



NEW TROPHY DUTCH BROS COFFEEHOUSE (RARE SIZE)

PROPERTY RENDERING

1141 BROWN STREET, DAYTON, OH 45409

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DUTCH BROS COFFEEHOUSE & DRIVE-THRU

1141 BROWN STREET, DAYTON, OH 45409 



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 FORTIS NET LEASE™

**OPENING
JUNE 15TH!**



INVESTMENT SUMMARY

List Price:	\$3,942,857
Current NOI:	\$207,000.00
Initial Cap Rate:	5.25%
Land Acreage:	+/- 0.3
Year Built	2026
Building Size:	1,650 SF
Lease Type:	Absolute NNN
Lease Term:	15 Years
Average CAP Rate:	5.79%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this brand new TROPHY Dutch Bros. Coffeehouse Drive-thru **located in downtown Dayton, Ohio - essentially on the University of Dayton Campus!** The store footprint is extremely rare, given its nearly double the typical prototype size at 1,650 sf offering indoor and outdoor seating. Dutch Bros operates on a 15 year Absolute NNN Lease that provides a **10% rent increase every 5 years** including at each of the 3 (5 year) options. The store is under construction with planned opening & rent start tracked for June 2026.

This Dutch Bros. is a GENERATIONAL asset, next to the University of Dayton Campus given the extremely hard barriers of entry on Brown St. **The University is home to about 10,200 students with 80% living on campus!** The store is located on a main thoroughfare seeing **12,530 cars per day**. The site has **easy and quick access to Highway 35 which sees 75,188 cars per day**. The **5 mile population from the site is 237,931**. The 1 mile household income is \$93,636. The **3 mile consumer spending is \$1.1 Billion!** This investment will offer a new owner continued success due to the strength and proven profitability of the tenant. List price reflects a 5.25% cap rate based on NOI of \$207,000.



[CLICK HERE TO VIEW VIDEO](#)



PRICE \$3,942,857



CAP RATE 5.25%



LEASE TYPE Absolute NNN



RENT INCREASES 10% Every 5 Years



TERM REMAINING 15 Years

INVESTMENT HIGHLIGHTS

- **Low Rent Per Square foot compared to Dutch Bros store fleet**
- **Extremely Rare Dutch Bros with Indoor Seating and Drive-Thru, as only 2% of Dutch Bros have such.**
- **Nearly double the average size for Dutch at 1,650 SF**
- 15 Absolute NNN Lease | Zero Landlord Responsibility
- Main Thoroughfare **Seeing 12,530 Cars Per Day**
- **10% Rental Rate Increases Every 5 Years**
- Three (5 Year) Options to Renew with 10% Increase at Each
- 1 Mile Income \$93,636 | **5 Mile Population 237,931**
- **80% of Enrolled Students Live on Campus (Around 8,160)**
- **Site Features also features an Outdoor Seating Area**
- **3 Mile Consumer Spending at \$1.1 BILLION!**

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$207,000.00	\$125.45
Gross Income	\$207,000.00	\$125.45
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$207,000.00	\$125.45

PROPERTY SUMMARY

Year Built:	2026
Lot Size:	+/- 0.3 Acres
Building Size:	1,650 SF
Traffic Count 1:	12,530 on Brown Street
Traffic Count 2:	75,188 on Highway 35
Roof Type:	Flat
Zoning:	Commercial
Construction Style:	Plus Size Non-Prototype
Parking Lot:	Asphalt
# of Parking Spaces	4
Warranties	Construction
HVAC	Roof Mounted

LEASE SUMMARY

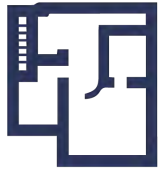
Tenant:	Dutch Bros
Lease Type:	Absolute NNN
Primary Lease Term:	15 Years
Annual Rent:	\$207,000.00
Rent PSF:	\$125.45
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	6/15/2026
Lease Expiration Date:	6/30/2041
Lease Term Remaining:	15 Years
Rent Bumps:	10% Every 5 Years
Renewal Options:	Three (5 Years)
Lease Guarantor:	Boersma Bros. LLC
Tenant Website:	DutchBros.com



DUTCH BROS COFFEEHOUSE & DRIVE-THRU

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	ESC DATE	RENT PER SF/YR	
Dutch Bros	1,650	6/15/2026	6/30/2041	\$207,000.00	100.0	-	\$125.45	
				\$227,700.00		7/1/2041	\$138.00	
				\$250,470.00		7/1/2046	\$151.80	
				Option 1		\$275,517.00	7/1/2051	\$166.98
				Option 2		\$303,068.70	7/1/2056	\$183.68
				Option 3		\$333,375.57	7/1/2061	\$202.05
Averages	1,650			\$228,390.00			\$138.42	



TOTAL SF
1,650



TOTAL ANNUAL RENT
\$207,000.00



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$138.42



NUMBER OF TENANTS
1



DUTCH BROS COFFEEHOUSE & DRIVE-THRU

1141 BROWN STREET, DAYTON, OH 45409 



\$117.3 MILLION
NET INCOME



180 NEW STORES
BY END OF 2026



29.4% INCREASE
IN Q4 REVENUE



34 YEARS
IN BUSINESS

Dutch Bros Inc. (NYSE: BROS) is a high growth operator and franchisor of drive-thru shops that focus on serving 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.

While espresso-based beverages are still at the core of what they do, Dutch Bros now offers a wide variety of unique, customizable cold and hot beverages that delight a broad array of customers. They believe Dutch Bros is more than just the products they serve— they are dedicated to making a massive difference in the lives of their employees, customers and communities. This combination of hand-crafted and high-quality beverages, their unique drive-thru experience and their community-driven, people-first culture has allowed them to successfully open new shops and continue to share the “Dutch Luv” at 1,136 locations across 25 states as of February 2026.



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** Property comes with Perpetual Easement for egress on to the adjacent alley**

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1 EAST ELEVATION (BROWN STREET)
1/4" = 1'-0"



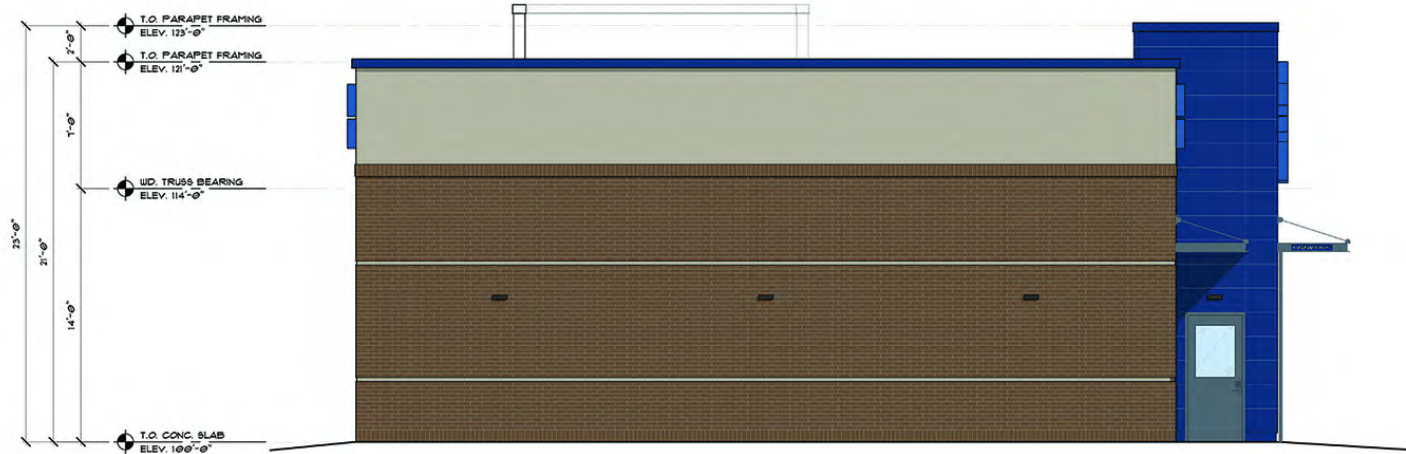
2 SOUTH ELEVATION (ALLEY)
1/4" = 1'-0"

DUTCH BROS COFFEEHOUSE & DRIVE-THRU

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1 WEST ELEVATION (DRIVE-THRU)
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

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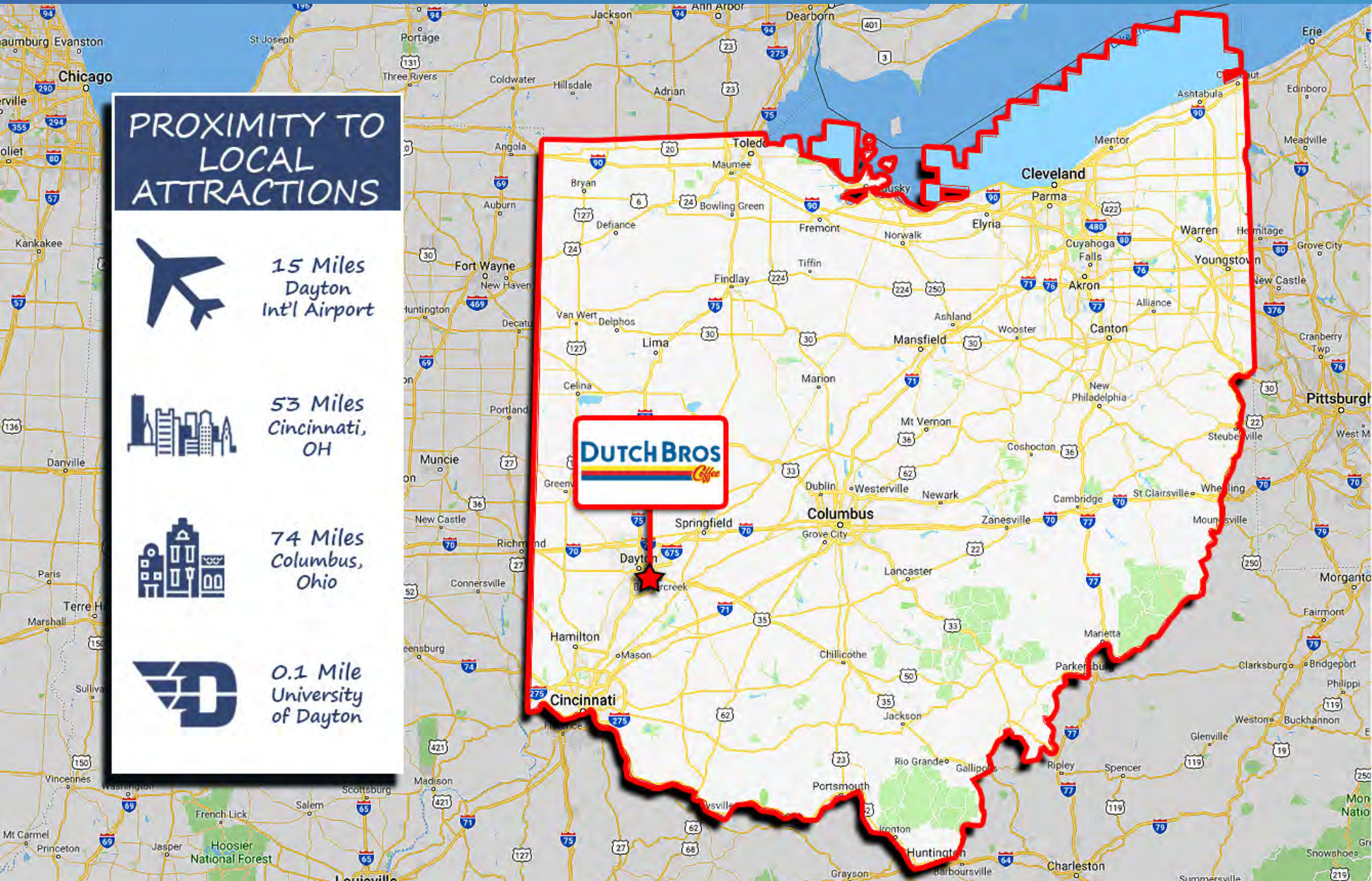
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FORTIS NET LEASE™



PROXIMITY TO LOCAL ATTRACTIONS



15 Miles
Dayton
Int'l Airport



53 Miles
Cincinnati,
OH



74 Miles
Columbus,
Ohio

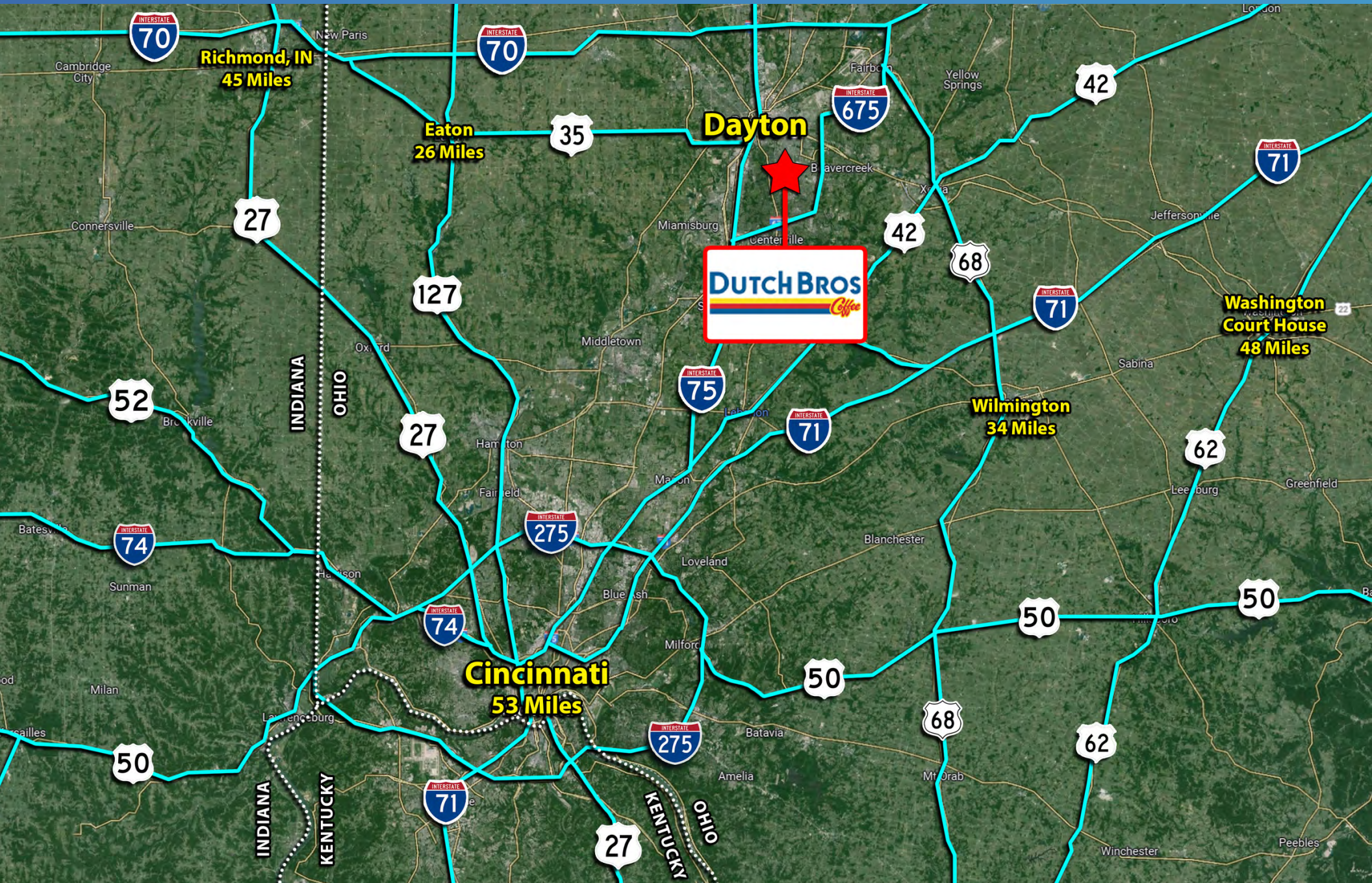


0.1 Mile
University
of Dayton



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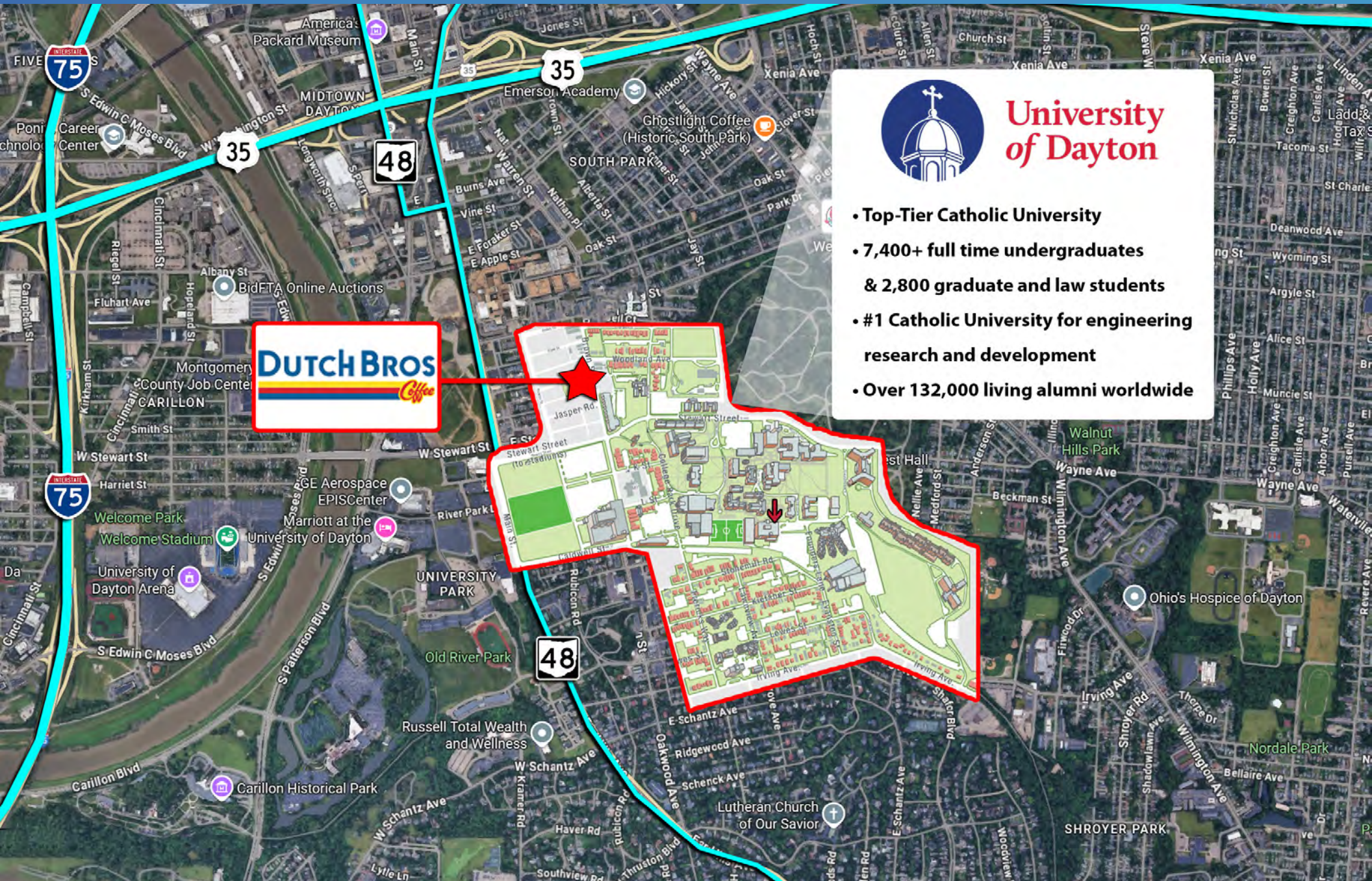
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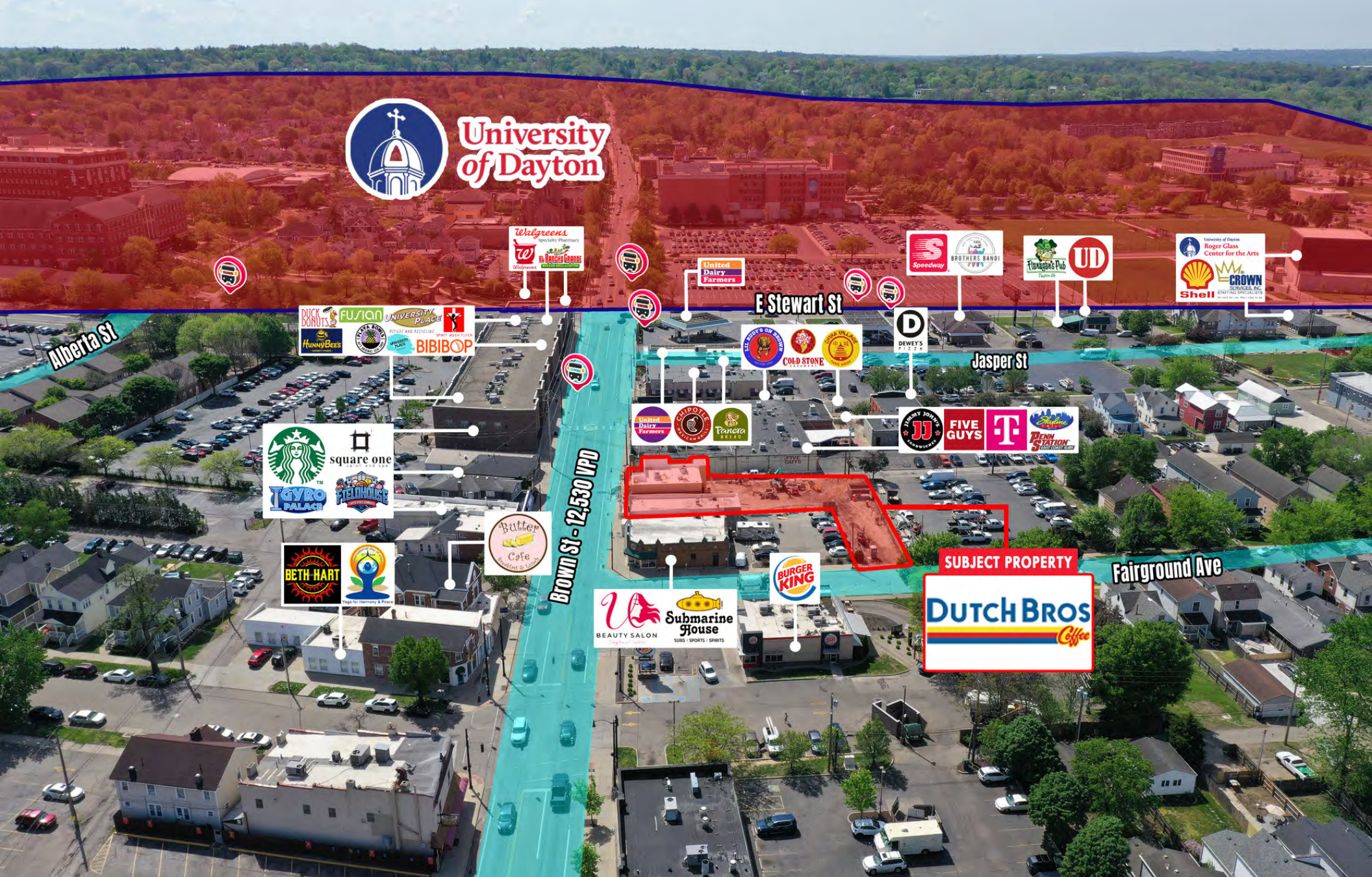
University of Dayton

- **Top-Tier Catholic University**
- **7,400+ full time undergraduates & 2,800 graduate and law students**
- **#1 Catholic University for engineering research and development**
- **Over 132,000 living alumni worldwide**

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FORTIS NET LEASE™



Brown St - 12,530 IPD

Alberta St

E Stewart St

Jasper St

Fairground Ave

SUBJECT PROPERTY

DUTCH BROS COFFEEHOUSE & DRIVE-THRU

1141 BROWN STREET, DAYTON, OH 45409

FORTIS NET LEASE™



Premier Health
Miami Valley Hospital
1,133 licensed beds.
It is the largest hospital in the Dayton area and includes the region's only Adult Level I Trauma Center

DOWNTOWN DAYTON

BIGGBY COFFEE
ups
TVM ELECTRIC
MVA CONSTRUCTION INC.

Trot Rob
SILOS
GraybaR
SHERWIN WILLIAMS
STIVERS
ARTS

35 75,188 VPD

CATHOLIC SOCIAL SERVICES
Human Services
MONTGOMERY
LAUNDRY BASKET

EW Butter
BBQ
Yoga for Harmony & Peace

THE FLIGHT AT DAYTON

U DISTRICT STUDENT HOUSING
FALKE & DUNPHY, LLC

Wyoming St
Ashley St
ASHLEY APARTMENTS

BOURBON ST. CAFE

Frank St

Chips & Spice
HOT HEAD BURRITOS

BURGER KING

Submarine House
BEAUTY SALON
SUBS | SPORTS | SPIRITS

Gyro Palace
FIELDHOUSE

Woodland Ave

SUBJECT PROPERTY

DUTCH BROS Coffee

Fairground Ave

BROWN ST - 12,530 VPD

Starbucks
square one
GYRO PALACE
FIELDHOUSE

DEWEY'S

THE BROTHER'S ON BROWN
COLD STONE
SOBA URUSAKI

JJ REDMOND'S

FIVE GUYS

T

Submarine House
DENN STATION
EAST COAST SUBS

HUNNYBEES
CRISPY FRIED

FLAYA BOWLS
VEG. ORIGINAL VEGAN

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1,133 licensed beds.
It is the largest hospital in the Dayton area and includes the region's only Adult Level I trauma Center



STIVERS ARTS
SHERWIN WILLIAMS
SILOS
GraybaR
Trot Rob

RICH LEE
FIX OR CELL NOW
CARL'S BODY SHOP
GHOST LIGHT CAFE
FAMILY DOLLAR
LOOKING FOR BOOTH RENT STYLISTS?

SOUTH PARK PIZZA THEATRE
GREATER GLASS
WAYNE TIRE & Service
Walgreens
SUNOCO

ASHLEY APARTMENTS

Ginger & Spice
HOT HEAD BURRITOS

BURGER KING

Submarine House
BEAUTY SALON
SUBS | SPORTS | SPIRITS

SUBJECT PROPERTY
Dutch Bros
Coffee

DEWEY'S PIZZA

TRAY JOHNS
FIVE GUYS
T
PENN STATE

SERRA VILLAGE
LIL' TONY'S ON BROAD
COLD STONE

United Dairy Farmers
Panera BREAD
CHIPOTLE MEXICAN GRILL

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Dayton, Ohio, is a dynamic city in the southwestern part of the state, known for its rich history in aviation and innovation. Located along the Great Miami River, Dayton serves as the county seat of Montgomery County and is a central hub for the Miami Valley region. The city is famously recognized as the birthplace of aviation, thanks to the pioneering efforts of the Wright brothers, whose legacy is celebrated at the National Museum of the U.S. Air Force and the Dayton Aviation Heritage National Historical Park.

Dayton boasts a diverse economy, with strong sectors in aerospace, healthcare, education, and advanced manufacturing. It's home to Wright-Patterson Air Force Base, one of the largest and most significant military installations in the country. The city's cultural scene includes the Dayton Art Institute, the Schuster Performing Arts Center, and numerous festivals and events throughout the year.

Outdoor enthusiasts enjoy the expansive Five Rivers MetroParks system, offering miles of trails, rivers, and green spaces. Dayton also features a revitalized downtown with local eateries, breweries, and entertainment venues, reflecting a growing energy and community spirit. With its deep historical roots and forward-looking innovation, Dayton is a city that blends tradition and progress.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2025	18,488	112,744	237,931
Total Population 2030	19,496	115,753	242,359
Median Age	27.5	35.2	36.8
# Of Persons Per HH	2.2	2.1	2.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,683	47,505	101,609
Average HH Income	\$93,636	\$72,389	\$70,005
Median House Value	\$243,930	\$143,441	\$138,916
Consumer Spending	\$155.2 M	\$1.1 B	\$2.4 B





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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