

# Dutch Bros Coffee

Altamonte Springs, FL (Orlando MSA)



[▶ View Property Video](#)



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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 181+  
Locations in 2026

- 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.
  - 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
- 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





 <b>LOCATION</b>	425 W State Rd 436, Altamonte Springs, FL 32714
 <b>LOT SIZE</b>	Approximately 0.814 acres or 35,463 square feet.
 <b>PARKING</b>	There is ample parking available on site.
 <b>IMPROVEMENTS</b>	A 1,045 square-foot retail building for <b>Dutch Bros Coffee</b> featuring a double drive-thru component.
 <b>LEASE</b>	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.
 <b>FINANCING</b>	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**

**\$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.

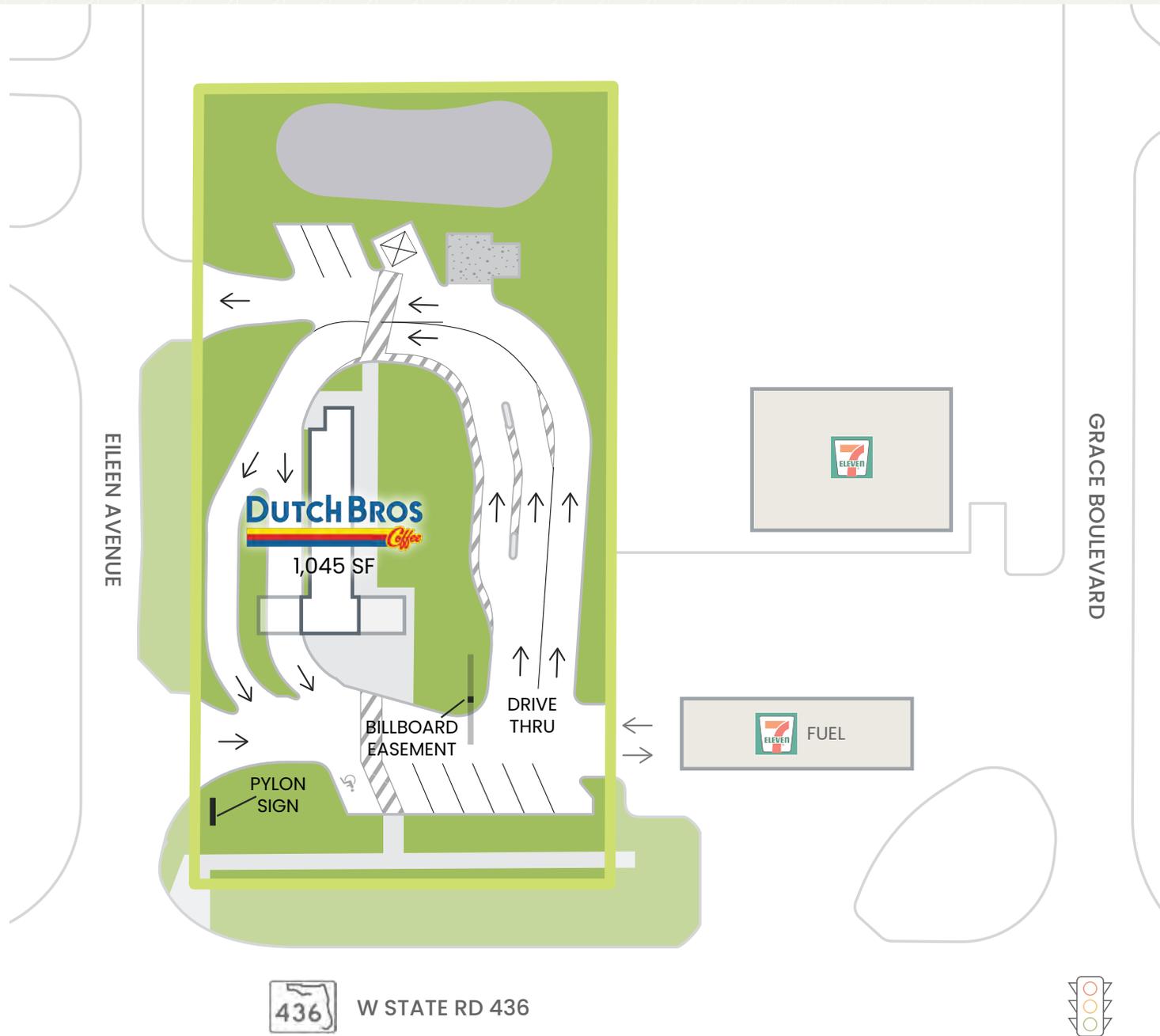
Dutch Bros Coffee underwent its IPO on September 15, 2021, and as of February 2026, it has a market capitalization of \$8.75 billion. Reported annual revenue for 2025 was \$1.64 billion, a 28% increase from 2024; and net income of \$117.4 million, up from \$66.5 million in 2024.

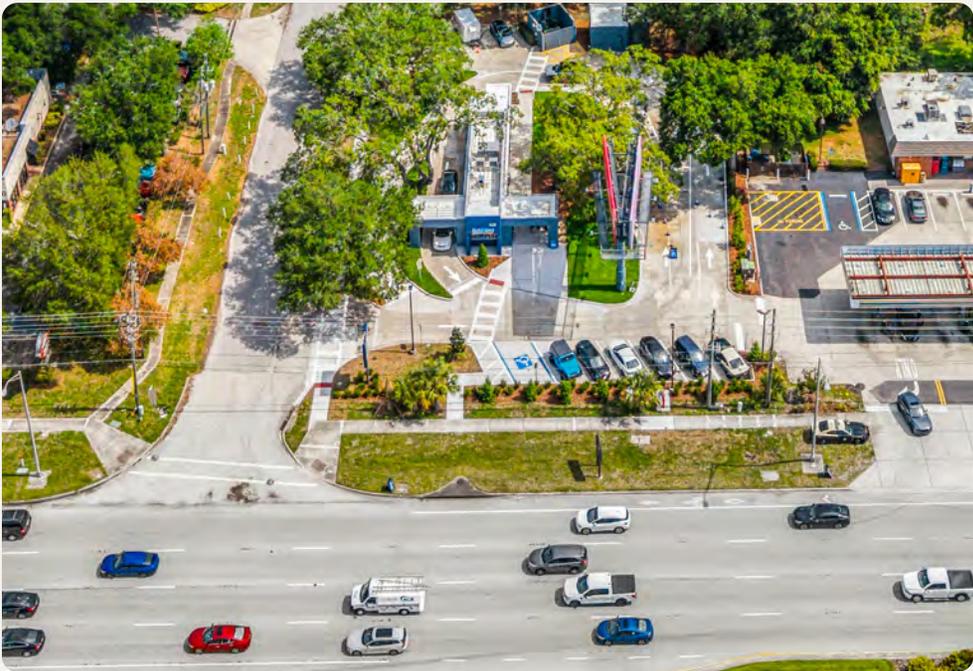
**Boersma Bros, LLC**, the lease entity, is a subsidiary of **Dutch Mafia, Inc.**, the corporate entity for Dutch Bros Coffee.



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.**







Downtown Orlando (~9 Miles)

INTERSTATE 4  
(137,500 AADT)

Maitland Center Office Park (~400 Acres)

Maitland Summit Commercial Park

LEE ROAD SHOPPING CENTER

Walmart Neighborhood Market

Planet Fitness

DOLLAR TREE

Walmart Supercenter

Publix

ALDI

GATEWAY CROSSINGS PLAZA

Publix

Great Clips

tropical CAFE

Pizza Hut

Jockey

TJ

Advent Health

Corporate Headquarters

WINTER PARK VILLAGE

Publix

REI

REGAL ULTRA

Office Center

J.P.S.A. BANK

CENTER OF WINTER PARK

Marshalls

ROSS Dress For Less

HomeGoods

Office DEPOT

Michael's

petco

LAIFITNESS

LAND ROVER

MINI

HOMWOOD SUITES

Hilton

HEALTH GENESIS CLUBS

COURTYARD

BY MARRIOTT

extended STAY AMERICA

Staples

Quality INN & SUITES

FIFTH THIRD

Olive Garden

ITALIAN KITCHEN

REGIONS

CHIPOTLE MEXICAN GRILL

Dutch Bros Coffee

LA Z BOY

Just life comfortably.

HUDSON'S

FURNITURE + MATTRESS

POPEYES

KOBE

ICHIBAN JAPANESE STEAKHOUSE

#1 in FL

FAMILY DOLLAR

Domino's

W State Rd 436 (53,975 AADT)

436

IMECA

LUMBER & HARDWARE

IMECA.COM

firestone

COMPLETE AUTO CARE

el CARWASH

7 ELEVEN

Checkers

LESLIE'S SWIMMING POOL SUPPLIES.

Little Caesars

Batteries metro

Bulbs

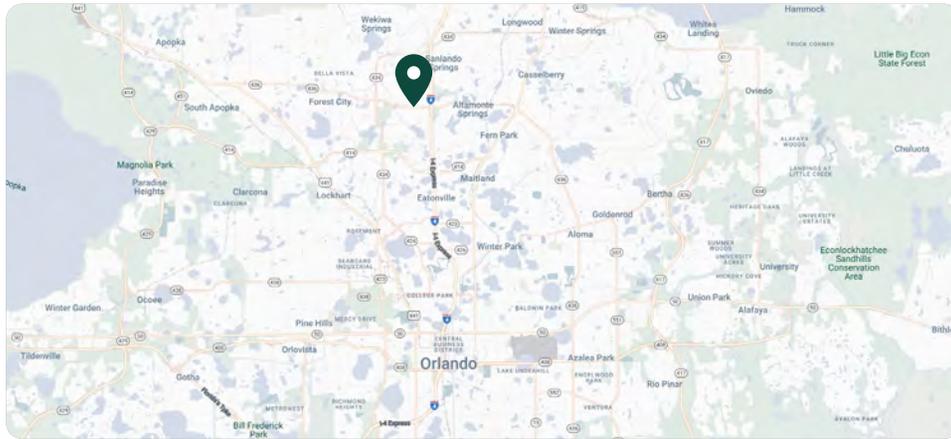
O'Reilly

AUTO PARTS

TIRE KINGDOM

A MAVIS COMPANY





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

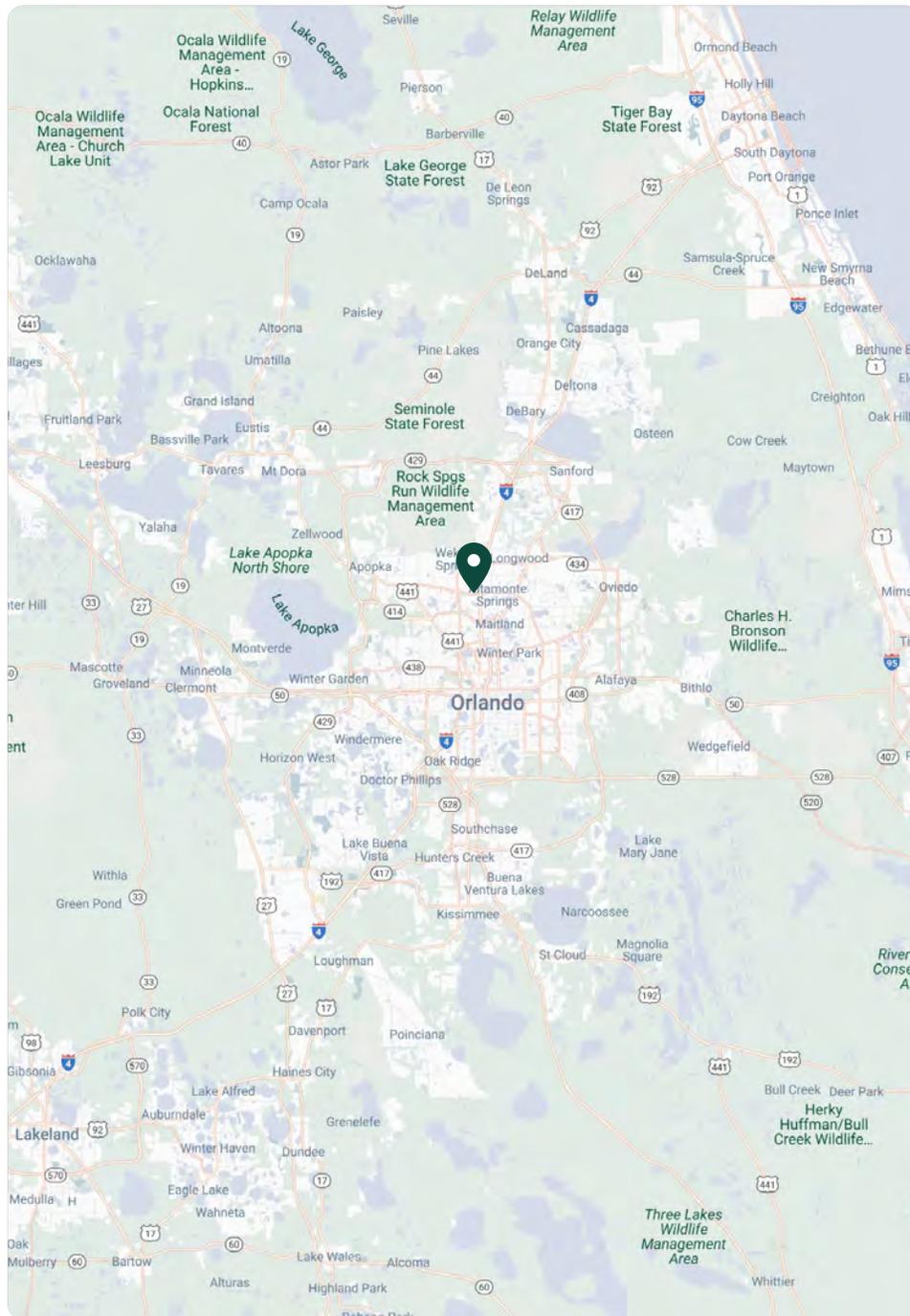
The subject property benefits from an excellent location with prominent signage within one of Central Florida's strongest retail trade areas. It is ideally situated with excellent access and visibility on West State Road 436 (53,975 AADT) approximately half a mile from Interstate 4 (137,500 AADT), which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