



Roseville, CA (Sacramento MSA)

Dutch Bros

20-Year Absolute NNN Reverse Build-to-Suit
One of California's Largest Growth Markets



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Dutch Bros

1478 Blue Oaks Blvd, Roseville, CA 95747 ➔

PRICE: \$4,125,000 **CAP RATE: 4.75%**

NOI	\$196,000
LEASE TYPE	Abs. NNN – Reverse BTS
LEASE TERM	20 Years
LEASE EXPIRATION	8/31/2044
OPTIONS	Three (3), 5-Year
BUILDING SIZE	950 SF
LOT SIZE	34,229 SF



Roseville is one of the fastest growing retail & residential corridors in Northern California - Blue Oaks Blvd and Roseville Pkwy has a projected intersection count of 89,500 ADT

The property is located near SR-65 in Roseville, one of California's fastest-growing cities, within Blue Oaks shopping center alongside Walgreens and Chick-fil-A, offering strong co-tenancy and built-in traffic. Roseville is the **largest city in Placer County** and a premier node within the **greater Sacramento metropolitan area**, located approximately 16 miles north of Sacramento. The city has grown at a rate of approximately **2.21% annually** and is recognized as **one of California's top markets** for job and population growth, with a daytime population that regularly exceeds 200,000. The trade area is supported by major infrastructure along SR-65 and I-80, dense residential development, and one of the strongest retail corridors in Northern California.



Single Tenant Coffee Drive-Thru

- 2024 construction Dutch Bros Coffee on a 20-year absolute NNN reverse build-to-suit commencing August 24, 2024
- Double drive-thru building on a 0.79-acre parcel — purpose-built for high-throughput operations
- 10% rent increases every five years throughout the base term and options
- Three (3), five-year renewal options, providing long-term income beyond the base term
- Zero landlord maintenance (see lease abstract on page 6)

Tenant Strength & Brand Overview

- Dutch Bros Coffee is one of the fastest-growing drive-thru beverage chains in the U.S. with 1,136 locations across 25 states at year-end 2025, and long-term target of 2,000+ locations by 2029
- Publicly traded (NYSE: BROS) drive-thru coffee chain with record 2025 revenue of \$1.64 billion, a 27.9% increase year-over-year

Location & Market Fundamentals

- Positioned along Blue Oaks Blvd. (40,496 VPD) with direct proximity to SR-65, providing connectivity to I-80 and the broader Sacramento MSA
- Adjacent to Walgreens and Chick-fil-A within Blue Oaks Crossing shopping center
- Roseville is growing at ~2.21% annually, with its population increasing nearly 15% since the 2020 census, making it one of California's most consistently growing cities
- Sutter Health is constructing a six-story hospital tower with 138 new beds and Kaiser Permanente is expanding with an 85,000 SF medical office building, reinforcing long-term employment and population density in the trade area
- Average household incomes are \$174,603 (1-mile radius), driven by major employers including Hewlett Packard, Kaiser Permanente, and Sutter Health

Development & Dense Growth at a Glance

Nearby Residential, Office, Mixed-Use and Industrial Developments

HP and Campus Oaks (HPCO):

The Hewlett-Packard | Campus Oaks (HPCO) Master Plan, within the City of Roseville's North Industrial Planning Area covers 375.7 acres. Bounded by Blue Oaks Boulevard to the north, Foothills Boulevard to the east, and Woodcreek Oaks Boulevard to the west, the project benefits from its **central location, visibility, regional access, and market appeal**.

The HPCO project comprises two connected planning sub-areas and has a projected traffic count of **89,500 ADT** at Blue Oaks Blvd and Roseville Pkwy:

- **1) Hewlett-Packard Campus** - The eastern 141.2 acres, currently occupied by Hewlett-Packard facilities, planned for continued light industrial, recreation, and related development
- **2) Campus Oaks** - The western 234.5 acres, anticipates 948 residential dwelling units, along with approximately 1.73 million square feet of employment and commercial uses, plus parks and a portion designated as a city open space preserve

Placer One:

- **3) Placer One** - A large-scale mixed-use development featuring approximately **5 million square feet** of commercial and retail uses, a new elementary and middle school, 334 acres of parks and recreation, and right-of-way for three miles of the proposed Placer Parkway connecting Highway 65 to Highway 99 in Sacramento. A centerpiece of the project is **Sacramento State Placer**, a 300-acre campus developed through a collaboration between **Sacramento State** and **Sierra College**. The campus introduces a blended learning model designed to expand access to four-year degrees and drive long-term economic growth in the region. At full build-out, the Sacramento State Placer campus is projected to accommodate **12,000 full-time equivalent students**, positioning Placer One as a major hub for higher education and regional development.



		CURRENT
Price		\$4,125,000
Capitalization Rate		4.75%
Building Size (SF)		950
Lot Size (SF)		34,229
Stabilized Income	\$/SF	
Scheduled Rent	\$206.32	\$196,000
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
CAM	NNN	\$0.00
Total Operating Expenses		\$0.00
Net Operating Income		\$196,000

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Franchisee
Lease Guarantor	Personal
Lease Type	Abs. NNN – Reverse BTS
Lease Term	20 Years
Rent Commencement	August 24, 2024
Options	Three (3), 5-Year
Year Built	2024
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance*	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

*Landlord to maintain commercial general liability insurance, tenant to reimburse cost

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
Dutch Bros	950	8/24/2024	8/31/2029	\$196,000	\$16,333	\$196,000
	Increases*	9/1/2029	8/31/2034		\$17,967	\$215,600
		9/1/2034	8/31/2039		\$19,763	\$237,160
		9/1/2039	8/31/2044		\$21,740	\$260,876
	Option 1	9/1/2044	8/31/2049		\$23,914	\$286,964
	Option 2	9/1/2049	8/31/2054		\$26,305	\$315,660
	Option 3	9/1/2054	8/31/2059		\$28,935	\$347,226
TOTALS:	950			\$196,000	\$16,333	\$196,000

*10% rent increases, every 5 years

LEGEND

Property
Boundary

950
Building Size SF

34,229
Lot Size SF

9
Parking Spaces



Egress





\$1.64 Billion

TOTAL REVENUE (FY 2025)

1,136

STORES ACROSS 24 STATES

Dutch Bros

One of the fastest-growing brands in the U.S. quick service beverage industry

Overview

- Founded in 1992 and headquartered in Grants Pass, Oregon, Dutch Bros (NYSE: BROS) began as a single coffee cart and has since evolved into a high-growth operator and franchisor of drive-thru coffee shops
- The company operates 1,136 company-owned and franchised locations across 24 states, ranking as the third-largest coffee chain in the U.S.
- In 2025, Dutch Bros generated \$1.64 billion in total revenue, reflecting a 27.9% increase from the prior year
- While espresso-based drinks remain central to the menu, Dutch Bros offers a highly customizable selection of hot and cold beverages, including specialty coffees, smoothies, freezes, teas, its signature Blue Rebel energy drink, and nitrogen-infused cold brew
- A focus on product innovation, operational efficiency, and a people-first culture has fueled strong unit-level performance and cultivated deep brand loyalty nationwide
- In 2025, Dutch Bros expanded into new markets including Atlanta, GA; Baton Rouge, LA; Charleston, SC; Cincinnati, OH; and Indianapolis, IN, with nearly all 2025 openings delivered as build-to-suit locations
- Looking ahead, the company is targeting 2,029 total shops by 2029

[TENANT WEBSITE](#) ➤



40,496 VPD along Blue Oaks Blvd in front of the property





Located in
a thriving
Sacramento
submarket

3.3 Million

ANNUAL VISITS TO CAMPUS OAKS
SHOPPING CENTER ACROSS THE
STREET (PER PLACER.AI)

40,496

VEHICLES PER DAY ON
BLUE OAKS BLVD

23.1 Miles

TO DOWNTOWN
SACRAMENTO

Immediate Trade Area | 12



40,496 VPD

BLUE OAKS BOULEVARD

ROSEVILLE PARKWAY



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

Subject Property
Dutch Bros
Coffee

75,221 VPD

65

CHASE
Carls Jr.
Round Table

Woods Creek Oaks Boulevard
Chick-fil-A
Del Taco
Smash Burger

SAFeway
Great Clips
Nugget
24 Hour Fitness

CAMPUS OAKS

50,499 VPD

hp

HEWLETT
PACKARD
CAMPUS

DOWNTOWN ROSEVILLE
5.2 MILES

- GOVERNMENT OFFICE
- ELEMENTARY/
MIDDLE SCHOOL
- GOLF COURSE

BLUE OAKS BOULEVARD

SUBWAY
McDonald's
Mobil

Quick Quack
CAR WASH

MIDAS

7,094 VPD

WASHINGTON BOULEVARD
Buljan Middle School

CALIBER
COLLISION

Peets Coffee & Tea
CHIPOTLE
LIVING SPACES

HOBBY LOBBY

GROCERY
OUTLET
DOLLAR
TREE

Marriott
Hilton

TOPGOLF

Walmart
Supercenter

sam's club

Vince Brown
Elementary
School

RC Willey

SPORTSMAN'S
WAREHOUSE

MATTRESS
FIRM

CINEMARK

FedEx
Office

Applebee's

Planet Fitness

7-Eleven

ETHAN
ALLEN

target

KOHL'S

PET SMART
Ashley
HOMESTORE
BevMo!

Nugget

DICKY'S
BARBECUE PIT
PAPA MURPHY'S

Thomas
Jefferson
Elementary
School

TRADER
JOE'S

WinCo
FOODS

THE HOME
DEPOT

LOWE'S

SONIC
TACO BEL

97,177 VPD

Guitar Center
Total Wine
& MORE
GOLF GALAXY

The Habit
BURGER GRILL
FIREHOUSE
SUBS

Mountain Mike's
Pizzeria

SAFeway

SUBWAY

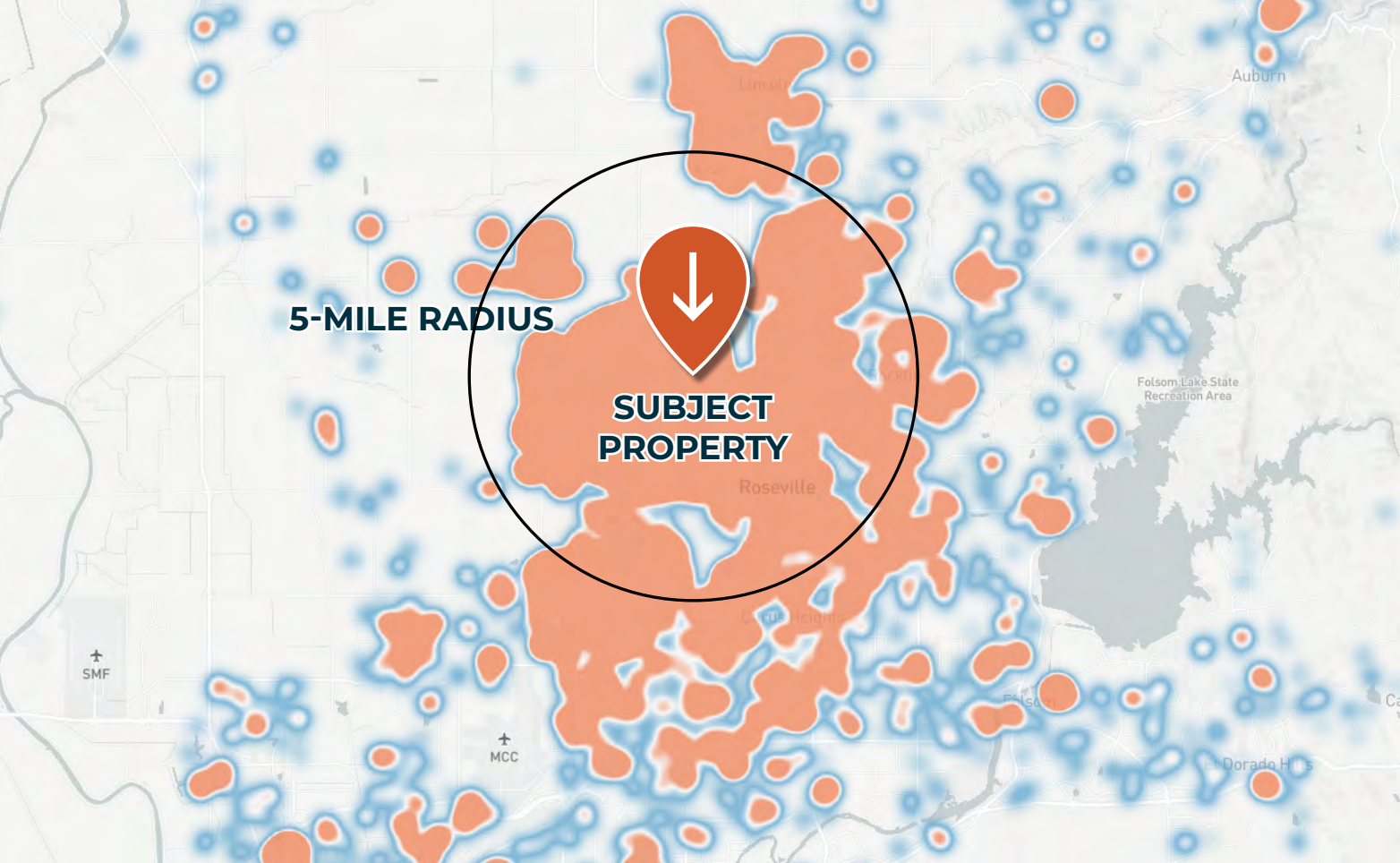
Starbucks

Ruhkala
Elementary
School

Rock Creek
Elementary
School

SAFeway
SALLY.





Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

437.6K Visits

OVER THE PAST 12 MONTHS TO
THE SUBJECT PROPERTY

9 Min

AVERAGE DWELL TIME AT
THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics



Ring Radius Population Data

	1-Mile	3-Mile	5-Mile
2025	11,793	104,288	214,833
2030 PROJ.	13,885	119,657	239,524



Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$174,603	\$163,701	\$162,801
MEDIAN	\$137,656	\$138,342	\$136,029

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Roseville, CA

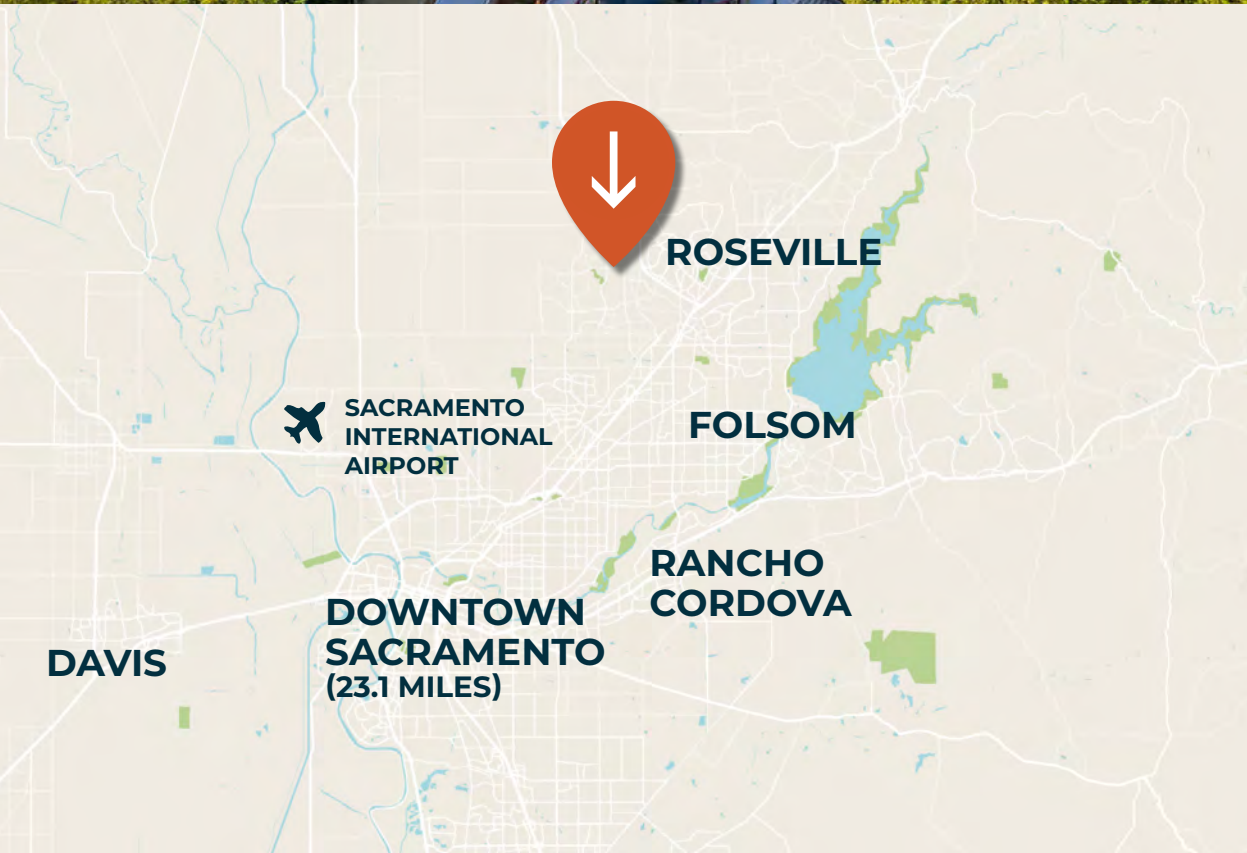
Northern Sacramento's Retail Powerhouse

About Roseville

- Located in Placer County, approximately 16 miles northeast of Sacramento, Roseville provides quick access to urban amenities while serving as a gateway to Lake Tahoe and the Sierra Nevada
- Positioned along Interstate 80 and State Route 65, offering seamless connections to Sacramento, the Bay Area, and nearby Northern California communities
- The city features a robust public transit network, including the Amtrak Capital Corridor commuter rail, connecting the city to Sacramento and the wider region

The Galleria Corridor

- Recognized as the #1 retail submarket in the Sacramento region, drawing shoppers from a 45-mile trade area
- The Galleria Corridor encompasses over 5M SF of retail and office space
- Anchored by Westfield Galleria at Roseville, a 1.3M SF regional mall with 240+ retailers
- The Roseville Auto Mall, one of the largest in the U.S., represents 17+ dealerships and generates over \$2 billion in annual sales
- Ongoing retail and mixed-use investment reinforce the market's status as premier commercial hub north of Sacramento



2.47 Million

SACRAMENTO MSA ESTIMATED
POPULATION (2025)

\$189.6 Billion

SACRAMENTO MSA GDP

Location Overview | 16

Why Roseville?

Roseville draws shoppers from across Northern California

- As a shopping destination, Roseville draws consumers from all over the Sacramento MSA and Northern California
- With its **cost of business consistently among the lowest in the state**, and convenient access via Interstate 80 and Highway 65, Roseville has wide appeal for retailers
- Roseville's **retail sales rank 13th in the state**, besting much larger cities in California
- The regionally known Four Corners area **generates approximately \$700 million in retail sales annually** with the expansive Westfield Galleria and Fountains at Roseville leading the way

90,618

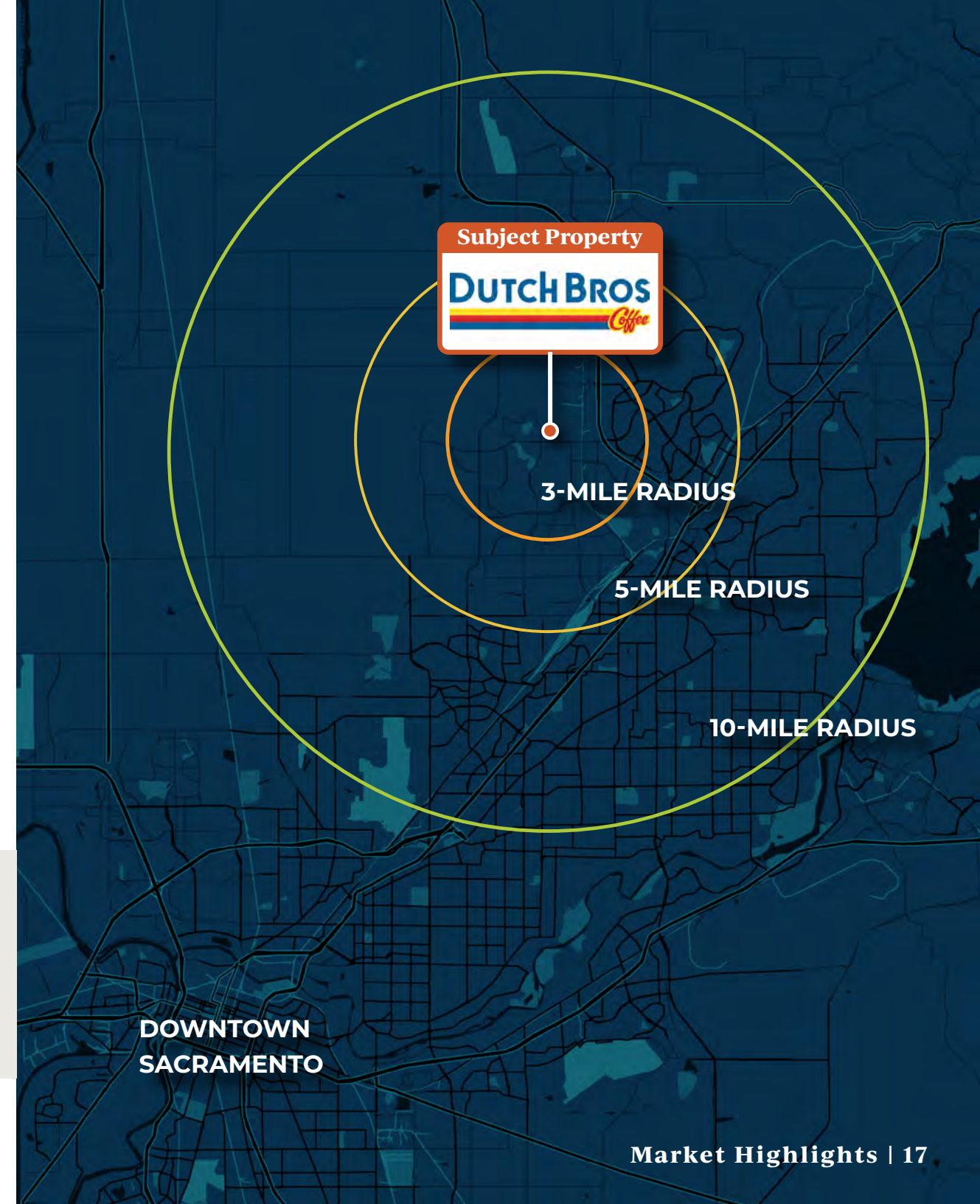
DAYTIME POPULATION
IN A 3-MILE RADIUS

201,025

DAYTIME POPULATION
IN A 5-MILE RADIUS

622,172

DAYTIME POPULATION
IN A 10-MILE RADIUS





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