OFFERING MEMORANDUM

# Dutch Bros Coffee

Melrose Park, IL (Chicago MSA)



01 Property Highlights

02 Overview & Pricing

03 Tenant Information

04 Site Plan & Site Photos

06 Aerials

10 About the Area

12 Demographics



**SCOTT REID**
ParaSell, Inc. / Broker
(949) 942-6578
dutchbrosmelrosepark@parasellinc.com
IL RE License #471020418

ParaSell, Inc. | Costa Mesa, California | A Licensed Illinois Broker #478027307



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.

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.

- New 15-Year Corporate Absolute NNN Lease to Dutch Bros Coffee (NYSE: BROS)
  - → 10% Rent Increases Every 5 Years and at Options
  - → 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
  - → +5.6% Systemwide Same Store Sales Growth & +3.2% Transaction Growth
- Brand New 2026 Build-to-Suit Construction with a Double Drive-Thru Component
- Highly Visible Location Outparcel to Melrose Commons Shopping Center
  - → Anchored by Planet Fitness, with Harbor Freight, Dollar Tree, & More
  - → Ample Parking Available Throughout the Center
- Convenient Access Along Highly Trafficked Mannheim Road / US-45 (40,800 ADT)
  - → Near its Junction with North Ave (53,000 ADT)
- Adjacent to New 87-Acre Bridge Point
  - → 1.8M SF Class A Industrial Development
- 2.5 Miles from Gottlieb Memorial Hospital (235 Beds)
- 2.5 Miles from Triton College's 110-Acre Campus (17,000 Students)
- 6 Miles from Chicago O'Hare International Airport
  - → 85M Passengers and 857k Aircraft Operations in 2025
- Dense Infill Location 16 Miles from Downtown Chicago

**Brand New 2026 Construction**

Outparcel to Melrose Crossing Shopping Center

**Population of 1.83M**

Average Household Income of $122,140 within 10 Miles

**16 Miles from Downtown Chicago**

6 Miles from Chicago O'Hare Int'l Airport






# $3,182,000

5.50% CAP RATE

View on Map ↗

| ANNUAL RENT | | | |
|---|---|---|---|
| **Year** | | **Annual Rent** | **Return** |
| **Years 1-5** | | **$175,000** | **5.50%** |
| Years 6-10 | | $192,500 | 6.05% |
| Years 11-15 | | $211,750 | 6.65% |
| Years 16-20 | (Option 1) | $232,925 | 7.32% |
| Years 21-25 | (Option 2) | $256,218 | 8.05% |
| Years 26-30 | (Option 3) | $281,839 | 8.86% |

| | |
|---|---|
| **LOCATION** | 1931 N Mannheim Rd, Melrose Park, IL 60160 |
| **LOT SIZE** | ±0.425 acres or ±18,525 square feet |
| **IMPROVEMENTS** | ±986 square foot retail building for **Dutch Bros Coffee** with a double drive-thru component |
| **YEAR BUILT** | 2026 |
| **PARKING** | ±8 parking spaces, with overflow parking with the shopping center |
| **TENANT** | Boersma Bros. LLC |
| **LEASE TERM** | 15 years |
| **RENT COMMENCEMENT** | May 14, 2026 |
| **LEASE EXPIRATION** | May 31, 2041 |
| **INITIAL ANNUAL RENT** | $175,000 |
| **RENTAL INCREASES** | 10% every 5 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 |
| **COMMON AREA 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**

**$10.11 Billion Market Cap (June 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.

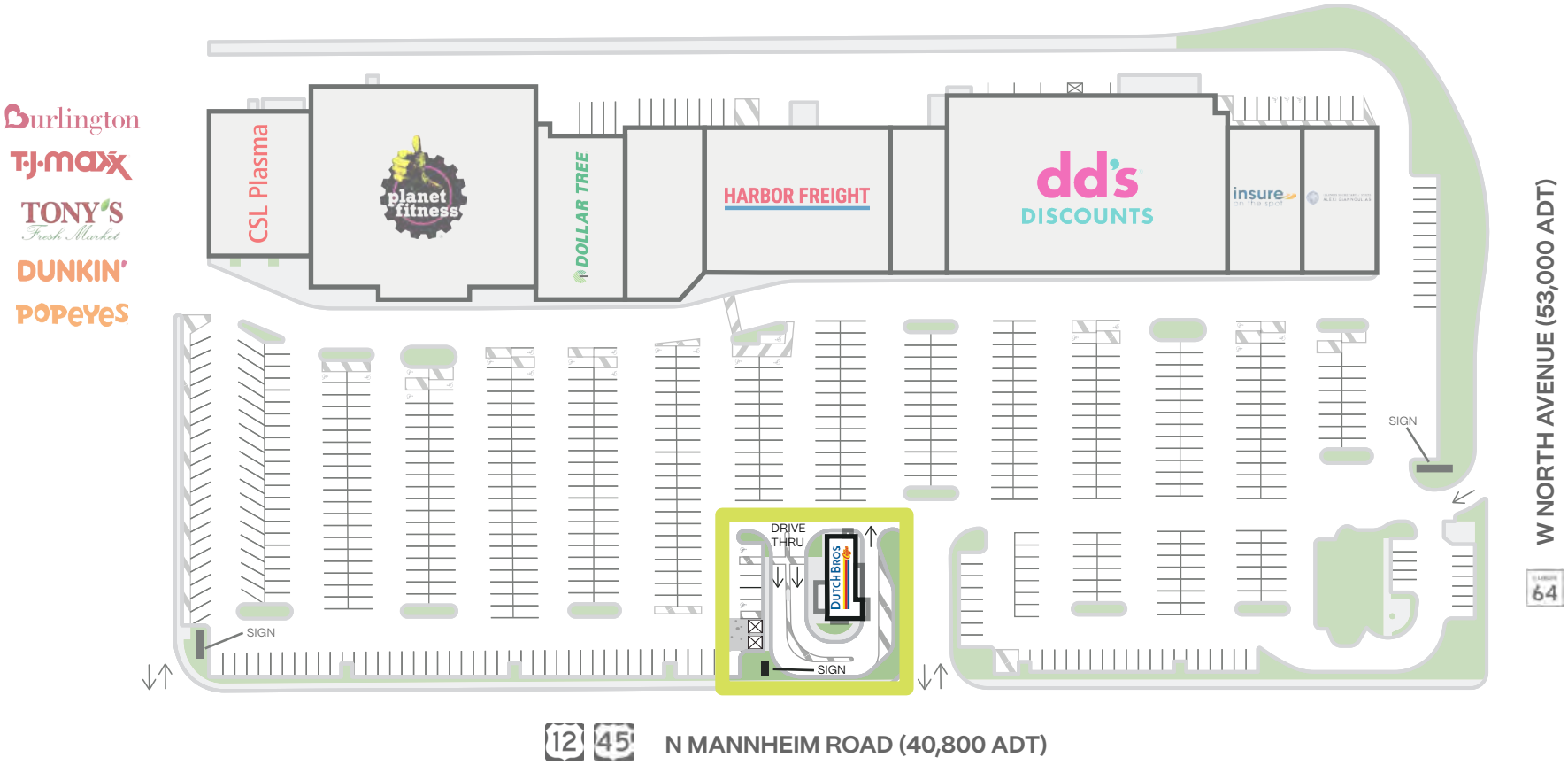
Launched in August 2024, Dutch Bros' mobile order and pay system is expected to drive significant transaction growth going forward. It now accounts for approximately 16% of transactions and is especially popular among loyalty members. The company is also focusing on expanding their food offering (8 new 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 73% of transactions), driving both loyalty and frequency.

Dutch Bros Coffee underwent its IPO on September 15, 2021, and as of October 2026, it has a market capitalization of $7.49 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.

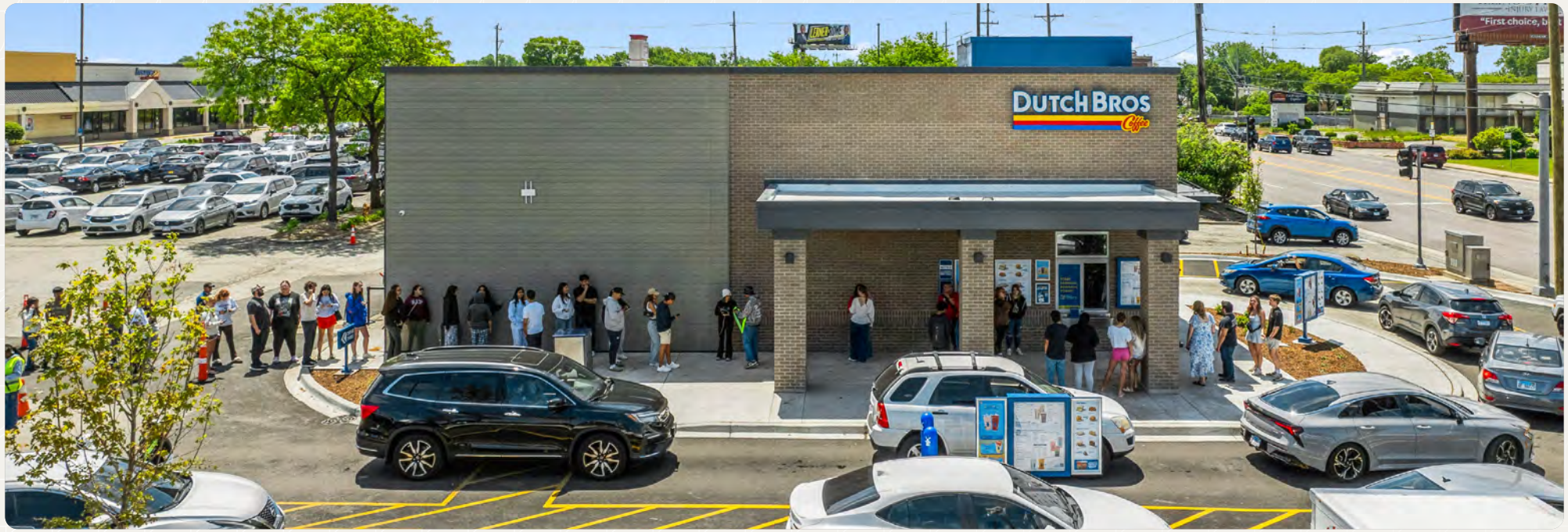
**Boersma Bros. LLC**, the lease entity, is a subsidiary of **Dutch Mafia, LLC.**, the corporate entity for Dutch Bros Coffee.




**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.**


Burlington
T.J.maxx
TONY'S Fresh Market
DUNKIN'
POPEYES
CSL Plasma
planet fitness
DOLLAR TREE
HARBOR FREIGHT
dd's DISCOUNTS
insure
SIGN
DRIVE THRU
DUTCH BROS
SIGN
SIGN
W NORTH AVENUE (53,000 ADT)
64
12
45
N MANNHEIM ROAD (40,800 ADT)


CSL Plasma
planet fitness
HARBOR FREIGHT


DUTCH BROS
Coffee


DUTCH BROS Coffee
THE BRICKYARD
MELROSE PARK CENTER
1.8M Annual Visits
WINSTON PLAZA
Chicago
(~16 Miles)
Bridge Point Melrose Park
New 87-Acre, 1.6M SF Industrial Development
CEVA Logistics, Expeditors International, Silk Plant Outlet, LCG Sales Inc. & More
W North Ave (53,000 ADT)
ILLINOIS 64
12
45
(40,800 ADT)
MELROSE CROSSING
1.4M Annual Visits
Triton College
Gottlieb Memorial Hospital
CONCORDIA UNIVERSITY CHICAGO
Christ at the Center
TARGET
WAREHOUSE
FRESENIUS KABI
CEVA LOGISTICS
DUNKIN'
DYNAMIC


Chicago O'Hare International Airport (~6 Miles)
Roy Elementary School
East Leyden High School
Scott Elementary School
DUTCH BROS Coffee
FASHION OUTLETS OF CHICAGO
Rack
Levi's
PUMA
Polo Ralph Lauren
Nike Factory Store
COACH OUTLET
BANANA REPUBLIC
TOMMY HILFIGER
bloomingdales
BURLINGTON-ANCHORED CENTER
2.2M Annual Visits
Burlington
T.J.maxx
DUNKIN'
Top 7% Nationwide
POPEYES
Top 2% Nationwide
TONY'S Fresh Market
Jewel Osco
DOLLAR TREE
Domino's Pizza
DUNKIN'
The Salvation Army
Little Caesars
Jersey Mike's SUBS
CHIPOTLE MEXICAN GRILL
SONIC
Wendy's
White Castle
SUBWAY
yankee
Super 8
MAXCESS
HercRentals
PENSKE
pets stop
BHF
DYNAMIC
ceva LOGISTICS
Bridge Point Melrose Park
New 87-Acre, 1.6M SF Industrial Development
CEVA Logistics, Expeditors International, Silk Plant Outlet, LCG Sales Inc. & More
(40,800 ADT)
45
12
MELROSE CROSSING
1.4M Annual Visits
dd's DISCOUNTS
HARBOR FREIGHT
DOLLAR TREE
CHARLEY'S
planet fitness
FIRST AMERICAN BANK


DUTCH BROS Coffee
NORTHLAKE COMMONS
6.5M Annual Visits
ALDI
BURGER KING
WING STOP
AutoZone
THE HOME DEPOT
Walmart
sam's club
ROSS
DRESS FOR LESS
CONCORD PLACE
SIG
Aligned
International Paper
Keurig DrPepper
ICAT
THE HOME DEPOT
DISTRIBUTION CENTER
DIGITAL REALTY
POWELL
100
York Community High School
INTERSTATE 294
INTERSTATE 290
Kindred Hospitals
KNB MOTORS
meineke
FHI
DYNAMIC
ILLINOIS 64
E North Ave (53,000 ADT)
3MD
KREG
ANNING-JOHNSON COMPANY
pets stop
Whittier Primary School
BHF
MAXCESS
12
45
(40,800 ADT)
MELROSE CROSSING
1.4M Annual Visits
dd's DISCOUNTS
HARBOR FREIGHT
DOLLAR TREE
CHARLEY'S
planet fitness
FIRST AMERICAN BANK


DUTCH BROS Coffee
BROADVIEW VILLAGE SQUARE
ROSS DRESS FOR LESS
Marshalls
TARGET
ASHLEY
THE HOME DEPOT
PETSMART
LA FITNESS
HILLSIDE TOWN CENTER
ROSS DRESS FOR LESS
Michaels
TARGET
HomeGoods
five BELOW
planet fitness
petco
SKECHERS
FedEx
MILLWOOD INCORPORATED
FLEET MASTER TRUCK & TRAILER REPAIR
VA
U.S. Department of Veterans Affairs
Edward Hines Jr. VA Hospital
Ferrara
MILBURN
DEMOLITION
BORGWARNER
Westchester Middle School
Proviso West High School
Ryder Ever better.
pace
AWG
A. Maestranzi Sons
INTERSTATE 290
el Encanto
KRISPY KRUNCHY CHICKEN
KNB MOTORS
ILLINOIS 64
W North Ave (53,000 ADT)
45
12
(40,800 ADT)
DYNAMIC
BHF
MELROSE CROSSING
1.4M Annual Visits
dd's DISCOUNTS
HARBOR FREIGHT
DOLLAR TREE
CHARLEY'S
planet fitness
FIRST AMERICAN BANK

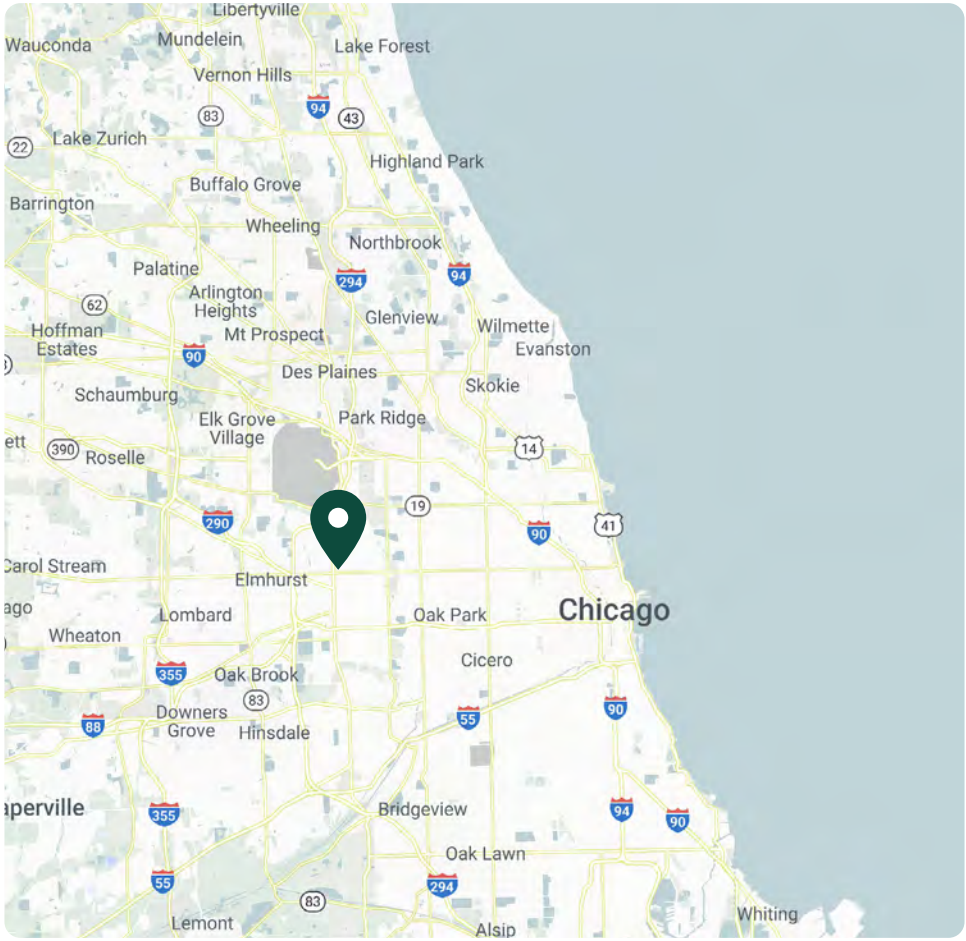
# 3rd Largest MSA in the U.S. with a Population of 9.6M

Melrose Park is a well-established near-west suburb of Chicago located in Cook County approximately 15 miles west of Downtown Chicago. Strategically positioned along Interstate 290 and within close proximity to O'Hare International Airport, Melrose Park benefits from exceptional regional connectivity, a dense surrounding population base, and longstanding industrial, logistics, and commercial activity. Melrose Park is known for its strong manufacturing and distribution presence, diverse workforce, and central location within one of the nation's largest and most economically significant metropolitan regions.

Chicago, with a population of approximately 2.7 million, is the largest city in the Midwest and the third-largest city in the United States. The city serves as the county seat of Cook County and anchors the Chicago–Naperville–Elgin Metropolitan Statistical Area, which has a population of approximately 9.6 million, making it the third-largest metro area in the country. The region supports one of the world's largest and most diversified economies, with a gross regional product exceeding $1 trillion annually. No single industry dominates the employment base, reflecting the metro's exceptional economic diversity and long-term resilience.

The Chicago region is home to more than 400 major corporate headquarters and over 30 Fortune 500 companies. Major companies headquartered or maintaining significant operations in the region include McDonald's, Kraft Heinz, Discover Financial Services, Walgreens Boots Alliance, Aon, ADM, Motorola Solutions, Exelon, United Airlines Holdings, Abbott Laboratories, Mondelez International, and JPMorgan Chase, among many others. The area also continues to experience growth in technology, fintech, healthcare innovation, logistics, and advanced manufacturing sectors, supported by a large and highly educated workforce.

Chicago remains one of the nation's leading financial and business centers and is home to CME Group, which operates the world's largest derivatives and futures exchange. The region also benefits from a world-class higher education ecosystem including the University of Chicago, Northwestern University, DePaul University, Loyola University Chicago, University of Illinois




Chicago, and many additional colleges and research institutions that support workforce development and innovation.

Chicago serves as one of North America's most important transportation and logistics hubs. The region is served by O'Hare International Airport, one of the busiest airports in the world and a major hub for American Airlines and United Airlines, as well as Midway International Airport, Chicago Rockford International Airport, and Gary/Chicago International Airport. Chicago is also the primary freight rail hub in North America, with six of the seven Class I railroads converging in the region. Extensive interstate infrastructure, including Interstates 55, 57, 65, 80, 90, 94, 190, 290, 294, and 355, further supports the metro's role as a critical national transportation and distribution center.




| Nearby Shopping Centers & Retailers | Visit Data (per Placer.ai) |
|---|---|
| Northlake Commons | 6.5M Annual Visits |
| Walmart | 2M Annual Visits |
| Sam's Club | 2M Annual Visits |
| The Home Depot | 817,700 Annual Visits |
| Burlington–Anchored Center | 2.2M Annual Visits |
| Tony's Fresh Market | 908,600 Annual Visits |
| Dunkin' | 377,700 Annual Visits, Top 7% Nationwide |
| T.J. Maxx | 320,700 Annual Visits |
| Burlington | 312,700 Annual Visits |
| Popeyes | 295,900 Annual Visits, Top 2% Nationwide |
| Melrose Park Center | 1.8M Annual Visits |
| Food 4 Less | 567,800 Annual Visits |
| Starbucks | 308,900 Annual Visits |
| Dave's Hot Chicken | 196,900 Annual Visits |
| Hooters | 106,700 Annual Visits |
| Fifth Third Bank | 89,800 Annual Visits, Top 15% Nationwide |
| Melrose Crossing | 1.4M Annual Visits |
| Planet Fitness | 469,900 Annual Visits, Top 19% Nationwide |
| dd's Discounts | 250,900 Annual Visits |
| Dollar Tree | 173,400 Annual Visits |
| Harbor Freight Tools | 135,900 Annual Visits |

The subject property is prominently situated outparcel to Melrose Crossing shopping center, anchored by Planet Fitness, with additional tenants including Harbor Freight, Dollar Tree, dd's Discounts, DaVita, Charleys Cheesesteaks, First American Bank, and the Melrose Park DMV within one of Melrose Park's primary commercial corridors. Other neighboring retailers include Burlington, T.J. Maxx, Tony's Fresh Market, Menards, Popeyes, Speedway, and multiple national hotel chains.

The property benefits from a dense infill location with exceptional access and visibility along heavily trafficked Mannheim Road / US-45 (40,800 ADT) near its junction with North Avenue (53,000 ADT). The surrounding corridor experiences substantial daily traffic driven by the region's strong manufacturing, logistics, and distribution presence, as well as proximity to Chicago O'Hare International Airport, located approximately 6 miles from the site.

The property also offers outstanding regional connectivity, situated approximately 2.5 miles from both Interstate 290 and Interstate 294, and less than 10 miles from Interstates 88, 90, and 355. Adjacent to the property is the new 87-acre Bridge Point Melrose Park development, a recently completed 1.6 million square foot Class A industrial project featuring tenants including CEVA Logistics, Expeditors International, Silk Plant Outlet, LCG Sales Inc., and others.

Additional major employers and traffic drivers throughout the surrounding area include 3MD Relocation Services, Mittera, Fresenius Kabi USA, Home Depot Distribution, Dr Pepper Snapple Group, Temperature Equipment Corporation, Jewel-Osco Distribution, DHL, FedEx Freight, Regent Products Corporation, HD Supply Facilities Maintenance, CTL Global, Pilot Freight Services, Alro Steel, Interlake Mecalux, Liberty Packaging, Herc Rentals, CXI Trucking, TierPoint, Koch Foods, Pets Stop, Pactiv, Pure's Food Specialties, and many more, supporting a large daytime employment population throughout the corridor.

The property is further supported by nearby institutional anchors, including Gottlieb Memorial Hospital, a 235-bed acute care hospital and Level III trauma center located approximately 2.5 miles from the site, as well as Triton College's 110-acre campus, which serves approximately 17,000 students annually.

**1,830,760**
2025 Total Population

**$429,560**
Average Home Value

**$122,806**
Average Household Income




## 1931 N Mannheim Rd, Melrose Park, IL 60160

| Population Summary | 3 Miles | 5 Miles | 10 Miles |
|---|---|---|---|
| 2025 Total Population | 135,558 | 369,526 | 1,830,760 |
| 2030 Total Population | 132,806 | 363,017 | 1,794,329 |
| **Household Summary** | | | |
| 2025 Average Household Income | $104,772 | $122,806 | $122,140 |
| 2025 Average Home Value | $325,631 | $400,349 | $429,560 |
| 2025 Total Households | 47,668 | 143,545 | 705,761 |
| 2030 Total Households | 47,649 | 143,897 | 706,338 |

| Major Employers in Chicago MSA | # of Employees |
|---|---|
| U.S. Government | 52,357 |
| Chicago Public Services | 38,637 |
| City of Chicago | 30,928 |
| Advocate Aurora Health | 26,335 |
| Cook County | 22,074 |
| Northwestern Memorial Healthcare | 21,999 |
| University of Chicago | 18,732 |
| Walmart Inc. | 16,711 |
| Amazon Inc. | 16,610 |

**SCOTT REID**
ParaSell, Inc. / Broker
(949) 942-6578
dutchbrosmelrosepark@parasellinc.com
IL RE License #471020418

ParaSell, Inc. | Costa Mesa, California | A Licensed Illinois Broker #478027307