

**FOR SALE**

**NEC of Boulder Highway  
and Russell Road**

Las Vegas, Nevada 89122



**FREESTANDING DUTCH BROS BUILDING & LAND**

**Executive Summary**

<b>Name</b>	Dutch Bros Coffee
<b>Assessor Parcel Number</b>	161-27-813-003
<b>Pricing</b>	\$2,869,000
<b>Net Operating Income (NOI)</b>	\$143,450
<b>Capitalization Rate</b>	5.0%
<b>Total Building Area</b>	±850 SF
<b>Total Land Area</b>	±0.58 Acres (±25,234 SF)
<b>Year Built</b>	2025



**Highlights**

- Currently Under Construction - Delivery Date Q2 2026
- 15-year lease
- 10% rent escalations every 5 years
- Options to extend four (4) five (5) year options with 10% rent escalations
- Publicly Traded - Dutch Bros Inc. NYSE: BROS
- Fast Growing Company with 1,012 locations in 18 States
- Zero Landlord Responsibilities
- Nevada Tax Free State
- Fee Simple Ownership
- Absolute NNN lease (no landlord responsibilities)

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