

REPRESENTATIVE PHOTO



MONARCH
COMMERCIAL ADVISORS



BAY AREA ABSOLUTE NNN DUTCH BROS

SUISUN CITY, CA

Brand New Construction Double Drive Thru Dutch Bros in the San Francisco Bay Area

REPRESENTATIVE PHOTO



LEAD BROKERS

Dave Lucas

(925) 744-5217

dave@monarchcommercial.com

CA DRE# 01389761

NV RED# 10011411

Brandon Norton

(925) 286-5049

brandon@monarchcommercial.com

CA DRE#: 01985777

ADRE: BR710308000



MONARCH
COMMERCIAL ADVISORS

This information in this Offering Memorandum has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Brand New 2026 construction Dutch Bros with double drive thru lanes. Absolute NNN, fee simple lease. The property is situated immediately off Highway 12 with surrounding retailers including McDonald's, Tractor Supply Co, Ross Dress for Less, Black Bear Diner, 7-11, Raley's and more.

Price	\$3,911,000
Cap Rate	4.50%
NOI	\$176,000
Lease Type	Absolute NNN
Leasable Area	950 SF
Land Area	0.95 AC
Year Built	2026

SUNSET AVE, SUISUN CITY, CA 





Prime Retail Epicenter Location

The subject property is located at Suisun City's primary retail intersection along Highway 12, the community's central commercial corridor. This area serves as the retail epicenter for the city, anchored by strong national tenants including Raley's, Ross, Ace Hardware, Tractor Supply, and Dollar Tree. The recent conversion of a former Rite Aid into a Ross Dress for Less further validates the strength of the intersection, demonstrating retailer confidence in this established trade area.

High Barriers to Entry in a Strong Infill Market

Suisun City benefits from a highly infill location within Solano County, one of the most supply-constrained markets in the Bay Area. New development opportunities are limited, driving demand to existing centers and reinforcing long-term retail viability. The presence of Tractor Supply, one of only six stores in the nine Bay Area counties, underscores the strength of this trade area, as the brand is known for its strategic and selective site selection.

Future Development Driving Growth

The retail environment around the property continues to expand, with Quick Quack Car Wash developing the adjacent parcel. As one of the newest developments in the corridor, this Dutch Bros benefits from both established anchor traffic and the growth of new complementary retail uses. Future plans for the site include the construction of other retail buildings within the development, which will further expand the variety of shopping and service options available to the community.

Franchisee Strength and Lease Security

This Dutch Bros is operated by a large, experienced franchisee with a proven track record of success across multiple locations. Dutch Bros as a brand has never closed a store, reflecting both its strong average unit volumes and high consumer loyalty. The property is offered as an absolute triple-net lease, fee simple, with the tenant responsible for all expenses, providing investors with stable, passive income and minimal management obligations.

Expanding Tenant with Industry-Leading Sales

Dutch Bros continues its rapid national expansion, driven by a loyal customer base and strong per-store performance. The brand consistently generates high unit sales and continues to grow its market share in both established and emerging markets. With its corporate guarantee, high-volume drive-thru design, and commitment to growth, this Dutch Bros location offers investors the rare opportunity to own a best-in-class net lease asset in a proven Northern California market.

Accessible Location in Suisun City

The location is also bolstered by its proximity to key traffic drivers, such as Travis Air Force Base, which sees more passenger and cargo traffic than any other military terminal in the United States. Ongoing residential development throughout Fairfield and Suisun City promises to bring thousands of new homes to the area, further increasing the potential customer base.



Dutch Bros to Lean on Culture and Data to Hit 2,000 Locations by 2029

QSR Magazine | March 28, 2025

It took Dutch Bros 33 years to reach 1,000 locations.

The brand now bets it can do the same pace in just four years.

The third-largest U.S. coffee chain announced Thursday that it plans to reach 2,029 shops in 2029. To do that, Dutch Bros would have to average more than 200 shop openings between 2025 and 2029, far above what it's ever done.

Dutch Bros also increased its total addressable market to more than 7,000 U.S. locations, up from 4,000 at the time of its IPO in 2021. The company's 18 existing states alone could support approximately 3,500 shops.

The chain opened 151 new locations in 2024 and the plan is to open at least that many this year as well. That includes five new states—Louisiana, Georgia, South Carolina, Indiana, and Ohio. As of mid-Q1 2025, Dutch Bros has already opened 27 new shops. Three more are expected to open before the quarter ends. Same-store sales increased 4.6 percent through March 24.

Leading the charge is chief development officer Brian Cahoe, who has 25 years of experience and previously worked at KFC U.S. The brand, which primarily grows through company-owned stores, is also backed by a pipeline of operators ready to lead shops.

[Read the Full Article](#)



Dutch Bros continued its strong momentum in 2025, with systemwide same-shop sales increasing 5.6% following a 5.3% gain in 2024. The company expanded its footprint by 154 net new shops during the year, bringing the systemwide total to 1,136 locations across 25 states. Total revenues grew to approximately \$1.64 billion, reflecting the brand's ongoing success in driving both transaction growth and higher average ticket sizes. Dutch Bros' performance has been supported by strategic investments in market development, paid media, digital initiatives such as Dutch Rewards and Order Ahead, and a disciplined approach to new-store expansion.

06 RETAIL TRADE AREA



Located near Suisun City's main retail intersection of Highway 12 and Sunset Ave

2.8M ANNUAL VISITS TO THE ADJACENT SUNSET CENTER

34,798 VPD ALONG HIGHWAY 12

43 Miles TO DOWNTOWN SACRAMENTO



Raley's
ACE Hardware
700K ANNUAL VISITS

DOLLAR TREE

Round Table PIZZA

Sinclair

DUNKIN' DONUTS

IN-SHAPE FAMILY FITNESS

ROSS DRESS FOR LESS

SUBWAY

McDonald's

ups

STARBUCKS COFFEE

TACO BELL

2.8M ANNUAL VISITS

12



SUNSET AVE = 14,244 VPD



Future Retail Development

SUBJECT PROPERTY

DUTCH BROS
Coffee

Future Retail Development



12

HIGHWAY 12 = 34,798 VPD



		CURRENT
Price		\$3,911,000
Capitalization Rate		4.50%
Price/SF		\$4,117
Building Size (SF)		950
Lot Size (SF)		41,542
Stabilized Income		\$/SF
Scheduled Rent	\$185.26	\$176,000
Expenses		\$/SF
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
CAM	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$176,000



Financing

Financing is available on the subject property. Please contact agent for details.

Lease Notes

Triple Net Lease



Tenant Info		Lease Terms		Rent Summary				
TENANT NAME	SQ. FT.	TERM YEARS		MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT	INCREASES
Dutch Bros. Coffee	950	11/1/26	10/31/41	\$14,667	\$176,000	\$15.44	\$185.26	
	Increase	11/1/31	10/31/36	\$16,133	\$193,600	\$16.98	\$203.79	10.0%
	Increase	11/1/36	10/31/41	\$17,747	\$212,960	\$18.68	\$224.17	10.0%
(4 - 5 Year Options)	Option 1	11/1/41	10/31/46	\$19,521	\$234,256	\$20.55	\$246.59	10.0%
	Option 2	11/1/46	10/31/51	\$21,473	\$257,682	\$22.60	\$271.24	10.0%
	Option 3	11/1/51	10/31/56	\$23,621	\$283,450	\$24.86	\$298.37	10.0%
	Option 4	11/1/56	10/31/61	\$25,983	\$311,795	\$27.35	\$328.20	10.0%
TOTALS:	950			\$14,667	\$176,000	\$15.44	\$185.26	

Buyer must verify all information and bears all risk for any inaccuracies.



\$1.64B

ANNUAL REVENUE FOR
FISCAL YEAR 2025

1,136+

LOCATIONS IN
25 STATES

27.9%

TOTAL REVENUE
GROWTH FROM
FY 2024 TO FY 2025

BROS

NYSE TICKER
SYMBOL

DUTCH BROS

Coffee

The Fastest-Growing Coffee Chain in the U.S.

Dutch Bros Coffee is one of the fastest-growing drive-thru coffee chains in the U.S., known for its energetic customer service, customizable drinks, and loyal fan base. Founded in 1992 in Grants Pass, Oregon, Dutch Bros has expanded to **over 1,136 locations across 25 states, with plans for continued aggressive growth.** The company went public in 2021 under the ticker symbol BROS on the NYSE and is headquartered in Phoenix, Arizona.

Dutch Bros offers a diverse menu, with approximately 50% of offerings centered on coffee-based beverages, 25% on energy drinks, and the remaining 25% comprising teas, smoothies, specialty drinks, and food, all delivered with a strong focus on speed, friendly service, and community connection. Its unique business model focuses on drive-thru convenience and freestanding buildings with small footprints, making it a highly efficient and desirable tenant. **In 2025, Dutch Bros reported total revenues grew 27.9% to \$1.64 billion, out performing their projections for the year,** as compared to \$1.28 billion in 2023, with same-shop sales growth and store-level profitability across both new and existing markets.

Dutch Bros is projecting a highly aggressive growth trajectory for 2026, driven by rapid store expansions and strong customer loyalty. The company raised its financial and development guidance, now expecting total revenues of \$2.05 billion to \$2.08 billion and at least 185 new system shop openings





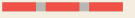
PROPERTY DATA

950
Rentable SF

0.95
Acres

15
Parking Spaces

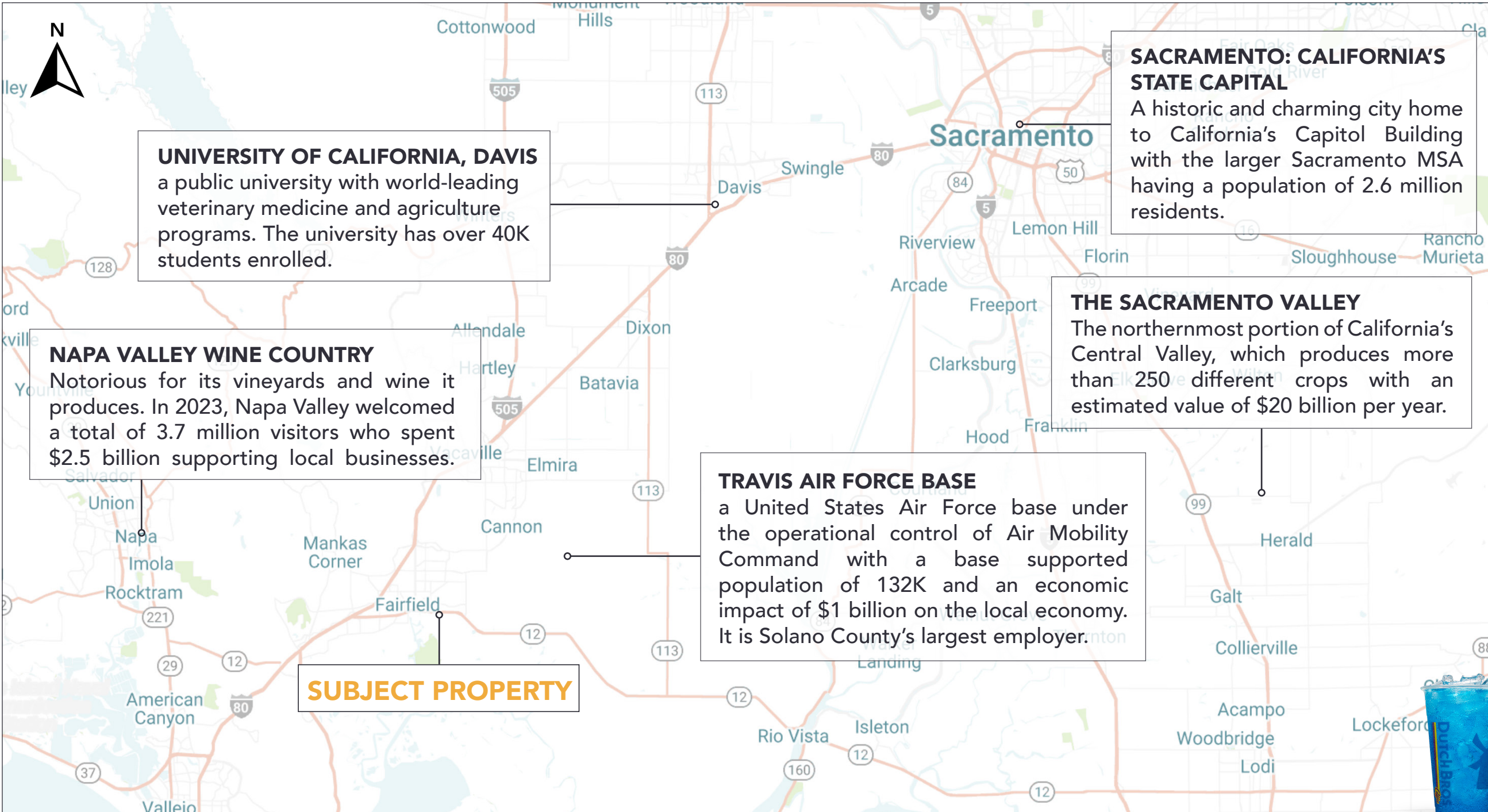
LEGEND

 Property Boundary

 Egress









Suisun City, CA is located along Highway-12 between San Francisco and Sacramento. It is in the San Jose–San Francisco–Oakland CSA and a part of the North Bay Area.



Visitation Data

The adjacent Sunset Center draws from a large trade area, receiving **over 2.8M visits in the past 12 months**. Shading on the heatmap represents home location of visitors to the adjacent Sunset Center based on cellular data.

Demographics

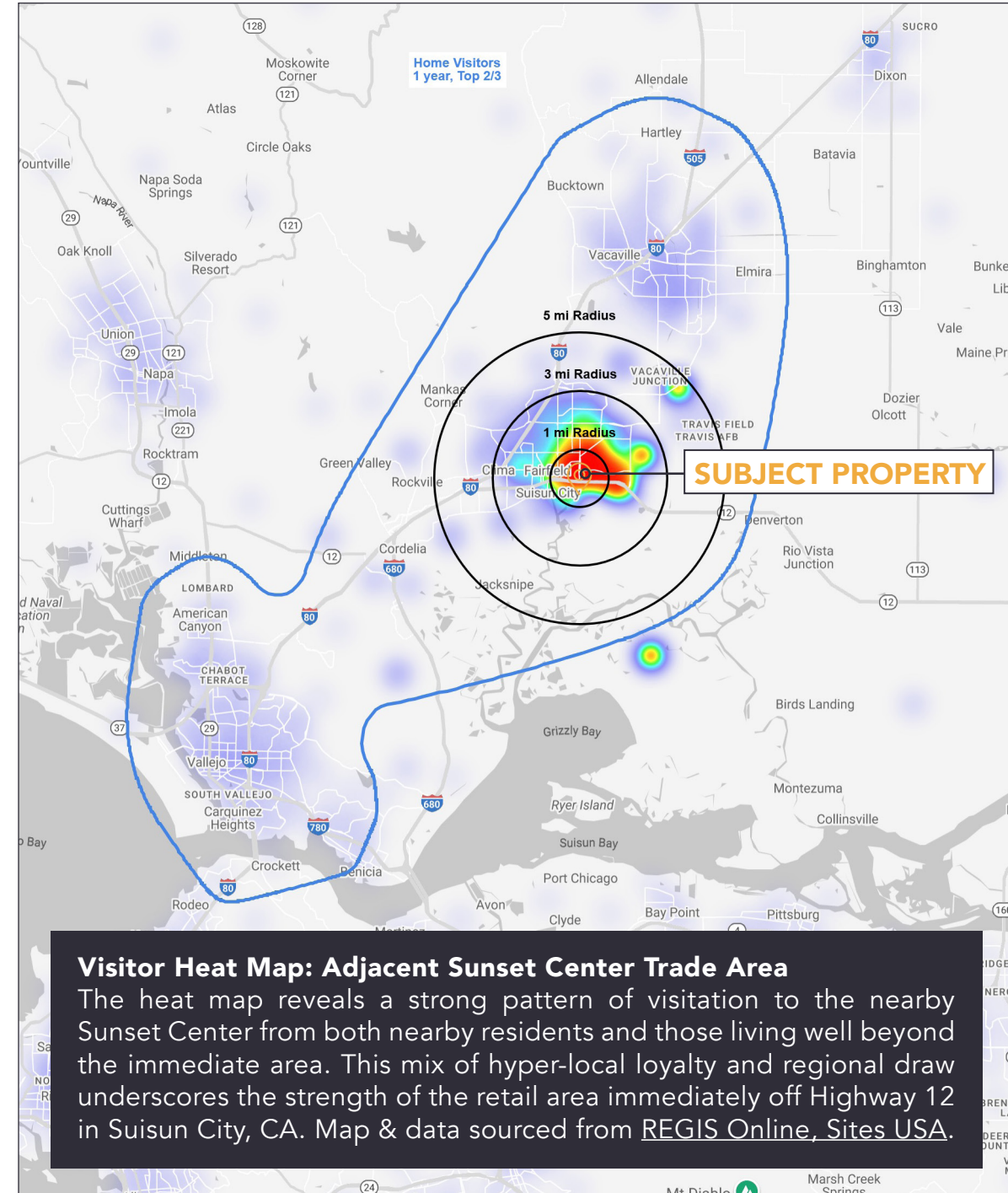
	1 mi	3 mi	5 mi	10 mi
Population	18,310	93,141	126,374	244,933
Average HH Income	\$111,653	\$109,234	\$127,381	\$139,196
Median HH Income	\$93,460	\$86,524	\$100,471	\$111,785
Total Growth % (2010-2020)	1.3%	1.3%	2.3%	2.5%

2.3%

HISTORICAL ANNUAL GROWTH WITHIN A 5 MILE RADIUS (2010-2020)

\$127K

AVG HH INCOME WITHIN 5 MILE RADIUS



Visitor Heat Map: Adjacent Sunset Center Trade Area
 The heat map reveals a strong pattern of visitation to the nearby Sunset Center from both nearby residents and those living well beyond the immediate area. This mix of hyper-local loyalty and regional draw underscores the strength of the retail area immediately off Highway 12 in Suisun City, CA. Map & data sourced from [REGIS Online, Sites USA](#).



Suisun City, California, In Focus

A City in Solano County, a Part of the Larger San Francisco Bay Area



A Waterfront, Bay Area City

Suisun City is a small city located in Solano County, California, with a **population of 29,518 residents**. It is situated near the northeastern edge of the San Francisco Bay Area at the mouth of the Sacramento-San Joaquin Delta. The city is **known for its picturesque waterfront** along the Suisun Slough, which offers a charming marina, restaurants, and recreational activities.

The city is **situated off Interstate-80**, the second longest interstate highway in the U.S., connecting major cities including Sacramento, Oakland, and Reno. **Crossing through the city is Highway-12**, an important route connecting the Sonoma and Napa valleys with the Sacramento–San Joaquin River Delta and the Sierra Foothills.

Suisun City has a **rich history, dating back to its establishment in the mid-19th century**, and it was named after the Suisunes, a Native American tribe. Now, the city is a blend of residential neighborhoods and natural beauty, making it a tranquil and scenic place to live or visit.

Nearby **Travis Air Force Base, the largest employer in Solano County** with over 14,353 military and civilian employees. The massive Travis workforce has an annual **impact of more than \$1 billion on the local economy**. Travis Air Force Base handles more cargo and passenger traffic through its airport than any other military air terminal in the United States. The base is also host to the **David Grant USAF Medical Center**, a 265-bed, \$200 million Air Force teaching hospital, which serves both in-service and retired military personnel.



THE SAN FRANCISCO BAY AREA

7.7M

SAN FRANCISCO MSA
POPULATION

\$654B

SAN FRANCISCO MSA
GDP FOR 2022

11.6%

BAY AREA EMPLOYMENT
ATTRIBUTED TO THE
TECH INDUSTRY

\$7.7B

TOURISM ECONOMIC
IMPACT IN 2022

A Hub for Innovation, Technology, and Lifestyle

The Bay Area consists of nine counties in Northern California centered around the San Francisco Bay, San Pablo Bay, and Suisun Bay. With **a population of over 7 million, it is one of the most populous and economically vibrant regions in the United States.** The region offers a thriving job market, diverse cultural experiences, beautiful natural scenery, and a mild climate.

The Bay Area captivates locals and tourists alike as it is **home to some of the world's finest wine country**, including Napa Valley and Sonoma, plus **waterfront towns, dramatic beaches**, and the tech-savvy southern end of the bay known as the **Silicon Valley**. Iconic attractions, such as the Golden Gate Bridge, Alcatraz Island, and Fisherman's Wharf in San Francisco draw tourists year round. In 2022, total tourism spending in the Bay Area exceeded \$7.7 billion.

The Bay Area is a global hub for technology and innovation, boasting four of the world's ten largest companies by market capitalization and the **second highest concentration of Fortune 500 companies**, with 38+ based throughout the region, including **Google, Facebook, Apple, Hewlett Packard, Intel, and Adobe.**

Home to a large number of prestigious colleges and universities, including **University of California, Berkeley, Stanford University**, Santa Clara University, Saint Mary's College, and University of California, San Francisco.

San Francisco International airport, the largest airport in the San Francisco Bay Area and the second-busiest in California, welcomed 47.1 million passengers in 2023.



CONTACT

Brandon Norton

(925) 286-5049

brandon@monarchcommercial.com

CA DRE#: 01985777

ADRE: BR710308000

Dave Lucas

(925) 744-5217

dave@monarchcommercial.com

CA DRE# 01389761

NV RED# 10011411

Interested in discovering more listings?

[Subscribe to our email list](#) or [follow us on LinkedIn](#).



MONARCH
COMMERCIAL ADVISORS

This information in this Offering Memorandum has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.