SAMBAZIS
SRG RETAIL GROUP


REPRESENTATIVE PHOTO

*100% OCCUPIED BY NATIONAL TENANTS, NEW LONG-TERM LEASES*

*RAPIDLY GROWING TRADE AREA, ADJACENT TO WALMART SUPERCENTER & ACROSS FROM MENARDS*

# DUTCH BROS STRIP CENTER

SPRINGFIELD, MISSOURI

ADDRESS:
3840 W Sunshine Street, Springfield, MO 65804.

| | |
|---|---|
| **PRICE** | $4,218,000 |
| **CAP RATE** | 6.50% |
| **NOI** | $274,170 |
| **GROSS LEASABLE AREA** | 4,633 SF |
| **YEAR BUILT** | 2025 |

## Rent Roll

| TENANT | GLA | % of GLA | ANNUAL RENT | RENT/SF | LEASE TERM | ESTIMATED OPENING DATES | OPTIONS | CHANGES ON | CHANGES TO |
|---|---|---|---|---|---|---|---|---|---|
| **Dutch Bros**<br>Corporate Guaranty | 1,133 | 24.45% | $143,500 | $126.65 | 15 Years | November 2025 | Three, 5-Year | Year 6<br>Year 11<br>Option 1<br>Option 2<br>Option 3 | $157,850<br>$173,635<br>$190,999<br>$210,098<br>$231,108 |
| **Great Clips**<br>Jade Sahas, LLC<br>3 locations with 2 additional planned | 1,000 | 21.58% | $34,000 | $34.00 | 10 Years | December 2025 | Two, 5-Year | Option 1<br>Option 2 | $37,400<br>$41,140 |
| **AT&T**<br>Prime Comms Retail, LLC<br>2,000+ locations | 1,000 | 21.58% | $42,670 | $42.67 | 5 Years | December 2025 | Two, 5-Year | Option 1<br>Option 2 | $44,804<br>$47,044 |
| **Jersey Mike's**<br>MTL Holdings, LLC<br>9 locations | 1,500 | 32.38% | $54,000 | $36.00 | 10 Years | December 2025 | Three, 5-Year | Year 6<br>Option 1<br>Option 2<br>Option 3 | $59,400<br>$65,340<br>$71,874 |
| **TOTAL** | **4,633** | **100%** | **$274,170** | | | | | | |

# LEASE SUMMARIES

| | DUTCH BROS | GREAT CLIPS | AT&T | JERSEY MIKE'S |
|---|---|---|---|---|
| **GUARANTOR** | Corporate: Boersma Bros. LLC | Franchisee: Jade Sahas, LLC | Franchisee: Prime Comms Retail, LLC | Franchisee: MTL Holdings, LLC (Nicholas Morgan) |
| **OWNERSHIP** | Public (NYSE: BROS) | Private | Private | Private |
| **LOCATIONS** | 1,043 | 3 with 2 Additional Locations Planned | 2,000+ | 8 |
| **COMPANY INFO** | Dutch Bros is a high-growth operator of drive-thru coffee shops that focus on serving high quality, hand-crafted beverages. 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. | Great Clips, Inc. is the world's largest salon brand, founded in Minneapolis, MN, in 1982. It is a franchised company with over 4,400 locations in the U.S. and Canada. Great Clips provides value-priced haircare for men, women, and children, offering a walk-in model with extended hours and services. | Prime is the largest AT&T Authorized Retailer in the United States with locations from coast-to-coast. Founded in 1999 with a single mall kiosk at Baybrook Mall in Houston, Texas, Prime Communications set out to build one of the most successful wireless retail businesses in the U.S | Nicholas Morgan is an experienced Jersey Mike's and Marco's Pizza franchisee. Morgan, who served with the U.S. Army in Iraq in 2003-05, wanted to run a business that helped teach discipline and responsibility to young men and women. |
| **LANDLORD RESPONSIBLITIES** | Roof & Structure | Roof & Structure | Roof & Structure | Roof & Structure |
| **CAM** | Tenant pays pro rata share, including a 10% management fee. | Tenant pays pro rata share and annual increases in CAM shall not exceed 5%. | Tenant pays pro rata share, including a 5% management fee. Annual increases in CAM shall not exceed 2.75% excluding utilities, taxes, insurance and snow, ice and weather-related expenses. | Tenant pays pro rata share and annual increases in CAM shall not exceed5% excluding utilities, taxes, and insurance. |
| **TAXES** | Tenant pays pro rata share | Tenant pays pro rata share | Tenant pays pro rata share | Tenant pays pro rata share |
| **INSURANCE** | Tenant pays pro rata share | Tenant pays pro rata share | Tenant pays pro rata share | Tenant pays pro rata share |
| **ASSIGNMENT & SUBLETTING** | Tenant may not assign or sublet without Landlord's written consent. | Tenant may not assign or sublet without Landlord's written consent. | Tenant may assign or sublease to a successor in interest, parent, subsidiary, or affiliate of tenant, or AT&T Mobility without consent of Landlord. | Tenant may not assign or sublet without Landlord's written consent. |
| **ESTOPPEL** | Tenant has 15 Business Days from receipt of request to provide. | Tenant has 10 Days from receipt of request to provide. | Tenant has 20 Days from receipt of request to provide. | Tenant has 10 Business Days from receipt of request to provide. |

# INVESTMENT *HIGHLIGHTS*

- 100% Occupied by Dutch Bros, AT&T, Jersey Mikes, and Great Clips
- New Leases with Scheduled Increases, Limited Landlord Responsibilities
- Brand New High-Quality Construction with End Cap Drive-Thru
- Serving Over 137,000 Residents in Rapidly Growing Trade Area
- Greene County is One of the Fastest Growing Counties in Missouri
- Outparcel to Ross, Burlington, Petco, Five Below, ULTA, and Michaels
- Adjacent to High-Volume Walmart Supercenter and Across from Menards
- Minutes to “Granddaddy” Bass Pro Shops Outdoor World (4+ Million Visitors/Year), the #1 Tourist Attraction in Missouri
- 3 Miles to $350 Million Stone Creek Falls Master-Planned Community with 1,320 Homes Under Construction
- East of Republic Sports Park and Athletic Complex, a $40 Million Sports Mega-Plex on 136 Acres Opening 2026
- Highly Visible to 34,700 Cars/Day Along Major East/West Artery
- Strong Daytime Population, More Than 183,000 Employees in Primary Trade Area
- Just West of Mercy Medical Center with 611,622 Annual Outpatient Visits and 1,000+ Employees
- Close Proximity to Missouri State University with 22,535 Students and Surrounded by Several K-12 Schools (9,000+ Students)


WILLARD ORCHARD HILLS ELEMENTARY
424 STUDENTS
WEST BYPASS
27,489 CARS/DAY
DELMAR MEADOWS
144 UNITS
FORREST PARK
170 TOWNHOMES
RUTLEDGE-WILSON FARM PARK
200+ ACRE COMMUNITY FARM SITE FEATURING ANIMALS, DEMONSTRATION GARDENS, PRAIRIE & A MILKING BARN
ATTRACTS THOUSANDS OF VISITORS/YEAR
FritoLay
Good fun!
SCENIC STATION
96 UNITS
KENSINGTON PARK
354 UNITS
PARKVIEW HIGH
1,274 STUDENTS
MENARDS
HIGHLAND PARK
97 UNITS
JARRETT MIDDLE
501 STUDENTS
THE VIBE CROSSING
192 UNITS
MARION PARK
128 UNITS
YORK ELEMENARY
204 STUDENTS
SUBJECT PROPERTY
W SUNSHINE STREET
34,744 CARS/DAY
HARLEY-DAVIDSON
MOTOR CYCLES
TARGET
THE CRESCENT
300 UNITS
MACEDONIA
149 STUDENTS
FUTURE DEVELOPMENT
Walmart
Supercenter
MCFP SPRINGFIELD
1,100 EMPLOYEES
ROSS
DRESS FOR LESS
SHOE DEPT.
ENCORE
petco
Burlington
five BELOW
ULTA
BEAUTY
Michaels
VILLAGES AT NATHANAEL GREENE
324 UNITS
SMITH
GOLF COURSE
Bass Pro Shops
Outdoor World
WONDERS OF WILDLIFE
NATIONAL MUSEUM & AQUARIUM
#1 TOURIST DESTINATION IN MISSOURI WITH OVER 4 MILLION ANNUAL VISITORS
SPRINGFIELD-GREENE COUNTY BOTANICAL GARDEN
CARVER MIDDLE
614 STUDENTS
INDUSTRIAL PARK
THE ARCADIAN
100 LUXURY UNITS

KENSINGTON PARK
354 UNITS
PARKVIEW HIGH
1,274 STUDENTS
Missouri State
UNIVERSITY
22,535 STUDENTS
VILLAGES AT NATHANAEL GREENE
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Mercy Medical Center
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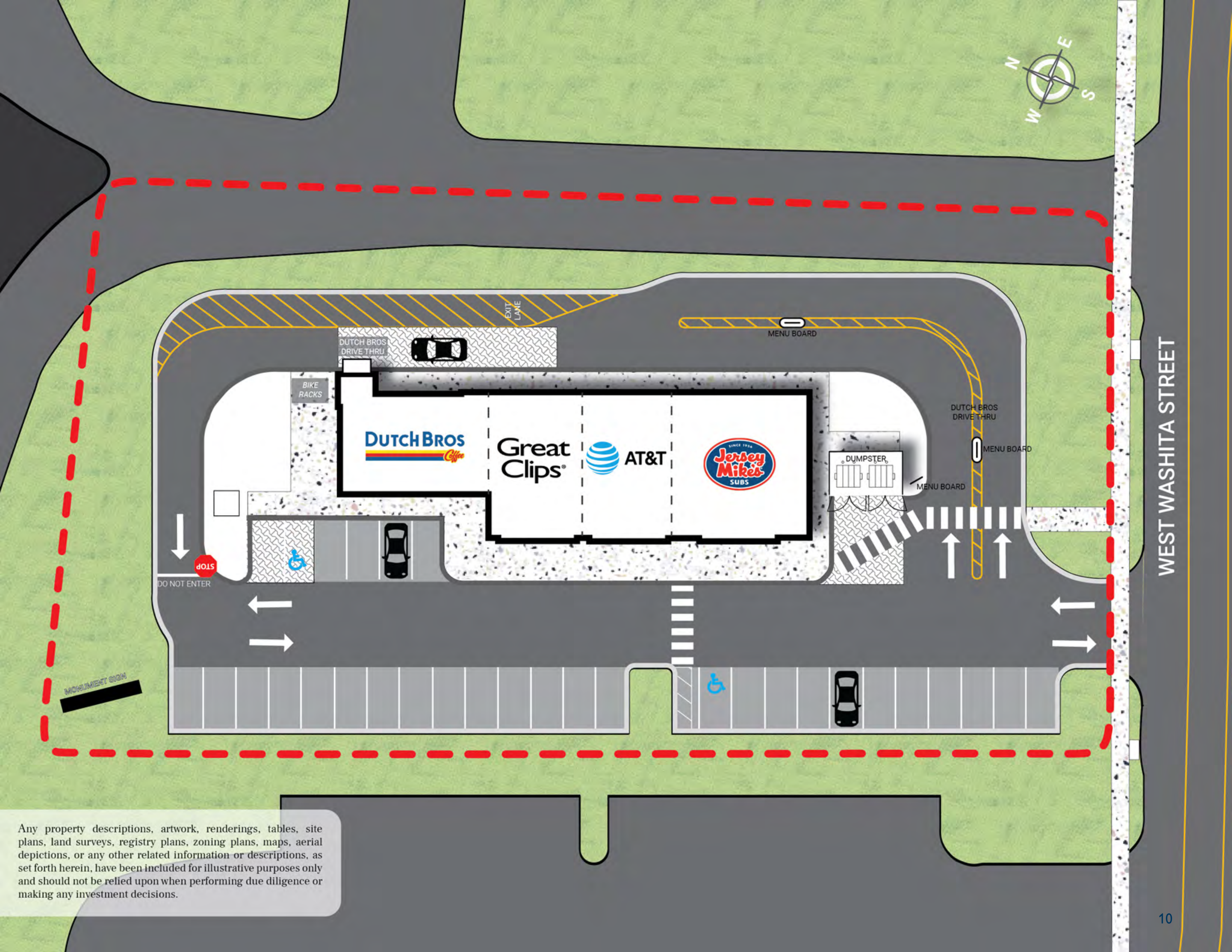
611,622 ANNUAL OUTPATIENT VISITS & 1,000+ EMPLOYEES
Bass Pro Shops Outdoor World
#1 TOURIST DESTINATION IN MISSOURI WITH OVER 4 MILLION ANNUAL VISITORS
THE CRESCENT
300 UNITS
O'Reilly
Wendy's
TARGET
jiffy lube
Olive Garden
WEST BYPASS
27,489 CARS/DAY
MENARDS
CASEY'S
GameStop
CATO
DOLLAR TREE
Walmart
Supercenter
TAKE 5
DISCOUNT TIRE
Central Bank
MCDONALD'S
verizon
SportClips
ROSS
DRESS FOR LESS
SHOE DEPT.
ENCORE
PLAZA TIRE SERVICE
SUBJECT PROPERTY
petco
Burlington
W SUNSHINE STREET
34,744 CARS/DAY
Chick-fil-A
five BELOW
ULTA
Michaels
TACO BELL
WHATABURGER


STONE CREEK FALLS
MASTER-PLANNED COMMUNITY
$350 MILLION MIXED-USE DEVELOPMENT WITH 1,320 HOMES (UNDER CONSTRUCTION)
amazon
$150 MILLION PROJECT, 1,800 EMPLOYEES
IRON GRAIN DISTRICT
$65 MILLION MIXED-USE DEVELOPMENT WITH 200+ UNITS
FUTURE REPUBLIC MIDDLE SCHOOL
REPUBLIC SPORTS PARK & ATHLETIC COMPLEX
$40 MILLION SPORTS MEGA-PLEX ON 136 ACRES, OPENING 2026
HARLEY-DAVIDSON
FUTURE DEVELOPMENT
BioLife PLASMA SERVICES
ROSS DRESS FOR LESS
SHOE DEPT. ENCORE
petco
Burlington
five BELOW
ULTA BEAUTY
Michaels
WHATABURGER
TACO BELL
Chick-fil-A
SUBJECT PROPERTY
MENARDS
W SUNSHINE STREET
34,744 CARS/DAY
PLAZA TIRE SERVICE
THE QUICK CHANGE ARTIST
ESTABLISHED IN 1963

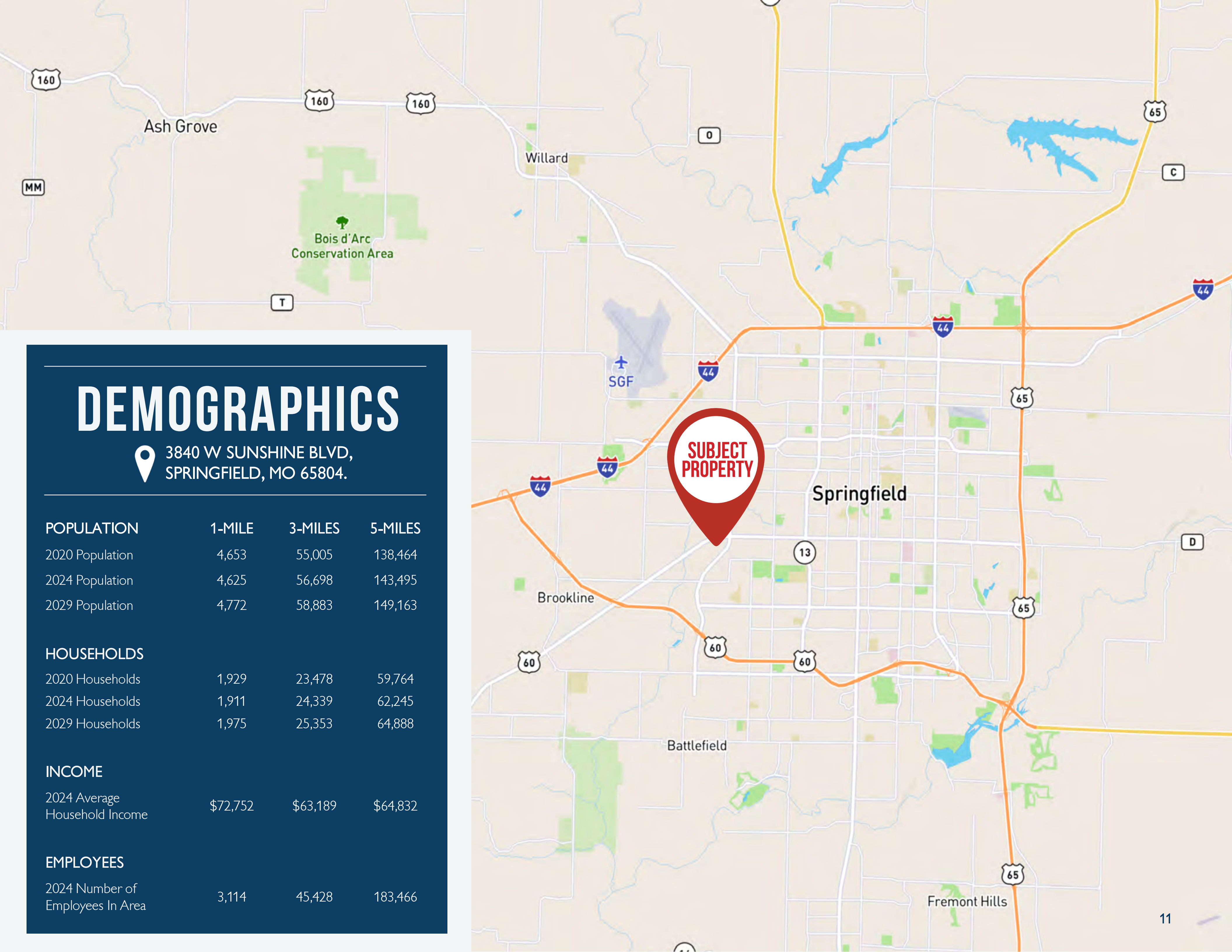

BETTY & BOBBY
ALLISON SPORTS COMPLEX
$30 MILLION INDOOR/OUTDOOR
SPORTS COMPLEX ON 82 ACRES
Springfield-Branson
NATIONAL AIRPORT
1.4+ MILLION PASSENGERS/YEAR
RUTLEDGE-WILSON FARM PARK
200+ ACRE COMMUNITY FARM SITE
EATURING ANIMALS, DEMONSTRATION
GARDENS,PRAIRIE & A MILKING BARN
ATTRACTS THOUSANDS OF VISITORS/YEAR
THE VIBE CROSSING
192 UNITS
MENARDS
Chick-fil-A
TAKE 5
W SUNSHINE STREET
34,744 CARS/DAY
WHATABURGER
TACO BELL
SUBJECT
PROPERTY
PLAZA TIRE SERVICE
THE QUICK CHANGE ARTIST
ESTABLISHED IN 1963
verizon
SportClips
HAIRCUTS
MCDONALD'S
ROSS
DRESS FOR LESS
Michaels
SHOE DEPT.
ENCORE
Burlington
petco
five BELOW
ULTA
BEAUTY


# CONSTRUCTION PHOTOS

## SEPTEMBER 2025




Any property descriptions, artwork, renderings, tables, site plans, land surveys, registry plans, zoning plans, maps, aerial depictions, or any other related information or descriptions, as set forth herein, have been included for illustrative purposes only and should not be relied upon when performing due diligence or making any investment decisions.




# DEMOGRAPHICS

3840 W SUNSHINE BLVD,
SPRINGFIELD, MO 65804.

| POPULATION | 1-MILE | 3-MILES | 5-MILES |
|---|---|---|---|
| 2020 Population | 4,653 | 55,005 | 138,464 |
| 2024 Population | 4,625 | 56,698 | 143,495 |
| 2029 Population | 4,772 | 58,883 | 149,163 |
| **HOUSEHOLDS** | | | |
| 2020 Households | 1,929 | 23,478 | 59,764 |
| 2024 Households | 1,911 | 24,339 | 62,245 |
| 2029 Households | 1,975 | 25,353 | 64,888 |
| **INCOME** | | | |
| 2024 Average Household Income | $72,752 | $63,189 | $64,832 |
| **EMPLOYEES** | | | |
| 2024 Number of Employees In Area | 3,114 | 45,428 | 183,466 |

## CONFIDENTIALITY & DISCLAIMER

MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Marcus & Millichap, its affiliates or subsidiaries, or any agent ("Marcus & Millichap") have 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.

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Any projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and their tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their 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(s). While a 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(s) 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 the tenant(s) 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 lease, including the likelihood of locating a replacement tenant if a 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.

By accepting this Offering Memorandum, you agree to release Marcus & Millichap Real Estate Investment Services, its affiliates or subsidiaries, or any agent and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

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OFFERING MEMORANDUM

# DUTCH BROS STRIP CENTER

## SPRINGFIELD, MISSOURI


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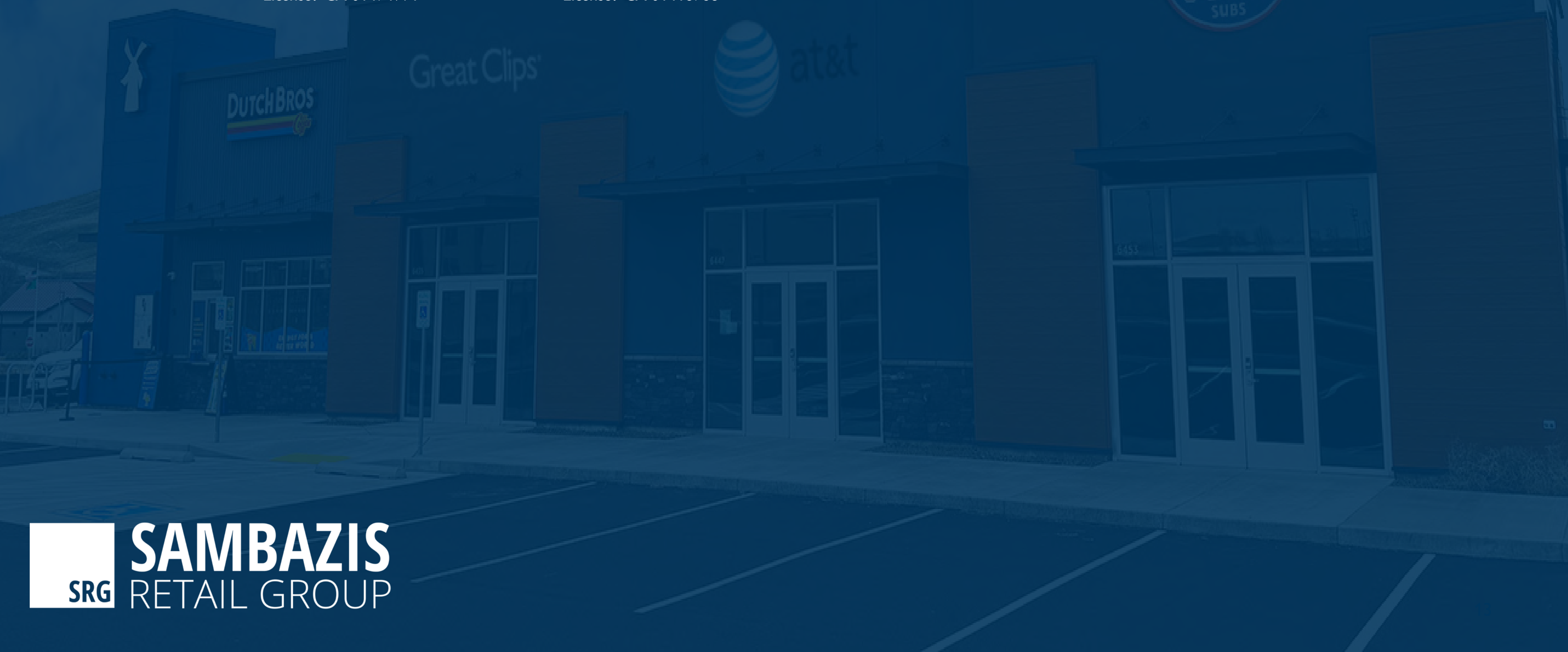


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