

Actual Site  
Photo Taken 4/23/2026



Clemson, SC

# Dutch Bros

15-Year Absolute NNN Corporate Ground Lease (NYSE: BROS) | Clemson University Market  
Frontage on U.S. 123 (Tiger Blvd) | 3,723 SF Building with Double Drive-Thru



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with Scott Reid & ParaSell, Inc.  
A Licensed South Carolina Broker #23763



**CP PARTNERS**  
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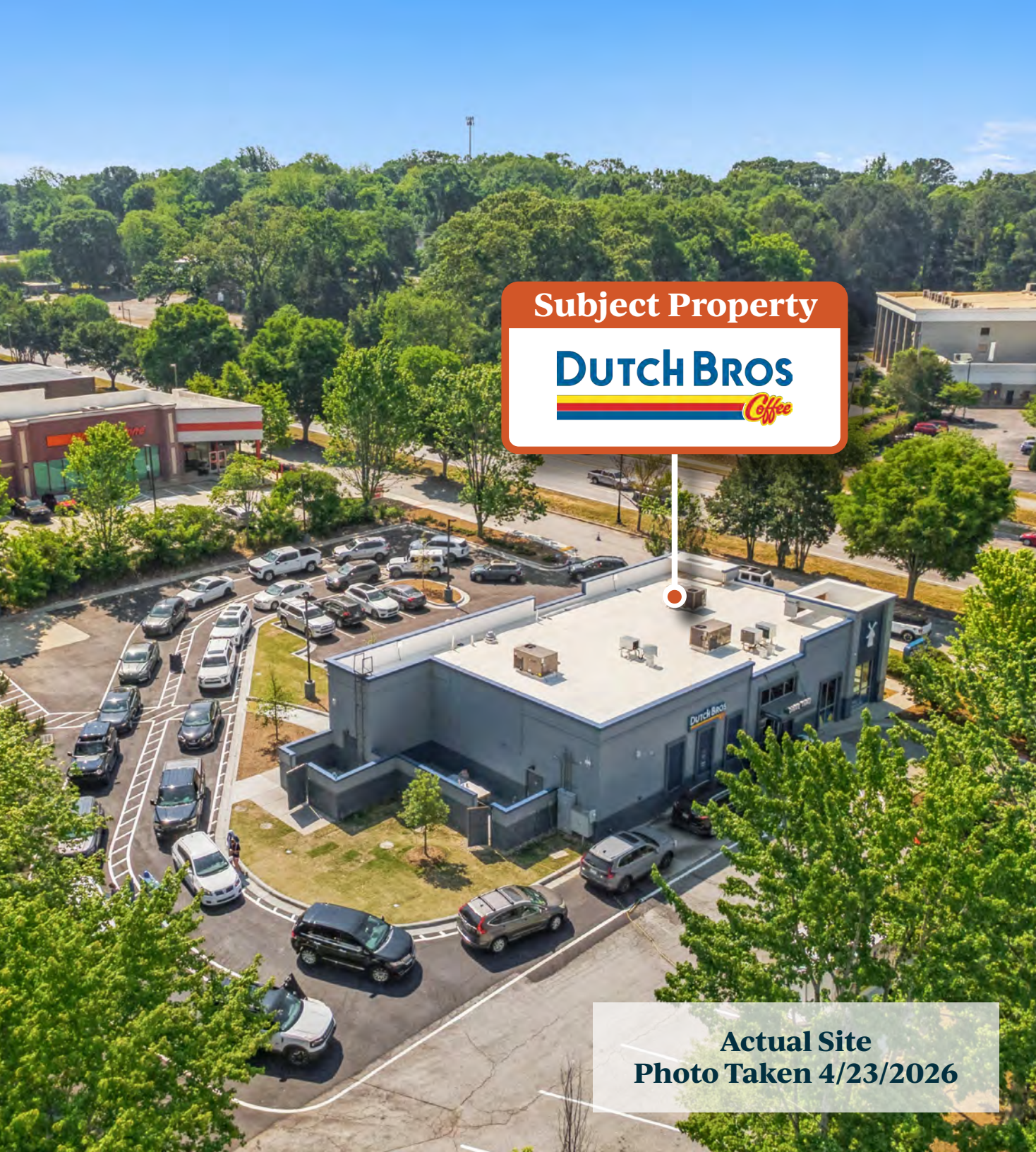
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**Subject Property**  
**DUTCH BROS**  
Coffee

**Actual Site**  
**Photo Taken 4/23/2026**

# Dutch Bros

**118 Pinnacle St, Clemson, SC 29631** [➤](#)

**PRICE: \$2,887,000**

**CAP RATE: 4.85%**

<b>NOI</b>	<b>\$140,000</b>
<b>LEASE TYPE</b>	<b>Abs. NNN - Ground Lease</b>
<b>LEASE TERM</b>	<b>15 Years</b>
<b>OPTIONS</b>	<b>Four (4), 5-Year</b>
<b>BUILDING SIZE</b>	<b>3,723 SF</b>
<b>LOT SIZE</b>	<b>0.96 AC</b>



## Rare opportunity to acquire a 3,723 SF corporate Dutch Bros Coffee with a double drive-thru on approximately an acre of land

15-year absolute NNN corporate ground lease with zero landlord maintenance or expense responsibilities. Positioned in the **core Clemson University trade area**, steps from approximately **30,000 students** and a **dense national retail corridor along U.S. 123 (Tiger Boulevard)**.

Tiger Boulevard and Pinnacle Street commercial corridor — one of Clemson's **highest-traffic retail nodes** — benefits from the sustained traffic generated by Clemson University and Clemson Memorial Stadium, an 81,500-seat venue averaging approximately 79,000 fans per game in 2025.



## The Offering

- 15-year absolute NNN corporate ground lease commenced April 2026 with zero landlord maintenance or expense responsibilities
- Corporate lease signed by Boersma Bros, LLC, the founding family entity affiliated with Dutch Bros' corporate leadership
- The .96-acre site has a 3,723 SF double drive-thru building, renovated in 2026
- 10% rent increases every five years throughout the base term and options
- Four (4), 5-year renewal options providing a potential 35-year total lease term

## Tenant Strength – Dutch Bros Coffee (NYSE: BROS)

- Publicly traded (NYSE: BROS) drive-thru coffee chain with record 2025 revenue of \$1.64 billion, a 27.9% increase year-over-year
- 1,136 locations across 25 states at year-end 2025, with a long-term target of 2,000+ locations by 2029
- Locations average approximately \$2 million in annual gross sales with a ~30% unit-level contribution margin
- In January 2026, Dutch Bros acquired Clutch Coffee Bar, a Carolina-based chain, reinforcing its active Southeast expansion strategy

## Location & Traffic Drivers

- Frontage on U.S. 123 (Tiger Blvd), Clemson's primary east-west arterial, with regional connectivity to I-85
- Clemson Memorial Stadium (approximately 0.5 miles from the subject property) seats 81,500 and ranked in the top 20 nationally for average attendance for 45 consecutive seasons
- Surrounded by dense national retail and hotels: Comfort Inn, Best Western Plus, Auto Zone, Taco Bell, Chipotle, Cook Out, and Pizza Hut
- Greenville-Spartanburg (GSP) International Airport (43 miles)

		CURRENT
Price		\$2,887,000
Capitalization Rate		4.85%
Building Size (SF)		3,723
Lot Size (AC)		0.96
<b>Stabilized Income</b>	<b>\$/SF</b>	
Scheduled Rent	\$37.60	\$140,000
<b>Less</b>	<b>\$/SF</b>	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
CAM	NNN	\$0.00
Total Operating Expenses		\$0.00
<b>Net Operating Income</b>		<b>\$140,000</b>

Ground Lease

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
<b>Premise &amp; Term</b>	
Tenant	Boersma Bros, LLC
Lease Signor	Corporate
Lease Type	Abs. NNN - Ground Lease
Lease Term	15 Years
Rent Commencement	April 14, 2026
Options	Four (4), 5-Year
Year Built / Renovated	2006 / 2026
<b>Expenses</b>	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility - Pays Directly
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility
ROFR	Yes

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
Dutch Bros	3,723	<b>4/14/2026</b>	<b>4/30/2031</b>	<b>\$140,000</b>	<b>\$11,667</b>	<b>\$140,000</b>
	*Increases	5/1/2031	4/30/2036		\$12,833	\$154,000
		5/1/2036	4/30/2041		\$14,117	\$169,400
	<i>Option 1</i>	<i>5/1/2041</i>	<i>4/30/2046</i>		<i>\$15,528</i>	<i>\$186,340</i>
	<i>Option 2</i>	<i>5/1/2046</i>	<i>4/30/2051</i>		<i>\$17,081</i>	<i>\$204,974</i>
	<i>Option 3</i>	<i>5/1/2051</i>	<i>4/30/2056</i>		<i>\$18,789</i>	<i>\$225,471</i>
	<i>Option 4</i>	<i>5/1/2056</i>	<i>4/30/2061</i>		<i>\$20,668</i>	<i>\$248,019</i>
<b>TOTALS:</b>	<b>3,723</b>			<b>\$140,000</b>	<b>\$11,667</b>	<b>\$140,000</b>

Ground Lease

\*10% rent increases, every 5 years

# LEGEND

Property Boundary

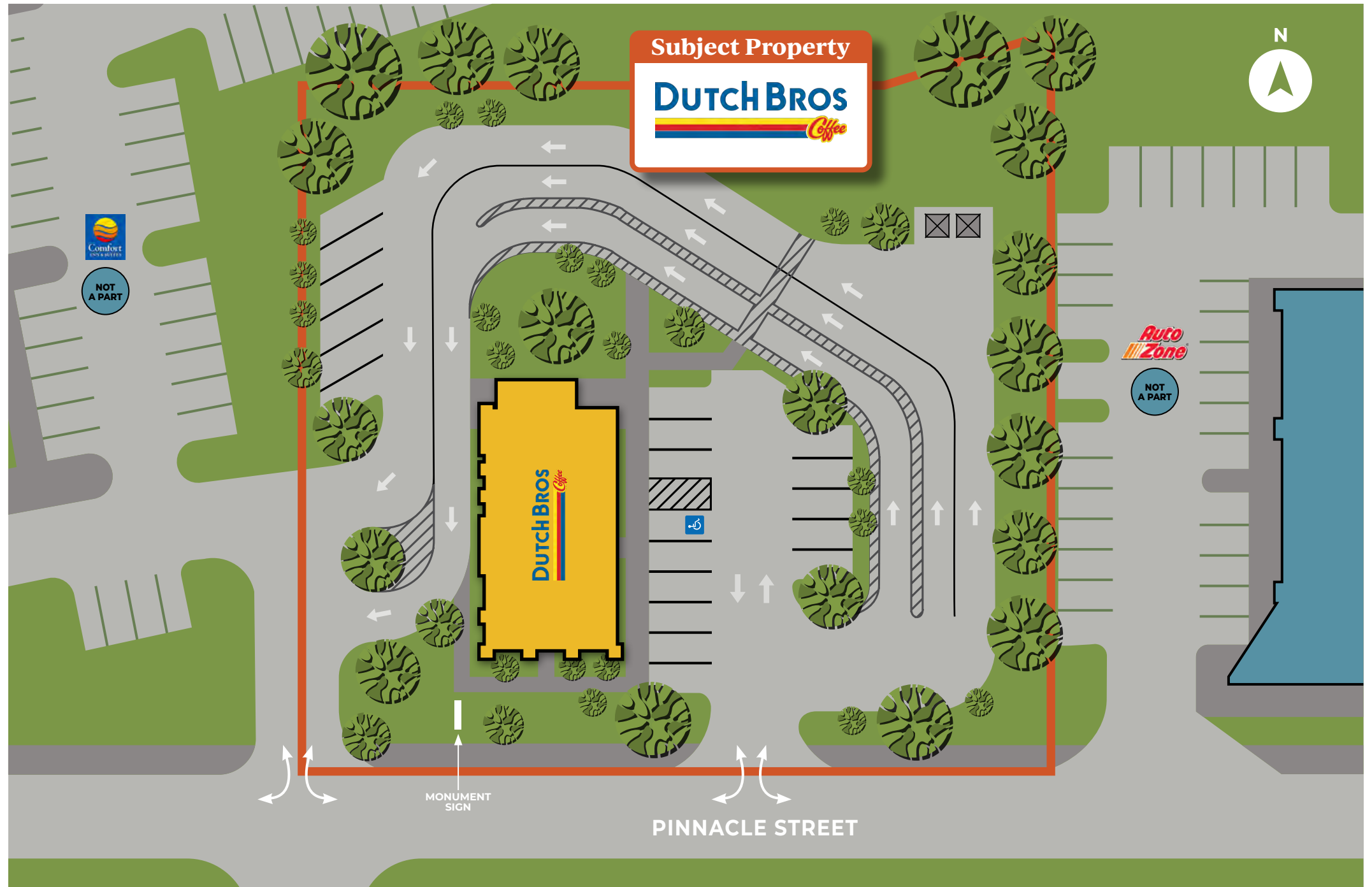
**3,723**  
Building Size SF

**0.96**  
Lot Size AC

**20**  
Parking Spaces



Egress





# Dutch Bros

**One of the fastest-growing brands in the U.S. quick service beverage industry**

## Overview

- Founded in 1992 and headquartered in Grants Pass, Oregon, Dutch Bros (NYSE: BROS) began as a single coffee cart and has since evolved into a high-growth operator and franchisor of drive-thru coffee shops
- The company operates 1,136 company-owned and franchised locations across 24 states, ranking as the third-largest coffee chain in the U.S.
- In 2025, Dutch Bros generated \$1.64 billion in total revenue, reflecting a 27.9% increase from the prior year
- While espresso-based drinks remain central to the menu, Dutch Bros offers a highly customizable selection of hot and cold beverages, including specialty coffees, smoothies, freezes, teas, its signature Blue Rebel energy drink, and nitrogen-infused cold brew
- A focus on product innovation, operational efficiency, and a people-first culture has fueled strong unit-level performance and cultivated deep brand loyalty nationwide
- In 2025, Dutch Bros expanded into new markets including Atlanta, GA; Baton Rouge, LA; Charleston, SC; Cincinnati, OH; and Indianapolis, IN, with nearly all 2025 openings delivered as build-to-suit locations
- Looking ahead, the company is targeting 2,029 total shops by 2029



**DUTCH BROS**  
Coffee

**\$1.64 Billion**

TOTAL REVENUE (FY 2025)

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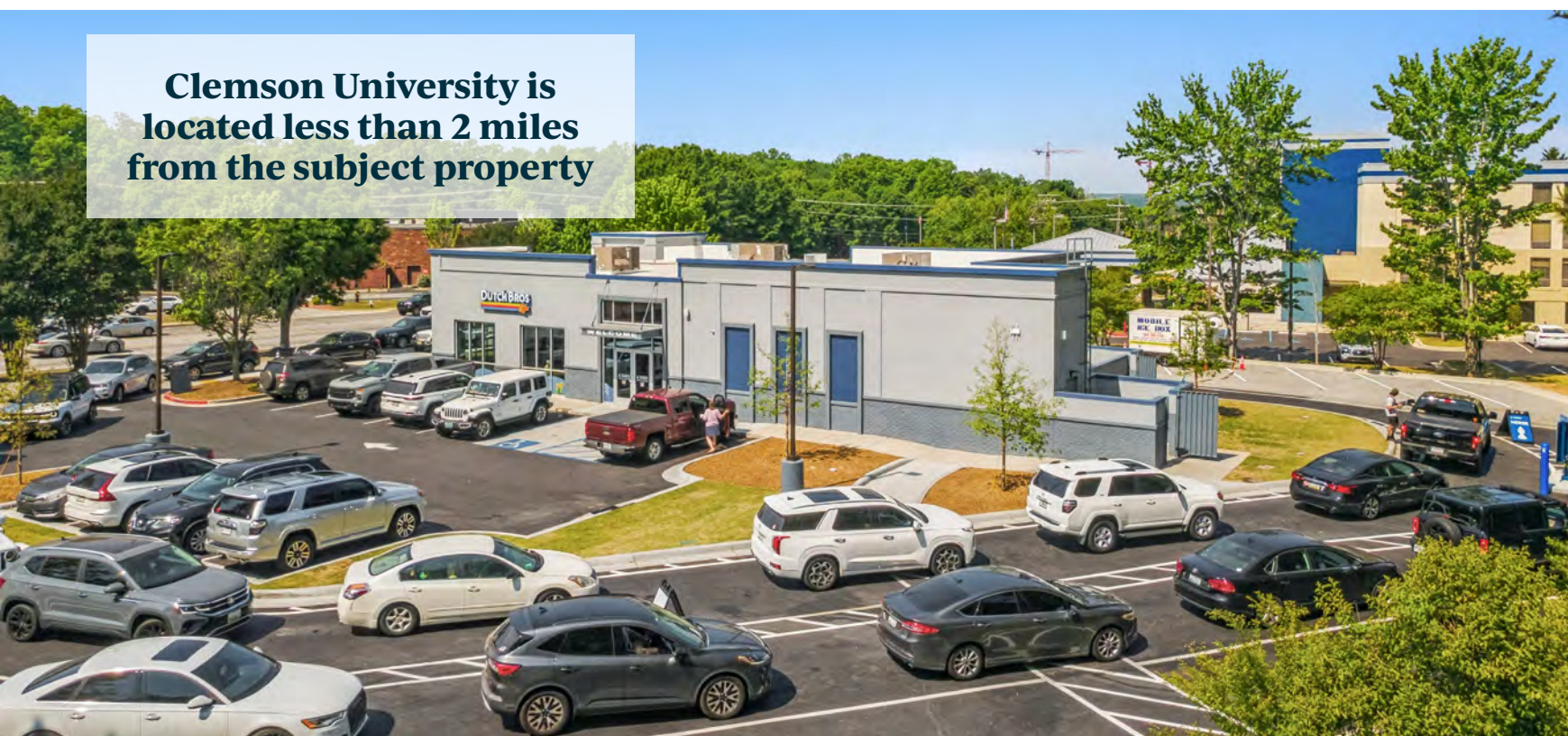
**1,136**

STORES ACROSS 24 STATES

[TENANT WEBSITE](#) ➤




**Clemson University is  
located less than 2 miles  
from the subject property**



 DOWNTOWN CLEMSON  
1.1 MILES



  
Allen N. Reeves  
Football Complex















13,830 VPD



28,108 VPD









TIGER BOULEVARD  
PINNACLE STREET

Subject Property  






# Located in a thriving college town

## 5 Minutes

TO CLEMSON UNIVERSITY  
(LESS THAN 2 MILES)

## 28,108

VEHICLES PER DAY ALONG  
TIGER BLVD, US 123

## 13,830

VEHICLES PER DAY ALONG  
ANDERSON HWY, US 76 TO  
CLEMSON UNIVERSITY

Immediate Trade Area | 11



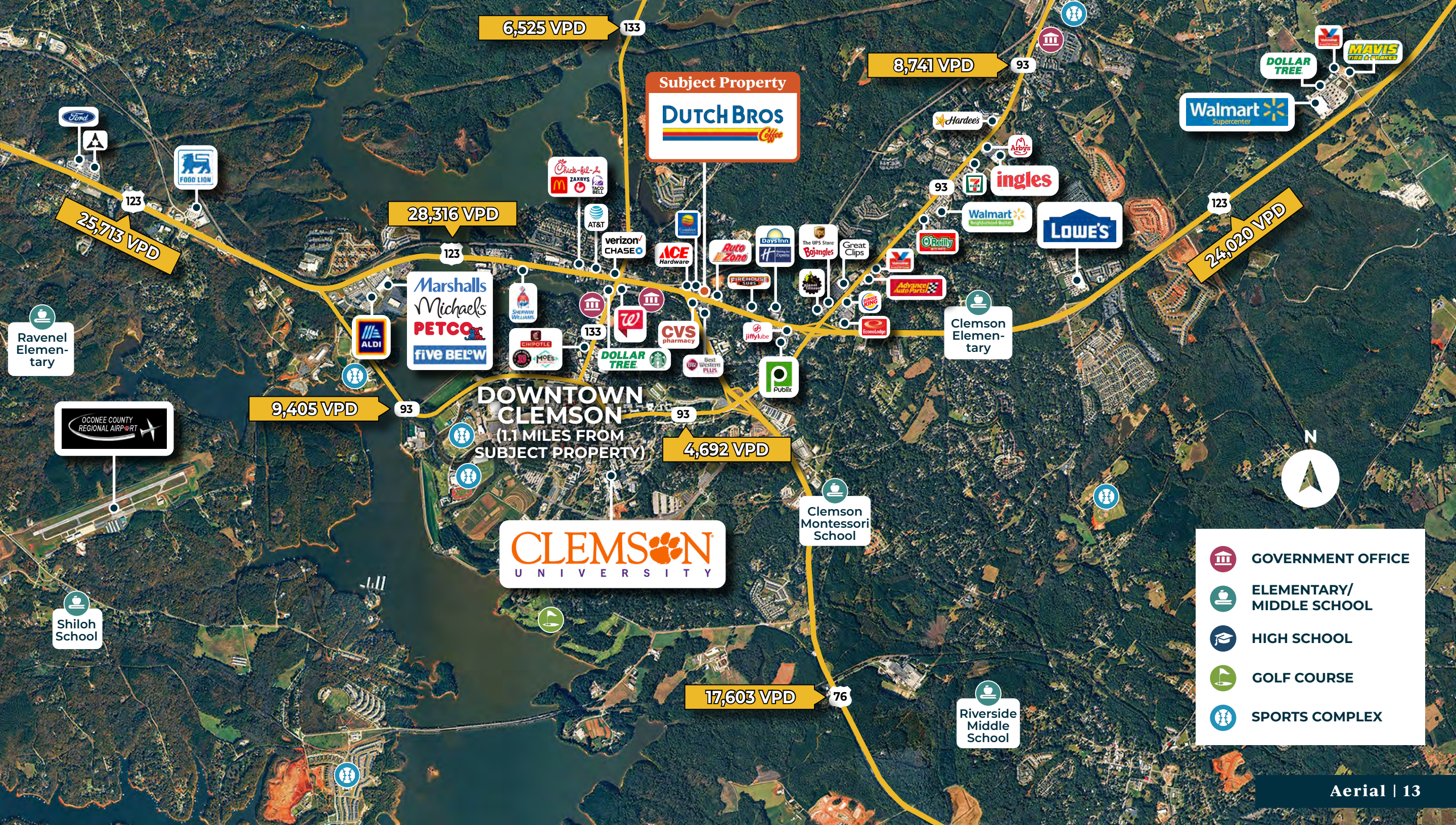
123



TIGER BOULEVARD  
PINNACLE STREET



28,108 VPD



6,525 VPD

8,741 VPD

25,713 VPD

28,316 VPD

9,405 VPD

4,692 VPD

24,020 VPD

17,603 VPD

**Subject Property**  
**DUTCH BROS**  
Coffee

**DOWNTOWN CLEMSON**  
(1.1 MILES FROM SUBJECT PROPERTY)

**CLEMSON**  
UNIVERSITY

**Walmart**  
Supercenter

**ingles**

**LOWE'S**

**Marshall's**  
**Michael's**  
**PETCO**  
**FIVE BEL'W**

**Clemson Elementary**

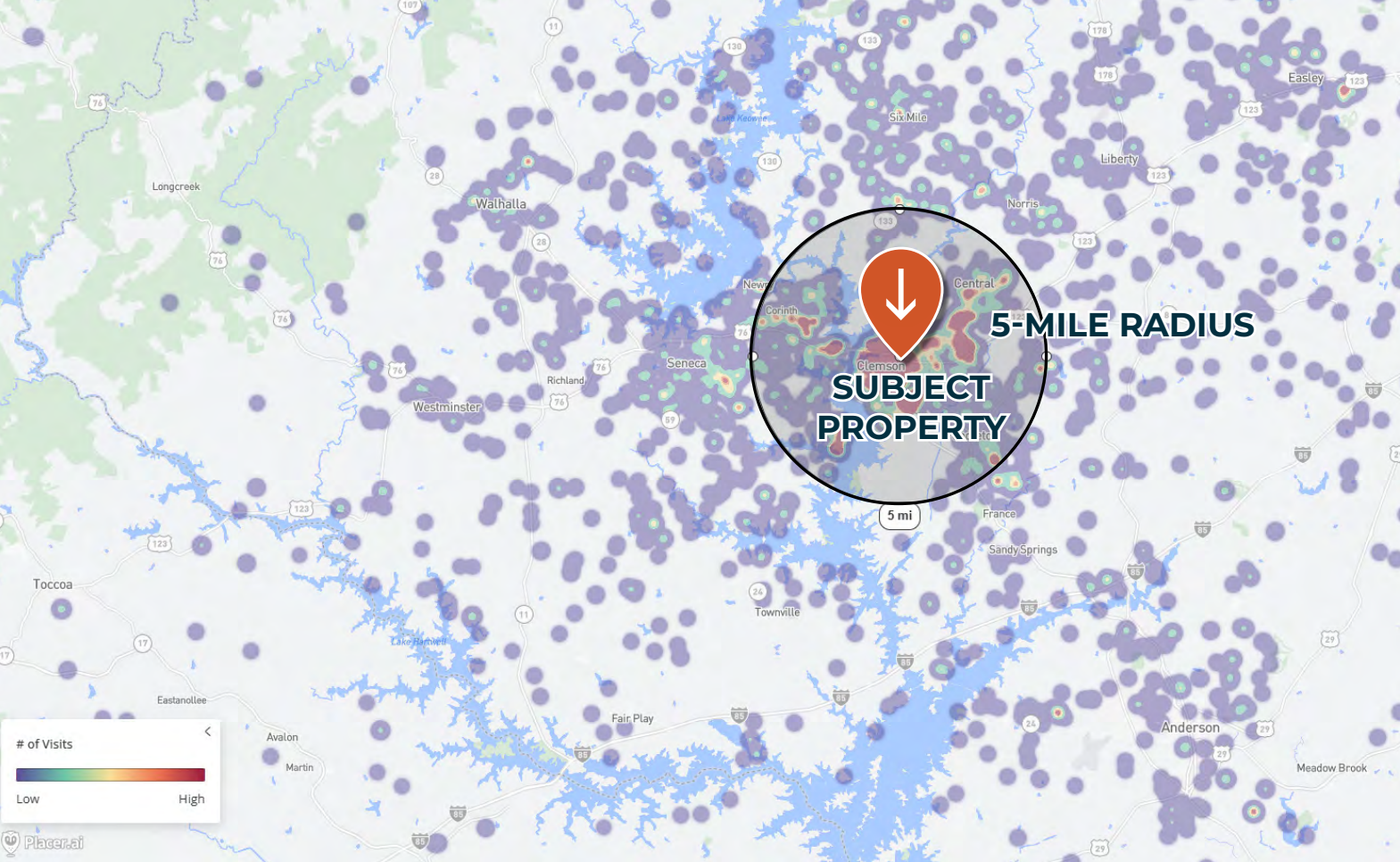
**Clemson Montessori School**

**Riverside Middle School**

**Ravenel Elementary**

**Shiloh School**

-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX



## Visitation Heatmap

The shading on the map above shows the **home location of people who had nearby activity within 250 ft of Dutch Bros** over the past 12 months.

## Visitation Data

**116.3K Visits**

OVER THE PAST 12 MONTHS  
BASED ON NEARBY ACTIVITY  
WITHIN 250 FT OF DUTCH BROS

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

## Demographics

### Ring Radius Population Data



	1-Mile	3-Mile	5-Mile
2025	8,472	30,395	49,515

### Ring Radius Household Income Data



	1-Mile	3-Mile	5-Mile
AVERAGE	\$71,452	\$92,088	\$91,174
MEDIAN	\$45,895	\$61,625	\$62,356

\*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



**Clemson**  
SOUTH CAROLINA

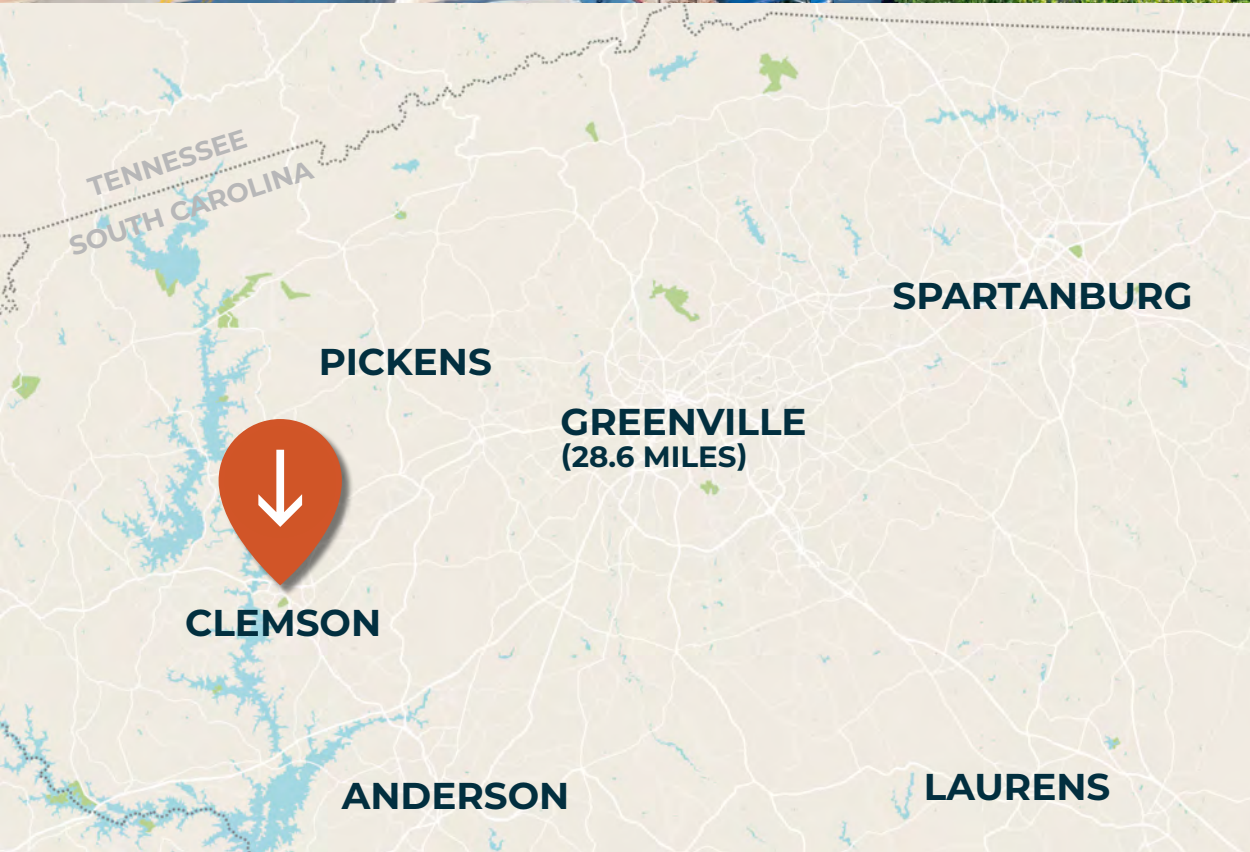


## A Picturesque College Town

- Clemson is a charming community situated in Pickens and Anderson counties within the Greenville-Spartanburg-Anderson CSA
- It is surrounded by natural beauty and numerous recreational opportunities due to its location in Upstate South Carolina, near the Blue Ridge Mountains and bordering the shores of Lake Hartwell, a prominent recreational lake in the Southeast
- Home to approximately 18,610 residents, Clemson offers a harmonious blend of mountain, lake, and urban living
- The city has convenient access to major cities, it is a 1-hour drive to Greenville and 2.5-hour drives to Atlanta and Charlotte

## Business & Workforce

- Clemson is well-known as a college town, being the home of Clemson University - a top public land-grant school in Upstate South Carolina
- Major employers in the Clemson region include Clemson University, AnMed Health, Ectrolux Home Products, School District of Pickens County, and School District of Oconee County



**1.62 Million**

GREENVILLE CSA ESTIMATED  
POPULATION (2024)



# Clemson University



**One of the Best Colleges for Future Leaders (2025) -  
*Time Magazine***

## Overview

- Spanning approximately 1,400 acres in Upstate South Carolina, Clemson University is a Carnegie R1 institution set between the foothills of the Blue Ridge Mountains and the shores of Lake Hartwell
- Founded in 1889 as a military college, the university maintains a strong military heritage, with over 10,000 Clemson alumni who have served in the U.S. Armed Forces
- The university offers more than 80 undergraduate majors and 130 graduate programs, with strengths in engineering, business, and agriculture
- Memorial Stadium, home to the Tigers football team, is one of the largest and most iconic venues in college athletics
- Clemson University is a major economic engine for the state, generating an estimated \$6.4 billion annual impact and supporting jobs, innovation, and regional growth



**29,545**

TOTAL STUDENTS ENROLLED

**\$240 Million**

AWARDED IN EXTERNAL  
RESEARCH FUNDING (FY 2025)

[UNIVERSITY WEBSITE](#) ➤



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## Contact the Team

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