DUTCH BROS COFFEE – NEW 15 YR ABS. NNN FEE SIMPLE

170 S HOUGHTON RD, TUCSON, AZ 85748


Construction Photo

OFFERING MEMORANDUM

Marcus & Millichap


Banner University Medical Center
THE UNIVERSITY OF ARIZONA
±44,800 Students
DOWNTOWN TUCSON
macy's Dillard's
ULTA BEAUTY Total Wine & MORE
CENTURY THEATRES FOREVER 21 AMERICAN EAGLE
PARK PLACE MALL
target fry's ROSS DRESS FOR LESS
petco
Jack in the box HIBBETT SPORTS planet fitness
DUTCH BROS Coffee
Walmart Neighborhood Market fry's
DOLLAR TREE eegee's
AutoZone
KFC DISCOUNT TIRE
BURGER KING Walgreens
NORTHWEST HEALTHCARE
NORTHWEST | ORO VALLEY | SAHUARITA | HOUGHTON
Walmart
Walmart ROSS DRESS FOR LESS
THE HOME DEPOT TARGET
Office DEPOT
CENTURY THEATRES
Marshalls
Burlington PETSMART
EL CON CENTER
DAVIS-MONTHAN AIR FORCE BASE
LA|FITNESS O'Reilly AUTO PARTS
SAFEWAY DUTCH BROS
CHASE McDonald's
SUBWAY Walgreens
CINEMARK
COSTCO WHOLESALE DAVE & BUSTER'S
planet fitness
Walmart
POPEYES LOUISIANA KITCHEN WHATABURGER WOODSPRING SUITES AN EXTENDED STAY HOTEL
10
PimaCommunityCollege
amazon
Fulfillment Center
Tucson Medical Center RINCON
TMC HEALTH
PIMA AIR & SPACE MUSEUM
TUCSON INTERNATIONAL AIRPORT
N


ISABELLA LEE NATURAL PRESERVE
FIRST WATCH THE DAYTIME CAFE
Walmart Supercenter
cricket wireless
LOWE'S
Pizza Hut
VISTA SPECIALTY HOSPITALS
TRACTOR SUPPLY CO
ACE Hardware
SAHUARO HIGH SCHOOL
±1,386 Students
Ashley HOMESTORE
GALAXY THEATRES
GNC
McDonald's
MONTESA PLAZA
20,160 CPD
E BROADWAY BLVD
HARBOR FREIGHT TOOLS
Michaels
FLOOR & DECOR
HomeGoods
THE HOME DEPOT
SPROUTS FARMERS MARKET
Carl's Jr.
KOHL'S
SUBWAY
Walmart Neighborhood Market
TACO BELL
Bowlero
baskin robbins
DUTCH BROS Coffee
SAFEWAY
18,545 CPD
S HOUGHTON RD
TOYOTA
DOLLAR TREE
ACE Hardware
fry's FOOD STORES
PANTANO WASH
ExtraSpace Storage
EASTPOINT BUSINESS PLAZA
target
fry's
ROSS DRESS FOR LESS
petco
Jack in the box
HIBBETT SPORTS
planet fitness
NORTHWEST HEALTHCARE
NORTHWEST | ORO VALLEY | SAHUARITA | HOUGHTON
1 mi
N


Public Storage
HOUGHTON RESERVE
NEW 2026 COMMUNITY
DOLLAR TREE
BMO
CHASE
±38,705 CPD
INT. E BROADWAY BLVD
& S HOUGHTON RD
NEW DEVELOPMENT
GNC
McDonald's
GALAXY THEATRES
MEDICAL OFFICE
WELLS FARGO
MAGPIES GOURMET PIZZA
SAFEWAY
Hops SPORTS GRILL
ups
DUTCH BROS Coffee
TAEKWONDO
700 ft.
N

Executive Summary

170 S Houghton Rd, Tucson, AZ 85748

FINANCIAL SUMMARY

Price	**$3,291,200**
Cap Rate	5.15%
Est. Building Size	950 SF
Net Cash Flow	5.15% $169,500
Year Built	2026
Lot Size	0.55 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Boersma Bros. LLC (Oregon LLC)
Guarantor	Corporate
Est. Rent Commencement Date	September 2026
Est. Rent Expiration Date	September 2041
Lease Term	15 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	$169,500.00	5.15%
Years 6 - 10	$186,450.00	5.67%
Years 11 – 15	$205,095.00	6.23%
Renewal Options	**Annual Rent**	**Cap Rate**
Option 1 (Years 16 – 20)	$225,604.50	6.85%
Option 2 (Years 21 – 25)	$248,164.95	7.54%
Option 3 (Years 26 – 30)	$272,981.45	8.29%

Base Rent	**$169,500**
Net Operating Income	**$169,500**
Total Return	**5.15% $169,500**


Public Storage
±38,705 CPD
INT. E BROADWAY BLVD
& S HOUGHTON RD
DOLLAR TREE
BMO
CHASE
NEW DEVELOPMENT
MEDICAL OFFICE
WELLS FARGO
MAGPIES GOURMET PIZZA
SAFEWAY
McDonald's
GNC
GALAXY THEATRES
Hops SPORTS GRILL
ups
TAEKWONDO
DUTCH BROS Coffee
Construction Photo
N

Walmart Neighborhood Market
TACO BELL
HARBOR FREIGHT TOOLS
Bowlero
baskin robbins
THE HOME DEPOT
SPROUTS FARMERS MARKET
Carl's Jr.
KOHL'S
SUBWAY
DUNKIN'
SONIC
BUFFALO WILD WINGS
Little Caesars
PAPA JOHN'S
higi
20,160 CPD
E BROADWAY BLVD
Hops SPORTS GRILL
ups
GALAXY THEATRES
GNC
TAEKWONDO
McDonald's
DUTCH BROS Coffee
18,545 CPD
S HOUGHTON RD
Construction Photo
SAFEWAY
MEDICAL OFFICE
WELLS FARGO
MAGPIES GOURMET PIZZA
N

Property Description

INVESTMENT HIGHLIGHTS

- **New 15 Year 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 ±1,230 Locations in 25 States
- **10% Rental Increases Every 5 Years with Multiple Renewal Options**
- New 2026 Construction with Two Drive-Thru Lanes
- **147,300+ Residents within a 5-Mile Radius**
- Average Household Income Exceeds $114,700 Within a 1-Mile Radius
- **Across from Safeway and Surrounded by National and Local Tenants**
- Visible by ±38,705 Cars Per Day at the Intersection of E Broadway Blvd and N Houghton Rd

DEMOGRAPHICS	1-mile	3-miles	5-miles
Population			
2030 Projection	10,188	64,135	148,833
2025 Estimate	10,148	63,918	147,324
Growth 2025 - 2030	0.39%	0.34%	1.02%
Households			
2030 Projections	4,397	29,328	67,904
2025 Estimate	4,343	29,025	66,845
Growth 2025 - 2030	1.26%	1.05%	1.58%
Income			
2025 Est. Average Household Income	$114,710	$97,675	$93,536
2025 Est. Median Household Income	$93,744	$81,315	$76,791

Tenant Overview

Representative Photo

GRANTS PASS, OREGON
Headquarters

1992
Founded

±1,230
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. Recently the company announced the ambitious goal to roughly double its footprint to 2,029 stores by the year 2029.

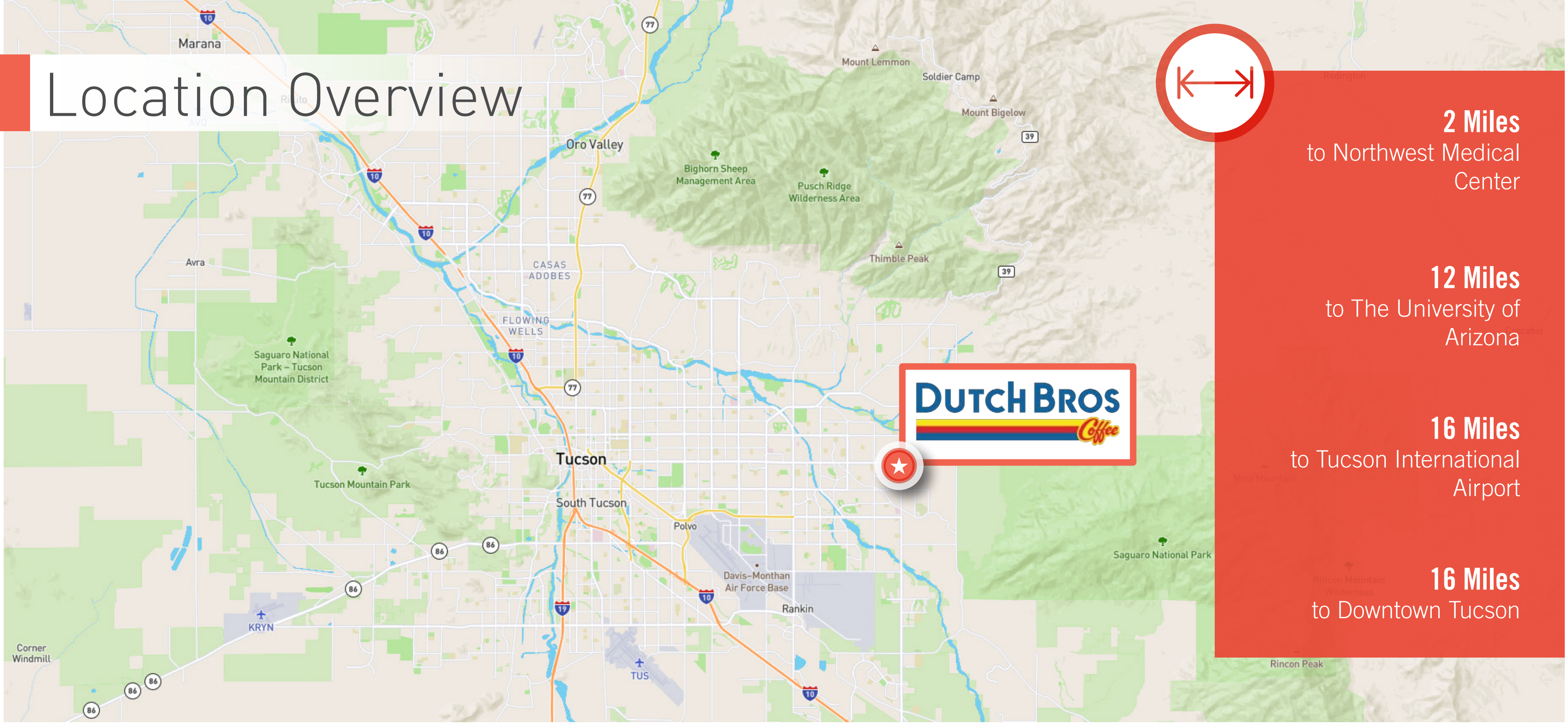
Dutch Bros is a high growth operator and franchisor of drive-thru shops that focus on serving high quality, hand-crafted beverages with unparalleled speed and superior service. Dutch Bros stock is traded on the NYSE under the symbol BROS. Dutch Bros is taking meaningful and measurable action in philanthropy; sustainability; and diversity, equity and inclusion to drive the company toward making a massive difference.

Construction Photos

Interior

Roof Framing

Location Overview



2 Miles
to Northwest Medical Center

12 Miles
to The University of Arizona

16 Miles
to Tucson International Airport

16 Miles
to Downtown Tucson

Tucson is the second largest metropolitan area in Arizona with just over one million residents and serves as an anchor to businesses located in the Southern Arizona corridor. Tucson offers its community an outstanding quality of life along with a low cost of doing business. Over the next five years, the metro is projected to add roughly 37,000 new residents.

Tucson is known for an innovative manufacturing industry in a variety of different sectors such as biotech, aerospace, healthcare, defense, optics, solar, information technology and water. Amazon, Raytheon Missile Systems, IBM, Texas Instruments, Intuit Inc., Universal Avionics and the University of Arizona are some of the top employers in Tucson where each has a significant presence within the community. In addition to Caterpillar and Amazon, Comcast and HomeGoods, all Fortune 500 companies, have added Tucson locations recently. Davis-Monthan Air Force Base, home to 15,000 employees, is a significant driver of Tucson's local economy.

The University of Arizona is an integral part of Tucson. It has been named a Top 20 US public research institution, and enjoys a large student enrollment of 51,000 students and 16,000 administration staff members and faculty. As the city's largest employer, the University of Arizona is a significant economic driver in the metro. In addition to the campus, the university also oversees Tech Parks Arizona, which operates the UA Tech Park at Rita Road, UA Tech Park at The Bridges, and the Arizona Center for Innovation. These facilities offer more than 2 million square feet of high-tech office, R&D and laboratory space.

[exclusively listed by]

Mark J. Ruble
Executive Managing Director
602 687 6766
mruble@marcusmillichap.com

Chris N. Lind
Senior Managing Director
602 687 6780
chris.lind@marcusmillichap.com

Zack House
Senior Managing Director
602 687 6650
zhouse@marcusmillichap.com

NET LEASED DISCLAIMER
Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:
By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

CONFIDENTIALITY AGREEMENT
The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Ryan Sarbinoff
Broker of Record
602 687 6700
Lic #: BR675146000

Marcus & Millichap
Offices Nationwide
www.marcusmillichap.com