SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

DUTCH BROS Coffee

(NYSE: BROS)

Brand New 15-Year Lease | Opened February 2026 | Cape Coral - 4.13% Annual Population Growth

WATCH DRONE VIDEO

1603 SE. 26th Street | Cape Coral, Florida

FORT MYERS MSA

ACTUAL SITE

SRS | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY

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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

Everest Marina
The Peak Of Performance
Cape Coral Utilities Clctn
Parks maintenance
Cape Coral Fleet Management
VETERANS PKWY 67,500 VPD
AutoNinjas
DUTCH BROS Coffee
Epiphany Episcopal Church
RaceTrac
SE 26TH ST
DEL PRADO BLVD S 53,000 VPD
Busey BANK

HWGA Supply
SiteOne
CCC Tile
SP Designs
Del Prado Mall
planet fitness
T.J.maxx
Aaron's
Coral Pointe S.C.
Publix
Staples
DOLLAR TREE
ROSS DRESS FOR LESS
Coralwood Shopping Center
HomeGoods
bealls
HOBBY LOBBY
ULTA
Burlington
five BELOW
LA|FITNESS
ALDI
Cape Coral Police Department
DOLLAR GENERAL
CIRCLE K
NAPA
Cape Coral Hospital
AutoZone
CVS pharmacy
Pep Boys
WAFFLE HOUSE
GOODYEAR
KFC
Walmart Supercenter
LESLIE'S
TIRES PLUS TOTAL CAR CARE
Applebee's
bp
Coralwood Plaza
DOLLAR GENERAL
JP SPORTS
VETERANS PKWY
67,500 VPD
RE/MAX ONE GROUP
Master Crab
Auto Ninjas
CAPE CORAL BREEZE
Epiphany Episcopal Church
St Andrew Catholic Church
Busey BANK
DUTCH BROS Coffee
SE 26TH ST
RaceTrac
DEL PRADO BLVD S
53,000 VPD
St. Andrew Catholic School
aegis therapies

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OFFERING SUMMARY

OFFERING

Pricing	$3,235,000
Net Operating Income	$169,817
Cap Rate	5.25%

PROPERTY SPECIFICATIONS

Property Address	1603 SE. 26th Street, Cape Coral, Florida 33904
Rentable Area	950 SF
Land Area	0.70 AC
Year Built	2026
Tenant	Dutch Bros
Lease Signature	Corporate (NYSE: BROS)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years
Options	3 (5-Year)
Rent Commencement	February 2026
Lease Expiration	February 2041

CLICK HERE FOR A FINANCING QUOTE

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ACTUAL SITE

		LEASE TERM				RENTAL RATES		
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**Annually**	**Options**
Dutch Bros	950	Feb. 2026	Feb. 2041	Year 1	-	$14,151	$169,817	3 (5-Year)
				Year 6	10%	$15,567	$186,799	10% Increases at Beg. of Each Option Period
				Year 11	10%	$17,123	$205,479	

Brand New 15-Year Lease | Scheduled Rental Increases | Options to Extend | Established Tenant | 2026 Construction

- The tenant recently signed a brand new 15-year lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases every 5 years during the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- Dutch Bros is the third largest coffee chain in the US with over 1,203 locations throughout 25 states and a long-term goal of hitting 4,000+ stores
- 2026 construction which features high quality materials, distinct design elements, and high-level finishes

Absolute NNN | Fee Simple Ownership | No State Income Tax | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor in a state with no state income tax

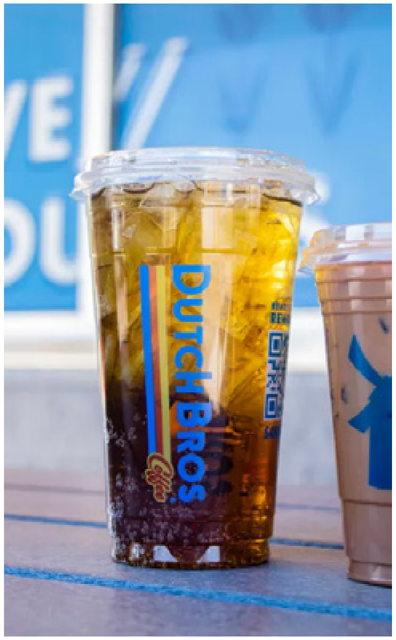
Signalized, Hard Corner Intersection (53,000 VPD) | High Traffic Area | Dense Retail Corridor | Dual Drive-Thru Equipped

- Dutch Bros is located at the signalized, hard corner intersection of Del Prado Blvd S (53,000 VPD) and SE 26th St, increasing consumer exposure to the site
- Located in close proximity to the intersection of Veterans Parkway and Del Prado Blvd, which combine to average more than 120,500 vehicles passing daily
- Less than 1 mile from Coralwood Shopping Center with tenants including LA Fitness, Hobby Lobby, ALDI, Ulta, HomeGoods, and more
- The site is situated in the center of a dense retail corridor with other national/credit tenants including Walmart, Publix, Target, Lowe's, First Watch, and Chipotle
- The asset is equipped with a dual drive-thru, providing ease and convenience for customers

Strong Demographics & 5-Mile Trade Area | Six-Figure Income | Annual Population Growth

- More than 199,600 residents and 79,000 employees support the 5-mile trade area
- $106,511 average household income within 1 mile
- **Cape Coral is currently growing at a rate of 4.13% annually and its population has increased by 24.76% since the most recent census**

WATCH DRONE VIDEO



DUTCH BROS

dutchbros.com
Company Type: Public (NYSE: BROS)
Locations: 1,203+
2025 Employees: 24,000
2025 Revenue: $1.64 Billion
2025 Net Income: $79.84 Million
2025 Assets: $3 Billion
2025 Equity: $680.82 Million

Dutch Bros Inc. (NYSE: BROS) is a high-growth operator and franchisor of drive-thru shops that focus on serving high QUALITY, hand-crafted beverages with unparalleled SPEED and superior SERVICE. Founded in 1992 by brothers Dane and Travis Boersma, Dutch Bros began with a double-head espresso machine and a pushcart in Grants Pass, Oregon. While espresso-based beverages are still at the core of what they do, Dutch Bros now offers a wide variety of unique, customizable cold and hot beverages that delight a broad array of customers. They believe Dutch Bros is more than just the products they serve—they are dedicated to making a massive difference in the lives of their employees, customers and communities. This combination of hand-crafted and high-quality beverages, their unique drive-thru experience and our community-driven, people-first culture has allowed us to successfully open new shops and continue to share the “Dutch Luv” at 1,203 locations across 25 states as of May 19, 2026.

Source: investors.dutchbros.com, finance.yahoo.com, scrapehero.com

Dutch Bros plans 2026 expansion. How many new locations will it open?

Ginnie Sandoval, Salem Statesman Journal
February 14, 2026

The Dutch Bros corporation reported a record financial year in 2025 and plans to expand by opening more than 180 new locations across the United States in 2026.

Where will those new locations be? The company hasn't said.

The Oregon-born coffee chain released its 2025 fourth-quarter and full-year earnings report on Feb. 12, showing that the company generated $1.64 billion in revenue in 2025, up 27.9% from $1.68 billion the prior year. The company's net earnings were also 76.4% higher, rising to $117.3 million compared to $66.5 million in 2024.

Dutch Bros opened 154 new shops across 22 states in 2025, and plans to open another 181 shops in 2026, according to the company's report. The expansion includes 20 locations that were gained in a $20 million acquisition of Clutch Coffee Bar, a coffee chain found in North and South Carolina, in January.

Dutch Bros ended 2025 with 1,136 locations in 25 states and aims to reach 2,029 shops by 2029. The company expects its 2026 revenue to land between $2 billion and 2.03 billion. It also plans to invest up to $290 million in capital expenditures to support growth.

Dutch Bros recently released a selection of coffee flavors and creamers that can now be purchased online and at select grocery stores, and is currently working towards expanding its breakfast menu to more locations in 2026.

Dutch Bros shares rose 15% in pre-market trading on Feb. 13 following the announcement.

Source: Yahoo!Finance
Read Full Article HERE

LOCATION

Cape Coral, Florida
Lee County
Cape Coral-Fort Myers MSA

PARKING

There are approximately 13 parking spaces on the owned parcel.
The parking ratio is approximately 13.68 stalls per 1,000 SF of leasable area.

ACCESS

SE. 26th Street: 1 Access Point

PARCEL

Parcel Number: 32-44-24-C1-01195.0010
Acres: 0.70
Square Feet: 30,492

TRAFFIC COUNTS

Del Prado Boulevard S: 53,000 VPD
Veterans Parkway: 67,500 VPD

CONSTRUCTION

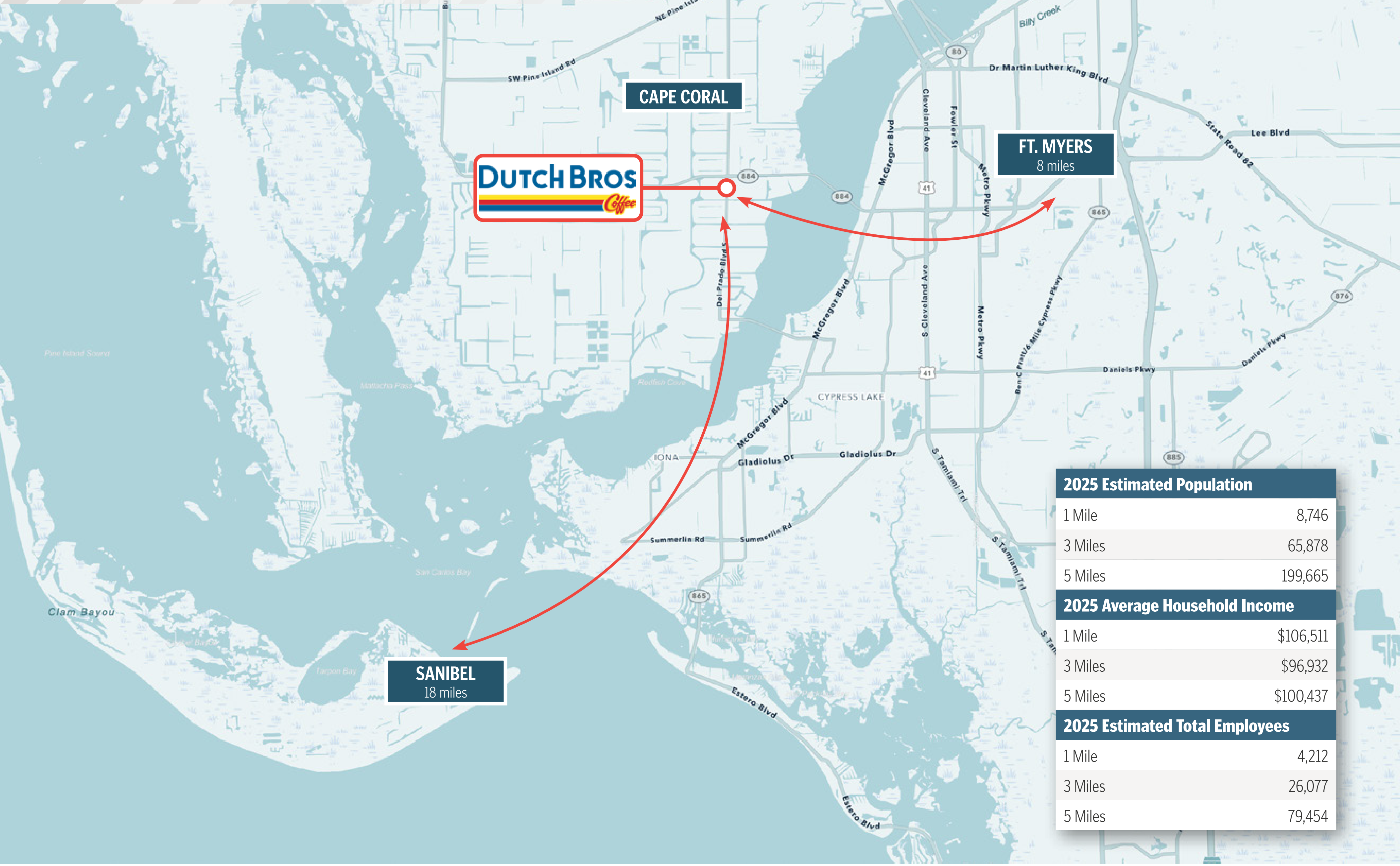
Year Built: 2026

IMPROVEMENTS

There is approximately 950 SF of existing building area

ZONING

Commercial



2025 Estimated Population	
1 Mile	8,746
3 Miles	65,878
5 Miles	199,665
2025 Average Household Income	
1 Mile	$106,511
3 Miles	$96,932
5 Miles	$100,437
2025 Estimated Total Employees	
1 Mile	4,212
3 Miles	26,077
5 Miles	79,454


Del Prado Mall
T·J·maxx
Aaron's
Easy. Beautiful. Affordable.
planet fitness
The Shops at Midpoint Center
TARGET
Publix
SUBWAY
FIRST WATCH
THE DAYTIME CAFE
TACO BELL
Pep Boys
Auto Service & Tires
Jersey Mike's
SMOOTHIE KING
Coral Pointe S.C.
Publix
Staples
DOLLAR TREE
ROSS
DRESS FOR LESS
Walmart
Supercenter
Bowlero
FAMILY DOLLAR
tropical CAFE
Shops at Santa Barbara
Orangetheory
FITNESS
DUNKIN'
Pizza Hut
Jason's deli
COLD STONE
GOODYEAR
Applebee's
KFC
WAFFLE HOUSE
Coralwood Shopping Center
Burlington
HOBBY LOBBY
HomeGoods
five BELOW
ALDI
LA FITNESS
ULTA
MARQUEE Cinemas
LOWE'S
EVEREST PKWY
VETERANS PKWY 67,500 VPD
RaceTrac
DUTCH BROS Coffee
ANYTIME FITNESS
FIREHOUSE SUBS
FIVE GUYS
ALDI
BURGER KING
Wawa
marco's Pizza
ups
DEL PRADO BLVD S 53,000 VPD

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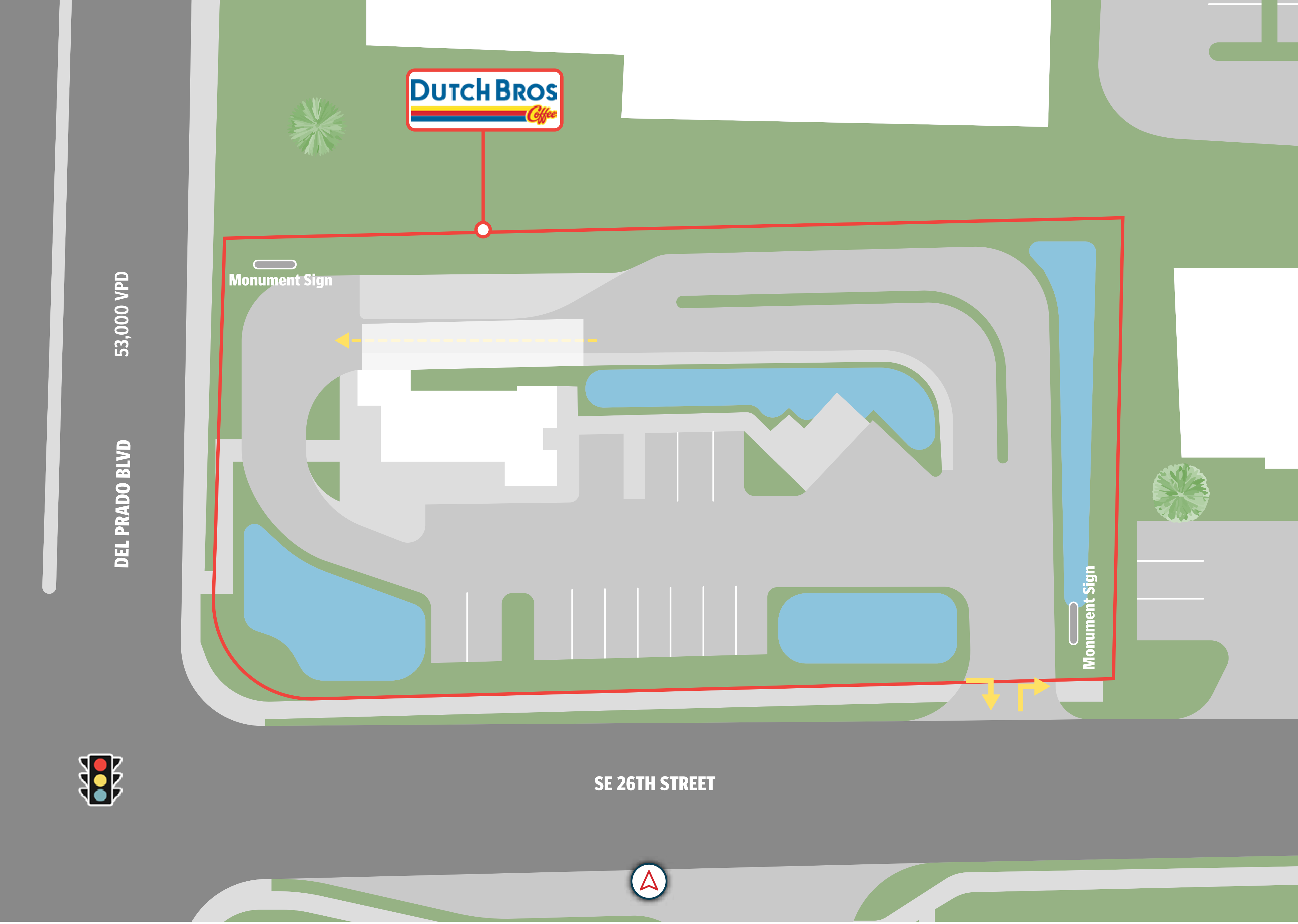
DUTCH BROS
Coffee
Monument Sign
53,000 VPD
DEL PRADO BLVD
Monument Sign
SE 26TH STREET

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	8,746	65,878	199,665
2030 Projected Population	8,939	68,267	211,544
2025 Median Age	55.1	51.6	48.5
Households & Growth			
2025 Estimated Households	3,815	28,340	86,438
2030 Projected Households	3,955	29,823	92,907
Income			
2025 Estimated Average Household Income	$106,511	$96,932	$100,437
2025 Estimated Median Household Income	$70,927	$71,625	$70,577
Businesses & Employees			
2025 Estimated Total Businesses	513	3,307	10,505
2025 Estimated Total Employees	4,212	26,077	79,454

CAPE CORAL, FLORIDA

The City of Cape Coral, incorporated in 1970, is located on the southwest coast of Florida in Lee County, approximately 125 miles south of Tampa, at the mouth of the Caloosahatchee River. The City is the third largest city in Florida land-area wise, encompassing 120 square miles. The City of Cape Coral is the 8th largest city in Florida with a population of 220,124 as of July 1, 2025.

The largest industries in Cape Coral, FL are Retail Trade, Health Care & Social Assistance, and Construction, and the highest paying industries are Mining, Quarrying, & Oil & Gas Extraction, Management of Companies & Enterprises, and Utilities. The most common jobs held by residents of Cape Coral, FL, by number of employees, are Office & Administrative Support Occupations, Sales & Related Occupations, and Management Occupations. Compared to other places, Cape Coral, FL has an unusually high number of residents working as Law Enforcement Workers including Supervisors, Construction & Extraction Occupations, and Sales & Related Occupations. The highest paid jobs held by residents of Cape Coral, FL, by median earnings, are Architecture & Engineering Occupations, Life, Physical, & Social Science Occupations, and Computer, Engineering, & Science Occupations. Lee County School District, Lee Memorial Health System, City of Cape Coral, Publix Super Market, Sam's/Wal-Mart, Home Depot, Regional VA Clinic, Gulf Coast Village, Target, Cape Coral Charter School are the principal employers.

The City is one of the nation's first master-planned pre-platted communities. In addition to broad boulevards and paved streets, the City is interlaced with over 400 miles of waterways. These canals provide home sites with access to the Intra-Coastal Waterway and Gulf of Mexico. Cape Coral provides ample access to boating, fishing and other water sports activities. Entertainment attractions in and around Cape Coral include: The annual Aquatic Festival, The annual Synchronized Swim Show, The Broadway Palm Dinner Theatre. Over 30 parks and facilities managed by the Parks and Recreation Department including the 27,000 square foot Eagle Skate Park, Rotary Park, Yacht Club Community Park and more.

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THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+
TEAM MEMBERS

29
OFFICES

$6.5B+
TRANSACTION VALUE
company-wide in 2025

930+
CAPITAL MARKETS PROPERTIES SOLD
in 2025

$3.5B+
CAPITAL MARKETS TRANSACTION VALUE
in 2025

45 Years OF GOING THE EXTRA MILE

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