

# Dutch Bros Coffee

Altamonte Springs, FL (Orlando MSA)



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Property Highlights

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Overview & Pricing

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Tenant Information

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Site Plan

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Demographics

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Fisher James Corp. and ParaSell Inc. ("Broker") has 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.

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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.





**Half a Mile from I-4  
(137,000 AADT)**

Direct Connection to  
Orlando



**267,014 Daytime  
Population**

within 5 Miles



**One of Fastest Growing  
Tenants in the Country**

Plans to Open 160+  
Locations in 2025

- Brand New 15-Year Absolute NNN Lease to Dutch Bros Coffee (NYSE: BROS)
  - Scheduled 10% Rental Escalations in Primary Term & Options
  - Zero Landlord Responsibilities
- 2025 Renovation with Upgraded Interior Improvements
- Dutch Bros Filed for IPO September 2021, One of Fastest Growing Retail Tenants in the U.S.
  - 1,000+ Locations Across 18 States with Goal to Hit 4,000 Locations
  - Plans to Open 160+ Locations in 2025
  - New Mobile Ordering and Food Offerings, Combined with Ongoing Expansion, Expected to Drive Sustained, Multi-Year Transactional Growth
- Strong Financial Highlights
  - \$10.61 Billion Market Cap (March 2025) – 339.51% YoY Increase
  - 2024 Annual Revenue of \$1.28 Billion – 32.6% Increase from 2023
  - 2024 Net Income of \$66.5 Million – Up from \$10 Million in 2023
- Excellent Access & Visibility with Multiple Access Points on W State Rd 436 (53,975 AADT)
  - Half a Mile from Interstate 4 (137,500 AADT) – Direct Connection to Orlando
- Located in Dense Retail Corridor Surrounded by Numerous Top-Performing Tenants
  - Top 10% Performing Locations Nationally and/or in FL (per Placer.ai): McDonald's, AMC Theatres, Dollar Tree, Office Depot, CVS, Burlington, Five Guys, Steak 'n Shake & More
- Orlando-Kissimmee-Sanford MSA Location
  - GDP of \$217.038 Billion
- No State Income Tax in Florida





📍	LOCATION	425 W State Rd 436, Altamonte Springs, FL 32714
↔	LOT SIZE	Approximately 0.814 acres or 35,463 square feet.
P	PARKING	There is ample parking available on site.
📈	IMPROVEMENTS	A 1,045 square-foot retail building for <b>Dutch Bros Coffee</b> featuring a double drive-thru component.
↔	LEASE	Leased to <b>Boersma Bros. LLC</b> for 15 years at an initial annual rent of \$152,000. There are three (3) five-year options to renew the lease. Rent is to increase by 10% in years 6 and 11 and at the start of each option period. The lease is net with tenant responsible for all taxes, insurance, and maintenance; including roof and structure.
💰	FINANCING	The property will be delivered free and clear of permanent financing.

\$2,895,000

5.25% CAP RATE

[View on Map ↗](#)

ANNUAL RENT			
Year		Annual Rent	Return
Years 1–5		\$152,000	5.25%
Years 6–10		\$167,200	5.78%
Years 11–15		\$183,920	6.35%
Years 16–20	(Option 1)	\$202,312	6.99%
Years 21–25	(Option 2)	\$222,543	7.69%
Years 26–30	(Option 3)	\$244,798	8.46%



# Dutch Bros Coffee



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

**\$10.61 Billion Market Cap (March 2025)**

**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 1,000 locations across 18 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 160+ stores in 2025. 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.

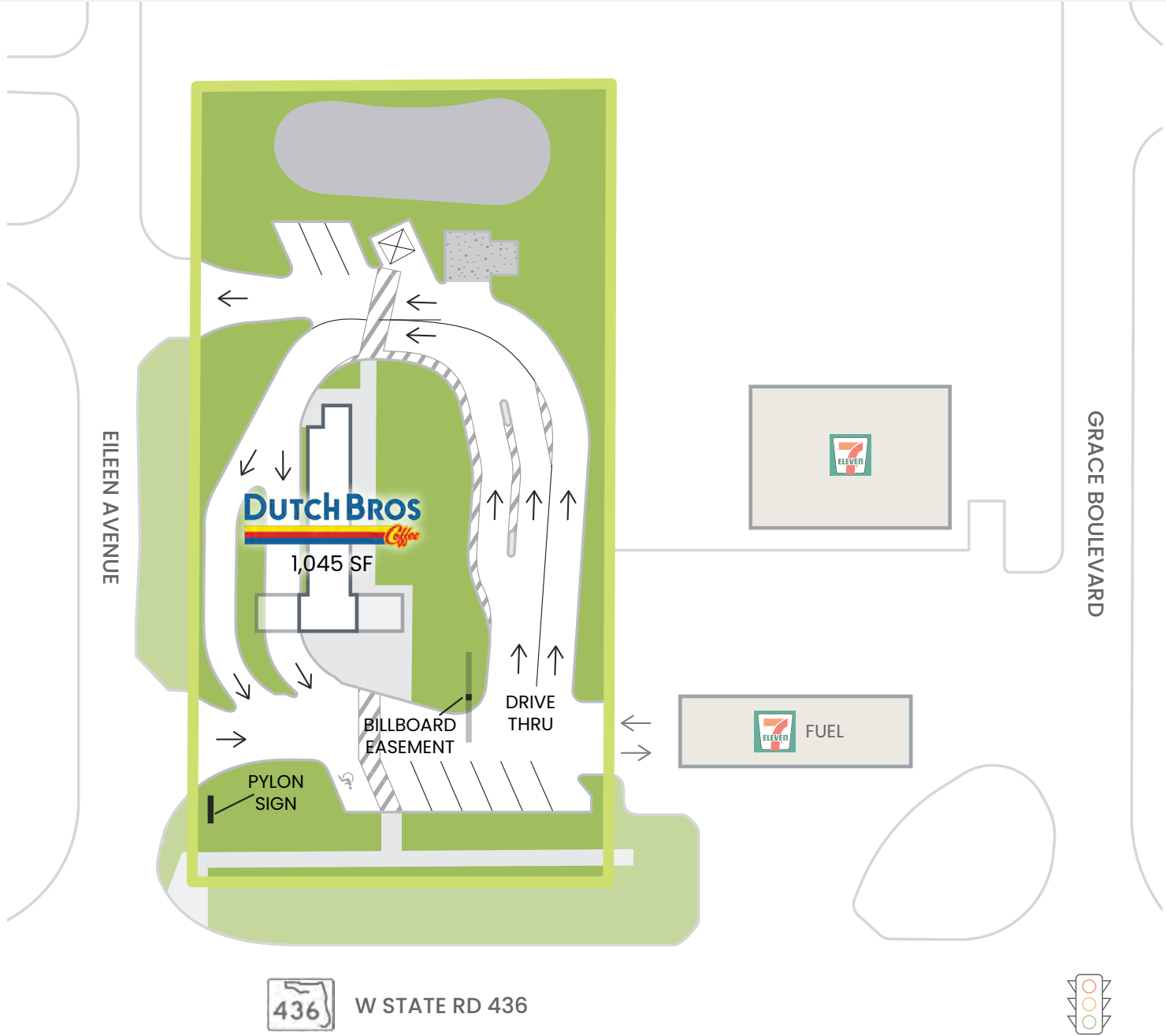
Dutch Bros Coffee underwent its IPO on September 15, 2021, and as of March 2025, it has a market capitalization of \$10.61 billion, a 339.51% increase in one year. Reported annual revenue for 2024 was \$1.28 billion, a 32.6% increase from 2023; and net income of \$66.5 million, up from \$10 million in 2023.

**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.**







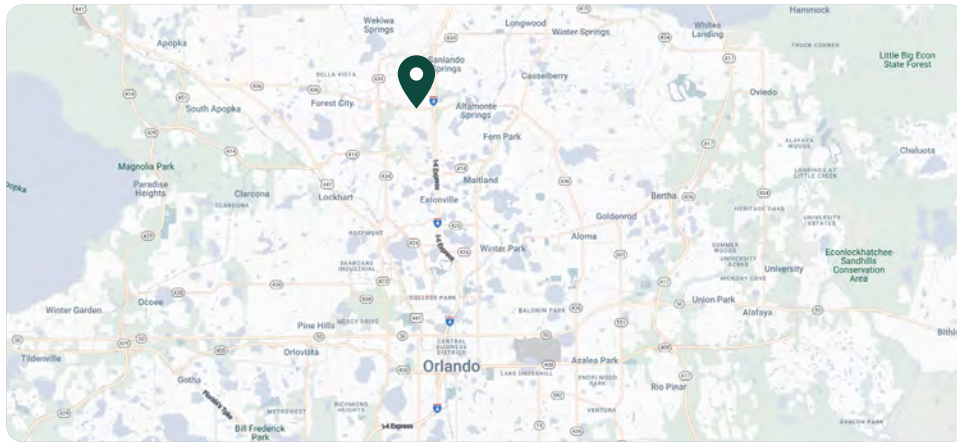












Nearby Shopping Centers/Retailers	Visit Data (per Placer.ai)
Altamonte Mall AMC Theatres JCPenney	6M annual visits Top 4% nationally, #2 location in FL Top 10% in FL
West Town Corners Walmart Supercenter McDonald's	5.7M annual visits 1.7M annual visits Top % nationally, top 3% in FL
Almonte Crossing Target	3M annual visits 1.7M annual visits
Renaissance Centre	2.2M annual visits
Wekiva Square	2M annual visits
Altamonte Towne Center Five Guys Steak 'n Shake	1.9M annual visits Top 3% nationally, #3 location in FL Top 6% nationally
Marketplace at Altamonte Burlington	1.7M annual visits Top 3% nationally, #2 location in FL
Brantly Square Office Depot	1.3M annual visits Top 3% nationally, #4 location in FL
Palm Springs Crossing	1.3M annual visits
Costco	2.3M annual visits
Wawa	1.2M annual visits
CVS Pharmacy	Top 2% nationally
Taco Bell	Top 10% in FL
Kobé Japanese Steakhouse	#1 location in FL

The subject property benefits from an excellent location with prominent signage within one of Central Florida's strongest retail trade areas. It is ideally situated with excellent access and visibility on West State Road 436 (53,975 AADT) approximately half a mile from Interstate 4 (137,500 AADT), which runs directly south into Orlando.

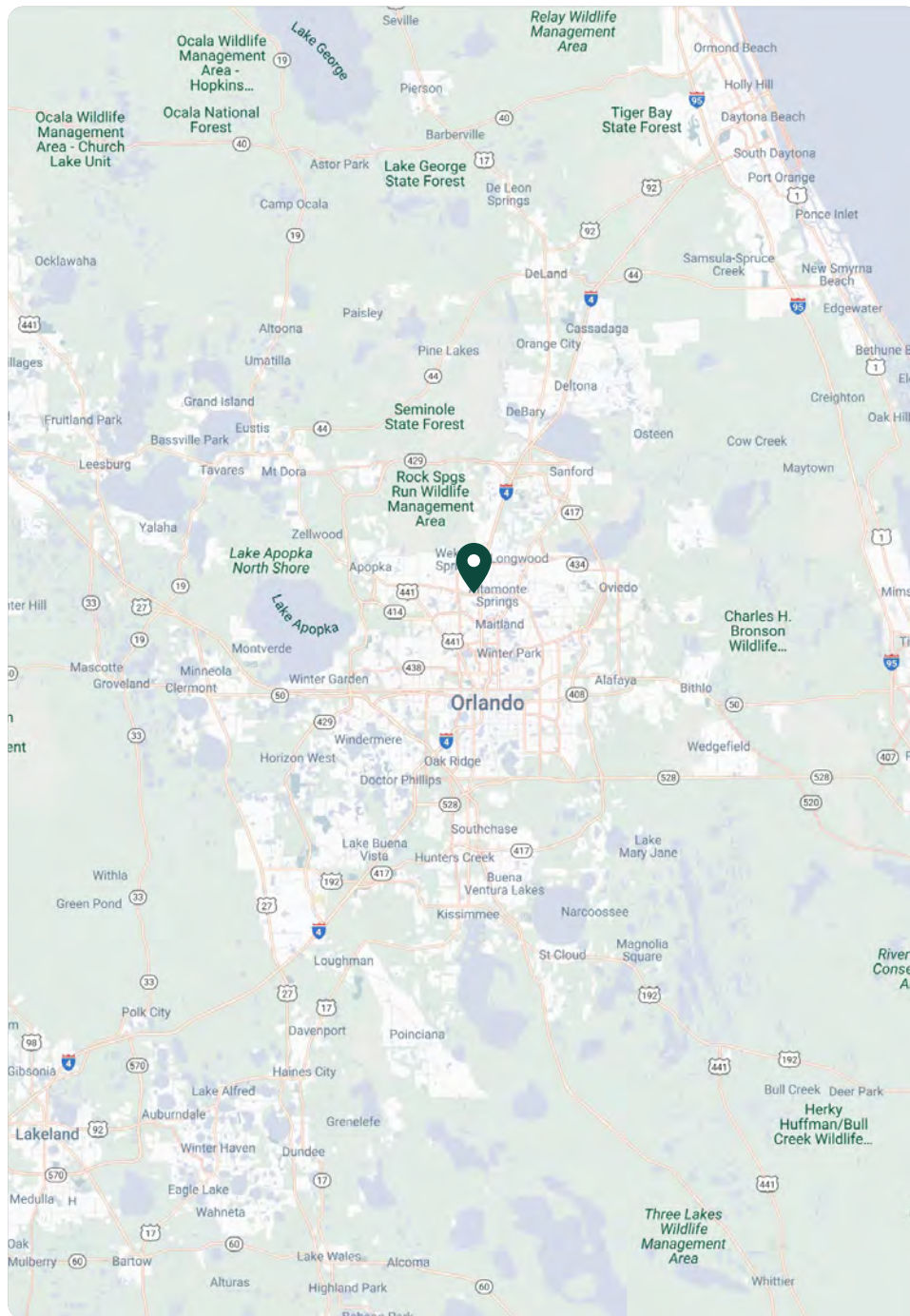
The site is in close proximity to numerous top-performing shopping centers and retail tenants (per Placer.ai). The property is adjacent to 7-Eleven, Checkers, Chipotle, Popeye's, and Little Caesars. Nearby shopping centers include Almonte Crossing, anchored by Target, Home Depot, and Ashley Furniture; West Town Corners, anchored by Walmart Supercenter, Lowe's, Winn-Dixie, and T.J. Maxx; Brantly Square, anchored by Aldi; Wekiva Square, anchored by Kohl's and HomeGoods; Marketplace at Altamonte, anchored by Ross, Burlington, and Total Wine; Altamonte Town Center, with YouFit Health Clubs, Denny's, Five Guys, and Steak 'n Shake; Renaissance Centre, anchored by Whole Foods, DSW, Petco, and PGA Tour Superstore; Altamonte Mall, featuring JCPenney, Macy's, Dillard's, and AMC Theatres; and Palm Springs Crossing, anchored by Publix. Other nearby national and regional retailers include Costco, Best Buy, Wawa, Hobby Lobby, Chick-fil-A, Five Guys, Kobe Japanese Steak House, Pollo Tropical, Taco Bell, Olive Garden, and more.

There are 11 hotels and inns within 1.5 miles of the site including Embassy Suites, Hampton Inn, SpringHill Suites, and more. Numerous colleges are in close proximity to the site including City College Altamonte Springs, North Palm College of Nursing, Riggs College, Troy University – Altamonte Springs, Cambridge College of Healthcare & Technology, Seminole State College – Altamonte Springs, Everglades University Orlando, Cornerstone Christian University, F.I.R.S.T. Institute, Everest University, and Trinity Global Institute.

AdventHealth Altamonte Springs (2,096 employees, 398 beds) is located 2 miles from the site and has been rated the #1 Hospital in Greater Orlando 14 years in a row by U.S. News & World Report. AdventHealth's corporate headquarters, comprising three buildings totaling approximately 1 million square feet, is also located in Altamonte Springs, just 2.5 miles from the property.

New development in the surrounding area includes The CenterPointe, a luxury multi-family housing complex with 401 residences. It is a part of Centerpointe Altamonte Springs, a 55-acre mixed-use development along Cranes Roost lake with four Class A office buildings, a 100-key hotel, retail space, and more than 1,000 homes. The Ashton at Uptown, a 261-unit multifamily luxury residential community, was just completed adjacent to Altamonte Mall.





Altamonte Springs (population 45,257) is a suburban city in Central Florida in Seminole County, approximately 9 miles north of downtown Orlando. With its vibrant community, top-rated schools and hospital, robust business parks, and easy access to Orlando's attractions, it's an ideal place for families and professionals alike. The city proudly attracts over 1 million visitors each year with their events programs alone, which includes music festivals, art expos, family-friendly events, and more.

Orlando (population 320,742) is the seat of Orange County and a principal city of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area (population 2,817,933), the 7th largest in the southeastern U.S. The MSA boasts a GDP of \$217.038 billion.

The city is known as the "Theme Park Capital of the World," and is home to seven of the ten most-visited theme parks in the U.S., including Walt Disney World, Universal Studios, SeaWorld, and more. Orlando is one of the largest tourist destinations in the U.S., drawing over 74 million visitors annually with an economic impact of approximately \$92.5 billion per year.

In addition to a robust tourism economy, the city benefits from a broad economic base in technology, manufacturing, entertainment, healthcare, aviation, aerospace & defense, life sciences, and more. Known as the "Modeling, Simulation, & Training (MS&T) Capital of the World," the city is a hub for defense research, simulation, and modeling for the Army, Navy, Air Force, and Marines; with more than \$6 billion in simulation contracts annually. Orlando also benefits from robust contributions from the advanced manufacturing and technology sectors, employing more than 500,000. The city benefits from a large, well-educated workforce, with more than 500,000 students within 100 miles.

267,014



2024 Daytime Population

\$483,769



Average Home Value

\$107,898



Average Household Income

425 W State Rd 436  
Altamonte Springs, FL 32714

Population Summary	1 Mile	3 Miles	5 Miles
2020 Total Population	13,517	99,731	230,341
2024 Total Population	13,787	100,203	233,269
2029 Total Population	14,074	100,527	234,864
2024 Total Daytime Population	15,302	121,373	267,014
Average Household Income			
2024	\$93,321	\$104,545	\$107,898
2029	\$109,398	\$121,719	\$124,626
Average Home Value			
2024	\$419,164	\$456,573	\$483,769
2029	\$506,065	\$531,949	\$556,606



Major Employers in Central Florida	# of Employees
Walt Disney Co. (Walt Disney World)	75,000
Advent Health (Florida Hospital)	35,938
Universal Studios Florida	28,000
Orlando Health	26,397
Orange County Public Schools	24,718
Walmart	16,475
Lockheed Martin Corp	14,547
University of Central Florida	13,078
Seminole County Public Schools	8,491
Orange County Government	8,000



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