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EXECUTIVE SUMMARY

DUTCH BROS GROUND LEASE ▸ CORPUS CHRISTI | TEXAS





ACTUAL SITE - 8.6.26

Property: Dutch Bros GL

Address: 6218 Saratoga Blvd
Corpus Christi, TX 78414

List Price: \$3,028,037

NOI: \$162,000

Cap Rate: 5.35%

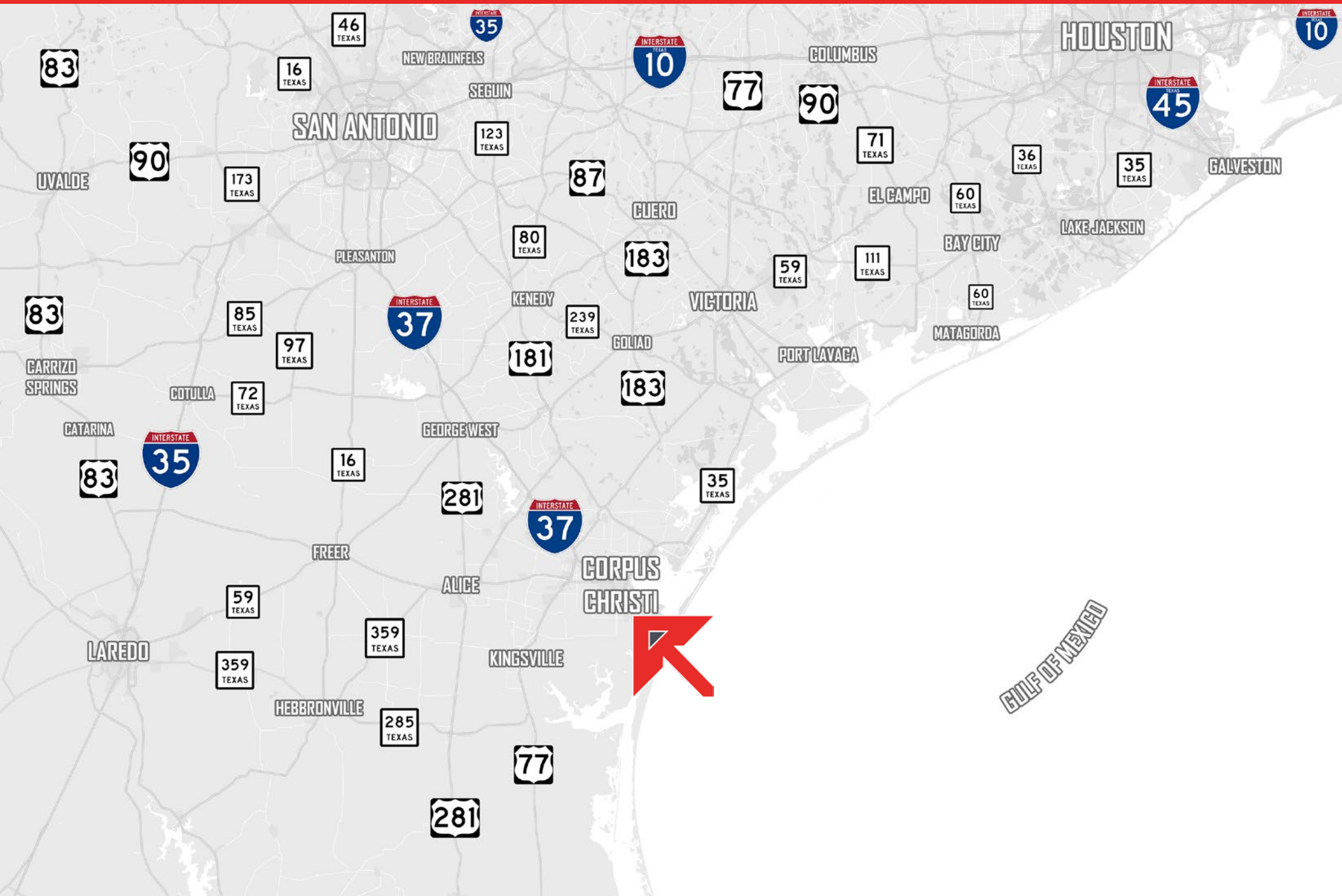
Lease Term: 15 Years

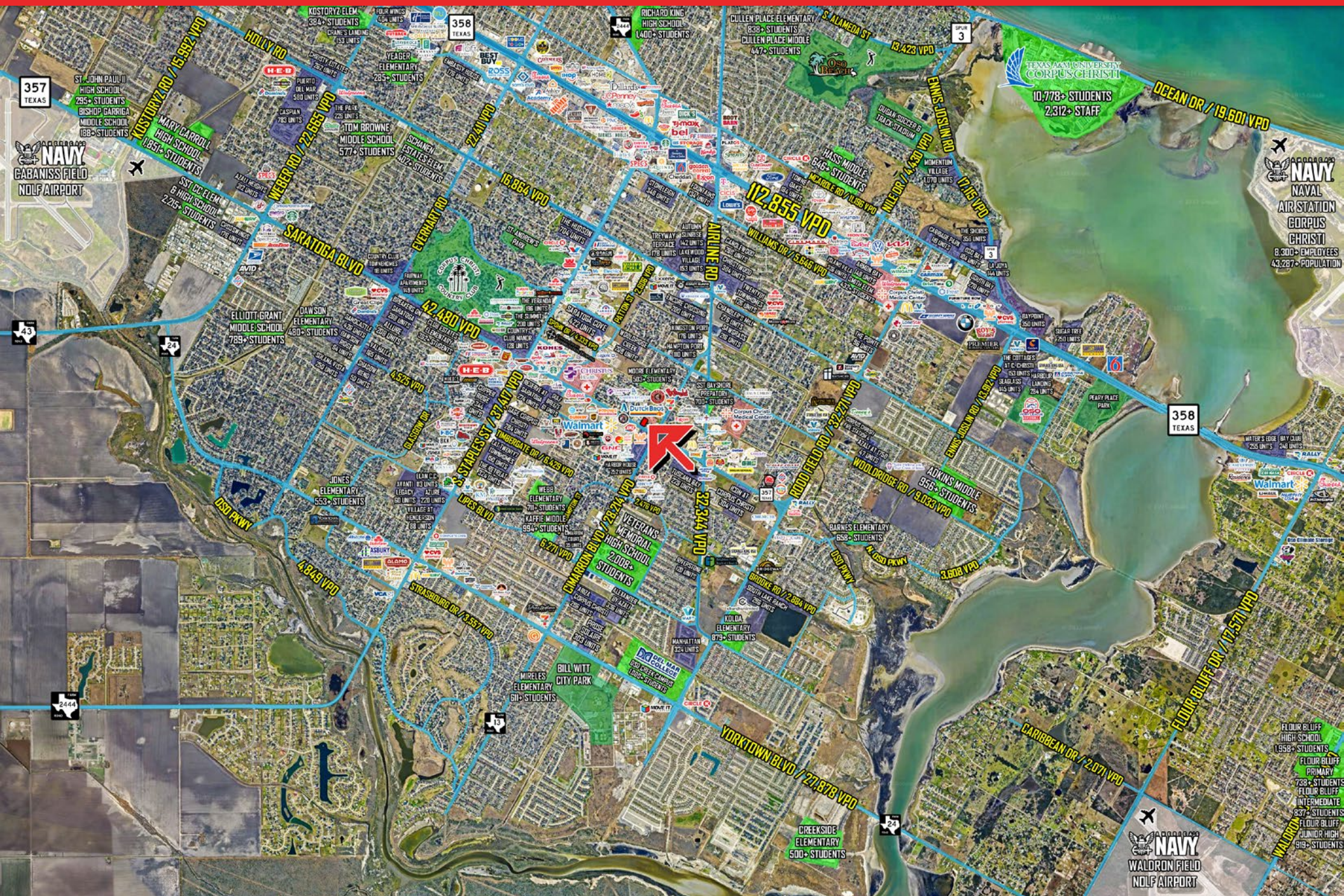
Lease Start: October 2026

Lease Expiration: October 2041

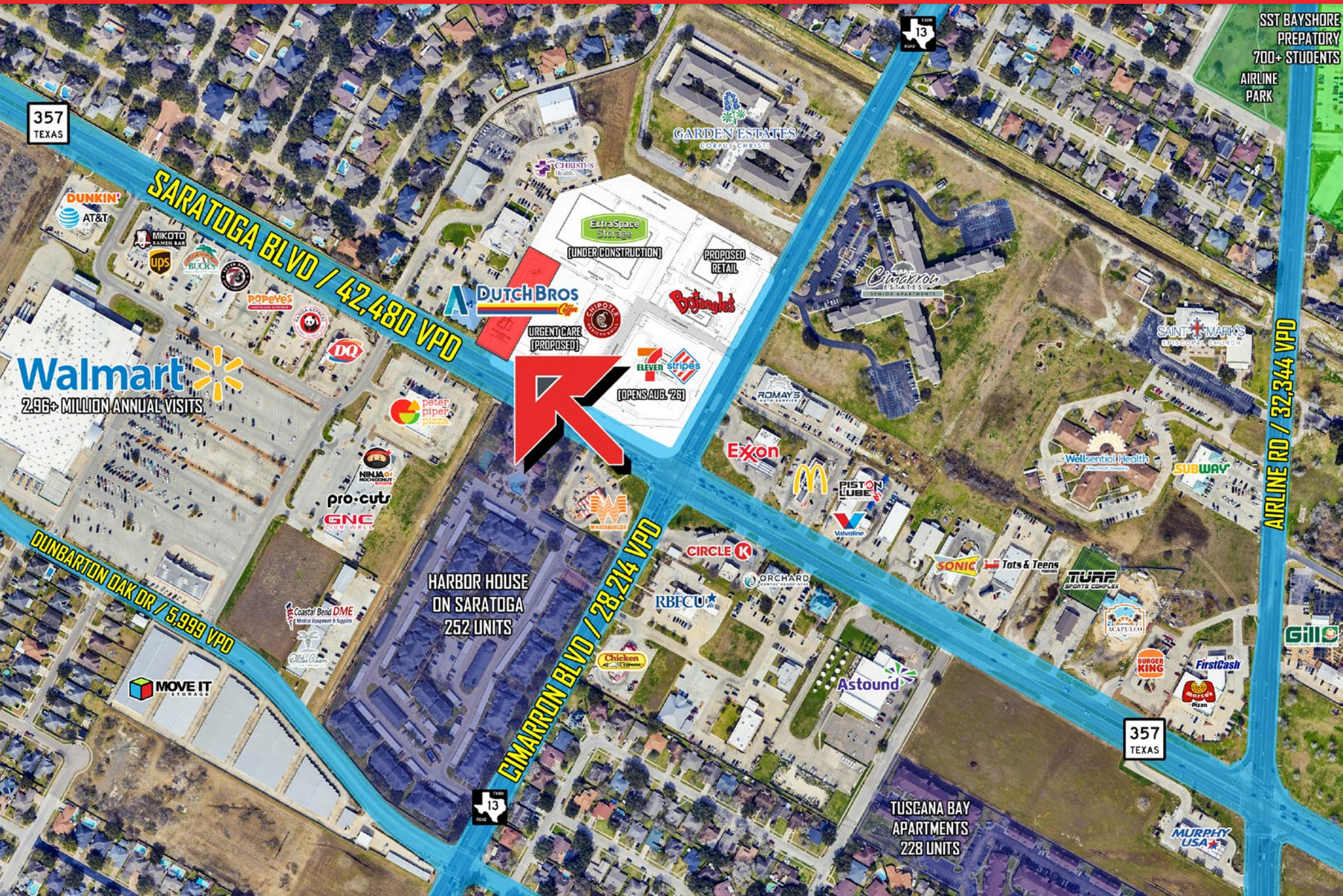
- Brand-New 15 Year Absolute NNN Ground Lease – Stable Cash Flow Asset – Zero Landlord Responsibilities – Three (5-Year) Options to Renew
- 10% Rental Increases Every 5 Years Throughout the Initial Term and Option Periods, Providing a Strong Hedge Against Inflation
- Dutch Bros is the Second-Largest Drive-Thru Coffee Chain in the US with More Than 1,200 Locations and Growing at Roughly 200 Stores Per Year
- Fastest Growing Coffee Chain in the US with a \$9.57 Billion Market Cap and \$1.64 Billion in Revenue in 2025, a 27.9% Increase from 2024 – Projecting \$2.1 Billion in Revenue for 2026
- Same Store Sales Growth is up 8.3% with a Strong Average Unit Volume Exceeding \$2.2 Million
- Brand New Construction, Pride of Ownership Asset Featuring Dutch Bros' Latest Prototype – a Modern and Aesthetically Pleasing Property
- Located in the Primary Retail Corridor Servicing South Side, the Most Affluent Area in Corpus
- Situated on a Highly Functional 0.74-Acre Parcel Containing 13 Parking Spaces & a Massive Double Drive-Thru with a 24 Car-Stack, Providing Dutch Bros with the Ability to Effectively and Conveniently Handle High Customer Volume

- High Traffic Location with Excellent Access and Visibility to Over 70,000 Vehicles Per Day at the Signalized Intersection of Saratoga Boulevard and Cimarron Boulevard
- Densely Populated Location with Excellent Demographics – More Than 178,000 People Living Within a 5-Mile Radius of the Property with Average Household Income Exceeding \$105,000 Annually
- High Barrier to Entry Trade Area – Part of a 9-Acre Redevelopment of a Former Hospital Campus with Co-Tenants Including 7-Eleven/Stripes, Chipotle, Bojangles and Extra Space Storage – Extremely High Dirt Price Here – Contact Listing Broker for More Details
- Located Directly Across from a High-Volume Walmart Supercenter Doing \$156 Million in Sales (Top 14% in US Per Placer.ai) That Has Seen More Than 2.96 Million Visits During the Last Calendar Year, Bringing Daily-Needs Consumers to the Trade Area
- The HEB Grocery 1 Mile Down the Street is the Top Location in the Corpus MSA and the #5 Location Systemwide with Over \$200 Million in Annual Sales – HEB is a Dominant Regional Grocer with 435 Locations and was Ranked America's Favorite Grocer for the 5th Time in 2025, Beating Notable Brands Such as Trader Joe's, Wegmans and Sprouts
- Approximately 1-Mile from the 158-Bed Christus Spohn Hospital with Over \$1.22 Billion in Total Patient Revenue in 2025 and a Staff Count Exceeding 400 Healthcare Professionals
- Tremendous Multi-Family Density with Over 8,000 Apartment Units Located within a 5-Mile Radius of the Property
- Texas is an Income Tax Free State with a Strong Economy, Providing an Ideal Location for a 1031 Exchange Asset











BROCKHAMPTON PARK

5,999 VPD



Walmart
2.96+ MILLION ANNUAL VISITS

357
TEXAS

357
TEXAS



**URGENT CARE CENTER
(PROPOSED)**

CHRISTUS
Health





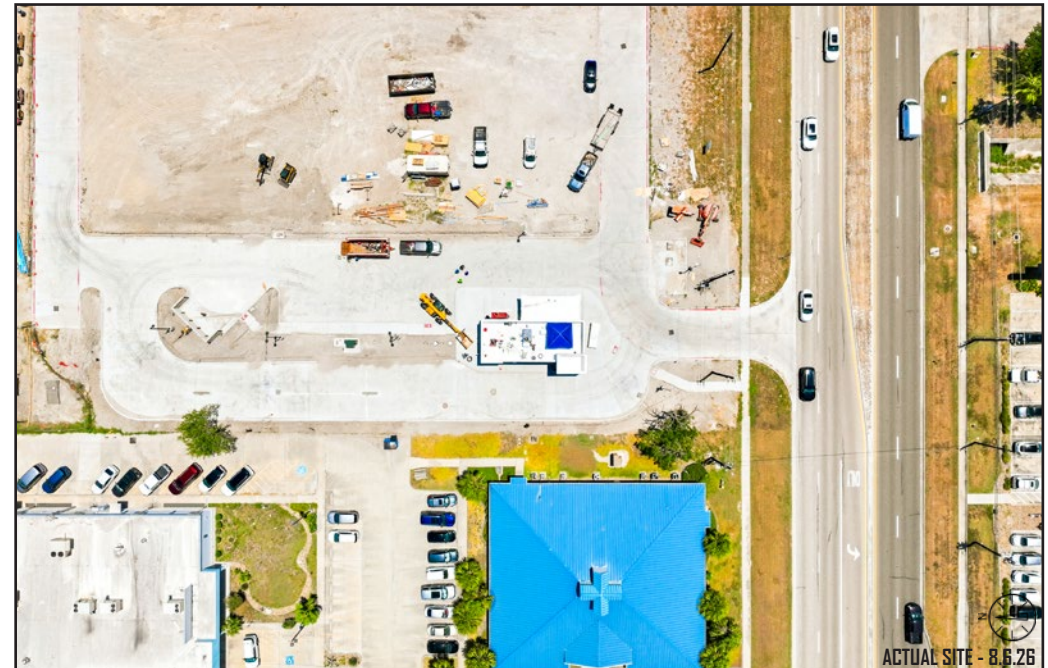


PROPERTY DESCRIPTION

DUTCH BROS GROUND LEASE ▸ CORPUS CHRISTI | TEXAS



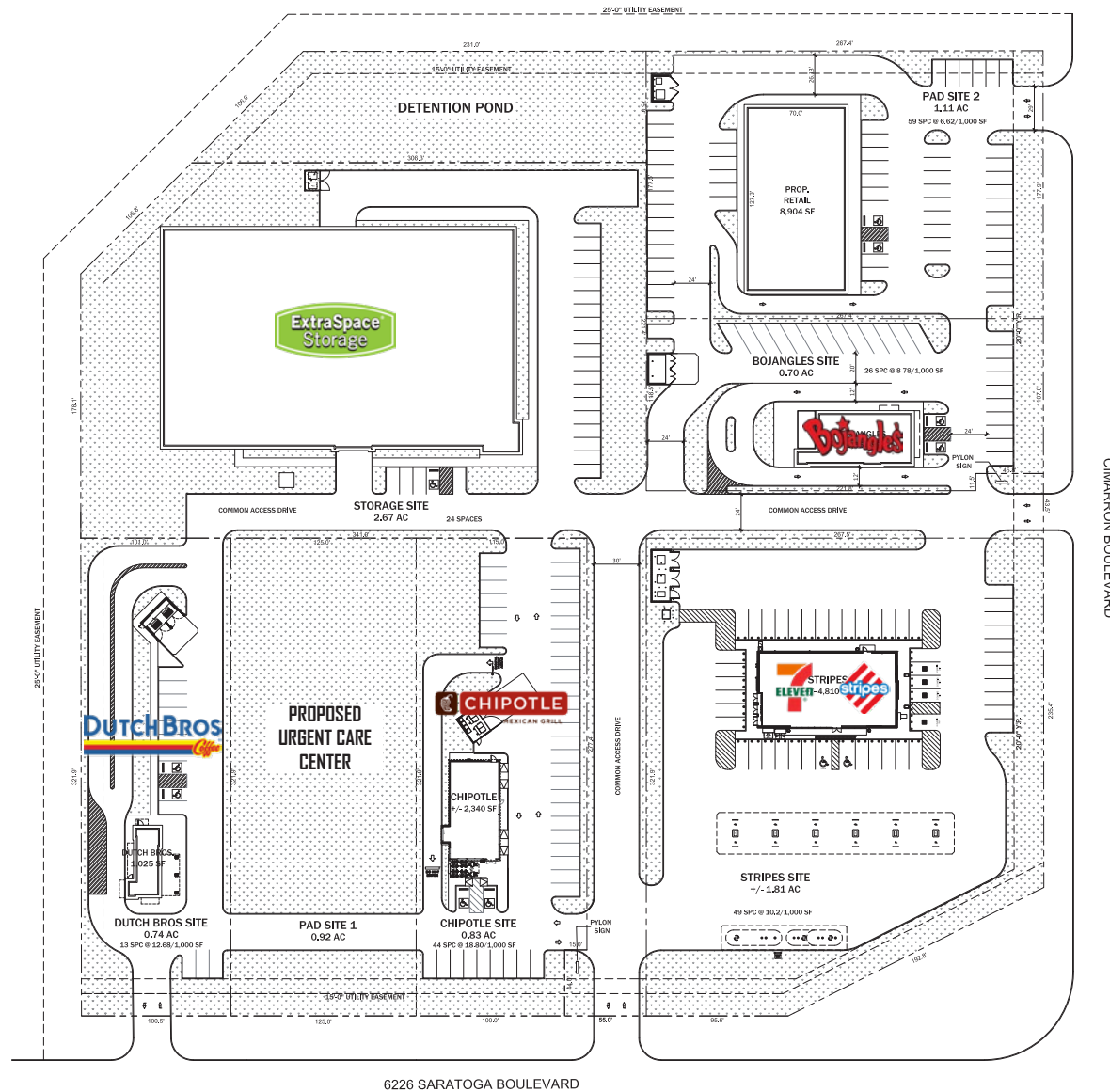
Address:	6218 Saratoga Blvd Corpus Christi, TX 78414
Parcel ID:	0638-0007-0100
Land Size:	Approximately 0.74 Acres
Access:	Via Saratoga Blvd & Cimarron Blvd
Signage:	Monument & Building Signage
Year of Construction:	2026
Building Size:	Approximately 1,025 Square Feet
Parking:	13 Parking Spaces On Site
Drive-Thru:	Yes; 2 Lanes (24-Car Stack)
Drive Areas:	Concrete Pavement, Concrete Curbs
Zoning:	Commercial
Traffic Counts:	Saratoga Blvd (TX-357): 42,480 VPD Cimarron Blvd: 28,214 VPD



Tenant Name:	Boersma Bros, LLC		
Property Location:	6218 Saratoga Blvd Corpus Christi, TX 78414		
Lease Start:	October 2026		
Lease Expiration:	October 2041		
Lease Type:	Absolute NNN Ground Lease		
Landlord Responsibilities:	None		
Base Lease Term:	15 Years		
Renewal Options:	Three (3) Additional (5-Year) Options to Renew		
Rental Increases:	10% Bumps Every 5 Years		
Annual Base Rent:	Years 1-5:	\$162,000.00	
	Years 6-10:	\$178,200.00 (10% Increase)	
	Years 11-15:	\$196,020.00 (10% Increase)	
Annual Option Rent:	Years 16-20:	\$215,622.00 (10% Increase)	
	Years 21-25:	\$237,184.20 (10% Increase)	
	Years 26-30:	\$260,906.62 (10% Increase)	
Estoppel:	Yes; 10 Days		



THIS DRAWING IS FOR PRESENTATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS AND OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY, ARE SUBJECT TO MODIFICATION WITHOUT NOTICE, ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS AND WARRANTIES AS TO THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED (OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED) OR AS TO THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREOF.



01 SITE PLAN - OPT 2
SCALE: 1" = 30'-0"

CD Paragon, PLLC
2618 Rusk Street
Houston, TX 77003

streetwise
RETAIL ADVISORS

COMMERCIAL DEVELOPMENT
NWC SARATOGA @ CIMARRON
July 13, 2026
CORPUS CHRISTI, TX
JOB #23-024



 **1265+**
LOCATIONS
[THROUGHOUT 26 STATES]

 **FOUNDED IN 1992**
HEADQUARTERS IN
GRANTS PASS, OR

 **32,000+**
EMPLOYEES

 DUTCH BROS. COFFEE IS CURRENTLY
THE 2ND **LARGEST** PUBLICLY TRADED
DRIVE-THRU CHAIN

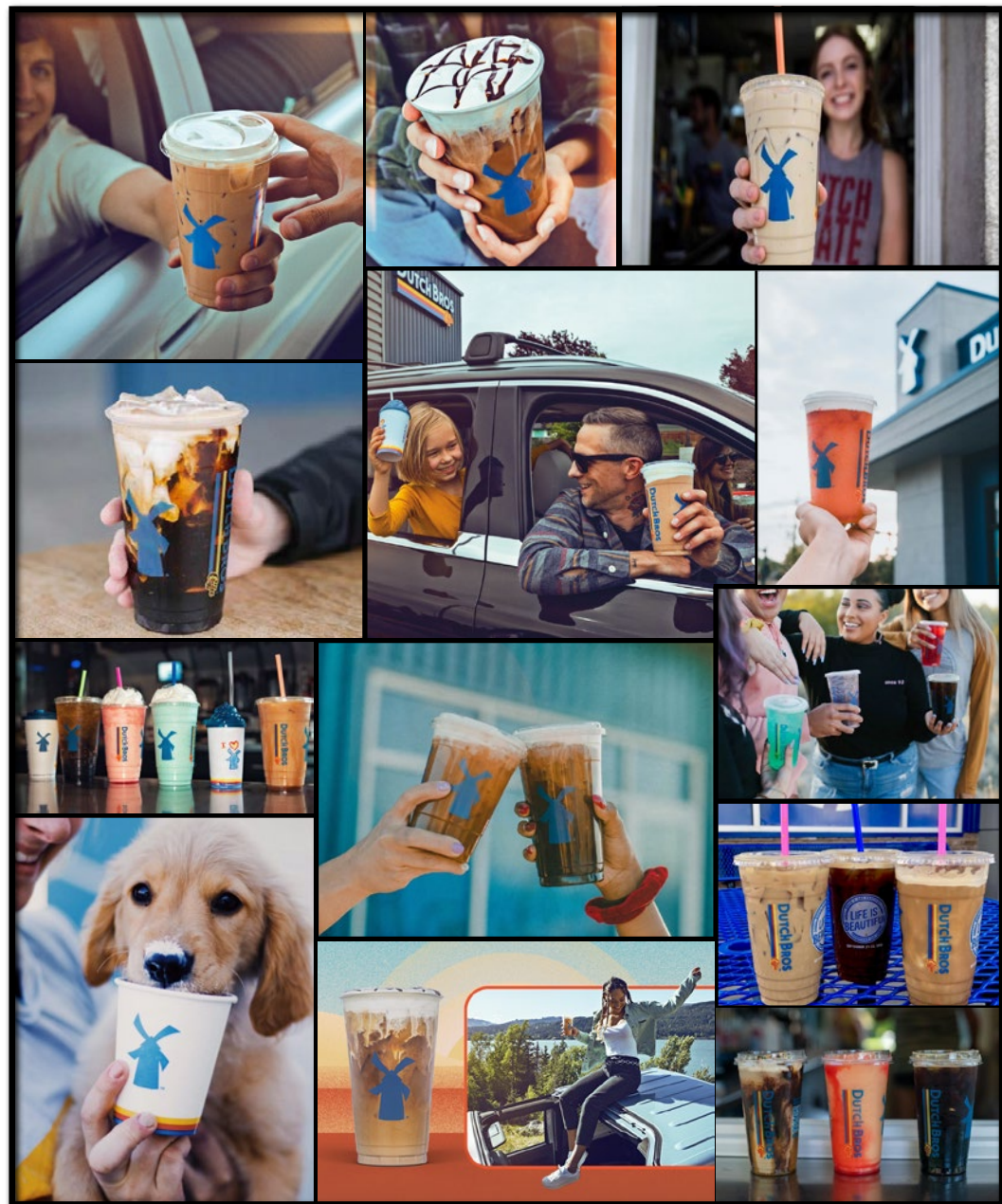
 **\$1.64 BILLION** in REVENUE [2025] which is a
27.9% INCREASE from the year prior
PROJECTING **\$2.1 BILLION** in REVENUE for **2026**

 **SAME STORE SALES GROWTH IS UP 8.3%** with
AVERAGE UNIT VOLUME **EXCEEDING \$2.2 MILLION**

 **GROWING AT ROUGHLY 200 NEW STORES PER YEAR**

 **MOBILE APP**
OVER 15,000,000 USERS
ACCOUNTING FOR
73% of SYSTEM TRANSACTIONS

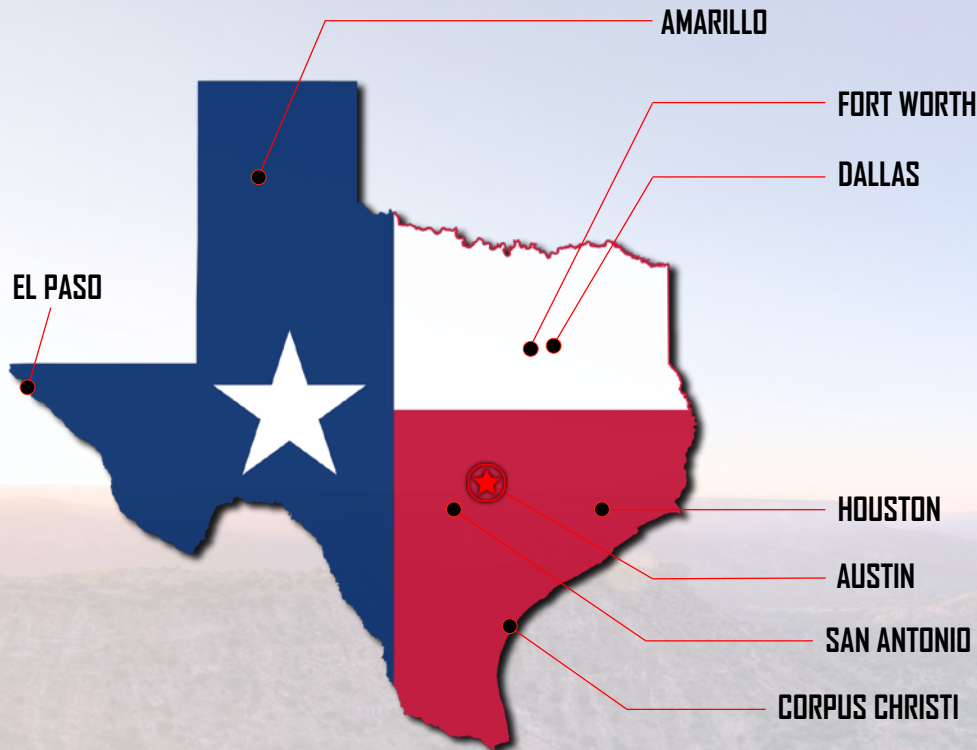
STOCK SYMBOL
[\$BROS]
CURRENT MARKET PRICE
[\$51.33/SHARE]
MARKET CAP
[\$9.9 BILLION]



MARKET OVERVIEW

DUTCH BROS GROUND LEASE ▸ CORPUS CHRISTI | TEXAS





POPULATION
30,976,754+



Fastest growing
strongest & most
resilient economy in
the United States

2nd

LARGEST CIVILIAN
LABOR WORKFORCE IN THE U.S.
15.18+ MILLION WORKERS



TOP STATE FOR
JOB GROWTH

270,000+ JOBS CREATED in the LAST YEAR



OVER 25,000 COMPANIES
HAVE LOCATED OR EXPANDED
FACILITIES IN TEXAS SINCE 2009



ACCOUNTS FOR 10% OF MANUFACTURING
IN THE UNITED STATES EVERY YEAR
LARGEST PRODUCER OF WIND POWER
IN AMERICA, CREATING 3x MORE THAN
THE NEXT CLOSEST STATE

55

FORTUNE 500
COMPANIES
IN TEXAS

**FORTUNE
500**



BY ITSELF, TEXAS WOULD BE THE
10TH LARGEST ECONOMY
IN THE ENTIRE WORLD
& IS THE 2ND LARGEST IN THE U.S.



NO STATE INCOME TAX
MAKING IT AN IDEAL LOCATION
FOR A 1031 EXCHANGE ASSET



1ST RANKED
"BEST STATE FOR BUSINESS"
BY FORBES MAGAZINE

CITY POPULATION: **316,833+**
8th LARGEST CITY IN TEXAS
62nd LARGEST CITY IN THE UNITED STATES

MSA POPULATION: **451,191+**
8th LARGEST MSA IN TEXAS
121st LARGEST MSA IN THE UNITED STATES

+3.8% CITY POPULATION GROWTH [SINCE 2010 CENSUS]
+5.37% MSA POPULATION GROWTH [SINCE 2010 CENSUS]

10.6+ MILLION
 VISITORS EVERY YEAR
 GENERATING AN EST.
 ECONOMIC IMPACT
 OF OVER \$1.5 BILLION
 FOR THE REGION

1 COMMERCIAL AIRPORT
1 MILITARY AIRPORT
2 INTERSTATE HIGHWAYS
3 COMMERCIAL RAILWAY PORTS
28 COMMUTER TRANSPORT ROUTES
 [ANNUAL RIDERSHIP: 5,367,081]

ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS, THE **PORT OF CORPUS CHRISTI** IS THE **3RD LARGEST PORT** IN THE UNITED STATES BY TONNAGE SHIPPED & **2ND LARGEST** EXPORTER OF CRUDE OIL



- **#7** HARDEST WORKING CITY IN AMERICA [WALLETHUB 2020]
- **#13** BEST WORK-LIFE BALANCE IN U.S. [SMARTASSET 2019]
- **#14** CITY WHERE MILLENNIALS ARE BUYING HOMES [SMARTASSET 2020]

UNIVERSITIES



12,000+ STUDENTS
 [UNDERGRAD]

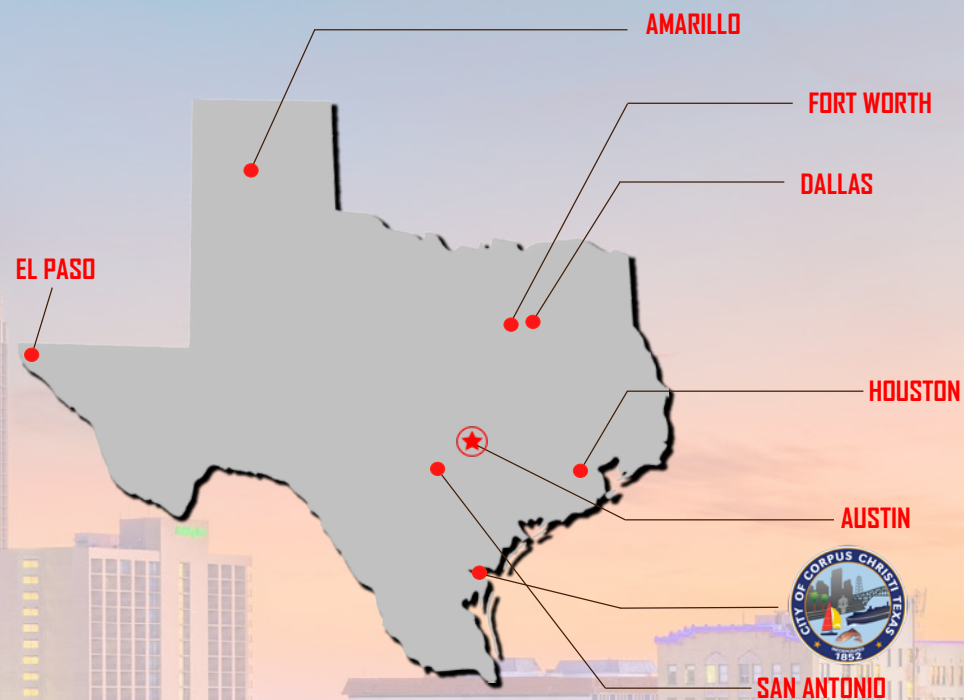


11,700+ STUDENTS
 [UNDERGRAD]



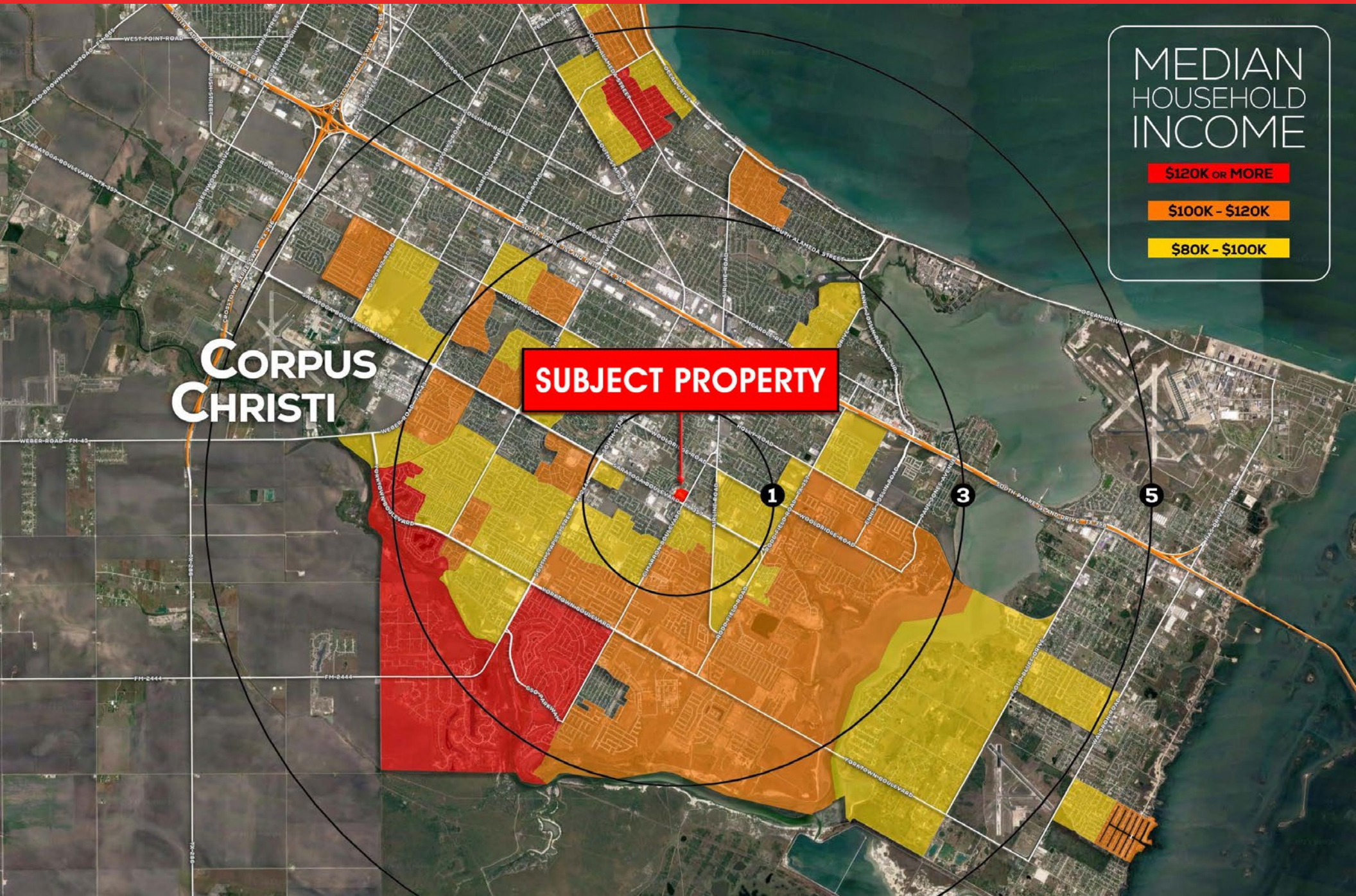
TEXAS A&M
 UNIVERSITY
 KINGSVILLE

6,881+ STUDENTS
 [TOTAL]



6218 Saratoga Blvd Corpus Christi, TX 78414	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	16,351	115,981	178,724
2031 Projected Population	15,923	116,384	177,055
2020 Census Population	17,892	114,238	181,119
2010 Census Population	14,135	97,114	164,129
2026 Median Age	35.3	35.0	35.6
Households			
2026 Estimated Households	7,054	45,654	69,869
2031 Projected Households	6,895	45,735	69,260
2020 Census Households	7,309	44,264	69,065
2010 Census Households	5,891	37,700	62,285
Race and Ethnicity			
2026 Estimated White	52.3%	51.4%	52.3%
2026 Estimated Black or African American	5.6%	5.6%	5.4%
2026 Estimated Asian or Pacific Islander	5.6%	5.2%	4.2%
2026 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
2026 Estimated Other Races	35.7%	37.0%	37.3%
2026 Estimated Hispanic	55.5%	58.5%	60.3%
Income			
2026 Estimated Average Household Income	\$104,022	\$107,425	\$105,936
2026 Estimated Median Household Income	\$83,401	\$86,107	\$82,882
2026 Estimated Per Capita Income	\$45,187	\$42,401	\$41,548
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	3.1%	3.3%	4.2%
2026 Estimated Some High School (Grade Level 9 to 11)	3.8%	4.7%	5.4%
2026 Estimated High School Graduate	22.7%	23.8%	26.2%
2026 Estimated Some College	25.5%	23.8%	23.8%
2026 Estimated Associates Degree Only	11.1%	11.6%	10.1%
2026 Estimated Bachelors Degree Only	23.0%	21.7%	19.8%
2026 Estimated Graduate Degree	10.9%	11.2%	10.4%
Business			
2026 Estimated Total Businesses	576	3,138	4,924
2026 Estimated Total Employees	5,351	22,747	35,037
2026 Estimated Employee Population per Business	9.3	7.2	7.1
2026 Estimated Residential Population per Business	28.4	37.0	36.3







Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of considering the purchase of the Dutch Bros Ground Lease located at 6218 Saratoga Blvd (the "Property") and is not to be used for any other purposes. This information should not, under any circumstances, be made available or disclosed to any third party without the express written consent of Real Capital Investments or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. Real Capital Investments nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Memorandum may include certain statements and estimates by Real Capital Investments with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Real Capital Investments and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase and Sale Agreement between it and Owner. The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Real Capital Investments, nor any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase and Sale Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner and Real Capital Investments from any liability with respect hereto.

CONTACTS

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