

Dutch Bros Coffee

Jenks, OK (Tulsa MSA)





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Property Highlights

Overview & Pricing

Tenant Information

Site Plan & Photos

Aerials

About the Area

Demographics

Fisher James Corp. and ParaSell, Inc. ("Broker") have been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate. The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

- 15-Year Absolute NNN Lease to Dutch Bros Coffee (NYSE: BROS) with a Corporate Guaranty
 - Approximately 11 Years Remaining with Scheduled 10% Rental Escalations
 - No Landlord Maintenance Responsibilities
- High-Growth National Brand with Strong Financial Performance (Complete IPO in Sept. 2021)
 - 1,100+ Locations Across 25 States with Plans for 2,000 by 2029
 - New Mobile Ordering, Food Offerings, and Ongoing Expansion are Expected to Drive Sustained, Multi-Year Transactional Growth
 - 2025 Annual Revenue of \$1.64 Billion – 28% Increase from 2024
 - 2025 Net Income of \$117.4 Million – Up from \$66.5 Million in 2024
- High Quality 2021 Construction with a Double Drive-Thru Component
- Prominent Retail Location Along Elm Street Retail Corridor – 20,700 ADT
 - Adjacent to On/Off Ramps for Creek Turnpike – 62,700 ADT
 - Surrounding Tenants include Reasor’s, CVS, Starbucks, Maverick, Ace Hardware & More
 - Brand New Tulsa Premium Outlets Directly Across Highway
- 4 Miles from Oral Roberts University (7,000+ Students) & 12 Miles from Downtown Tulsa



High-Growth National Brand

with Strong Financial Highlights



Population of 145,821

within 5 Miles



Neighbors Jenks High School

3,500+ Students



\$121,039 Average Household Income

within 3 Miles





\$2,029,000

5.15% CAP RATE

[View on Map ↗](#)

ANNUAL RENT			
Year		Annual Rent	Return
Years 1-5		\$95,000	N/A
Years 6-10*	(Capitalized)	\$104,500	5.15%
Years 11-15		\$114,950	5.67%
Years 16-20	(Option 1)	\$126,445	6.23%
Years 21-25	(Option 2)	\$139,089	6.86%
Years 26-30	(Option 3)	\$152,998	7.54%

*Rent as of January 1, 2027. Seller shall credit the difference in rent from Close of Escrow until the rent increase.

LOCATION	305 S Elm St, Jenks, OK 74037
LOT SIZE	±0.6045 acres or 26,331 square feet
IMPROVEMENTS	±950 square foot retail building for Dutch Bros Coffee with a double drive-thru component
YEAR BUILT	2021
PARKING	11 parking spaces
TENANT	BB Holdings OK Group, LLC
GUARANTOR	Boersma Bros, LLC
LEASE TERM	15 years
RENT COMMENCEMENT	January 7, 2022
LEASE EXPIRATION	January 31, 2037
ANNUAL RENT (JANUARY 1, 2027)	\$104,500
RENTAL INCREASES	10% every 5 years
RENEWAL OPTIONS	Three (3) five-year options
REAL ESTATE TAXES	Tenant is responsible for all taxes
INSURANCE	Tenant is responsible for all insurance
MAINTENANCE	Tenant is responsible for all maintenance of the Premises, including building and HVAC; No landlord maintenance responsibilities
FINANCING	Delivered free and clear of permanent financing

Dutch Bros Coffee



Dutch Bros Coffee (NYSE: BROS) is a high-growth operator and franchisor of drive-thru beverage shops focused on hand-crafted drinks and exceptional customer service. Founded in 1992 and headquartered in Oregon, the company operates more than 1,100 locations across 25 states with a long-term target of 4,000 shops nationwide.

Key Highlights:

- \$8 Billion Market Capitalization (March 2026)
- 2025 Revenue of \$1.64 Billion (28% YoY Growth)
- 2025 Net Income of \$117.4 Million (Up 76% YoY)
- 1,100+ Locations Across 25 States
- Targeting 180+ New Store Openings in 2026

Dutch Bros roasts its own proprietary three-bean blend and offers a diversified beverage platform including specialty espresso drinks, energy beverages, teas, lemonades, smoothies, and proprietary Dutch Soda. The brand is widely recognized for personalized drinks and customer engagement, consistently ranking among top specialty coffee operators in customer satisfaction.

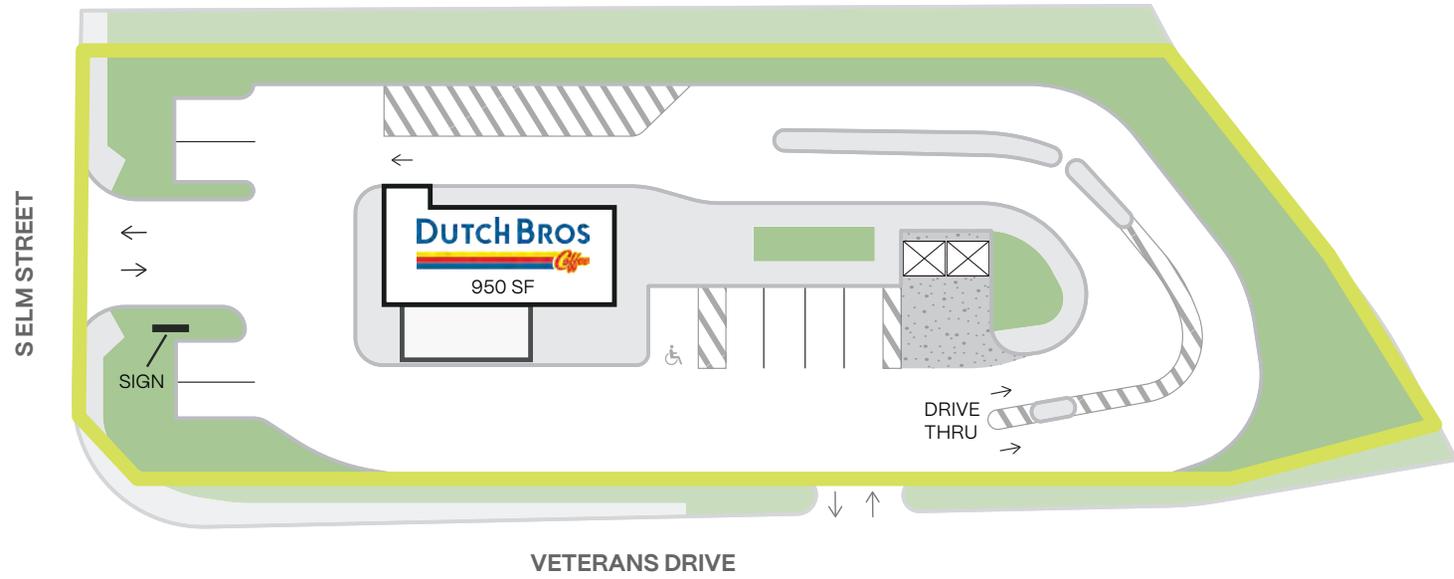
Digital & Growth Initiatives:

- Mobile Order & Pay Launched August 2024 (~10% of Transactions)
- Loyalty Program Represents 71% of Transactions
- Expanded Food Offering (8 New SKUs) to Increase Morning Traffic & Transaction Volume

BB Holdings, OK, LLC (lessee) and **Boersma Bros, LLC** (guarantor) are subsidiaries of **Dutch Bros, Inc.**, the corporate entity.



The introduction of mobile ordering and food offerings, combined with ongoing store expansion, is expected to drive sustained, multi-year transactional growth for Dutch Bros.





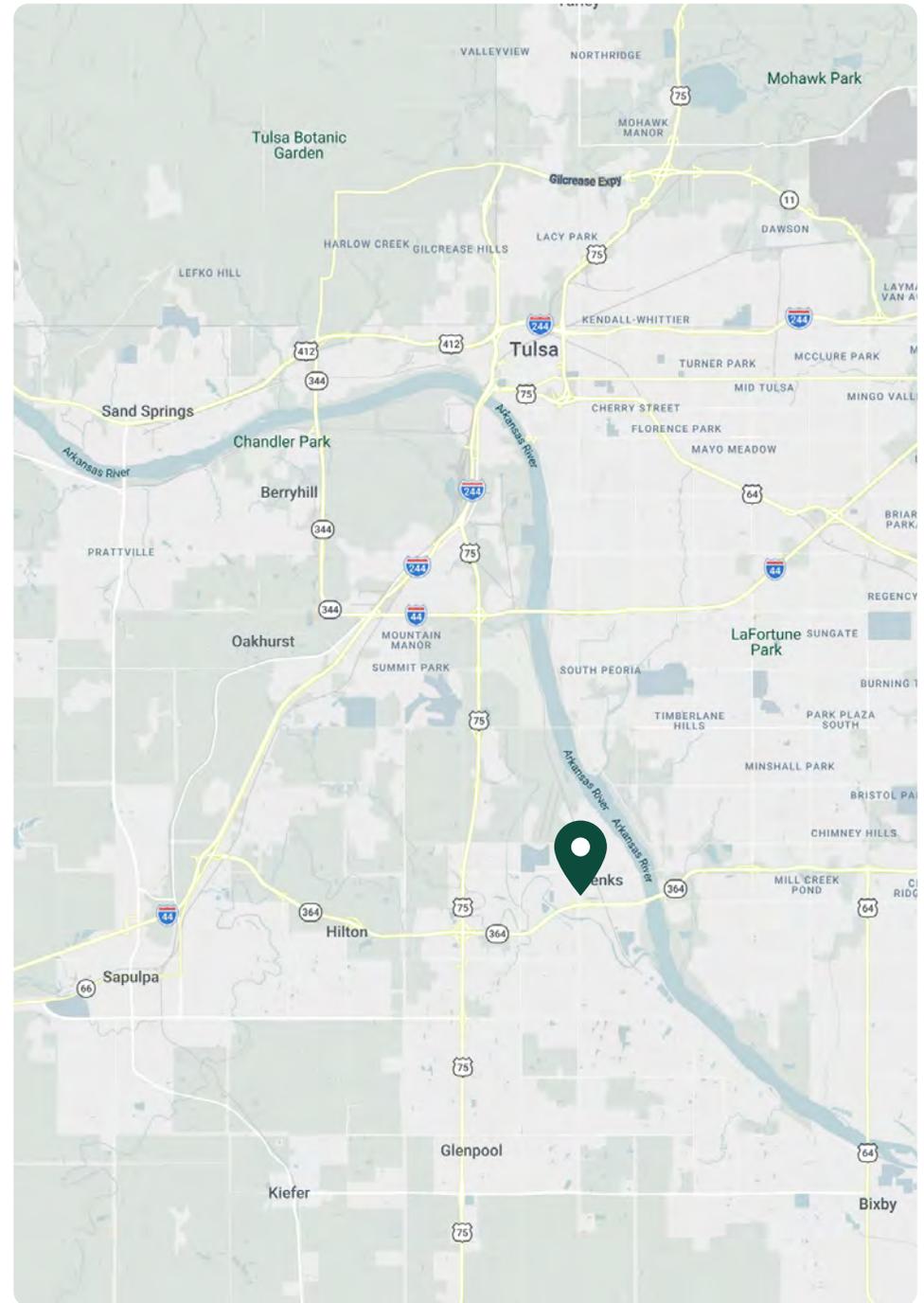


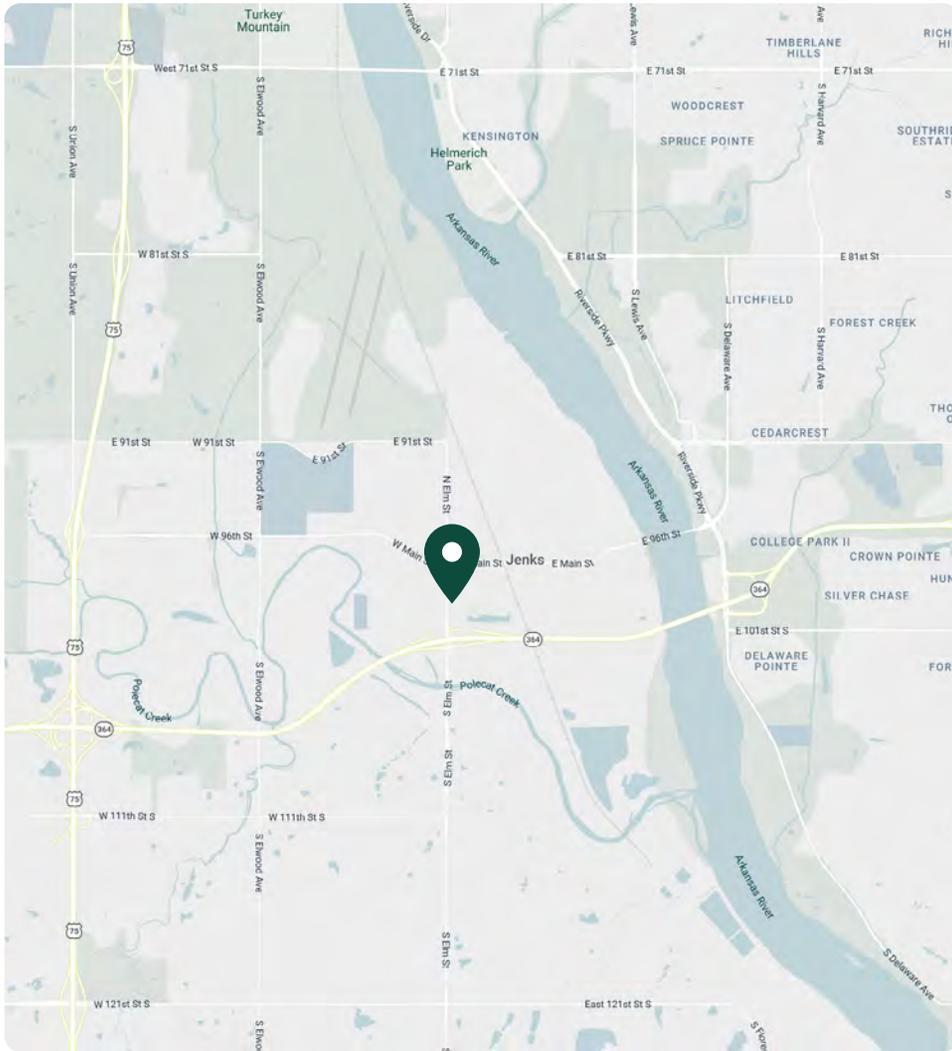
Jenks (population approximately 27,500) is one of the most desirable and fastest-growing suburbs within the Tulsa MSA. Located in northeastern Oklahoma, the Tulsa–Broken Arrow–Owasso Metropolitan Statistical Area serves more than 1 million residents and benefits from a strategic central U.S. location with access to major Midwest and Southern markets.

Tulsa is approximately two hours from Oklahoma City, four hours from Dallas–Fort Worth and Kansas City, six hours from St. Louis and Omaha, and roughly ten hours from Chicago, reinforcing its role as a regional logistics and distribution hub.

Historically rooted in oil and gas, Tulsa has evolved into a diversified economy supported by aerospace, manufacturing, energy, finance, technology, and logistics. The region is nationally recognized as a leading aerospace hub and home to one of the largest airline maintenance facilities in the world, further anchoring long-term employment stability.

The Tulsa region continues to experience steady growth driven by its business-friendly environment, relatively low cost of living, and ongoing investment in workforce development and quality-of-life amenities, supporting sustained population growth throughout Jenks and the broader metropolitan area.





Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
McDonald's	702,200 Annual Visits, Top 18% Nationwide
Sonic	316,400 Annual Visits
Dutch Bros (subject property)	283,500 Annual Visits
Starbucks	252,900 Annual Visits

The subject property is centrally positioned along the Elm Street retail corridor (20,700 ADT) with excellent visibility and immediate access to the Creek Turnpike (62,700 ADT), providing connectivity throughout the greater Tulsa metropolitan area. The site is supported by a daytime population of 148,197 within a five-mile radius and an average household income of \$121,039 within three miles, reflecting a stable and affluent consumer base.

The property occupies a prominent retail location surrounded by national retailers, shopping centers, schools, and community amenities. Major nearby retail destinations include Tulsa Hills Shopping Center (Target, Sam's Club), Riverside Market (Kohl's), and Tulsa Premium Outlets, featuring numerous national brands.

The immediate area is anchored by strong daily traffic drivers including Jenks High School (3,500+ students), Ascension St. John Urgent Care, Oklahoma Aquarium, Park West sports complex, and the revitalized downtown Jenks district.

Additional support comes from nearby higher education and employment centers, including Tulsa Tech Riverside Campus, Tulsa Community College Aviation, Oral Roberts University (7,000+ students), and Tulsa Riverside Airport (RVS), which generates approximately \$95 million in annual economic impact.

145,821



2025 Total Population

\$413,297



Average Home Value

\$121,039



Average Household Income

📍 305 S Elm St, Jenks, OK 74037



Population Summary	1 Mile	3 Miles	5 Miles
2020 Total Population	4,809	51,071	139,683
2025 Total Population	5,218	53,660	145,821
2030 Total Population	5,435	55,421	149,685
2025 – 2030 Annual Growth Rate	0.82%	0.65%	0.52%
2025 Total Daytime Population	7,057	58,145	148,197
Average Household Income			
2025	\$91,306	\$121,039	\$120,057
2030	\$102,375	\$136,460	\$134,660
Average Home Value			
2025	\$385,278	\$413,297	\$387,898
2030	\$460,360	\$448,521	\$417,756

Major Employers in Tulsa Metro	# of Employees
Saint Francis Health System	10,500
Walmart/Sam’s Club	8,000
Tulsa Public Schools	6,000
American Airlines	6,000
Hillcrest Healthcare System	6,000
ONEOK	5,000
Ascension St John Medical Center	5,000
City of Tulsa	4,000
QuikTrip	3,500
AAON, Inc.	2,500
Amazon Fulfillment Center	2,500
Reasor’s	2,000
Hard Rock Hotel & Casino Tulsa	2,000
Tulsa County	1,700



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