

3619 RAMSEY ST FAYETTEVILLE, NC



**OFFERED  
FOR SALE**

\$2,316,000 | 5.45% CAP



CONFIDENTIAL OFFERING MEMORANDUM





# AERIAL

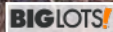
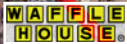
Methodist University  
1,916 Students

DUTCH BROS FAYETTEVILLE, NC



College Lakes  
Elementary  
490 Students

MCARTHUR RD (12,000 VPD)



COUNTRY CLUB DR (21,000 VPD)



Trinity Christian  
School  
388 Students



# EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Dutch Brothers | Fayetteville, NC. Dutch Bros. signed a 15 year lease with one - 10 year extension, and 2 x 5 year extension. The Asset is well positioned in a dense retail artery outside of Fayetteville, NC on the busy commerical corridor Ramsey St (38K VPD).

## ASSET SNAPSHOT

<b>Tenant Name</b>	Dutch Bros.
<b>Address</b>	3619 Ramsey St, Fayetteville, NC 28311
<b>Building Size (GLA)</b>	850 SF
<b>Land Size</b>	0.44 Acres
<b>Year Built</b>	2024
<b>Signatory/Guarantor</b>	Boersma Bros, LLC (Corporate)
<b>Rent Type</b>	Abs. NNN
<b>Landlord Responsibilities</b>	None
<b>Rent Commencement Date</b>	10/01/2024
<b>Lease Expiration Date</b>	9/30/2039
<b>Remaining Term</b>	13 Years
<b>Rental Increases</b>	2% Annual Increases in Base Term and Option
<b>NOI</b>	\$126,236



**77,768**  
PEOPLE  
IN 5 MILE RADIUS

**\$82,761**  
AHHI IN  
5 MILE RADIUS

**38,000**  
VPD ON  
RAMSEY ST

RENT SCHEDULE	TERM	RETURN
Current Term*	1-5	\$126,236
Rent Escalation	6-10	\$133,962
Rent Escalation	11-15	\$147,905
10 Year Option	16-25	\$163,300
2nd Extension Term	26-30	\$199,061
3rd Extension Term	31-35	\$219,780

\*Rent is based on the 2% increase to occur 10/01/2026 (seller will gap rent)

<b>NOI</b>	<b>\$126,236</b>
<b>CAP RATE</b>	<b>5.45%</b>
<b>LISTING PRICE</b>	<b>\$2,316,000</b>





## STRONG LEASE FUNDAMENTALS

15-year absolute NNN lease with zero landlord responsibilities, backed by Boersma Bros, LLC. Features 2% annual rent increases, providing steady income growth through September 2039.



## DUTCH BROS BRAND MOMENTUM

Dutch Bros continues to expand rapidly, supported by a loyal customer base and strong drive-thru model. The brand benefits from durable demand for convenient, value-oriented beverage concepts.



## EFFICIENT DRIVE-THRU PROTOTYPE

Drive-thru-focused, small-footprint design supports high throughput and repeat visitation. Strong unit economics enhance long-term performance and competitiveness.



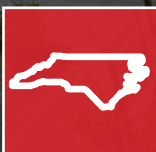
## HIGH-TRAFFIC LOCATION

Positioned along Ramsey Street in Fayetteville, a primary retail corridor with strong visibility and access. Benefits from consistent commuter traffic and surrounding residential density.



## DENSE RETAIL CORRIDOR

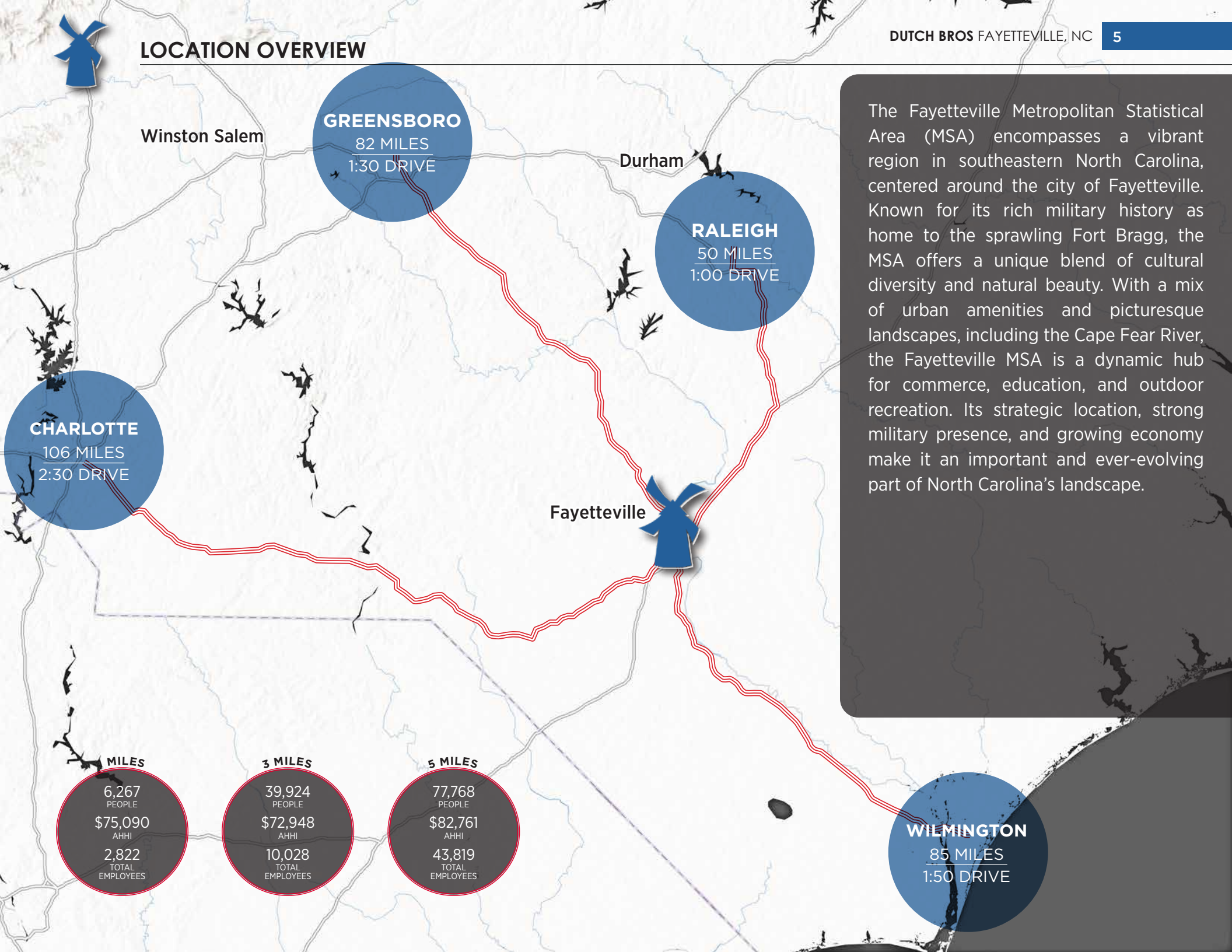
Located within 818K+ SF of retail within one mile, surrounded by national tenants including Walmart, Lowe's, and Ross Dress for Less.



## FAYETTEVILLE MSA STABILITY

Fayetteville is anchored by Fort Bragg, supporting a stable, recession-resistant economy. Strong employment base drives consistent retail demand.

**LOCATION OVERVIEW**



The Fayetteville Metropolitan Statistical Area (MSA) encompasses a vibrant region in southeastern North Carolina, centered around the city of Fayetteville. Known for its rich military history as home to the sprawling Fort Bragg, the MSA offers a unique blend of cultural diversity and natural beauty. With a mix of urban amenities and picturesque landscapes, including the Cape Fear River, the Fayetteville MSA is a dynamic hub for commerce, education, and outdoor recreation. Its strategic location, strong military presence, and growing economy make it an important and ever-evolving part of North Carolina's landscape.

**1 MILES**

6,267  
PEOPLE

\$75,090  
AHHI

2,822  
TOTAL  
EMPLOYEES

**3 MILES**

39,924  
PEOPLE

\$72,948  
AHHI

10,028  
TOTAL  
EMPLOYEES

**5 MILES**

77,768  
PEOPLE

\$82,761  
AHHI

43,819  
TOTAL  
EMPLOYEES

**WILMINGTON**

85 MILES  
1:50 DRIVE



## TENANT SUMMARY

Dutch Bros is one of the fastest-growing beverage brands in the United States, known for its differentiated, drive-thru-focused operating model and highly loyal customer base. Founded in Oregon, the brand has expanded rapidly across high-growth Sun Belt and Western markets by emphasizing convenience, speed of service, and a strong company culture that resonates with younger demographics. Dutch Bros became a publicly traded company in 2021, providing increased transparency, institutional oversight, and access to capital to support continued national expansion. The company's small-footprint, drive-thru-only prototype drives strong unit-level economics and repeat visitation, while its growing digital engagement and rewards ecosystem further enhance customer loyalty. As a public company, Dutch Bros benefits from disciplined site selection, scalable infrastructure, and a long-term growth strategy focused on new market development. For real estate investors, Dutch Bros locations offer exposure to a rapidly scaling, nationally recognized brand operating in a resilient, convenience-driven beverage category with strong long-term demand.

### DUTCH BROS QUICK FACTS

<b>Founded:</b>	1992
<b>Ownership:</b>	Public (NYSE: BROS)
<b># of Locations:</b>	1,000 +
<b>Headquarters:</b>	Tempe, AZ
<b>Guaranty:</b>	Corporate



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Exclusively Offered By



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