

# DUTCH BROS COFFEE

1475 SOUTH VALLEY DRIVE, LAS CRUCES, NM 88005



OFFERING MEMORANDUM

PICACHO MOUNTAIN RECREATION AREA & HIKING TRAILS

PICACHO HILLS

LAS CRUCES INTERNATIONAL AIRPORT



METRO VERDE MASTER-PLANNED COMMUNITY [10,000+ HOMES AT BUILD-OUT]

**LOWE'S**  
**Allen THEATRES**  
 ESTABLISHED 1912  
**KOHL'S**  
 sam's club

THREE CROSSES REGIONAL HOSPITAL

**Walmart**  
**DOLLAR TREE**  
**DUTCH BROS**  
**TACO BELL**  
**Wendy's**

NM STATE **DACC**  
NMSU Doña Ana Community College  
±7,800 Students

**TARGET**  
**Walmart**  
**PET SMART**  
**THE HOME DEPOT**  
**Albertsons**  
**SPROUTS FARMERS MARKET**  
**BEST BUY**  
**DICK'S SPORTING GOODS**

**DUTCH BROS**  
Coffee

**BARNES & NOBLE**  
**JCPenney**  
**Conn's**  
**Allen THEATRES**  
**Dillard's**  
 MASILLA VALLEY MALL

Memorial Medical Center

**Walmart**  
**McDonald's**  
**LAQUINTA INNS & SUITES**  
**Hampton by HILTON**  
**Cracker Barrel**  
**Blake's LOTABURGER**

NM STATE UNIVERSITY  
±14,700 Students



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# Executive Summary

1475 South Valley Drive, Las Cruces, NM 88005

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$2,796,300</b>
Cap Rate	5.40%
Building Size	871 SF
Net Cash Flow	5.40% \$151,000
Year Built	2024
Lot Size	0.65 Acres

## LEASE SUMMARY

Lease Type	Triple-Net (NNN) Lease
Tenant	BB Holdings NM, LLC
Guarantor	Corporate
Est. Lease Commencement Date	June 2024
Est. Lease Expiration Date	June 2039
Lease Term Remaining	13+ Years
Rental Increases	10% Every 5 Years
Renewal Options	3, 5 Year Options
Right of First Refusal	None

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Years 1 – 5	\$151,000.00	5.40%
Years 6 – 10	\$166,100.00	5.94%
Years 11 – 15	\$182,710.00	6.53%
Renewal Options	Annual Rent	Cap Rate
Option 1 (Years 16 – 20)	\$200,981.00	7.19%
Option 2 (Years 21 – 25)	\$221,079.10	7.91%
Option 3 (Years 26 – 30)	\$243,187.01	8.70%

<b>Base Rent</b>	<b>\$151,000</b>
<b>Net Operating Income</b>	<b>\$151,000</b>
<b>Total Return</b>	<b>5.40% \$151,000</b>





±14,700 Students



 **29,900 CPD**  
INTERSTATE 10



**Walmart**  
RANKED 93% NATIONWIDE  
PER PLACER.AI



**16,300 CPD**  
S VALLEY DRIVE

VALLEY VISTA PLAZA





**TRACTOR SUPPLY CO**  
**Save Mart** **SONIC**

**TOYOTA**  
**NAPA AUTO CARE CENTER**

**DOWNTOWN LAS CRUCES**

**LAQUINTA**  
INNS & SUITES

**MURPHY USA**

**DUNKIN'**  
**AT&T**

**14,400 CPD**  
AVENIDA DE MESILLA

**Domino's**  
Pizza

**Blake's**  
LOTABURGER

**Village Inn**

**VALLEY VISTA PLAZA**

**T Mobile**

**MOUNTAIN VIEW**  
REGIONAL MEDICAL CENTER

**Days Inn**

**enterprise**

**Dutch Bros**  
Coffee

**16,300 CPD**  
S VALLEY DRIVE



# Property Description



## INVESTMENT HIGHLIGHTS

- » **13+ Years Remaining on Absolute Triple-Net (NNN) Lease with Corporate Dutch Bros Guaranty (NYSE: BROS)**
- » Dutch Bros is One of the Fastest-Growing Brands in the Quick Service Beverage Industry in the U.S. with ±1,135 Locations in 22 States
- » **10% Rental Increases Every 5 Years with Multiple Renewal Options**
- » New 2024 Construction with Two Drive-Thru Lanes
- » **Growing Trade Area in Las Cruces - 104,886 Residents within a 5-Mile Radius**
- » Central Location Just 2 Miles from Downtown Las Cruces and New Mexico State University
- » **Across from Walmart Supercenter and Surrounded by National Retailers: McDonald's, Cracker Barrel, Applebee's, and More**
- » Situated Immediately Off Interstate 10, a Major Connector with Direct Access from Las Cruces International Airport



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2030 Projection	5,377	65,972	106,918
2025 Estimate	5,306	65,020	104,886
Growth 2025 - 2030	1.35%	1.46%	1.94%

### Households

2030 Projections	2,649	28,536	46,471
2025 Estimate	2,591	27,919	45,298
Growth 2025 - 2030	2.22%	2.21%	2.59%

### Income

2025 Est. Average Household Income	\$61,157	\$56,077	\$71,550
2025 Est. Median Household Income	\$46,029	\$43,235	\$58,144

# Tenant Overview



**GRANTS PASS, OREGON**

Headquarters



**1992**

Founded



**±1,135**

Locations



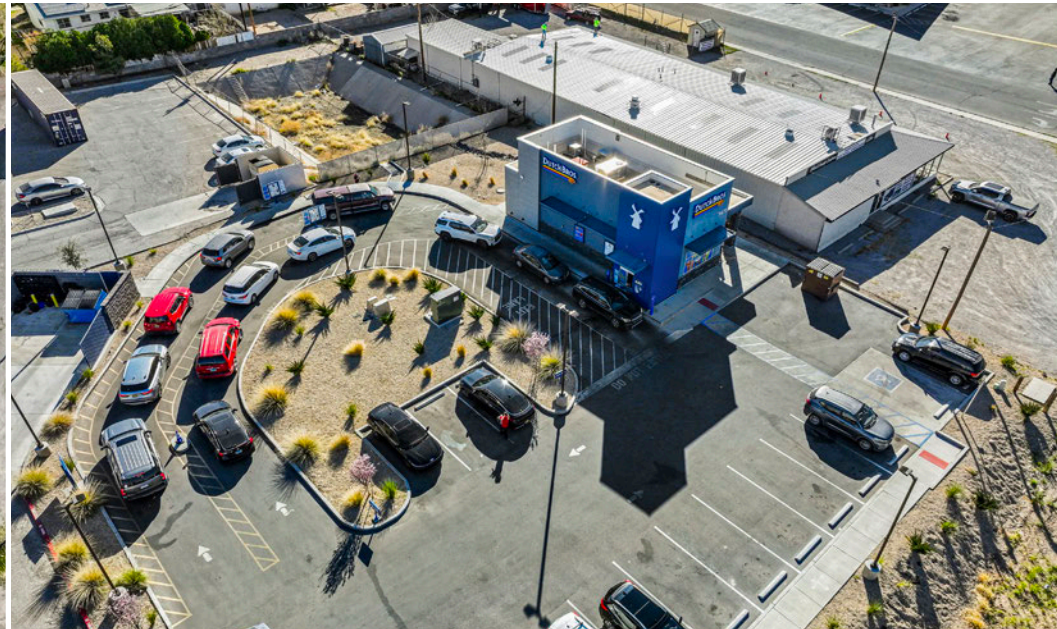
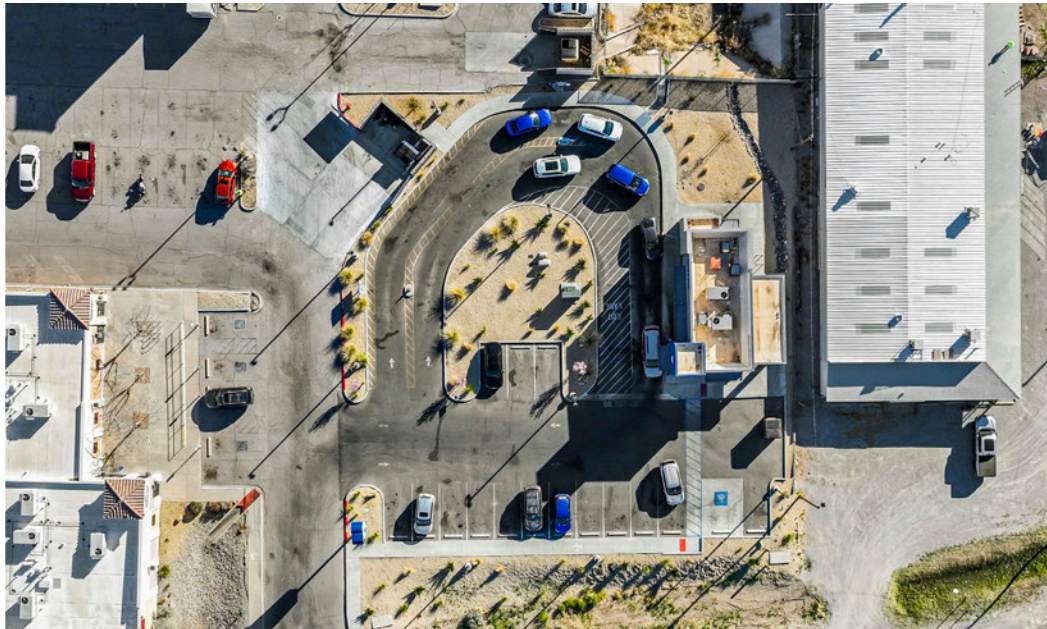
**WWW.DUTCHBROS.COM**

Website

Dutch Bros Coffee was founded in 1992 in Grants Pass, Oregon by Dane and Travis Boersma, brothers of Dutch descent. Dutch Bros Coffee roasts all its own coffee, a three-bean blend sourced from direct relationships with Salvadorian, Brazilian, and Colombian coffee plantations. Today, Dutch Bros Coffee is one of the largest publicly-traded drive-thru coffee companies with approximately 1,135 stores open across 25 states as of December 31, 2025. The company's total revenue for FY 2025 grew 27.9% to \$1.64 billion as compared to \$1.28 billion in 2024. Also in 2025, the company opened 154 new shops across 22 states.

Dutch 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. Dutch Bros stock is traded on the NYSE under the symbol BROS. Dutch Bros is taking meaningful and measurable action in philanthropy; sustainability; and diversity, equity and inclusion to drive the company toward making a massive difference.

# Property Photos



# Location Overview



Las Cruces is the second-most populous city in New Mexico and serves as the county seat of Doña Ana County. The city is home to an estimated 111,385 residents. Las Cruces is a thriving city surrounded by picturesque desert and conveniently located less than an hour from El Paso International Airport.

Las Cruces constructed several hundred new single-family, multifamily, and senior housing units in 2025. Along with new homes, the city is adding more commercial buildings, master-planned communities, subdivisions, and medical facilities. A new recreation complex spanning several hundred acres is currently in development, and will include a variety of sports fields and open space.

Las Cruces is part of the bi-national, tri-state Borderplex; a gateway connecting the United States with markets in Mexico and in both Central and South America. The city is strategically located at the crossroads of Interstates 10 and 25 and is the mid-point between San Diego, California and Dallas, Texas. In 2025, the city experienced a 17% increase in employment growth, driven by job growth in the following sectors: education and health services, government, leisure and hospitality, and construction and mining.

New Mexico State University is situated in Las Cruces, spanning 900 acres and enrolling over 14,700 students. The university is one of the city's largest employers, along with Las Cruces Public Schools, Memorial Medical Center, and NASA.

# [ exclusively listed by ]

## **Ryan Sarbinoff**

Marcus & Millichap Broker of Record  
505 455 6333  
License #: 20675

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