



FOR SALE

DUTCH BROS COFFEE

22615 US HWY 281, SAN ANTONIO, TX 78258

Presented By

JEREMY JESSOP

210.386.3970

jj@jjrealco.com

JJ REAL CO

824 Broadway S, Suite 110

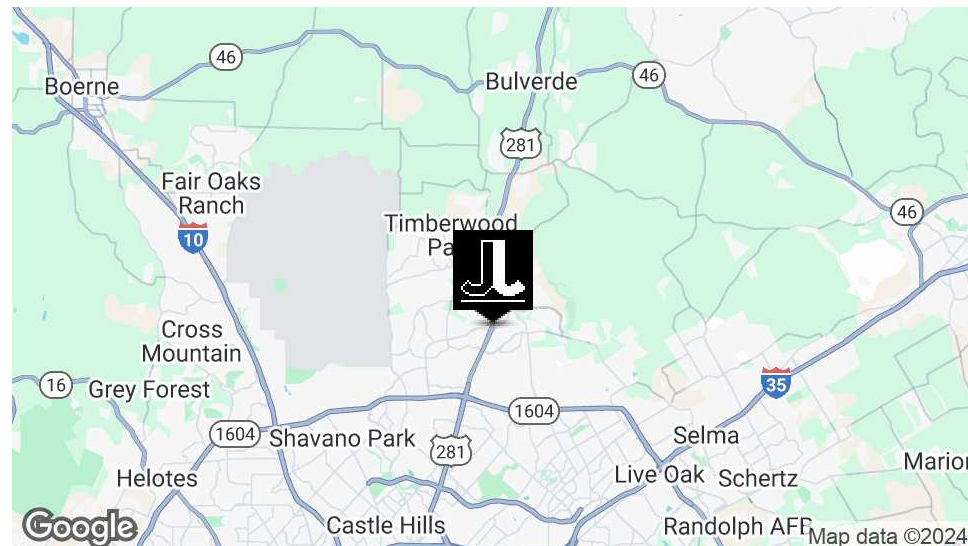
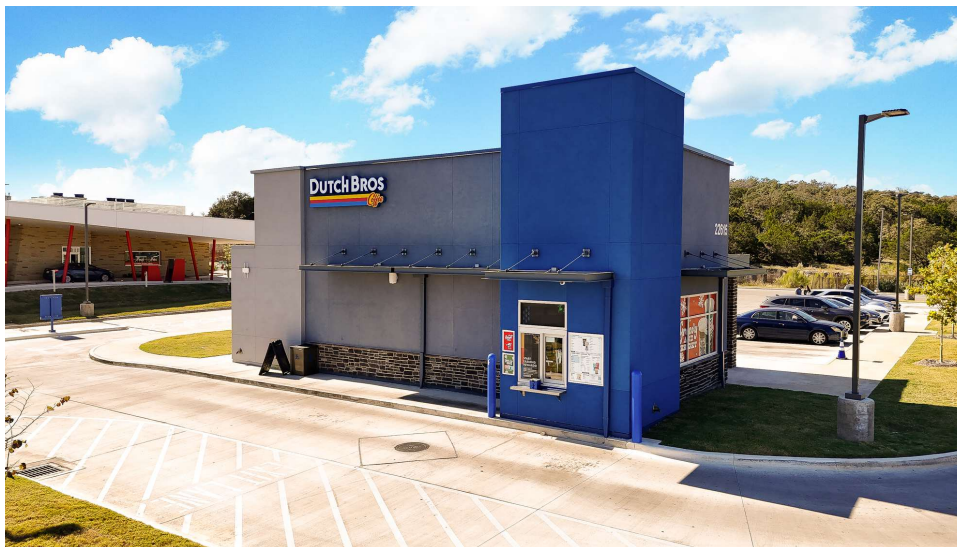
San Antonio, TX 78215

210.386.3970

jjrealco.com



Executive Summary



OFFERING SUMMARY

Sale Price:	Subject to Offer
Building Size:	950 SF
Lot Size:	34,848SF
Corporate lease:	NNN-13 yr remaining
Renewal:	Four 5 yr options
Sale:	Fee simple ownership
Rent Escalations:	10% every 5 years
Current NOI:	\$99,000
Year Built:	2022
Zoning:	C-3

PROPERTY OVERVIEW

Great opportunity for an investor seeking fee simple ownership in a single-tenant asset with a strong national operator and valuable real estate. Founded in 1992 with HQ in Oregon and 950 locations across 18 states, Dutch Bros is a high growth operator and franchisor of drive-thru focused on serving hand crafted beverages with unparalleled speed and superior service. Shop is positioned on a large site along US Highway 281 at the intersection Stone Oak Parkway in a densely populated, high income trade area in north San Antonio.

PROPERTY HIGHLIGHTS

- Corporate Guarantee | Credit Tenant (NYSE: "BROS") Ease of Circulation | Dutch Bros equipped with drive-thru and accessibility off Hwy 281 off-ramp Stone Oak Parkway.
- Ideal Retail Demographics | Stone Oaks is an affluent trade area of over 18,598 households with an average household income levels of \$151,165.00(Point2Homes)
- Net lease with minimal landlord responsibilities.
- Excellent Freeway visibility. Traffic count 138,000+ VPD on Hwy 281.

JEREMY JESSOP

210.386.3970
jj@jjrealco.com

JJ Real Co

824 Broadway S, Suite 110 • San Antonio, TX
78215

210.386.3970 • jjrealco.com

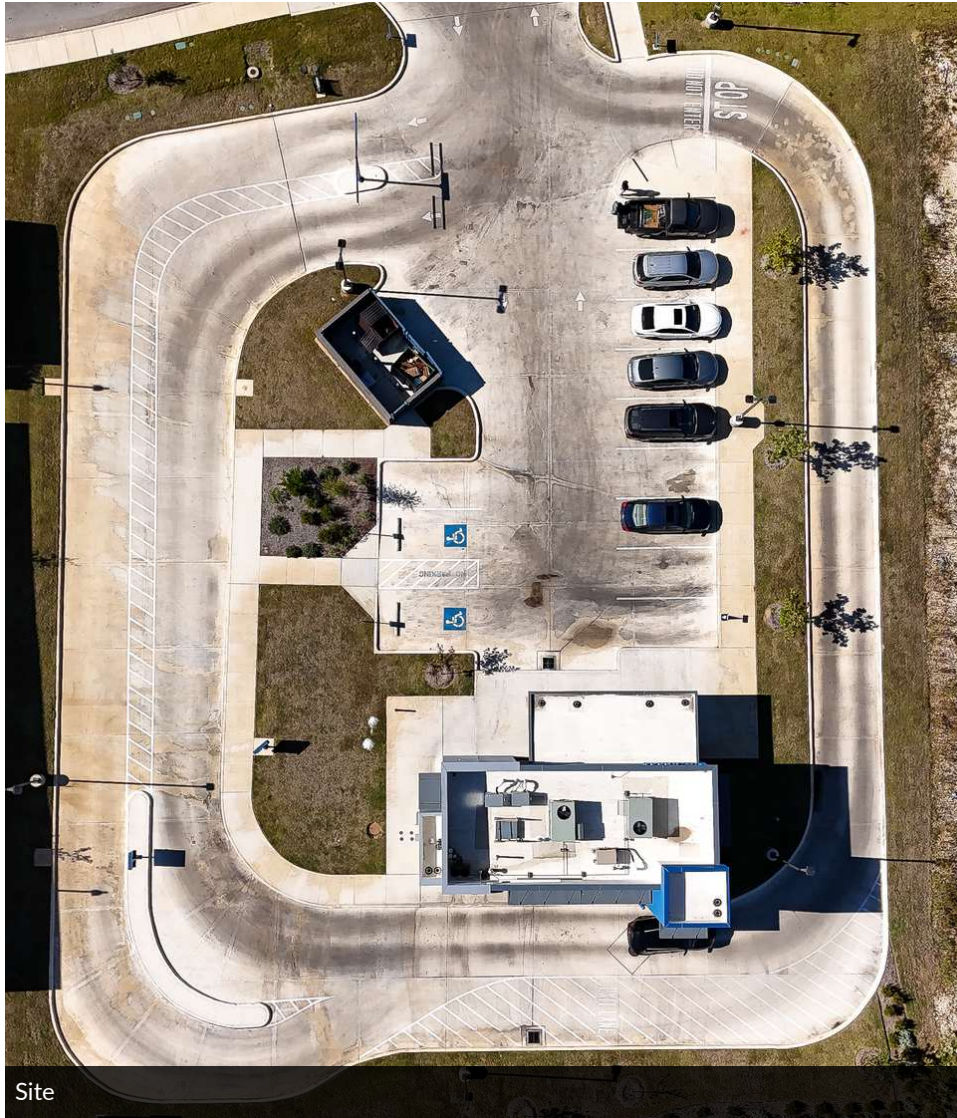


Rent Roll

SUITE	TENANT NAME	ANNUAL RENT	LEASE START	LEASE END
-	Dutch Bros	\$99,000	07/2023	06/2028
-	Dutch Bros	\$108,900	07/2028	06/2033
-	Dutch Bros	\$119,790	07/2033	06/2038
-	Dutch Bros: Extension 1	\$131,769	07/2038	06/2043
-	Dutch Bros: Extension 2	\$144,946	07/2043	06/2048
-	Dutch Bros: Extension 3	\$159,440	07/2048	06/2053
-	Dutch Bros: Extension 4	\$175,385	07/2053	06/2058
TOTALS		\$939,230		



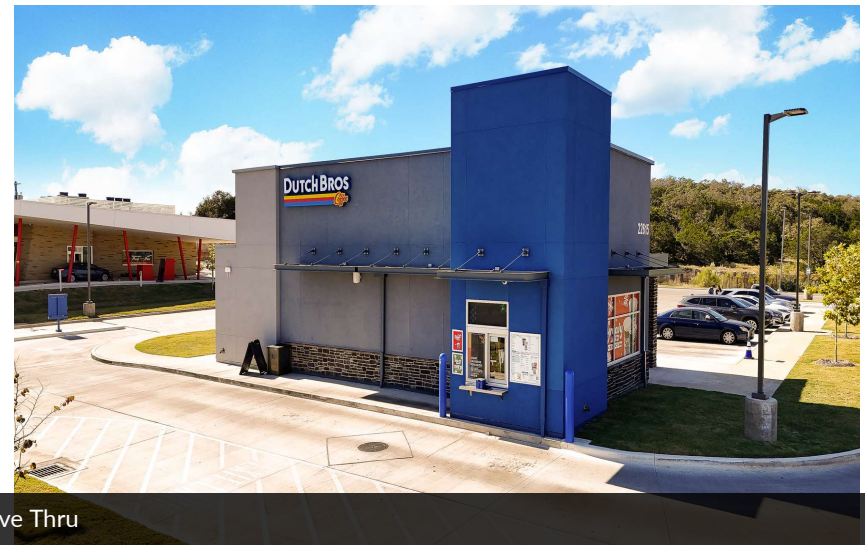
Photos



Site



West View



Drive Thru



Retailer Map





San Antonio at a Glance



SAN ANTONIO STATISTICS

- Seventh largest city in the U.S.
- Second most populous city in Texas.
- Nation's Fastest Growing City In the U.S.
- Host to more than 39 million visitors a year.
- Vibrant downtown area rich in culture and history.
- Host to eight universities, including Division I schools, the University of Texas at San Antonio (UTSA) and University of the Incarnate Word, as well as the Alamo College System.

SAN ANTONIO RANKINGS

- #1 America's Next Boom Town - Forbes
- #2 Largest Cybersecurity Ecosystem
- #3 Best City for Startup Activity - Kauffman Index
- Top 15 Best Cities to Launch a Career - LinkedIn
- Over 150,000 Companies located in the San Antonio Area
- #6 Best Places to live in Texas.-US News and World Report.





Broker Information



JEREMY JESSOP

jj@jjrealco.com

Direct: 210.386.3970

PROFESSIONAL BACKGROUND

JJ Real Co is a boutique real estate firm and brokerage based in San Antonio, Texas, with a rich history spanning over 20 years. Founded by Jeremy Jessop, the firm has built a reputation for prioritizing client relationships above all else, valuing quality over quantity when it comes to transactions.

Specializing in the neighborhoods surrounding San Antonio's central business district, including Pearl, Southtown, King William, Alamo Heights, Tobin Hill, and Dignowity Hill, Jessop has established he and his firm as a trusted partner in the local real estate market.

One of their key areas of expertise lies in adaptive reuse development, focusing on transforming industrial, retail, and mixed-use projects into vibrant spaces that contribute to the community's growth and revitalization. They have a strong emphasis on historic tax credit projects, leveraging public-private incentives to bring new life to historic buildings and neighborhoods.

Throughout their two-decade journey, Jessop has demonstrated a commitment to excellence, innovation, and sustainable growth in the real estate sector, making them a sought-after partner for clients looking for personalized, high-quality real estate services in the San Antonio and Downtown area.

JJ Real Co
824 Broadway S, Suite 110
San Antonio, TX 78215
210.386.3970



Disclosures



Information About Brokerage Services

11/2/2015

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

TYPES OF REAL ESTATE LICENSE HOLDER(S):

- 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 come-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 obtained by the buyer or buyer's agent.

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.

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 licensee 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 licensee who acts as a subagent when acting as a buyer in a transaction without an agreement to represent the buyer. A subagent who acts for 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.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>JJ REAL CO</u>	<u>537746</u>	<u>JJ@JREALCO.COM</u>	<u>(210) 386-3970</u>
Licensee Broker/Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>JEREMY JESSOP</u>	<u>537746</u>	<u>jeremy.jessop@gmail.com</u>	<u>(210) 386-3970</u>
Designated Broker of Firm	License No.	Email	Phone
<u>JEREMY JESSOP</u>	<u>537746</u>	<u>jeremy.jessop@gmail.com</u>	<u>(210) 386-3970</u>
Licensee Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Mariela Monagas</u>	<u>676145</u>	<u>mariela@jrealco.com</u>	<u>(210) 687-7067</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IAB 5.1-0 Date

22 Real Co, 11145, St. Mary's St., Suite 100 San Antonio, TX 78208 Phone: 2146077967 Fax: 5486 Reserve Live
Mailed Message Produced with eSignature by JPL, Inc. © 2010 Fitzsimmons Road, Proser, Michigan 48106 www.eSignature.com