

OFFERING MEMORANDUM

Dutch Bros Coffee

Roswell, GA (Atlanta MSA)





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PUTNAM DAILY
Managing Partner
(510) 289-1166
putnam@fisherjamescapital.com
CA RE License #01750064

LINDSEY SNIDER
Senior Partner
(831) 566-6270
lindsey@fisherjamescapital.com
CA RE License #01443387

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Brand New 2026 Build-to-Suit Construction
with a Double Drive-Thru



One of the Fastest Growing Tenants in the Country
1,000+ Locations, Plans for 2,000+ by 2029



~20 Miles from Downtown Atlanta
Metro Population of Over 6.3 Million

- New 15-Year Corporate Absolute NNN Lease to Dutch Bros Coffee (NYSE: BROS)
 - 10% Rent Increases Every 5 Years and at Options Providing a Hedge Against Inflation
 - Zero Landlord Responsibilities
- Dutch Bros Filed for IPO September 2021, One of Fastest Growing Retail Tenants in the U.S.
 - Opened 154 New Shops in 2025, Bringing Total to 1,136
 - Plan to Open 181+ Shops in 2026, with Goal to Hit 4,000 Locations
 - New Mobile Ordering and Food Offerings, Combined with Ongoing Expansion, Expected to Drive Sustained, Multi-Year Transactional Growth
- Strong 2025 Financial Highlights
 - Total Revenue of \$1.64 Billion – 28% YoY Increase
 - Opened 154 New Shops, Added 7 New States
 - +5.6% Systemwide Same Store Sales Growth \$ +3.2% Transaction Growth
- Convenient, Highly Visible Location on GA-140 (68,900 ADT), Well Located to Capture Daytime Demand
 - 1 Mile from US-19 (159,000 ADT), Providing Direct Access to Downtown Atlanta Approximately 20 Miles South
 - Less than Half a Mile from GA-9, a Major North-South Arterial (22,300 ADT)
- Established Retail Corridor with Significant Planned Commercial and Residential Projects
 - Nearby National Retailers include Kroger, Walmart Supercenter, Lidl, Aldi, Chick-fil-A, Starbucks, McDonald's, and More
 - Roswell Town Center Redevelopment, a 47-Acre Mixed Use District



- Brand New Build-to-Suit Construction with a Double Drive-Thru Component
- Concentration of Major Employers and Regional Activity Centers Supporting Daily Traffic
 - Kimberly-Clark Professional Headquarters, Sanctuary Park Corporate Campus, Wellstar North Fulton Medical Center, UPS Distribution Center, ADP Corporate Offices, North Point Mall, The Avalon Mixed-Use Development, the Ameris Bank Amphitheatre, and More
- Affluent, Educated Demographic Base in a Desirable Atlanta Suburb
 - 191,085 Population within 5 Miles with an Average Household Income of \$184,501 and Average Home Value of \$640,183
 - Over 69% of Residents Hold a Bachelor's Degree or Higher, Significantly Above the National Average
- Approximately 20 Miles from Downtown Atlanta
 - MSA GDP of \$570.7 Billion
 - Atlanta Metro Population of Over 6.3 Million



\$3,241,000

5.40% CAP RATE

[View on Map ↗](#)

ANNUAL RENT		
Year	Annual Rent	Return
Years 1-5	\$175,000	5.40%
Years 6-10	\$192,500	5.94%
Years 11-15	\$211,750	6.53%
Years 16-20	(Option 1) \$232,925	7.19%
Years 21-25	(Option 2) \$256,218	7.91%
Years 26-30	(Option 3) \$281,839	8.70%

LOCATION	705 Holcomb Bridge Rd, Roswell, GA 30075
LOT SIZE	±0.46 acres or ±20,038 square feet
IMPROVEMENTS	±950 square foot retail building for Dutch Bros Coffee with a double drive-thru component
YEAR BUILT	2026
PARKING	±13 parking spaces
TENANT	Boersma Bros. LLC
LEASE TERM	15 years
RENT COMMENCEMENT	March 16, 2026
LEASE EXPIRATION	March 31, 2041
INITIAL ANNUAL RENT	\$175,000
RENTAL INCREASES	10% every five years
RENEWAL OPTIONS	Three (3) five-year options
TAXES	Tenant is responsible for all taxes and pays as Additional Rent
INSURANCE	Tenant is responsible for all insurance costs and pays as Additional Rent
MAINTENANCE	Tenant is responsible for all maintenance of the Premises, including building and HVAC; No Landlord maintenance responsibilities
RIGHT TO PURCHASE	Tenant shall have a one-time Right to Purchase the property on the same terms and conditions as any bona fide third party offer and shall have five (5) days from receipt of Landlord's written notice of such offer to elect, in writing, to purchase the premises.
FINANCING	Delivered free and clear of permanent financing

Dutch Bros Coffee



New Mobile Ordering Accounts for ~10% of Transactions & Loyalty Program Now Accounts for 71% of Transactions

\$8.75 Billion Market Cap (February 2026)

Dutch Bros Coffee (NYSE: BROS) is a high growth operator and franchisor of drive-thru shops that focuses on serving hand-crafted beverages. With over 1,100 locations across 25 states, the company has targeted a goal of 4,000 total shops in the next 10–15 years. To accelerate store openings, the company plans to open at least 180+ stores in 2026. The company roasts its own coffee, a unique three-bean blend, and serves coffee, specialty espresso drinks, tea, Dutch chocolate milk, smoothies, lemonade, Dutch Soda, chai, energy drinks, muffins and granola. They have become known for their emphasis on personalized drinks and exceptional customer service. J.D. Power and Associates has consistently ranked the company among the top specialty coffee companies for customer satisfaction.

Launched in August 2024, Dutch Bros' mobile order and pay system is expected to drive significant transaction growth going forward. It now accounts for approximately 10% of transactions and is especially popular among loyalty members. The company is also focusing on expanding their food offering (8 new SKUs) to capture more morning traffic and additional beverage occasions as well as grow transaction volume. Additional growth has been driven by their strategic digital marketing and loyalty program (now covering 71% of transactions), driving both loyalty and frequency.

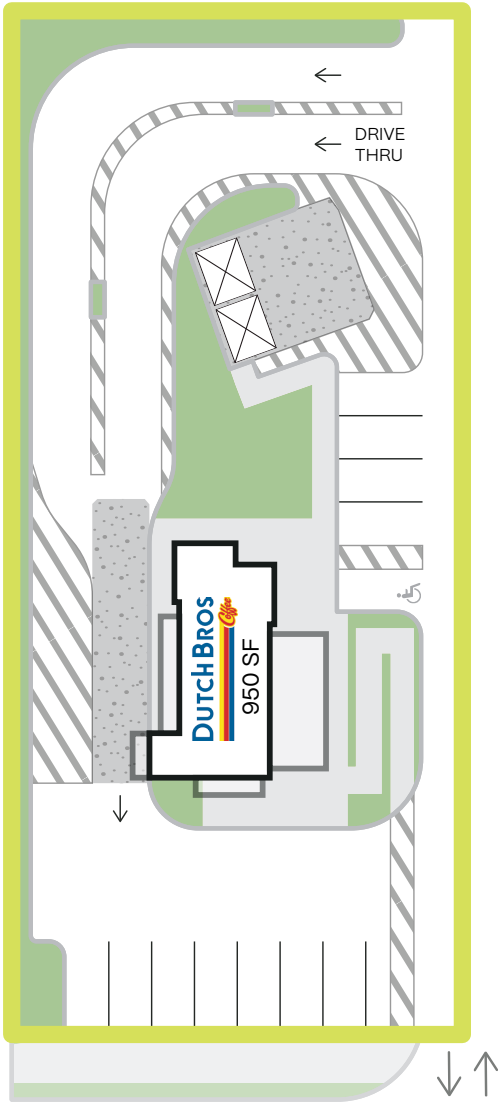
Dutch Bros Coffee underwent its IPO on September 15, 2021, and as of February 2026, it has a market capitalization of \$8.75 billion. Reported annual revenue for 2025 was \$1.64 billion, a 28% increase from 2024; and net income of \$117.4 million, up from \$66.5 million in 2024.

Boersma Bros, LLC, the lease entity, is a subsidiary of **Dutch Mafia, Inc.**, the corporate entity for Dutch Bros Coffee.

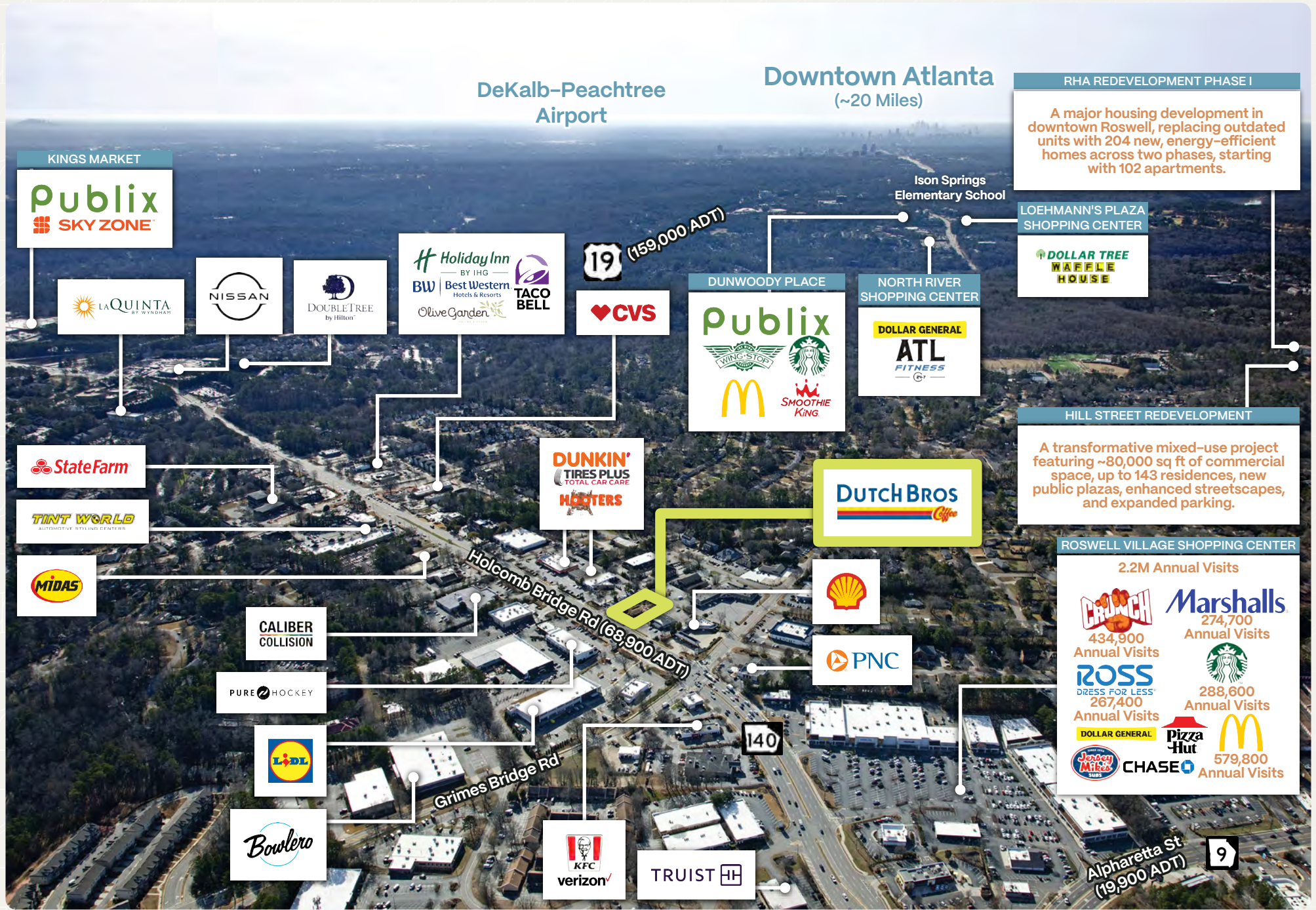


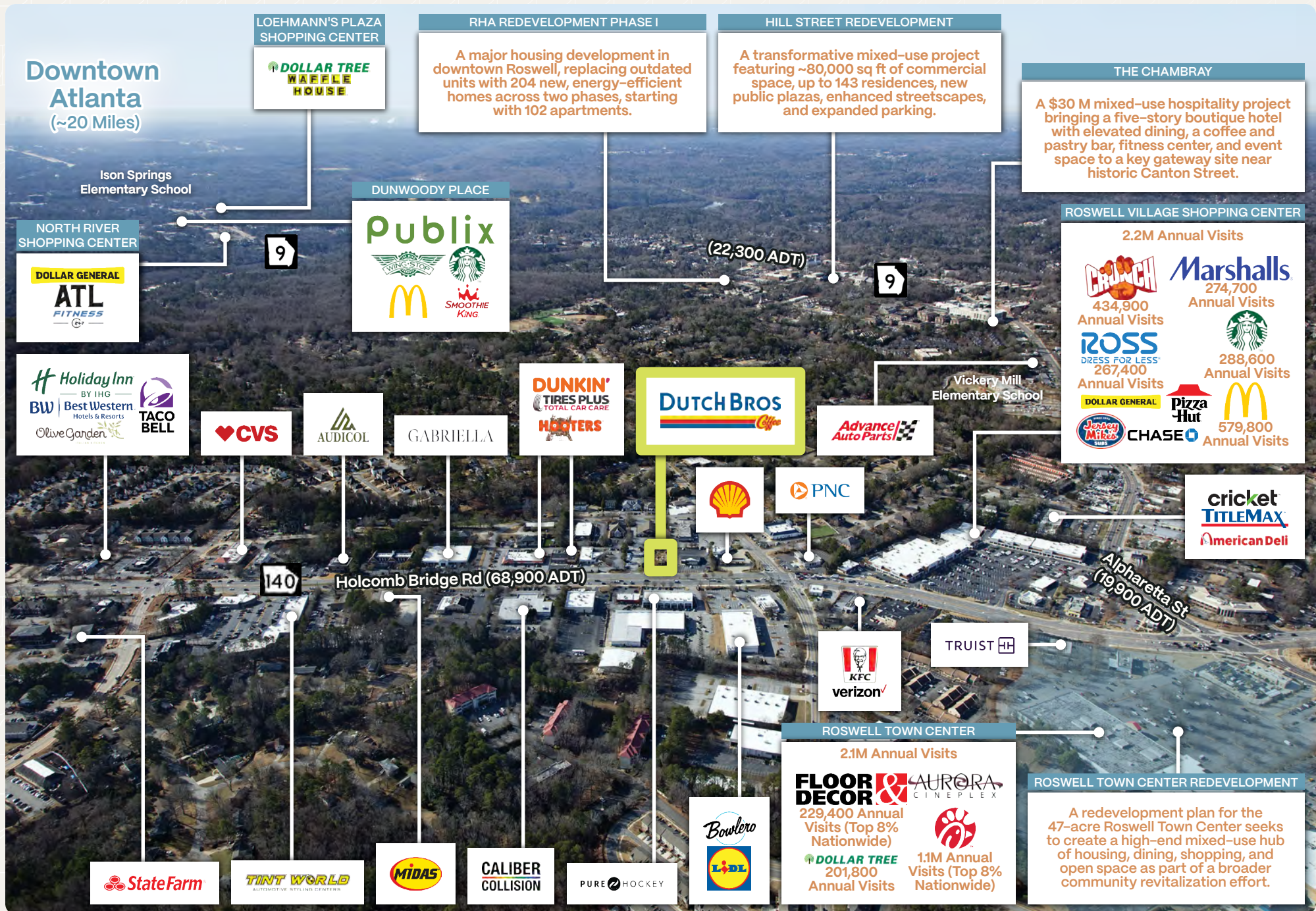
FILE PHOTO

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.



140 HOLCOMB BRIDGE ROAD







Established, Desirable Atlanta Suburb

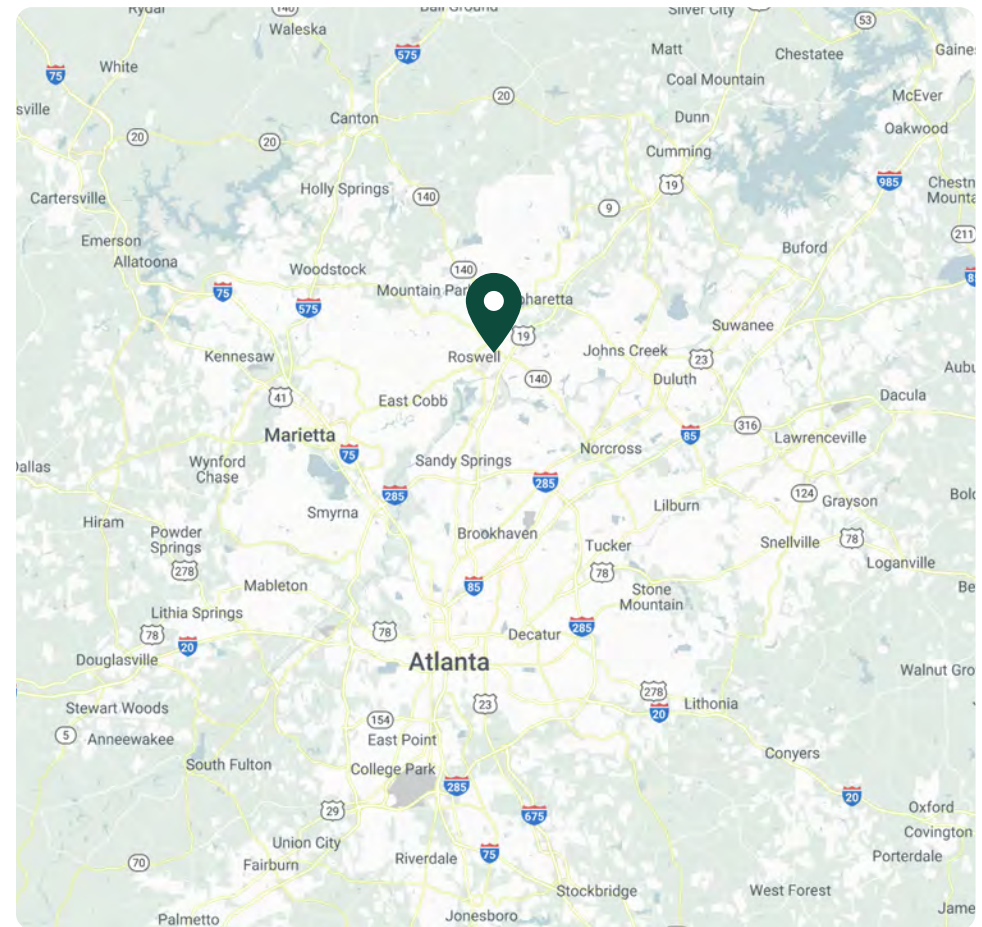
Roswell, with a population nearing 100,000, is an affluent and well-established city located just over 20 miles north of downtown Atlanta. Known for its strong sense of community, rich history, and diversified economy, Roswell consistently ranks among Georgia's most desirable cities. The city is home to notable historic landmarks such as Barrington Hall and Bulloch Hall, while its proximity to Atlanta provides residents and businesses with access to a large, highly educated labor force, major employment centers, entertainment destinations, and regional transportation infrastructure.

Blending southern charm with a modern, entrepreneurial spirit, Roswell's revitalized Historic District has become a regional destination for chef-driven restaurants, craft beverage concepts, and boutique retail, attracting more than 500,000 visitors and generating nearly 2 million visits annually. The city also benefits from convenient access to GA 400, proximity to major suburban employment hubs, and abundant outdoor amenities along the Chattahoochee River. As Georgia's 9th largest city, Roswell offers long-term stability, strong demographics, and a high quality of life that continues to drive residential and commercial demand.

Roswell sits within Fulton County, one of the core counties within Metro Atlanta, formally known as the Atlanta-Sandy Springs-Roswell, GA MSA, with a population exceeding 1 million. The county includes major cities such as Roswell, Atlanta, Alpharetta, South Fulton, and Sandy Springs.

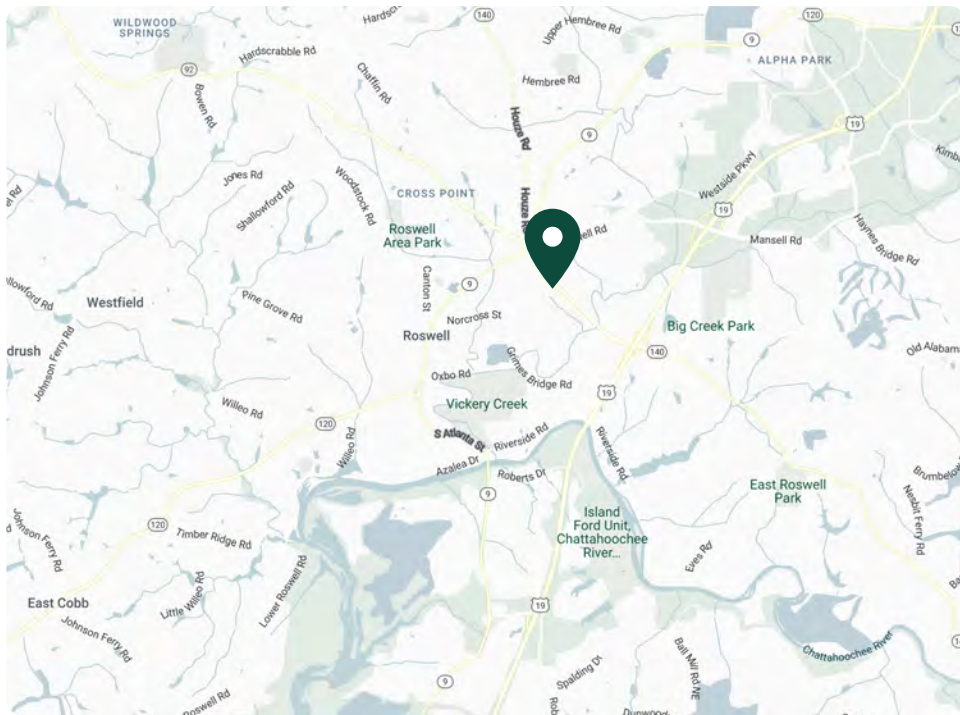
Metro Atlanta encompasses a 29-county Metropolitan Statistical Area with a population exceeding 6.3 million residents, ranking it as the 6th largest MSA in the United States. This scale provides investors with a deep and diverse base of consumers and a stable economic foundation. Atlanta's growth trajectory has been fueled by its role as a major transportation and logistics hub, anchored by Hartsfield-Jackson Atlanta International Airport, the busiest airport in the world by passenger volume, generating a \$34.8 billion economic impact for the metro, as well as its extensive interstate and rail connectivity.

Atlanta is internationally recognized as a Beta+ world city by the Globalization and World Cities Research Network (GaWC), underscoring its importance



in linking regional economies to global markets. The city has cultivated influence in key sectors such as finance, logistics, education, healthcare, and media, while also emerging as a top U.S. hub for technology and innovation. Its prominence is further supported by the presence of 17 Fortune 500 headquarters, including The Coca-Cola Company, Delta Air Lines, Home Depot, and UPS, among many others.

The region's diverse economy, strategic location, and cultural prominence make Metro Atlanta a compelling environment for both businesses and residents. From its globally connected airport and robust logistics infrastructure to its thriving corporate base and nationally ranked universities, Atlanta stands as a key player in the global economic and cultural network.



The subject property is strategically positioned with excellent access and visibility along GA-140/Holcomb Bridge Road (68,900 ADT). The site is located 1 mile from US-19 (159,000 ADT), which provides direct connectivity to downtown Atlanta approximately 23 miles south. It is also less than half a mile from GA-9, a major north-south arterial (22,300 ADT), allowing the property to effectively capture both commuter and daytime demand.

The property is supported by robust and growing demographics within an established and highly desirable suburb of Atlanta. The surrounding area features dense, affluent, and well educated residential neighborhoods. Within a 5-mile radius, the population totals 191,085 with an average household income of \$184,501, and more than 69% of residents hold a Bachelor's Degree or higher, well above the national average. Existing and planned single family and multifamily developments nearby include the new Canopy and Ashbury townhome developments, The Gathering community of single family homes and townhomes, the Harlow townhome development, multifamily communities at East Village and Heatherton, and more.

Surrounding retailers include Kroger, Shell, Lidl, Aldi, PNC Bank, Chick-fil-A, Dunkin', KFC, CVS, Bowlero, Olive Garden, RaceTrac, and multiple national hotel chains. Nearby shopping centers include Roswell Village Shopping Center, with Ross, Marshalls, Crunch Fitness, McDonald's, Starbucks, Jersey Mike's, Chase Bank, and more. The area is further supported by Crossville Village Shopping Center, a Kroger-anchored center, a Walmart Supercenter, and the planned Roswell Town Center, a 47-acre redevelopment envisioned to transform the area into a dynamic mixed use district with commercial, residential, office, educational, and civic uses.

Major traffic drivers and employment centers that support consistent daily activity include the Kimberly-Clark Professional headquarters, a major regional employer with 1,400+ employees located about 1.5 miles from the site, and Sanctuary Park, a 150-acre master planned corporate campus home to McKesson, Delta Dental, Ernst & Young, and The Clorox Company, the Wellstar North Fulton Medical Center, a 202-bed Level II Trauma Center, a UPS distribution center, multiple ADP office buildings employing more than 4,000 in the area, the 1.4M square foot North Point Mall, the 86-acre Avalon mixed use development, and the Ameris Bank Amphitheatre. The area is also supported by numerous schools, parks, and recreational amenities.

Ongoing and planned development continues to expand Roswell's economic base including the Hill Street redevelopment, a transformative mixed use district adjacent to downtown that will introduce 75,000 square feet of retail, restaurant, and office space, 159 homes, parking, public green space, and a pedestrian promenade. Additional residential and mixed use projects include RHA Redevelopment and The Chambray downtown hospitality project.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Walmart Supercenter	2.4M Annual Visits
Roswell Village Shopping Center	2.2M Annual Visits
Crunch Fitness	434,900 Annual Visits
Starbucks	288,600 Annual Visits
Marshalls	274,700 Annual Visits
Ross Dress for Less	267,400 Annual Visits
Roswell Town Center	2.1M Annual Visits
Chick-fil-A	1.1M Annual Visits (Top 8% Nationwide)
Floor & Decor	229,400 Annual Visits (Top 8% Nationwide)
Dollar Tree	201,800 Annual Visits
Mansell Village - Kroger	1M Annual Visits
Chick-fil-A	962,600 Annual Visits
McDonald's	579,800 Annual Visits

191,085



2025 Total Population

\$640,183



Average Home Value

\$184,501



Average Household Income

📍 705 Holcomb Bridge Rd, Roswell, GA

Population Summary	3 Miles	5 Miles	10 Miles
2025 Total Population	72,725	191,085	729,569
2030 Total Population	71,852	189,492	734,875
Average Household Income			
2025	\$160,439	\$184,501	\$183,036
2030	\$184,115	\$207,951	\$203,141
Average Home Value			
2025	\$568,514	\$640,183	\$636,285
2030	\$661,095	\$709,304	\$688,778



Major Employers Atlanta Metro	# of Employees
Delta Air Lines	39,550
Emory University	33,497
Piedmont Healthcare	25,110
Northside Hospital	24,500
Publix Super Markets, Inc.	22,390
The Home Depot	21,310
AT&T	11,000
Children's Healthcare of Atlanta	10,027
Cox Enterprises	8,146
Grady Memorial Health	7,600
Wellstar Health System	7,200
Georgia State University	7,000
Georgia Institute of Technology	6,541
Kennesaw State University	5,581
Bank of America	5,100
Lockheed Martin	5,000



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