

3619 RAMSEY ST FAYETTEVILLE, NC



**OFFERED
FOR SALE**

\$2,316,000 | 5.45% CAP



CONFIDENTIAL OFFERING MEMORANDUM





AERIAL

Methodist University
1,916 Students

DUTCH BROS FAYETTEVILLE, NC



College Lakes Elementary
490 Students

MCARTHUR RD (12,000 VPD)



SHEETZ



PETSMART



Walmart



WAFFLE HOUSE

BIGLOTS!

LOWE'S

7-ELEVEN

Firestone

Advance Auto Parts

CLUE'S OUTLET
Bargain
GOOD STUFF CHEAP

ROSS

Wendy's

CAFO



MMC

COOK-OUT

DUTCH BROS
Coffee

Badcock
DOLLAR TREE

DOLLAR GENERAL

CVS
pharmacy

DUNKIN'



Walgreens

COUNTRY CLUB DR (21,000 VPD)



Trinity Christian School
388 Students





EXECUTIVE SUMMARY

Atlantic Capital Partners is exclusively offering for sale the Dutch Bros Coffee property located at 3619 Ramsey Street in Fayetteville, North Carolina. The asset is secured by a 15-year ABS NNN lease with zero landlord responsibilities, providing investors with passive, stable cash flow.

The lease features 2% annual rent increases and approximately 13 years of remaining term, offering built-in income growth. The Property generates an NOI of \$126,236 and is offered at \$2,316,000, representing a 5.45% cap rate.

Strategically located along Ramsey Street (38,000 VPD), a primary retail corridor in Fayetteville, the Property benefits from strong visibility, national co-tenancy, and proximity to Fort Bragg, a major economic driver for the region. Constructed in 2024, the Property features Dutch Bros' drive-thru-focused prototype and offers a new construction, low-maintenance investment backed by one of the fastest-growing beverage concepts in the U.S.

RENT SCHEDULE	YEAR	RENT
Current Term*	3	\$126,236
Rent Escalation	4	\$128,761
Rent Escalation	5	\$131,336
Rent Escalation	6	\$133,963
Rent Escalation	7	\$136,642
Rent Escalation	8	\$139,375
Rent Escalation	9	\$142,162
Rent Escalation	10	\$145,005
Rent Escalation	11	\$147,906
Rent Escalation	12	\$150,864
Rent Escalation	13	\$153,881
Rent Escalation	14	\$156,959
Rent Escalation	15	\$160,098
1st Extension Term	16-25	\$163,300
2nd Extension Term	26-30	\$199,061
3rd Extension Term	31-35	\$219,780

*Rent is based on the 2% increase to occur 10/01/2026 (seller will gap rent)

NOI	\$126,236
CAP RATE	5.45%
LISTING PRICE	\$2,316,000

ASSET SNAPSHOT

Tenant Name	Dutch Bros.
Address	3619 Ramsey St, Fayetteville, NC 28311
Building Size (GLA)	850 SF
Land Size	0.44 Acres
Year Built	2024
Signatory/Guarantor	Boersma Bros, LLC (Corporate)
Rent Type	ABS NNN
Landlord Responsibilities	None
Rent Commencement Date	10/01/2024
Lease Expiration Date	9/30/2039
Remaining Term	13 Years
Rental Increases	2% Annual Increases in Base Term and Options
NOI	\$126,236



77,768
PEOPLE
IN 5 MILE RADIUS

\$82,761
AHHI IN
5 MILE RADIUS

38,000
VPD ON
RAMSEY ST





STRONG LEASE FUNDAMENTALS

15-year ABS NNN lease with zero landlord responsibilities, backed by Boersma Bros, LLC. Features 2% annual rent increases, providing steady income growth through September 2039.



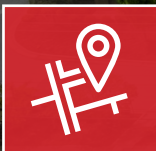
DUTCH BROS BRAND MOMENTUM

Dutch Bros continues to expand rapidly, supported by a loyal customer base and strong drive-thru model. The brand benefits from durable demand for convenient, value-oriented beverage concepts.



EFFICIENT DRIVE-THRU PROTOTYPE

Drive-thru-focused, small-footprint design supports high throughput and repeat visitation. Strong unit economics enhance long-term performance and competitiveness.



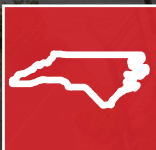
HIGH-TRAFFIC LOCATION

Positioned along Ramsey Street in Fayetteville, a primary retail corridor with strong visibility and access. Benefits from consistent commuter traffic and surrounding residential density.



DENSE RETAIL CORRIDOR

Located within 818K+ SF of retail within one mile, surrounded by national tenants including Walmart, Lowe's, and Ross Dress for Less.

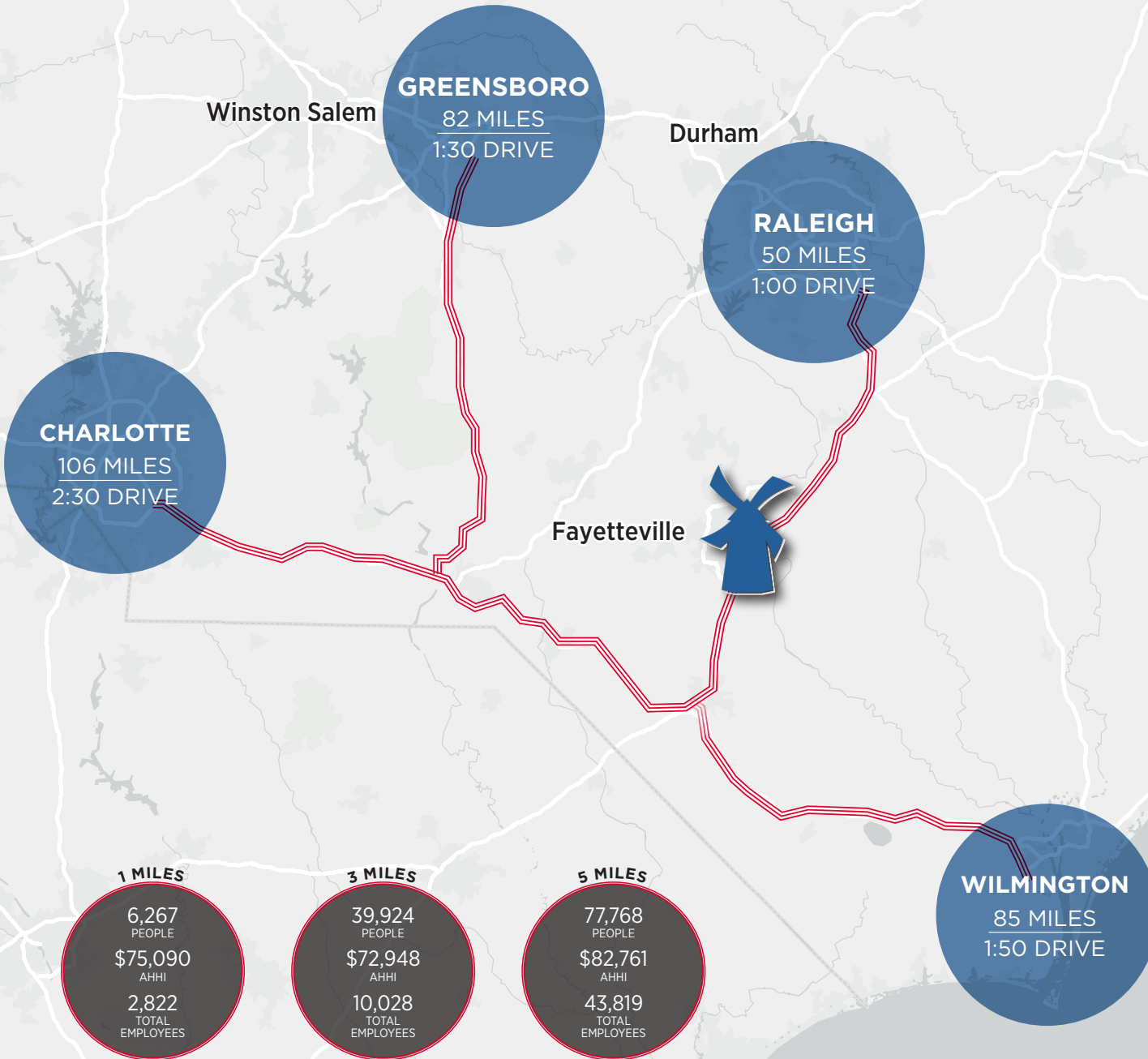


FAYETTEVILLE MSA STABILITY

Fayetteville is anchored by Fort Bragg, supporting a stable, recession-resistant economy. Strong employment base drives consistent retail demand.



LOCATION OVERVIEW



The Fayetteville Metropolitan Statistical Area (MSA) encompasses a vibrant region in southeastern North Carolina, centered around the city of Fayetteville. Known for its rich military history as home to the sprawling Fort Bragg, the MSA offers a unique blend of cultural diversity and natural beauty. With a mix of urban amenities and picturesque landscapes, including the Cape Fear River, the Fayetteville MSA is a dynamic hub for commerce, education, and outdoor recreation. Its strategic location, strong military presence, and growing economy make it an important and ever-evolving part of North Carolina's landscape.



TENANT SUMMARY

Dutch Bros is one of the fastest-growing beverage brands in the United States, known for its differentiated, drive-thru-focused operating model and highly loyal customer base. Founded in Oregon, the brand has expanded rapidly across high-growth Sun Belt and Western markets by emphasizing convenience, speed of service, and a strong company culture that resonates with younger demographics. Dutch Bros became a publicly traded company in 2021, providing increased transparency, institutional oversight, and access to capital to support continued national expansion. The company's small-footprint, drive-thru-only prototype drives strong unit-level economics and repeat visitation, while its growing digital engagement and rewards ecosystem further enhance customer loyalty. As a public company, Dutch Bros benefits from disciplined site selection, scalable infrastructure, and a long-term growth strategy focused on new market development. For real estate investors, Dutch Bros locations offer exposure to a rapidly scaling, nationally recognized brand operating in a resilient, convenience-driven beverage category with strong long-term demand.

DUTCH BROS QUICK FACTS

Founded:	1992
Ownership:	Public (NYSE: BROS)
# of Locations:	1,000 +
Headquarters:	Tempe, AZ
Guaranty:	Corporate



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Exclusively Offered By



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