

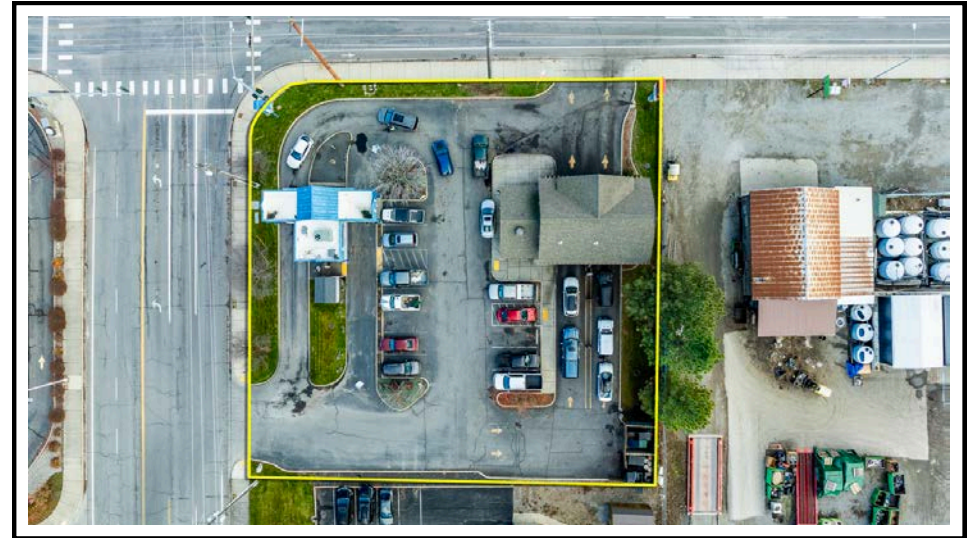
FOR SALE
DUTCH BROS & VALVOLINE
118 & 124 W HANLEY AVE | COEUR D' ALENE, ID 83815



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BERKSHIRE HATHAWAY | JACKLIN
REAL ESTATE
 **COMMERCIAL DIVISION™**



★ INVESTMENT HIGHLIGHTS

NOI:	\$205,880
CAP RATE:	4%
GUARANTORS:	CORPORATE
LEASE TYPE:	ABSOLUTE NNN
DUTCH BROS TERM REMAINING	11 YEARS*
VALVOLINE TERM REMAING	17 YEARS**
DUTCH BROS RENT INCREASE:	2%
VALVOLINE RENT INCRFEASE:	2%

- * Includes Two Five Year Options
- ** Includes Three Five Year Options

🏠 PROPERTY DETAILS

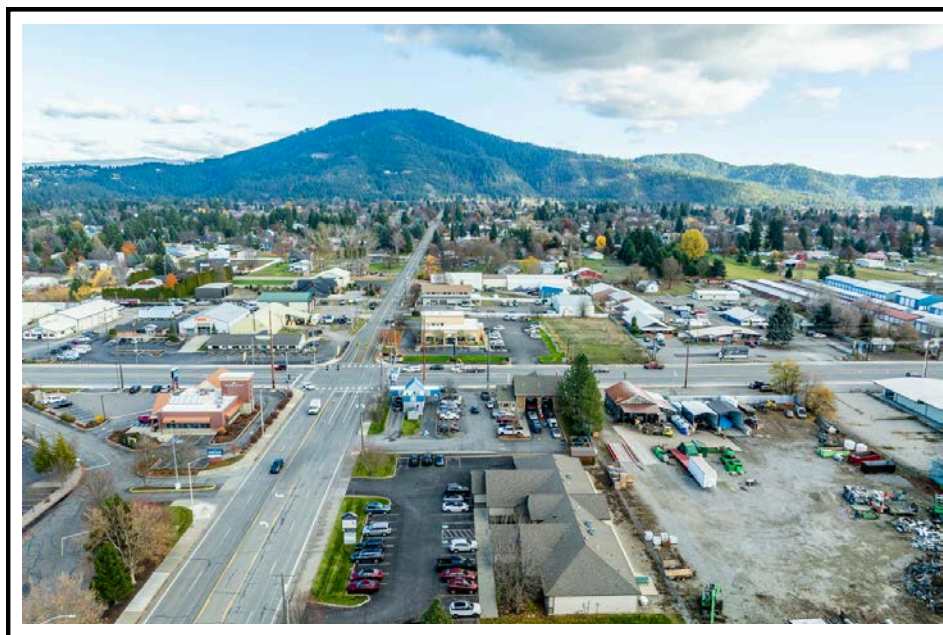
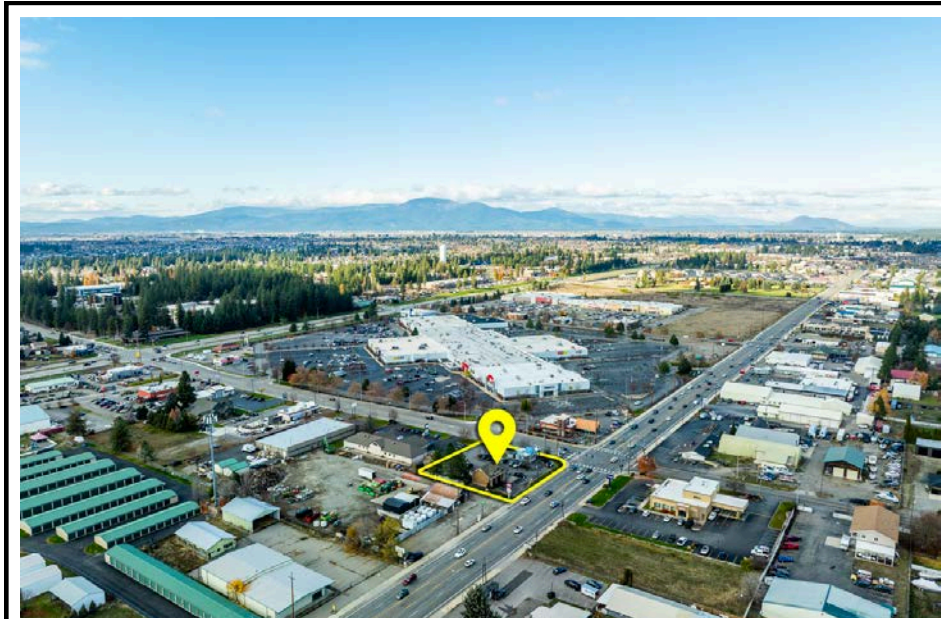
LIST PRICE:	\$5,147,000
DUTCH BROS:	400 SF
VALVOLINE:	1,496 SF
LOT SIZE:	.6146 ACRES
PARCEL #:	C00000350050
ZONING:	C-17
YEAR BUILT:	2007
TAXES (2025):	\$6,977.70

📋 PROPERTY OVERVIEW

This dual-tenant NNN investment features two publicly traded brands at one of Coeur d'Alene's most visible retail corners. Dutch Bros (NYSE: BROS) is the fastest-growing drive-thru beverage concept in the U.S., with over 1,136 locations across 25 states and plans to double its footprint by 2029. Valvoline (NYSE: VVV) is one of America's most trusted automotive service brands, with over 150 years of heritage and 2,380+ service centers nationwide. Both tenants deliver essential, high-frequency services with strong repeat demand. The property sits at the high-traffic Government Way and Hanley Avenue corridor surrounded by established retail destinations in one of Idaho's fastest-growing markets.

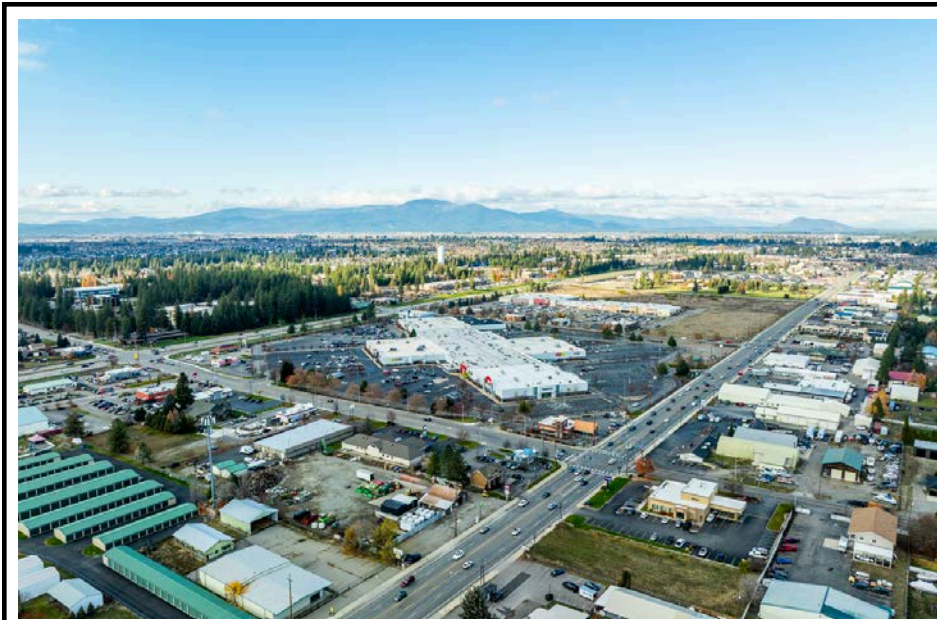
DUTCH BROS & VALVOLINE | 118 & 124 W HANLEY AVE

BERKSHIRE HATHAWAY JACKLIN REAL ESTATE 2



DUTCH BROS & VALVOLINE | 118 & 124 W HANLEY AVE

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LOCATION OVERVIEW



1 MILE RADIUS



POPULATION
5,272



TOTAL RETAIL
EXPENDITURE
\$466M



AVG. HOUSE-
HOLD INC.
\$87,242

3 MILE RADIUS



POPULATION
64,212



TOTAL RETAIL
EXPENDITURE
\$1.276M



AVG. HOUSE-
HOLD INC.
\$81,126

5 MILE RADIUS



POPULATION
93,746



TOTAL RETAIL
EXPENDITURE
\$2.262M



AVG. HOUSE-
HOLD INC.
\$85,711



DUTCH BROS & VALVOLINE | 118 & 124 W HANLEY AVE

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5



High-Frequency. Loyalty-Driven. Built to Scale.

Dutch Bros Inc. (NYSE: BROS) is one of the fastest-growing brands in the quick-service beverage industry. Founded in 1992 by brothers Dane and Travis Boersma in Grants Pass, Oregon, the company has grown from a single pushcart espresso operation into a nationally recognized drive-thru powerhouse. Dutch Bros is known for hand-crafted beverages, high-energy customer service, and a fiercely loyal following built through community engagement and its proprietary Dutch Rewards loyalty program. The company went public on the NYSE in 2021 and has since more than doubled its store count. Dutch Bros ended 2025 with 1,136 locations across 25 states and reported record annual revenue of \$1.64 billion. The company plans to open 181 new locations in 2026 and is targeting 2,029 locations by 2029 with a long-term goal of 4,000+. Each location averages \$2 million in annual sales with a 30% contribution margin, demonstrating the brand's ability to scale profitably in new markets nationwide.

1,136

Locations Across 25 States

\$1.64B

2025 Revenue

\$2M

Avg. Unit Volume

30%

Contribution Margin



Non-Discretionary. High-Frequency. Recession-Resistant.

Valvoline Inc. (NYSE: VVV) is one of America's most recognized and trusted automotive service brands, with a heritage spanning more than 150 years. Originally founded in 1866 as a motor oil company, Valvoline has transformed into a technology-enabled, service-focused quick-lube leader operating and franchising Valvoline Instant Oil Change service centers across the United States and Canada. The company's system-wide network has grown to more than 2,380 locations, with a stated growth target of 3,500+ centers. Valvoline reported \$1.7 billion in fiscal year 2025 revenue and continues to deliver consistent same-store sales growth driven by high-frequency, non-discretionary vehicle maintenance demand. The company's 15-minute, stay-in-your-car oil change model creates strong repeat traffic and customer retention. Valvoline's scale, brand equity, and recession-resistant service model make it a premier net lease tenant sought by institutional and private investors nationwide.

2,380+
System Locations

U.S. & Canada

\$1.7B

FY2025 Revenue
Total system-wide sales

3,500+

Long-Term Growth Target
Strategic growth path



LOCATION DESCRIPTION

Coeur d'Alene is one of the most desirable destinations in the Northwest, known for its crystal clear lake, mountains, and four season recreation including boating, skiing, hiking, and golf. A vibrant downtown waterfront, restaurants, boutique shopping, and year round events make it appealing as a vacation destination and full time residence.

Beyond lifestyle, Coeur d'Alene attracts business owners and executives drawn by Idaho's favorable tax structure and business friendly environment. The region offers accessibility without congestion, proximity to Spokane, and strong community ties that larger resort markets lack. For those seeking quality of life and enduring appeal, Coeur d'Alene stands out as a place where people choose to stay.



LOCATION DETAILS

COUNTY:

KOOTENAI

POPULATION GROWTH:

One of Idaho's fastest growing counties with 1.7% annual population growth

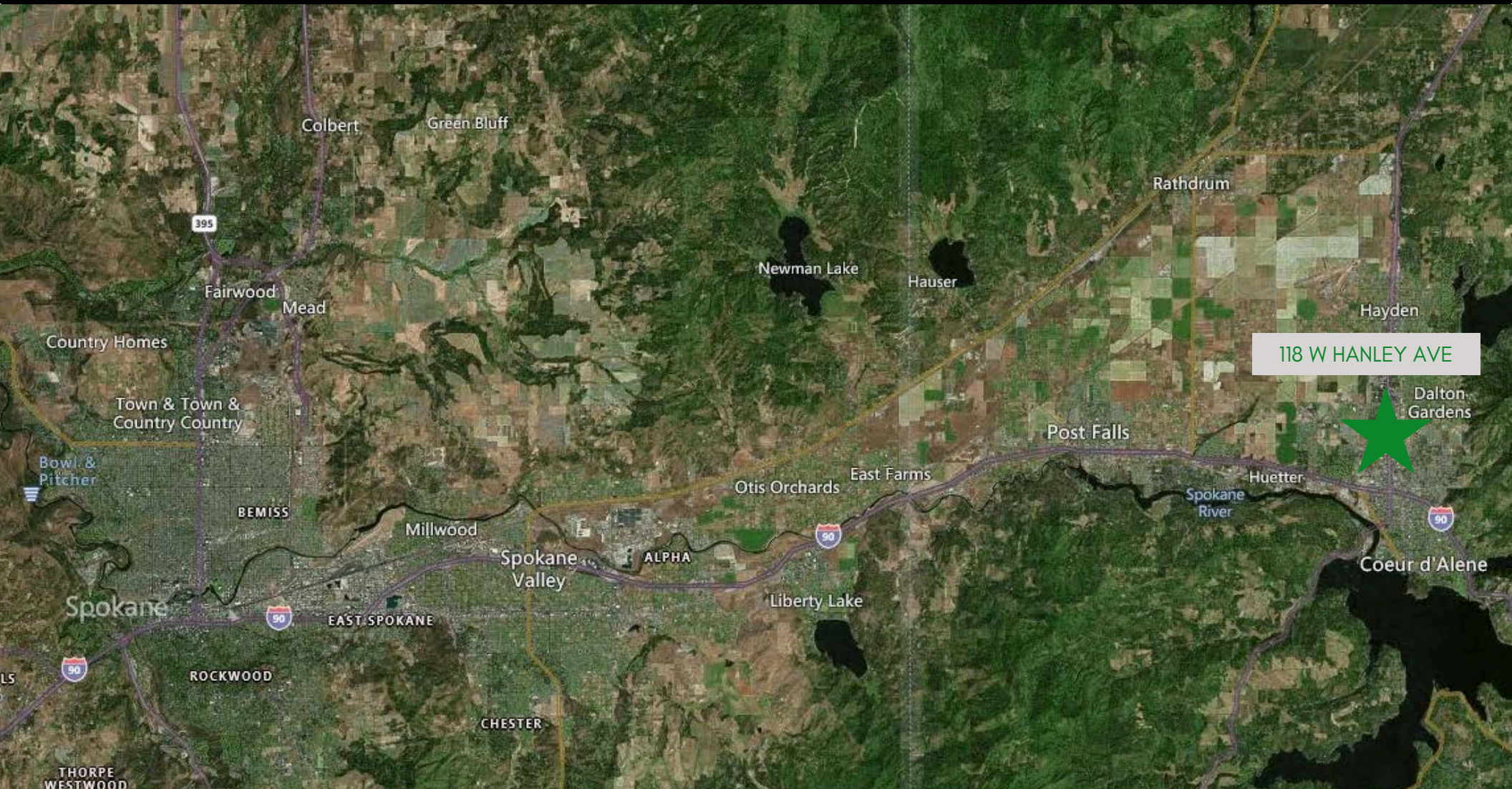
TOURISM & LIFESTYLE:

Renowned for Lake Coeur d'Alene, outdoor recreation, and a thriving downtown district

ACCESSIBILITY:

Conveniently located with immediate access to U.S. Highway 95 and just minutes from I-90, providing easy regional connectivity.

LOCATION



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