORANDUM

ACTUAL SITE

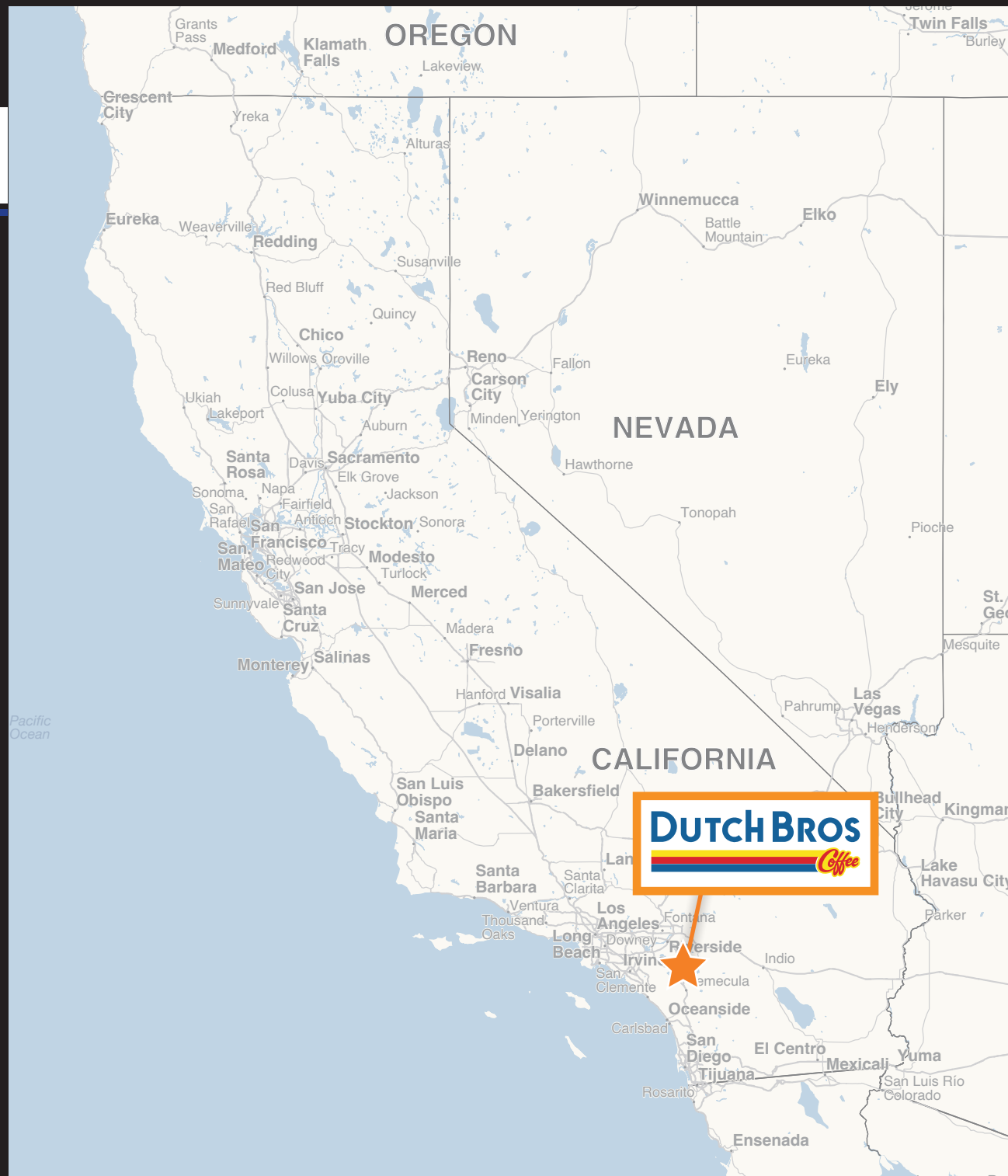
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Marcus & Millichap
NNN DEAL GROUP

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INVESTMENT SUMMARY

16750 LAKESHORE DR, LAKE ELSINORE, CA 92530

PRICE: \$2,777,000

CAP: 4.50%

NOI: \$125,000

OVERVIEW

PRICE	\$2,777,000
GROSS LEASABLE AREA (GLA)	950 SF
LOT SIZE	.79 Acres
NET OPERATING INCOME	\$125,000
YEAR BUILT	2025

LEASE ABSTRACT

LEASE START	12/31/2025
LEASE EXPIRATION	12/31/2040
LEASE TERM	15 Years
RENEWAL OPTIONS	4x5
INCREASES	10% Every 5 Years
LEASE TYPE	NNN GROUND
LANDLORD OBLIGATIONS	None At All

ANNUALIZED OPERATING DATA

BASE TERM	ANNUAL RENT
YEARS 1-5	\$125,000
YEARS 6-10	\$137,500
YEARS 11-15	\$151,250
OPTION 1	\$166,375
OPTION 2	\$183,012
OPTION 3	\$201,314
OPTION 4	\$221,445

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STATER BROS.
markets

Top Performing Stater Bros Location!
Year Over Year Visits Continue to
Increase Each Year (Placer.ai)



DUTCH BROS
Coffee

LAKESHORE DR - 19,100 VPD

INVESTMENT HIGHLIGHTS



BRAND NEW 15 YEAR NNN GROUND LEASE
Opened for business December 31st 2025



BRAND NEW 2025 CONSTRUCTION
Newly constructed building with large double stack drive-thru



ZERO LANDLORD RESPONSIBILITIES
Ideal for hands off investors, the tenant is responsible for all aspects of maintenance and property management



STRONG TENANT & CORPORATE GUARANTEE
Dutch Bros (NYSE:BROS) is one of the fastest growing brands in the quick service beverage industry, now with over 1,045 locations in 23 states



RAPIDLY GROWING SOUTHERN CALIFORNIA MARKET
Lake Elsinore has experienced tremendous growth in recent years, driven by rapid population increases, new residential and commercial developments, and expanding infrastructure



HIGH VISIBILITY OUTPAD
Strategically located on one of the area's main corridors, in a busy shopping center, anchored by a high performing Stater Bros Market





LAKE EL SINORE

Pizza Hut

ARCO

Chevron

ampm

TACO BELL KFC

FAMILY DOLLAR

AutoZone

DEL TACO

Starbucks

Albertsons

metro by T-Mobile

Dominos

O'Reilly AUTO PARTS

Residential Condos Coming Soon

EL SINORE PAWN INC.

STATER BROS. markets

DUTCH BROS. Coffee

LAKE SHORE DR - 19,100 VPD

boost mobile



MACHADO STORAGE

ELSINORE PAWN INC.



STATER BROS. markets

Residential Condos Coming Soon



LAKESHORE DR - 19,100 VPD



DUTCH BROS Coffee

LOS ANGELES

65 Miles

Aberhill Elementary School

Temescal Valley Canyon
High School

OUTLETS AT LAKE ELSINORE

Levi's VANS GAP
sunglass hut THE CHILDREN'S PLACE
carter's, inc. FAMOUS footwear

Terra Cotta Middle School

AutoZone Albertsons
boost mobile by T-Mobile
Domino's Pizza Hut EXTRA MILE
STATER BROS. markets USbank
李家 YIGAH SUSHI

ExtraSpace Storage

THE HOME DEPOT ALDI Pella Less
petco
DOLLAR TREE Walgreens
IHOP FarmerBoys W
BREAKFAST: BURGERS & MORE Wimmerschmiede

COSTCO WHOLESALE

LOWE'S PETSMART POPEYES
DOLLAR TREE Kirkland's Home
Starbucks ampm AT&T Panda Express Wendy's
DEL TACO chili's GRILL & BAR GROCERY OUTLET

Walmart Supercenter
LA FITNESS
TACO BELL CIRCLE K
Advance! Auto Parts
IN-N-OUT BURGER Chick-fil-A

NEW DEVELOPEMNT
Marshalls ULTA
LAKE ELSINORE HONDA DEALERSHIP

INDUSTRIAL AREA

Ortega High School

SAN DIEGO

75 Miles

Withrow Elementary School

CIRCLE K

U-HAUL

Starbucks DEL TACO

FAMILY DOLLAR

El Comal PRISM PAPER & SUPPLY
SUBWAY Little Caesars

CIRCLE K

Jack in the box

TACO BELL KFC

Target GameStop
SUBWAY McDonald's
CVS pharmacy Starbucks
BANK OF AMERICA

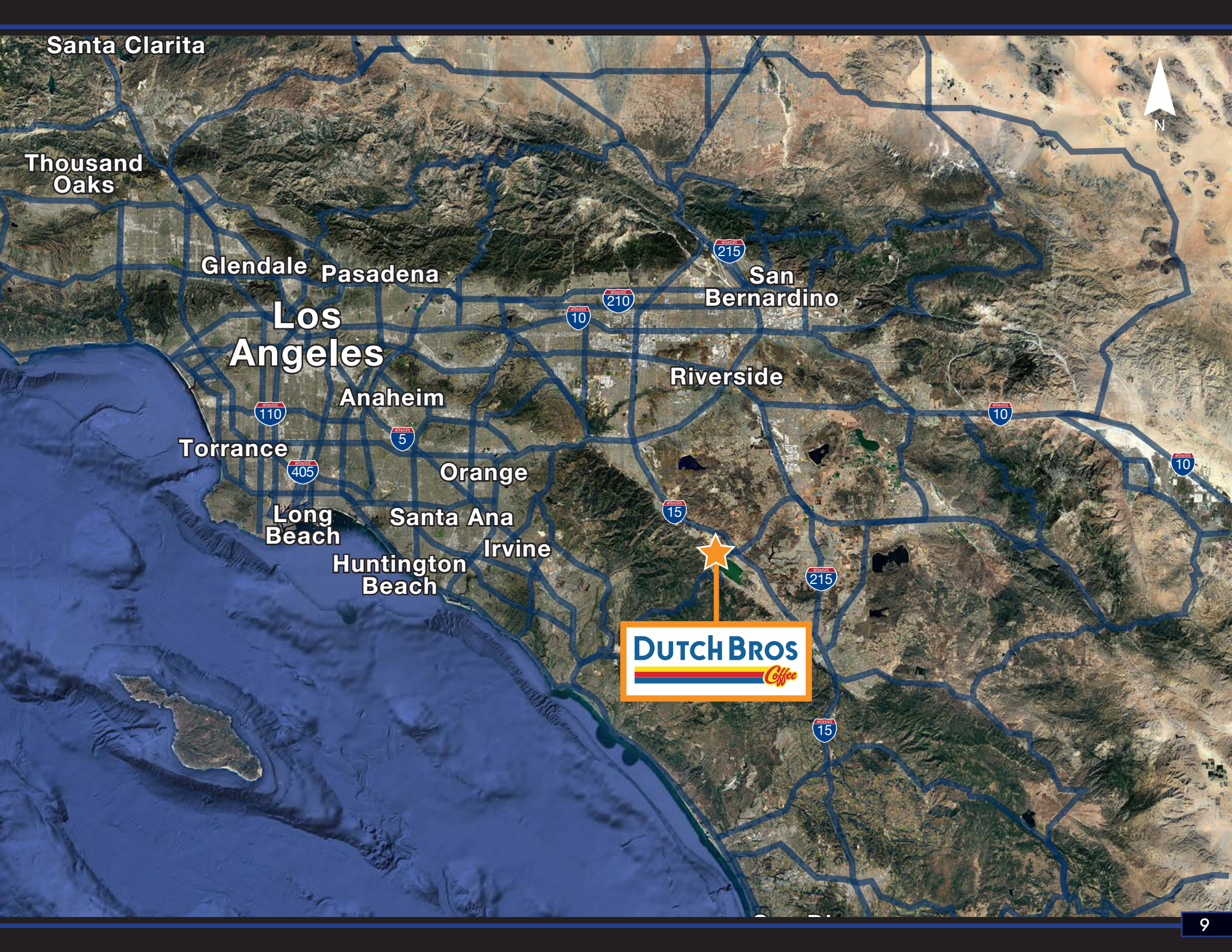
ExtraSpace Storage

ExtraSpace Storage

Lakeside High School

GRAND AVENUE
SELF STORAGE

LAKE ELSINORE



Santa Clarita

Thousand Oaks

Glendale Pasadena

Los Angeles

San Bernardino

Riverside

Anaheim

Torrance

Orange

Long Beach

Santa Ana

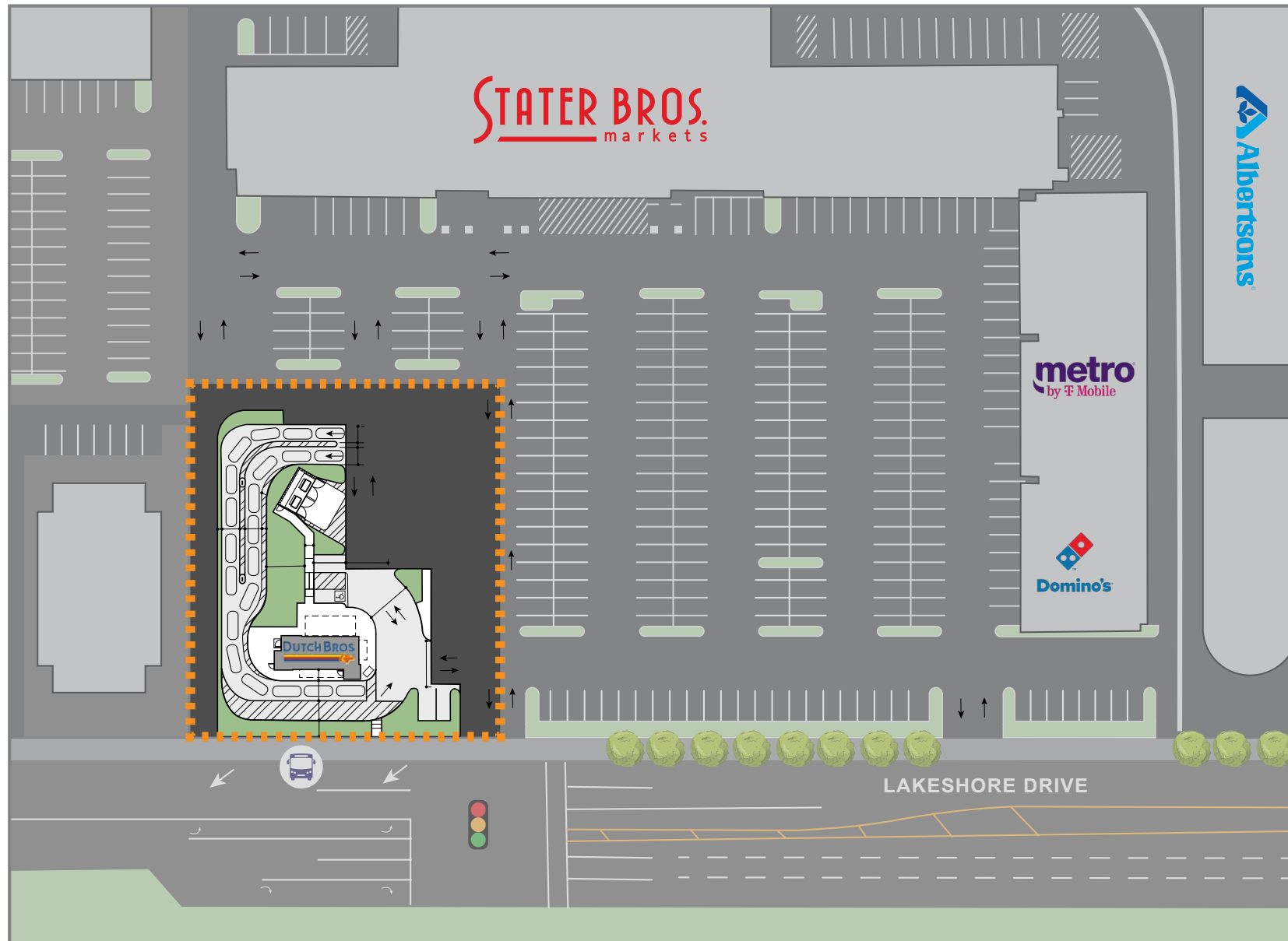
Irvine

Huntington Beach



SITE PLAN

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TENANT SUMMARY



Dutch Bros Inc. (NYSE: BROS) serves high QUALITY, hand-crafted beverages with unparalleled SPEED and superior SERVICE. Founded in 1992 by brothers Dane and Travis Boersma, Dutch Bros began with a double-head espresso machine and a pushcart in Grants Pass, Oregon. In addition to espresso-based beverages, Dutch Bros now offers a wide variety of unique, customizable cold and hot beverages that delight a broad array of customers. The combination of hand-crafted and high-quality beverages, the unique drive-thru experience and our community-driven, people-first culture has allowed Dutch Bros to successfully open new shops, with over 1,045 locations across 23 states.



Headquarters
TEMPE, AZ



Year Founded
1992



Locations
1,045+
In 23 States



NYSE: BROS
Publicly Traded



Locations
\$1.1Bil
33% increase from 2023

Dutch Bros Inc. Reports Second Quarter 2025 Financial Results

Source: Business Wire, 8/6/2025

Achieves 28% Revenue Growth Year-Over-Year

Delivers 6.1% Systemwide and 7.8% Company-Operated Same Shop Sales Growth

Dutch Bros Inc. (NYSE: BROS) is one of the fastest-growing brands in the U.S. quick service beverage industry, today reported financial results for the second quarter ended June 30, 2025.

Christine Barone, Chief Executive Officer and President of Dutch Bros, stated, “Our business continues to fire on all cylinders, guided by a focused strategy, strong execution, and our amazing people... The momentum in our business remains strong, and our second quarter results were outstanding across multiple fronts.”

Second Quarter 2025 Highlights

- Opened 31 new shops, 30 of which were company-operated, across 13 states
- Revenues increased 28.9% to \$380.5 million as compared to \$295.3 million in the same period of 2024
- Net income was \$38.4 million as compared to \$22.2 million in the same period of 2024

LOCATION OVERVIEW



Lake Elsinore is a fast-growing city in western Riverside County, about 50 miles southeast of Los Angeles. The city has experienced steady population growth, reaching over 73,000 residents, driven by affordable housing, regional migration, and ongoing development. The city is undergoing major infrastructure and planning initiatives, including multiple approved residential and commercial projects. The local economy benefits from its position within the expanding Inland Empire, offering proximity to major Southern California markets. Tourism also plays a key role, with Lake Elsinore's namesake lake, marina, and year-round recreational amenities drawing visitors and supporting local retail and hospitality sectors. This combination of population growth, active development, and lifestyle appeal, positions Lake Elsinore as a dynamic and promising market for long-term investment.



Lake Elsinore, CA



Lake Elsinore, CA

DEMOGRAPHICS / LAKE ELSINORE, CA

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	11,137	49,194	81,392
2025 Estimate	10,919	48,193	79,537
Growth 2025 - 2030	1.99%	2.08%	2.33%
2010 Census	9,469	40,485	65,430
2020 Census	10,552	45,944	76,077
Growth 2010 - 2020	11.43%	13.48%	16.27%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projections	3,576	14,836	24,372
2025 Estimate	3,490	14,476	23,770
Growth 2025 - 2030	2.44%	2.49%	2.53%
2010 Census	2,836	11,847	19,014
2020 Census	3,329	13,788	22,620
Growth 2010 - 2020	17.35%	16.38%	18.97%

2025 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	7.49%	8.89%	10.00%
\$150,000 - \$199,999	8.28%	11.38%	13.34%
\$100,000 - \$149,999	20.72%	19.25%	21.83%
\$75,000 - \$99,999	15.19%	15.90%	15.08%
\$50,000 - \$74,999	16.58%	16.84%	15.11%
\$35,000 - \$49,999	13.17%	9.70%	8.27%
\$25,000 - \$34,999	6.97%	6.76%	6.00%
\$15,000 - \$24,999	5.82%	5.70%	4.95%
\$10,000 - \$14,999	2.83%	2.23%	2.36%
Under \$9,999	2.95%	3.34%	3.07%
2025 Est. Average Household Income	\$93,898	\$102,695	\$110,570
2025 Est. Median Household Income	\$77,978	\$86,049	\$95,047
2025 Est. Per Capita Income	\$28,231	\$30,366	\$33,044

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2025 Estimated Population by Age	10,919	48,193	79,537
Under 4	6.9%	6.5%	6.4%
5 to 14 Years	15.4%	15.1%	14.8%
15 to 17 Years	5.1%	4.8%	4.7%
18 to 19 Years	3.1%	3.0%	2.9%
20 to 24 Years	7.4%	7.0%	6.7%
25 to 29 Years	7.5%	7.5%	7.1%
30 to 34 Years	8.0%	7.9%	7.8%
35 to 39 Years	7.7%	7.8%	7.7%
40 to 49 Years	13.2%	13.5%	13.7%
50 to 59 Years	11.4%	12.0%	12.3%
60 to 64 Years	4.8%	5.3%	5.4%
65 to 69 Years	3.5%	3.8%	4.1%
70 to 74 Years	2.7%	2.6%	2.8%
Age 75+	3.2%	3.4%	3.7%
2025 Median Age	33.0	34.0	34.0

2025 Population 25 + by Education Level	6,778	30,690	51,297
Elementary (0-8)	8.75%	7.30%	6.01%
Some High School (9-11)	8.43%	8.34%	8.76%
High School Graduate (12)	35.42%	32.56%	29.04%
Some College (13-15)	20.11%	22.86%	23.57%
Associates Degree Only	7.84%	7.95%	8.53%
Bachelors Degree Only	12.05%	11.37%	13.61%
Graduate Degree	2.34%	4.56%	5.99%

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