

OFFERING MEMORANDUM

Dutch Bros Coffee Ground Lease

Marysville, CA



FIRST STREET
BROKERAGE
SONOMA | CA





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Property Highlights

Overview & Pricing

Tenant Information

Site Plan

Aerials

About the Area

Demographics

Fisher James Corp. & First Street Brokerage ("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.



Signalized Hard Corner

Adjacent to CA-70 On/Off Ramps (60,500 ADT)



Across from Walmart Supercenter & Costco

within Marysville's Main Retail Corridor



2 Miles from Yuba College & 10 Miles from Beale Air Force Base

- New 15-Year Corporate Absolute NNN Ground Lease to Dutch Bros Coffee (NYSE: BROS)
 - 10% Rent Increases Every 5 Years and at Options
 - Zero Landlord Responsibilities
- Brand New 2026 Construction with a Double Drive-Thru Component
- 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
- Convenient Access to CA State Route 70 On/Off Ramps – 60,500 ADT
- Situated at a Signalized Hard Corner with Multiple Access Points from N Beal Road (22,869 ADT) and Prominent Monument Signage
 - Alongside Taco Bell, Peach City Inn, & Comfort Suites
- Across from a Walmart Supercenter–Anchored Center and a New Costco–Anchored Center
 - Additional Tenants include FoodMaxx, Chipotle, Burger King, Popeyes, ARCO, Wendy's, & Others
 - New North Beale Commons Retail Development Under Construction Next to Walmart to Include Panda Express, Car Wash, & More



- 1.5 Miles from Adventist Health and Rideout Hospital – 2,100 Employees
- 2 Miles from Yuba College's 160-Acre Campus – 6,000+ Students
- Population of 125,570 within 5 Miles and 1.24% Annual Population Growth Rate within 1 Mile
- Marysville Serves as the Primary Gateway to Yuba County
 - Area Benefits from Growth Throughout the Greater Sacramento Region
- Yuba and Sutter Counties Have Ranked Among the Fastest-Growing Counties in California in Recent Years
 - Increasing Demand for Shopping and Food Centers as Yuba County has Added an Average of 400 Homes per Year for the Last 6 Years



\$3,300,000

5.00% CAP RATE

[View on Map ↗](#)

ANNUAL RENT			
Year		Annual Rent	Return
Years 1-5		\$165,000	5.00%
Years 6-10		\$181,500	5.50%
Years 11-15		\$199,650	6.05%
Years 16-20	(Option 1)	\$219,615	6.66%
Years 21-25	(Option 2)	\$241,577	7.32%
Years 26-30	(Option 3)	\$265,734	8.05%
Years 31-35	(Option 4)	\$292,308	8.86%

	LOCATION	1080 N Beale Rd, Marysville, CA 95901
	LOT SIZE	±0.85 acres or ±37,115 square feet
	IMPROVEMENTS	±986 square foot retail building for Dutch Bros Coffee with a double drive-thru component <i>The improvements are owned by the tenant; the improvements are not for sale</i>
	YEAR BUILT	2026
	PARKING	±11 parking spaces
	TENANT	Boersma Bros, LLC
	GROUND LEASE TERM	15 years
	RENT COMMENCEMENT	August 27, 2026
	INITIAL ANNUAL RENT	\$165,000
	RENTAL INCREASES	10% every five years
	RENEWAL OPTIONS	Four (4) 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; 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 fifteen (15) 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

*Tenant shall not be responsible for any second such increase in Real Estate Taxes due to such a change in ownership occurring during the three consecutive year period.

following the first such change in ownership. Following the expiration of such three consecutive year period, the foregoing procedure should then be applicable again should ownership change more than once in any three consecutive year period.

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.

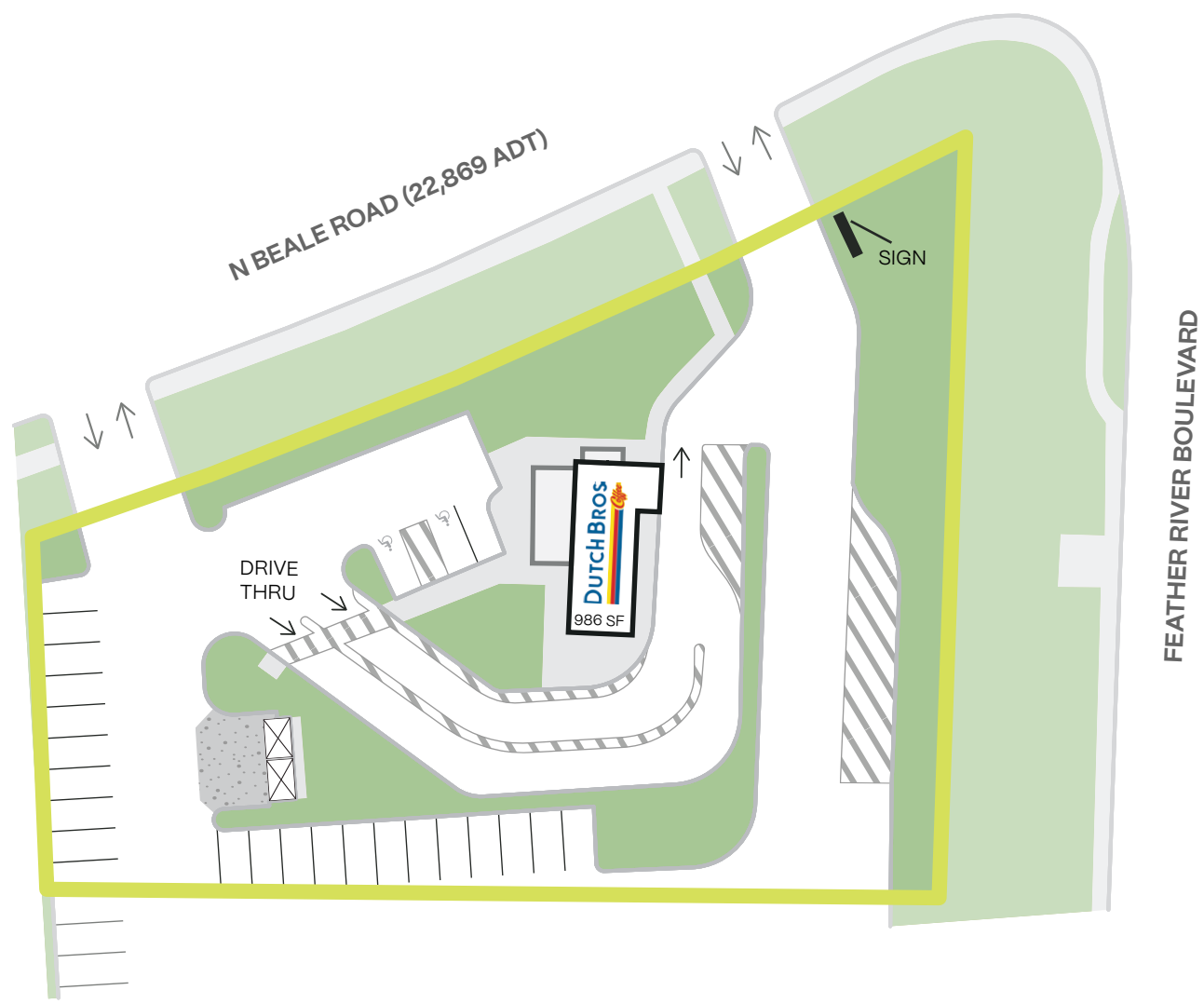
Launched in August 2024, Dutch Bros' mobile order and pay system is expected to drive significant transaction growth going forward. It now accounts for approximately 10% of transactions and is especially popular among loyalty members. The company is also focusing on expanding their food offering (8 new 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 June 2026, it has a market capitalization of \$10.11 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.



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.





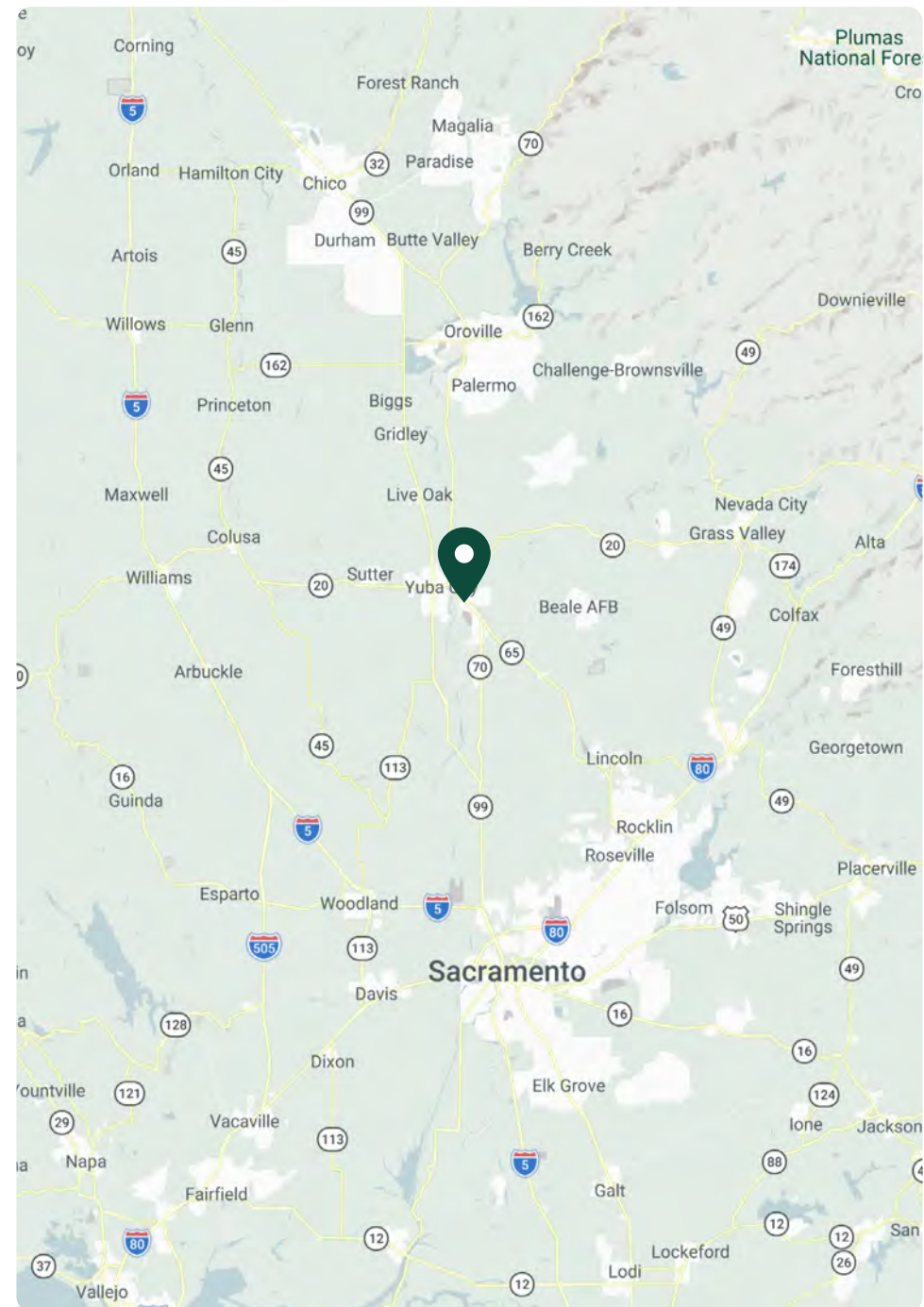


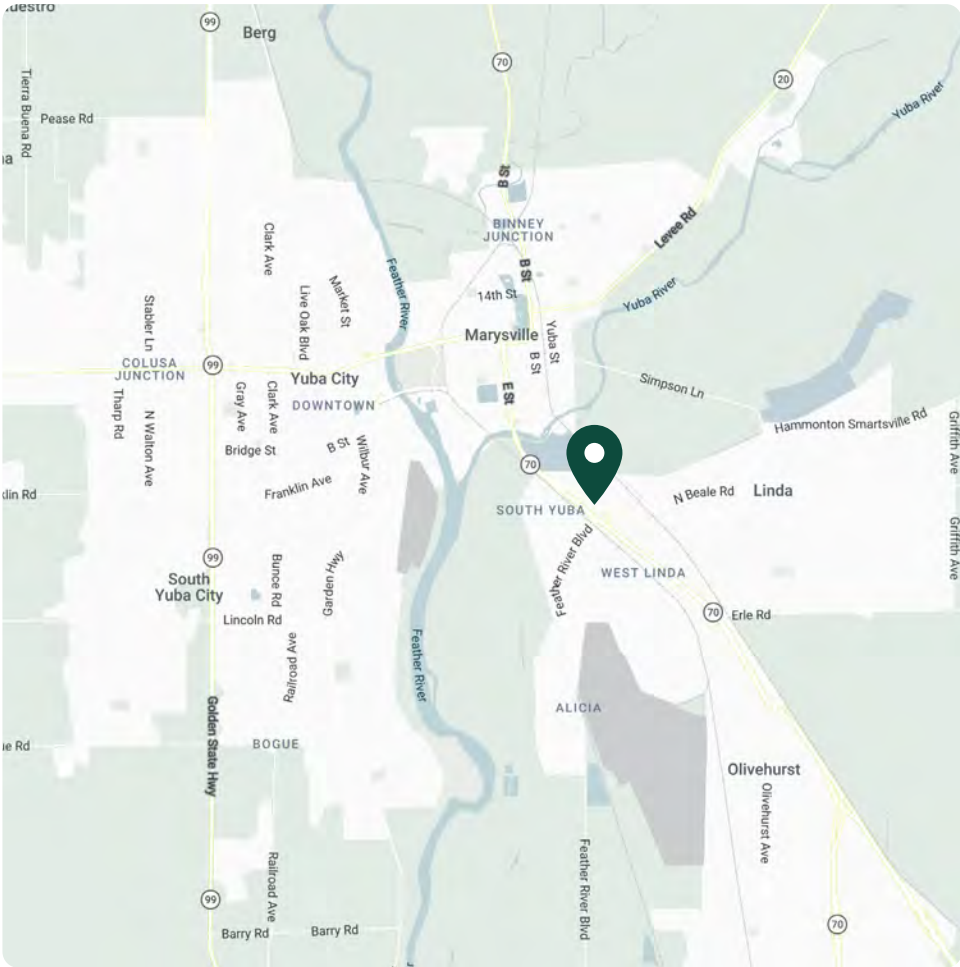
Marysville, California is the county seat of Yuba County and a key commercial and governmental center for the broader Yuba–Sutter region in Northern California. Located in the historic Gold Country region approximately 40 miles north of Sacramento, Marysville maintains a distinctive small-city character while benefiting from continued population growth, rising household incomes, and expanding development activity. Positioned adjacent to Yuba City in neighboring Sutter County, the two counties function as an interconnected economic and residential hub with a combined population of approximately 188,000.

Marysville serves as a primary gateway to Yuba County and a major commercial corridor north of the Sacramento metro area. The region benefits from proximity to Sacramento while offering a more affordable alternative to many Northern California urban markets, attracting residents and businesses seeking lower housing costs and accessibility. Continued residential development, new housing permits, and infrastructure investment throughout the Yuba–Sutter area are supporting sustained population and economic growth.

Yuba and Sutter Counties have ranked among the fastest-growing counties in California in recent years, driving increasing retail demand and business expansion throughout the region. Growth across the market has supported continued investment in housing, healthcare, retail, and service-oriented development. Marysville also benefits from connectivity to regional agricultural production, logistics corridors, and nearby military installations, contributing to a diversified local economy.

As part of the Greater Sacramento region, Marysville benefits from the broader economic strength and infrastructure investment occurring throughout Northern California. California remains one of the world's largest economies, with a 2025 GDP of approximately \$4.25 trillion, driven by technology, agriculture, manufacturing, logistics, healthcare, and innovation. Marysville's combination of affordability, regional accessibility, and expanding residential and commercial growth continues to position the city as an increasingly important market north of Sacramento.





The subject property is strategically positioned at the signalized hard corner of North Beale Road (22,869 ADT) and Feather River Boulevard, immediately adjacent to the on/off ramps of CA-70 (60,500 ADT), providing exceptional visibility and access. The property sits adjacent to Taco Bell, Comfort Suites, and Peach City Inn. Directly across the intersection is a Walmart Supercenter-anchored shopping center featuring Burger King, Popeyes, and ARCO, along with a newly developed Costco-anchored project that includes FoodMaxx, Chipotle, Wendy's, Pizza Hut, and Costco Gas. Also nearby is a Dollar Tree-anchored center with Domino's and O'Reilly Auto Parts. Further strengthening the corridor, the new 5-acre North Beale Commons shopping center is currently under construction adjacent to Walmart and is expected to include Panda Express, a car wash, and additional retail tenants.

The property benefits from proximity to key healthcare and educational institutions. Adventist Health and Rideout, located less than 1.5 miles away, is a full-service acute care hospital and Level III Trauma Center employing more than 2,100 caregivers and serving the broader Yuba-Sutter region. Nearby Yuba College serves more than 6,000 students across a wide range of academic and vocational programs from its 160-acre campus comprising 23 buildings. The property is also located just under 3 miles from Yuba County Airport (MYV), which provides general aviation access throughout the surrounding multi-county region. Additional area traffic generators include the Caltrans District 3 maintenance facility, MMX Racing off-road venue, the Yuba County Packard Avenue complex, Peach Tree Golf & Country Club, Cedar Lane Elementary School, and Edgewater Elementary School.

Just over 10 miles east of the site is Beale Air Force Base, a 23,000-acre military installation originally established in 1942 as Camp Beale and home to approximately 4,000 military personnel, serving as a major regional employment and economic driver. The property additionally benefits from convenient access to the urban centers of Marysville and Yuba City, located approximately 1.5 miles and 3 miles away, respectively, further enhancing connectivity to the broader Yuba-Sutter market.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Feather River Center	4M Annual Visits
Costco	2M Annual Visits
FoodMaxx	693,000 Annual Visits
Wendy's	433,400 Annual Visits, Top 3% Nationwide
Walmart	2.9M Annual Visits, Top 13% Nationwide
Mcdonald's	1.2M Annual Visits, Top 1% Nationwide
Taco Bell	350,800 Annual Visits, Top 8% Nationwide

125,570



2025 Total Population

\$418,552



Average Home Value

\$92,348



Average Household Income

📍 1080 N Beale Rd, Marysville, CA 95901



Population Summary	1 Mile	3 Miles	5 Miles
2020 Total Population	6,186	66,730	124,242
2025 Total Population	6,523	67,678	125,570
2030 Total Population	6,936	69,551	128,131
2025-2030 Annual Growth Rate	1.24%	0.55%	0.40%
Household Summary			
2025 Average Household Income	\$68,386	\$83,915	\$92,348
2025 Average Home Value	\$287,986	\$386,870	\$418,552
2025 Total Households	2,091	22,673	41,584
2030 Total Households	2,245	23,465	42,696
2025-2030 Annual Growth Rate	1.43%	0.69%	0.53%

Major Employers in Yuba & Sutter Counties

Beale Air Force Base	Adventist Health & Rideout
Yuba City Unified School District	Yuba College (Marysville Campus)
Marysville Joint Unified School District	Caltrans
Sutter County	Hard Rock Hotel & Casino (Sacramento at Fire Mountain)
Yuba County	Walmart
Legend Transportation, Inc.	Sutter North Yuba City
Sunsweet Growers Inc.	Sysco Scaramento, Inc.
City of Yuba City	Rush Personnel



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