

\$2,012,119

KOHL'S OUTPARCEL

DUTCH BROS COFFEE

OFFERING MEMORANDUM / 2703 E. SUNNYSIDE ROAD / AMMON, ID 83406



TOK
COMMERCIAL

DUTCH BROS
Coffee

OFFERING PRICE
\$2,012,119

NOI
\$104,630.20

CAP RATE
5.2%

RENTABLE SF
800 SF

LOT SIZE
27,600 SF

PARKING SPACES
14 + Cross-parking

LOCATION
Ammon, Idaho

YEAR BUILT
2019

TENANT NAME
Dutch Bros. Coffee
(BB Holdings ID, LLC)

TERM REMAINING
8+ Years
(Until October 31, 2034)

INVESTMENT SUMMARY

OUTPARCEL TO KOHL'S & ADJACENT TO TETON SPECTRUM CENTER

- High volume location in growing market
- 15-year NNN lease in place

FRONTAGE ON SUNNYSIDE ROAD & MULTIPLE ACCESS POINTS

- Sunnyside Road (+20,000 VPD)
- S 25th E / Sunnyside Rd Intersection (+30,000 VPD)

LOCATED CLOSE TO PROMINENT SCHOOLS, TWO HOSPITALS, & LOCAL COLLEGE

- Near Hillcrest High School (1,400 students - off campus lunch)
- Short distance to College of Eastern Idaho (1,300 students)

LONG-TERM LEASE W/ DRIVE-THRU / OUTSTANDING NATIONAL TENANT

- Competent third-party management in place
- 10% Rent escalations every 5 years
- Over 912 locations across 17 states

"AMAZON-PROOF" TENANT

- Drive-thru focused strategy
- 7.7% YOY Growth from 2019
- \$1.2 billion in sales in 2024

PERFORMING RETAIL SYNERGY

- In the heart of retail epicenter of Ammon
- Close to big box retailers Kohl's, T.J. Maxx, Sportsman's Warehouse and others
- Across from Eastern Idaho Regional Medical Center (+1,500 employees)



DUTCH BROS. AMMON, ID

UPDATED: 3.19.2026
THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK EASTERN IDAHO LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used

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Eastern Idaho Regional Medical Center (EIRMC)



22,129 VPD

KOHL'S

Idaho Falls Pediatrics



MODERN HOME

EAGLE DRIVE

TURNING LANE ACCESS

SUNNYSIDE ROAD
+20,000 VPD



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HOBBY LOBBY *Cabela's*
World's Finest Wood
Broulim's **petco** **petco**
CostaVida **crumbl cookies** **verizon**

Starbucks **ZIONS BANK** **Wendy's** **YUM CUPBOP**
D.L. Evans **orange leaf** **Little Gym**
FIREHOUSE SUBS **Wendy's** **KNEADERS**



SUNNYSIDE ROAD
+20,000 VPD

TURNING LANE ACCESS



EAGLE DRIVE

chip **marco's** **CLUB PILATES** **NOTHING BUT CAKES** **MILAN**
Laser Hair Removal

Jersey Mike's **THE JOINT chiropractic** **DUCK DONUTS** **SUPER CHIX**
Chicken & Cucumber

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AREA OVERVIEW

AMMON, IDAHO

Population: 19,000 (2022 Census est.)

Elevation: 4,713 feet

Ammon, the city “**Where Tomorrow Begins**”, is a suburb city located directly between the Ammon foothills on the east and the city of Idaho Falls on the west, in Bonneville County, Idaho, United States. As of the 2022 US Census, the population of Ammon was 13,816. By the 2020 census, Ammon’s population had grown to 19,000.

Ammon was one of **Idaho’s fastest growing cities** from 2000 to 2010. The city experienced a 123.3% growth rate from 2000 to 2010 based on the 2010 US Census. Ammon is the 15th largest city in Idaho. The city’s **rapid growth** is due to its availability of open space for affordable residential housing and the city’s hometown lifestyle, as well as its near proximity to the urban amenities and job market in Idaho Falls.

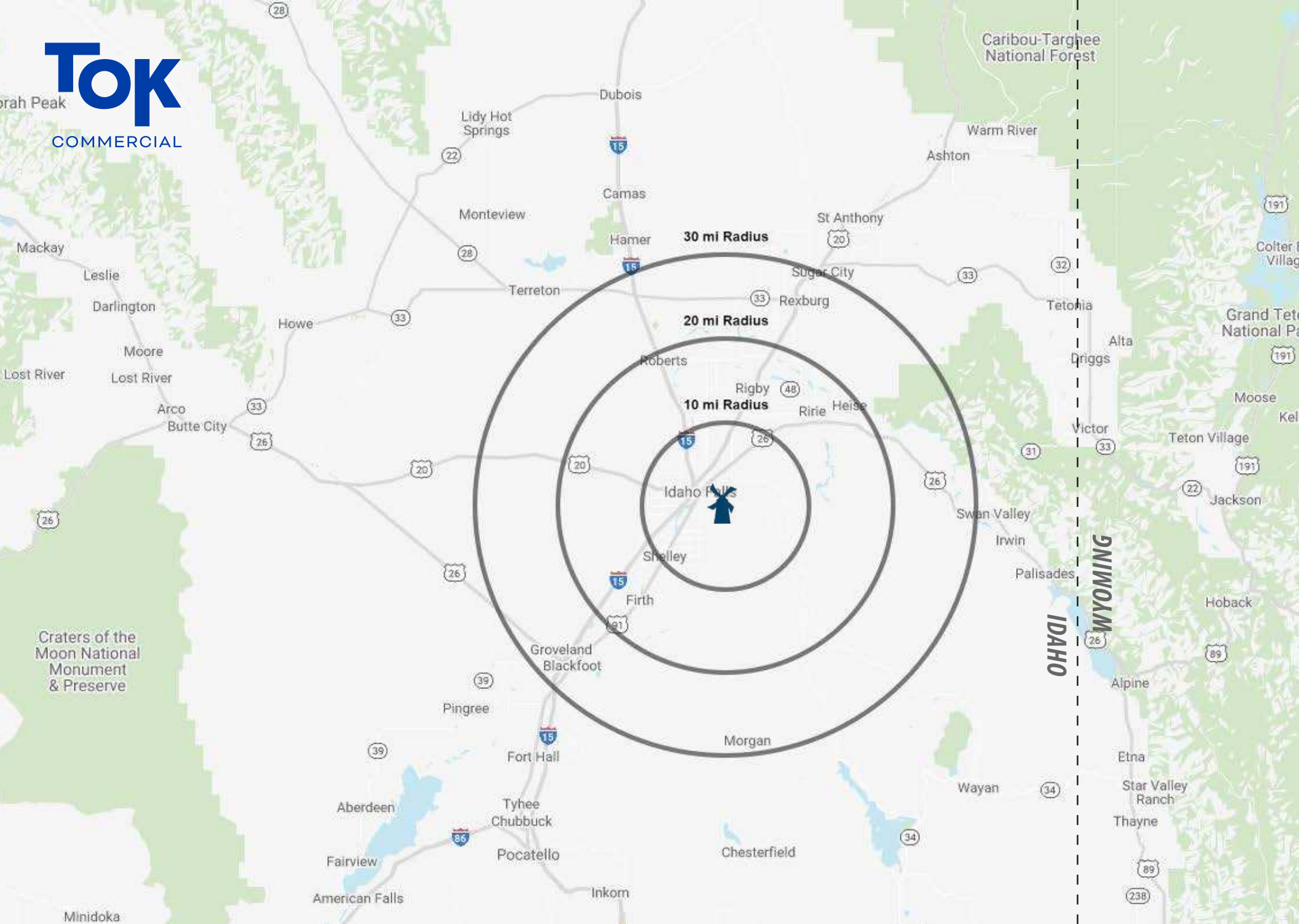
Ammon is located in the Upper Snake River Valley. Its western boundary touches the City of Idaho Falls. Foothills and mountains outline Ammon’s eastern and southern skies. The **Caribou National Forest** with its Blackfoot Mountain range begins ten miles to the south and its rugged Caribou Mountain Range lies 20 miles to the east.

The city has nine parks totaling over 62 acres. The 18-acre McCowin Park is the city’s largest park. It has a swimming pool, splash pad, picnic shelter, playground equipment, tennis courts, horseshoe pits, walking path, and ball fields. The amenities of the other parks include shelters, playground equipment, Tot Park, facilities for athletics, and picnic areas.

Within an **hour’s drive from the city**, opportunities abound for boating, rafting, canoeing, hunting, fishing, camping, snow and water skiing, snowmobiling, and ice fishing.

City of Ammon / Website





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TENANT PROFILE



COMPANY TYPE **Public (NYSE: BROS)**

LOCATIONS **912 / 17 STATES**

REVENUE (2024) **\$1.2 BILLION**

YEAR FOUNDED **1992**

DRIVE-THRUS MATTERED MORE THAN EVER DURING 2020, WHICH GAVE DUTCH BROS COFFEE A STRUCTURAL ADVANTAGE THAT THE BRAND LEVERAGED INTO AN IMPRESSIVE GROWTH YEAR.

The company was founded on February 12, 1992 by Dane and Travis Boersma, brothers of Dutch descent, in Grants Pass, Oregon. The two brothers were working on their family's dairy farm when they had the idea to start selling coffee. They originally sold coffee from pushcarts around town and, by 2018, had more than 300 coffee stands in seven Western states with the majority being drive-thrus and a few walk-ins. The company began an expansion into the Southern United States starting in 2020 with locations opening in Oklahoma and Texas.

The coffee chain serves a variety of coffees, caffeinated beverages, and other drinks including hot tea, iced tea, energy drinks, smoothies, hot cocoa, soda, and lemonade including a "not-so-secret menu".

The company's mantra is to "make a difference, one cup at a time". Every year the company holds its annual Drink one for Dane fundraiser for the Muscular Dystrophy Association in honor of the co-founder Dane Boersma, who died of Lou Gehrig's disease in 2009 at the age of 55.

Dutch Bros. held its IPO and began trading on the New York Stock Exchange with the ticker symbol "BROS" on September

15, 2021
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