



O F F E R I N G   M E M O R A N D U M

STARBUCKS

SEC OF CONSTITUTION AVE AND MARKSHEFFEL ROAD  
COLORADO SPRINGS, CO





Future QSR  
The pad site between Starbucks and Ent has a pending contract with a fast-food user.

King Soopers Marketplace  
Built in 2017, this 124,000 SF King Soopers Marketplace is almost double the size of an average King Soopers. Along with the usual selection of grocery products, this King Soopers will also include general merchandise that may be found in Target or Walmart. King Soopers, a Kroger owned grocery, is the dominant grocery in Colorado.



Future Car Wash  
The pad site across the drive from Starbucks is under contract with a car wash user.



Future Auto Parts Retailer  
The pad site across the drive from Starbucks has a contract pending with an auto parts retailer.



CONSTITUTION AVE

MARKSHEFFEL ROAD



## SAND HILL RETAIL CENTER

SAND HILL RETAIL CENTER IS CURRENTLY UNDERWAY WITH DEVELOPMENT PLANS. 7-11 WILL BE OCCUPYING THE RIGHT CORNER OF THE CENTER WHILE OTHER RETAILERS ARE IN THE WORKS OF OCCUPYING THE OTHER PADS.

7-ELEVEN

Ent

## BANNING LEWIS RANCH MASTER PLAN

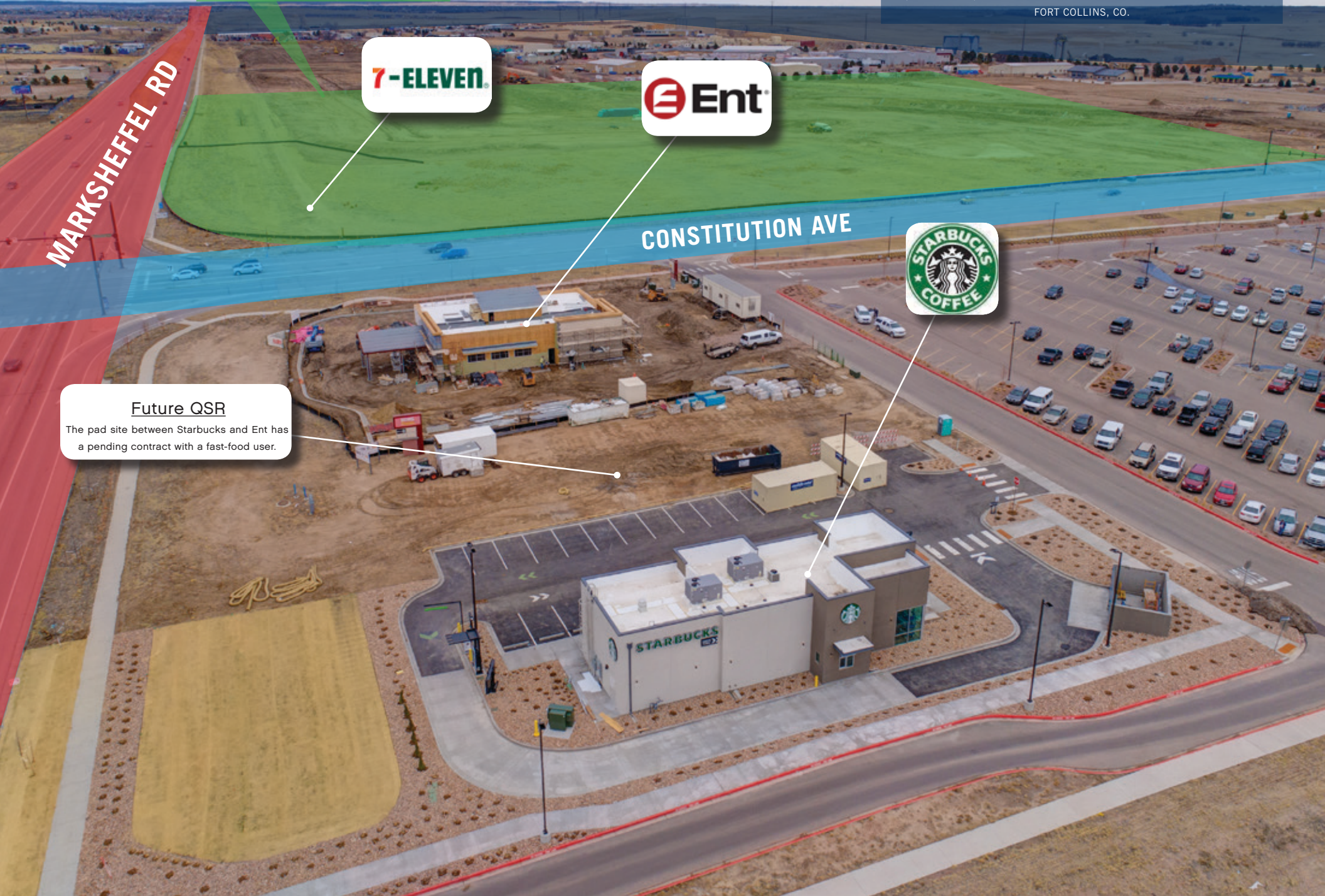
LOCATED JUST EAST OF THE STARBUCKS SITE IS THE BANNING LEWIS RANCH MASTER PLAN. THE MASTER PLAN IS COMPRISED OF 24,000 ACRES THAT HAS BEEN OR IS CURRENTLY BEING DEVELOPED INTO RESIDENTIAL AREAS, BUSINESS CENTERS, AND POCKET PARKS, AS WELL AS OPEN SPACE. DURING THE NEXT 40 YEARS, THIS DEVELOPMENT IS EXPECTED TO ATTRACT MORE THAN 140,000 PEOPLE, WHICH IS LARGER THAN THE CURRENT POPULATION OF FORT COLLINS, CO.

CONSTITUTION AVE



## Future QSR

The pad site between Starbucks and Ent has a pending contract with a fast-food user.





# TABLE OF CONTENTS



**1** EXECUTIVE SUMMARY  
Financial Overview  
Investment Highlights  
Banning Lewis Ranch  
Tenant Overview

**2** LOCATION OVERVIEW  
Aerial Map  
Colorado Springs Aerial  
Location Overview  
Demographics

**3** SITE PLAN & RENDERINGS  
Photos

EXCLUSIVELY LISTED BY

**DREW ISAAC**

Senior Vice President Investments  
Marcus & Millichap Denver  
303.328.2048  
drew.isaac@marcusmillichap.com

**RYAN BOWLBY**

Associate Director  
Marcus & Millichap Denver  
303.328.2030  
ryan.bowlby@marcusmillichap.com



STARBUCKS | Brand New 10 Year Lease

OFFERING PRICE

\$2,321,000

CAP RATE

4.75%





# EXECUTIVE *Summary*



Future QSR  
Contract Pending



Future Car Wash  
Under Contract

Future Auto Parts  
Retailer  
Contract Pending



# FINANCIAL OVERVIEW

2457 N. Marksheffel Road, Colorado Springs, CO

## PRICING

	LIST PRICE
Price	\$2,321,000
NOI	\$110,250
CAP Rate	4.75%

## PROPERTY DESCRIPTION

Building Size	2,300 SF
Lot Size	0.82 AC
Type of Ownership	Fee Simple
Year Built	2019

## LEASE SUMMARY

Lease Type	Double Net (NN)*
Lease Guarantor	Corporate
Original Lease Term	10 Years
Lease Commencement	March 2019
Lease Expiration Date	March 2029
Remaining Lease Term	10 Years
Increases	10% Every 5 Years
Options	4 X 5-Year Options

\*Landlord is responsible for all roof, roof membrane, roof system, foundation, exterior wall, interior structural wall, and structural component maintenance, repair, and replacement exceeding \$5,000 per instance. There is a new 20-year roof warranty that is transferable to Buyer.

## ANNUALIZED OPERATING

TERM	ANNUAL RENT	MONTHLY RENT
Years 1 - 5	\$110,250	\$9,188
Years 6 - 10	\$121,275	\$10,106
Option 1 (5 Years)	\$133,403	\$11,117
Option 2 (5 Years)	\$146,743	\$12,229
Option 3 (5 Years)	\$161,417	\$13,451
Option 4 (5 Years)	\$177,559	\$14,797



**STARBUCKS®**



# INVESTMENT OVERVIEW

## HIGHLIGHTS


- NEW 10 YEAR DOUBLE-NET (NN) LEASE
- BRAND NEW CONSTRUCTION WITH DRIVE-THRU
- STRONG CORPORATE GUARANTEE
- KING SOOPERS (KROGER) MARKETPLACE PAD
- KING SOOPERS IS THE DOMINANT GROCER IN MARKET
- BRAND NEW ROOF WITH 20 YEAR WARRANTY
- ACROSS FROM BANNING LEWIS RANCH DEVELOPMENT
- MAJOR METRO: COLORADO SPRINGS (POP. 464,474)

## OVERVIEW

Marcus & Millichap is pleased to offer the Starbucks located in Colorado Springs, Colorado. Starbucks has entered into a new 10 year double-net lease which includes 10% rent increases every 5 years and is corporately guaranteed. The only landlord responsibility is for roof and structure and the property includes a 20 year warranty which is transferable to the purchaser. Unlike many Starbucks leases, this lease does not include any termination options. The investment opportunity offers an attractive lease with the most well-known coffee retailer in the world.

Currently under construction, Starbucks is expected to open in March of 2019. The 2,300 square foot brick & mortar building is Starbucks's newest prototype and sits on a 35,719 square foot lot just off the southeast corner of Marksheffel Road and Constitution Avenue. Directly adjacent to Starbucks is Claremont Ranch Marketplace, a 160,000 square foot shopping center with a King Soopers Marketplace anchor which is almost double the size of the retailer's typical store. Owned by the Kroger company, King Soopers is the dominant grocery chain in Colorado. The property benefits in being a Starbucks drive-thru location as stores with car service do 70% of their sales through the window and approximately two-thirds higher sales than stores without a drive-thru.



 SOUTH ELEVATION  
not to scale



 EAST ELEVATION  
not to scale

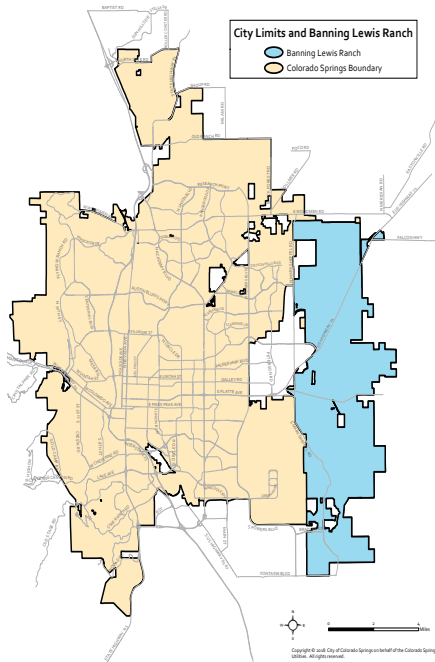
\*Rendering of Actual Property



# BANNING LEWIS RANCH MASTER PLAN

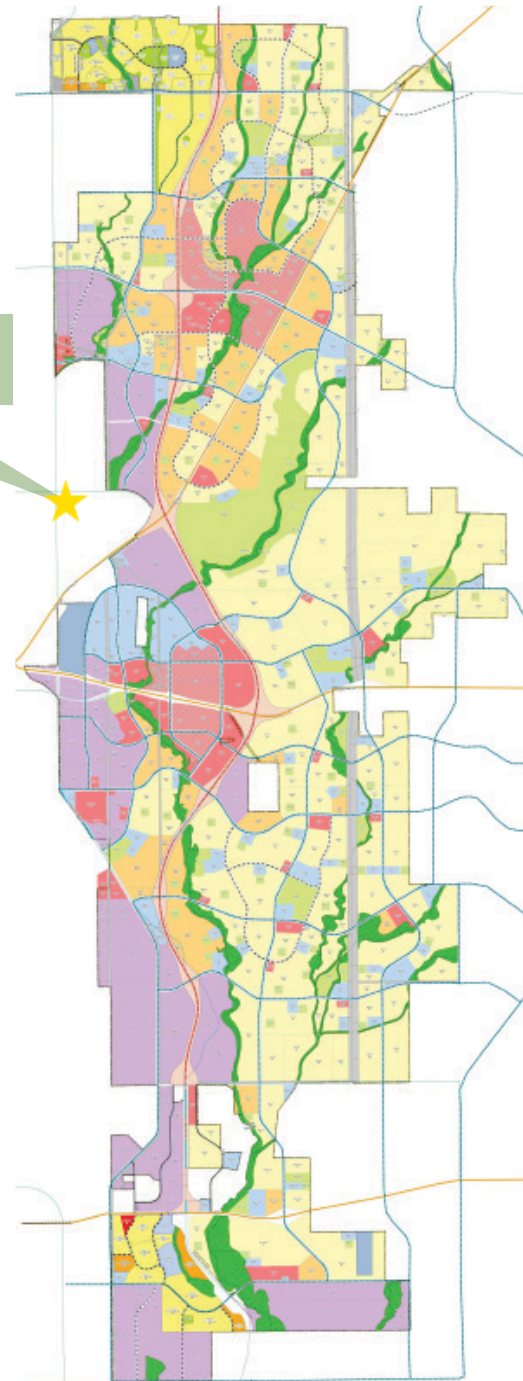
The Starbucks is located off of Marksheffel Road and Constitution Avenue as a pad site to King Soopers Marketplace. Located just east of the site is the Banning Lewis Ranch Master Plan. The master plan is currently being developed into residential areas, community, neighborhood, and pocket parks, as well as open space.

Stretching from Woodmen Road to the Colorado Springs Airport, the Banning Lewis Ranch Master Plan encompasses 38 square miles/24,000 acres. Since the start of this plan in 1988, the development has stalled due to requirements from an original Annexation Agreement. These regulatory hurdles have recently been cleared and developers are moving forward with the plan. During the next 40 years, this development is expected to attract more than 140,000 people, which is larger than the current population of Fort Collins. By the time Banning Lewis Ranch is completed, there will be over 35,000 new jobs and 41 billion dollars of total economic impact.



<https://coloradosprings.gov/blr>

STARBUCKS LOCATION



## Banning Lewis Ranch Master Plan

June 2015







STARBUCKS

DRIVE THRU

8'-6" CLEARANCE

DRIVE THRU

STARBUCKS COFFEE



# TENANT OVERVIEW

Howard Schultz, the founder of Starbucks Corporation, once said, "If you dream small dreams, you may succeed in building something small. For many people, that is enough. But if you want to achieve widespread impact and lasting value, be bold." It is through being bold that Starbucks created a coffee empire and distinguished themselves as one of the largest and most successful coffee companies in the world.

The idea of Starbucks was crafted by three students at the University of San Francisco: Jerry Baldwin, Zev Siegl, and Gordon Bowker. They were originally inspired to sell high quality coffee beans and equipment after learning about coffee roasting from entrepreneur Alfred Peet. On March 31st, 1971, the first Starbucks opened in Seattle, Washington. In 1982, Howard Shultz was hired as the Director of Retail Operations and Marketing, allowing Starbucks to grow and begin providing coffee to fine restaurants and espresso bars. Schultz was inspired by the Italian coffeehouse culture while on a trip to Italy in 1983, convincing the Starbucks founders to implement this culture in their Seattle store. Howard Schultz founded the current idea of Starbucks, creating the Starbucks Corporation. By 1987, Starbucks had a total of 17 stores, 84 stores by 1990, 677 stores by 1995, and 3,501 by 2000. As of 2018, Starbucks operates and licenses a total of 28,218 stores across the globe.

In 2018, Starbucks reported a net revenue of \$24.7 billion and a net income of \$4.5 billion. These numbers rose from \$13.4 million and \$1.4 million in 2012 respectively. In the 2017 fiscal year, Starbucks stock (NASDAQ: SBUX) had a high at \$64.87 per share with a low of \$50.84 per share. As of November 10, 2017, Starbucks had around 18,100 shareholders. In 2017, Starbucks reported \$5.45 billion in shareholders' equity.

Starbucks locations have many qualities in common. They are generally located in neighborhoods with a median household income of \$60,000. Additionally, they prefer to be close to other business to create a draw, as well as near offices or industrial locations to increase the customer volume. Starbucks prefers being located at signalized corners with multiple access points on roads with traffic counts of at least 25,000 vehicles per day. They also look for spaces on the morning commute side of the road as a way to target customers who want to grab a coffee on their way to work. Moving forward, Starbucks plans to add 12,000 new stores globally, hoping to have a total of 37,000 stores by 2021. Starbucks also announced that in the next five years, they hope to grow revenue by 10% and earnings per share by 15-20%.



## 28,218

Number of Stores

Worldwide

Knomea

## \$24.7

Net Revenue

(In Billions)

NASDAQ

## 4.63%

Average SBUX CAP

10+ Years Remaining

Marcus & Millichap

## \$4.5

Net Income

(In Billions)

NASDAQ

## SELECT STARBUCKS COMPS

PROPERTY NAME	CITY	STATE	PRICE	CAP	NOI	LEASE TERM	COE
Starbucks	Colorado Springs	Colorado	\$2,732,000	4.75%	\$129,750	10	11/16/2018
Starbucks	Lompoc	California	\$3,100,000	4.19%	\$130,000	10	05/15/2018
Starbucks	Pembroke Pines	Florida	\$3,450,000	4.80%	\$165,760	10	11/19/2018
Starbucks	Victorville	California	\$2,200,000	4.95%	\$108,900	9	12/14/2018
Starbucks	Fountain Hills	Arizona	\$2,000,000	4.60%	\$92,000	10	07/31/2018
Starbucks	Gilbert	Arizona	\$2,580,000	4.65%	\$120,000	10	01/24/2018
Starbucks	Denver	Colorado	\$3,405,000	4.70%	\$160,000	10	09/20/2018
Starbucks	San Diego	California	\$2,710,933	4.50%	\$121,992	10	08/22/2018
Starbucks	Salt Lake City	Utah	\$2,979,591	4.90%	\$146,000	9	10/26/2018
Starbucks	Ridgecrest	California	\$1,680,000	4.29%	\$72,000	10	01/19/2018
Averages	Various	Various	\$2,678,392	4.63%	\$124,072	10	Trailing 12M



# LOCATION

*Overview*







MARKSHEFFEL RD  
16,000 VPD

#### Future Auto Parts Retailer

The pad site across the drive from Starbucks has a contract pending with an auto parts retailer.

#### Future Car Wash

The pad site across the drive from Starbucks is under contract with a car wash user.

#### Future QSR

The pad site between Starbucks and Ent has a pending contract with a fast-food user.



CONSTITUTION AVE  
28,000 VPD

### SAND HILL RETAIL CENTER

SAND HILL RETAIL CENTER IS CURRENTLY UNDERWAY WITH DEVELOPMENT PLANS. 7-11 WILL BE OCCUPYING THE RIGHT CORNER OF THE CENTER WHILE OTHER RETAILERS ARE IN THE WORKS OF OCCUPYING THE OTHER PADS.





NORTHEAST  
COLORADO SPRINGS



POWERS BLVD

MARKSHEFFEL ROAD

BANNING LEWIS  
RANCH MASTER PLAN

U.S. HIGHWAY 24



EAST  
COLORADO SPRINGS



ACADEMY BLVD



STARBUCKS  
LOCATION

CONSTITUTION AVE



E PLATTE AVE

PETERSON  
AIR FORCE BASE



DOWNTOWN  
COLORADO SPRINGS



COLORADO SPRINGS  
AIRPORT



SCHRIEVER  
AIR FORCE  
BASE





# LOCATION OVERVIEW

## Colorado Springs, Colorado

The Colorado Springs metro encompasses El Paso and Teller counties and boasts a magnificent natural landscape that includes the 14,100-foot Pikes Peak. The city's elevation is around 6,000 feet. Local geology limits development in certain locations. The market contains a population of approximately 699,000 people. Colorado Springs is the most populous city with around 445,600 residents, followed by Security-Widefield and Fountain. The population in the metro is expected to grow by 51,500 residents through 2021.



### THE ECONOMY

Colorado Springs uses the economic stimulus provided by the military to build other economic engines. Business sectors that local officials hope to grow through incentives include aerospace, defense and homeland security, renewable energy and energy efficiency, software, and information technology.

Sports health and wellness is another segment the city would like to expand. Colorado Springs is the home of the U.S. Olympic Training Center and headquarters of the U.S. Olympic Committee.

Technology is a major employment component in the economy. Hewlett-Packard and other high-tech firms employ thousands of residents. Lockheed Martin maintains its Information Systems and Global Solutions division here.

## METRO HIGHLIGHTS



### LOWER COST OF LIVING

Colorado Springs offers cost advantages over nearby Denver and Boulder. The median home price in the metro is less than half the median price in Boulder.



### STRONG TECH INDUSTRY

High-tech manufacturing provides a solid base for the area's economy. Among the many companies are Hewlett-Packard, Oracle and Cherwell Software.



### NATIONAL MILITARY PRESENCE

The U.S. military plays a vital role in the local economy. Fort Carson, Peterson Air Force Base, NORAD, NORTHCOM, Schriever Air Force Base, and the Air Force Academy are all located in the metro.





# DEMOGRAPHICS

Colorado Springs, CO

POPULATION	1-MILE	3-MILES	5-MILES
2022 Projection			
Total Population	11,562	64,869	169,697
2017 Estimate			
Total Population	9,124	57,185	154,184
2010 Census			
Total Population	7,906	51,263	140,174
2000 Census			
Total Population	2,805	35,902	108,083
Current Daytime Population			
2017 Estimate	4,084	53,114	129,112

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2022 Projection			
Total Households	4,003	23,816	65,097
2017 Estimate			
Total Households	3,141	20,677	58,460
Average (Mean) Household Size	2.9	2.74	2.62
2010 Census			
Total Households	2,720	18,523	53,081
2000 Census			
Total Households	944	12,387	40,367
Occupied Units			
2022 Projection	4,003	23,816	65,097
2017 Estimate	3,241	21,159	60,142

HOUSEHOLDS BY INCOME	1-MILE	3-MILES	5-MILES
2017 Estimate			
\$150,000 or More	3.53%	6.27%	5.96%
\$100,000 - \$149,000	16.31%	18.21%	15.28%
\$75,000 - \$99,999	17.02%	17.94%	15.88%
\$50,000 - \$74,999	24.42%	23.47%	22.22%
\$35,000 - \$49,999	13.83%	13.42%	14.04%
Under \$35,000	24.89%	20.70%	26.62%
Average Household Income	\$68,484	\$76,948	\$72,058
Median Household Income	\$61,234	\$66,460	\$60,094
Per Capita Income	\$23,578	\$27,929	\$27,383

HOUSEHOLD BY EXPENDITURE	1-MILE	3-MILES	5-MILES
Total Average Household Retail Expenditure	\$76,451	\$83,032	\$77,647
Consumer Expenditure Top 10 Categories			
Housing	\$20,598	\$21,782	\$20,368
Shelter	\$13,203	\$13,831	\$12,940
Transportation	\$12,775	\$14,318	\$13,348
Food	\$7,670	\$8,045	\$7,536
Personal Insurance and Pensions	\$7,563	\$8,091	\$7,192
Health Care	\$3,933	\$4,864	\$4,560
Utilities	\$3,414	\$3,691	\$3,480
Entertainment	\$3,210	\$3,632	\$3,345
Cash Contributions	\$2,330	\$3,424	\$3,182
Household Furnishings and Equipment	\$2,069	\$2,171	\$1,998

POPULATION PROFILE	1-MILE	3-MILES	5-MILES
Population By Age			
2017 Estimate Total Population	9,124	57,185	154,184
Under 20	34.65%	30.08%	29.14%
20 to 34 Years	29.55%	25.69%	26.11%
35 to 39 Years	10.34%	7.99%	7.46%
40 to 49 Years	11.96%	12.44%	11.75%
50 to 64 Years	9.63%	14.54%	15.06%
Age 65+	3.89%	9.25%	10.49%
Median Age	29.22	31.84	31.98
Population 25+ by Education Level			
2017 Estimate Population Age 25+	5,351	35,660	97,001
Elementary (0-8)	0.39%	0.73%	1.27%
Some High School (9-11)	4.62%	3.99%	4.84%
High School Graduate (12)	28.18%	23.63%	23.17%
Some College (13-15)	26.39%	26.81%	27.12%
Associate Degree Only	12.48%	12.39%	12.66%
Bachelors Degree Only	19.80%	21.73%	20.59%
Graduate Degree	7.80%	10.40%	9.78%



# SITE PLAN & Renderings





## RENDERING OF PROPERTY



\*Rendering of Actual Property



# RENDERING OF PROPERTY



 EAST ELEVATION  
not to scale




 NORTH ELEVATION  
not to scale



 WEST ELEVATION  
not to scale



 SOUTH ELEVATION  
not to scale

\*Rendering of Actual Property



## GENERAL NOTES:

1. SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT SPECIFICATIONS AND RULES, PASO COUNTY WHICH ARE HEREBY INCORPORATED AS PART OF THE CONTRACT.
2. THE DESIGN SHOWN IS BASED UPON THE ARCHITECT'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAIL FIELD SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONFLICTS DOES NOT EXIST, THE CONTRACTOR SHALL PROVIDE A TOPOGRAPHY AS SHOWN ON THE PLANS. WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

PARKING SUMMARY:			
USE	BUILDING AREA	PARKING RATIO	PARKING REQ'D
RESTAURANT	2300	1/100SF	23 REQ'D
PATIO	250 SF	1/200SF	1 REQ'D
TOTAL REQ'D			24
TOTAL PROVIDED			24 (2 ADA+22 TYP)
TOTAL LOT SIZE	85,718SF / 0.820 ACRES		
CURRENT ZONING	LC		
PROPOSED ZONING	LC		

## KEYNOTES - SITE PLAN

KEYNOTE	DESCRIPTION
001	CONCRETE SIDEWALK, NARROW, GRAY COLOR W/ LIGHT BROOM FINISH
002	TRANSIT TRAILER, RE-ENLARGED PLAN
003	5% SLOPE
004	ADA RAMP, RE-PLAN, CIVIL DRAWINGS
005	ASPHALT DRIVE, TELEGRAPHING, RE-PLAN
006	ASPHALT DRIVE, PAVED, 10' WIDE, 10' HIGH, 10' CURBING, PORT, RE-PLAN, DRAWINGS
007	CONCRETE TRANSFORMER LOCATION, RE-PLAN, ELECTRICAL DRAWINGS
008	SITE LIGHTING, RE-ELECTRICAL
009	PIPE BOLLARD, GRINDY PIPE, 10" BOLLARD, 10" BOLLARD
010	LANDSCAPE, 10" BOLLARD, 10" BOLLARD
011	LANDSCAPE AREA, RE-PLAN, LANDSCAPE
012	PROPOSED GRASS INTERSECTION, RE-PLAN, PLUMBING
013	PIPE ACCESS LADDER
014	CONCRETE CURB FOR VEHICLE RESTRAINT AT PARKING, RE-PLAN, CIVIL DWS
015	CONCRETE PAD @ TRANSFER, RE-PLAN, CIVIL
016	HOSE BIB, RE-PLAN
017	CONCRETE TRANSFER, TRANSFER, 10" BOLLARD, 10" BOLLARD
018	STORAGE, THANK YOU SIGN, RE-PLAN, FOUNDATION DETAILS
019	CONC. SPLASH BLOCK @ CORNER
020	POWER, WATER, 10" BOLLARD, 10" BOLLARD, PLUMBING DRAWINGS
021	TRANSIT TRAILER, RE-PLAN, CIVIL DRAWINGS
022	TRANSIT TRAILER, RE-PLAN, CIVIL DRAWINGS
023	CONCRETE BOLLARD, RE-PLAN, CIVIL DRAWINGS

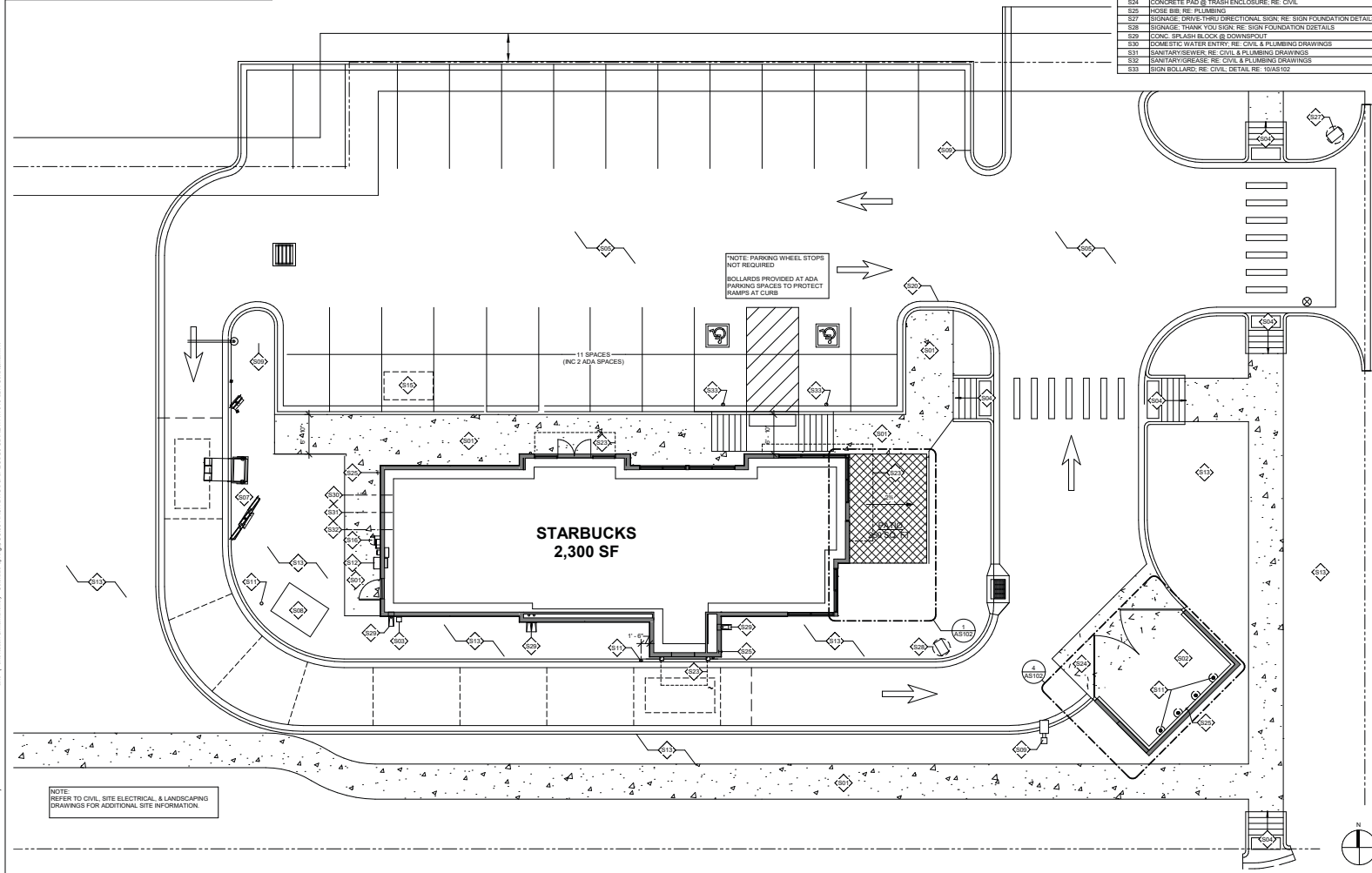
A Project for:

A SHELL BUILDING AT  
CONSTITUTION AND MARKSHEFFEL  
EL PASO COUNTY, COLORADO

EVERGREEN DEVCO, INC.  
2390 EAST CAMELBACK ROAD #410  
PHOENIX AZ 85016

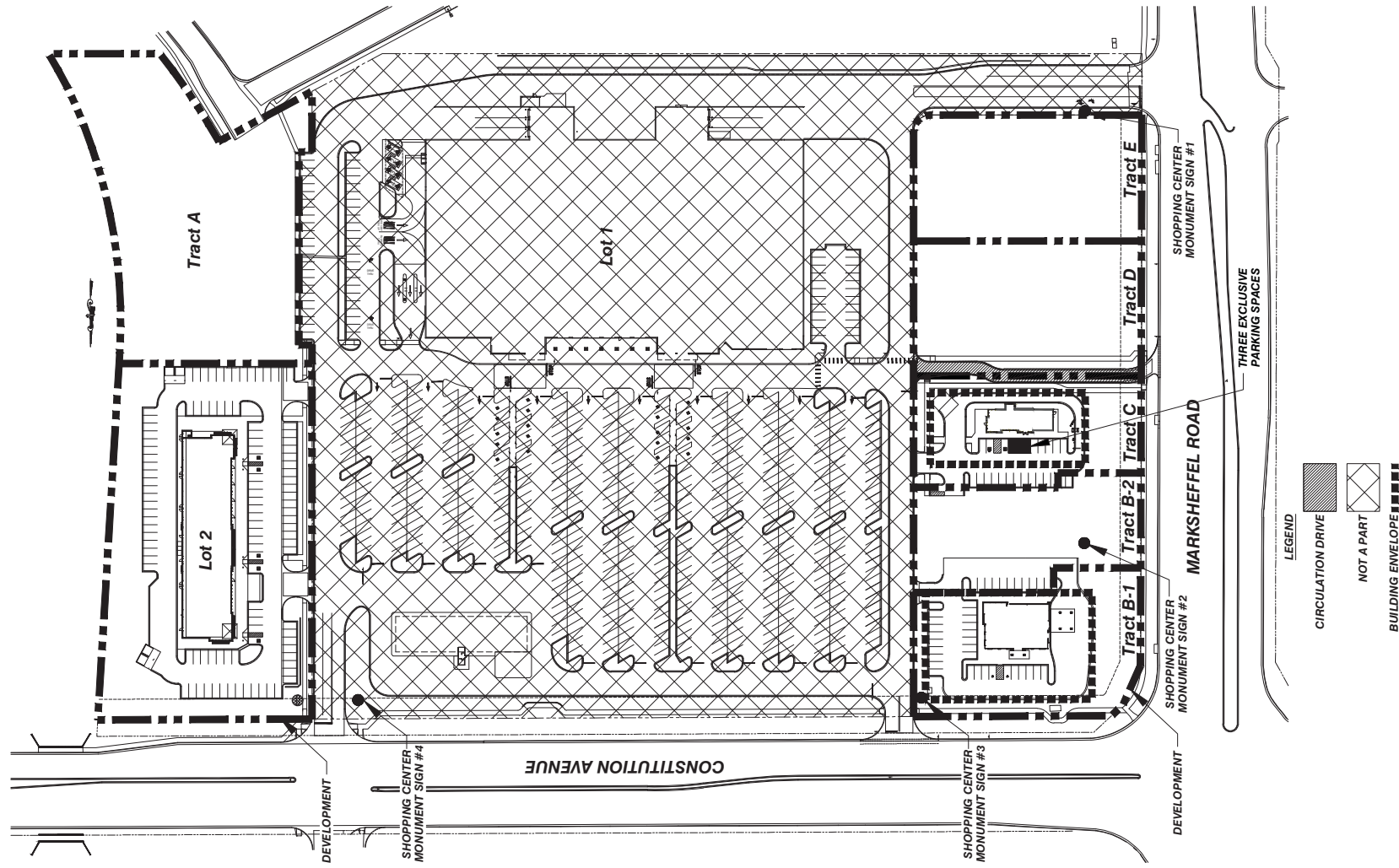
AS101

ARCHITECTURAL SITE PLAN	SCALE	A201	1
	1/8" = 1'-0"		





# SITE PLAN





## Store Opening March 2019



### SAND HILL RETAIL CENTER

SAND HILL RETAIL CENTER IS CURRENTLY UNDERWAY WITH DEVELOPMENT PLANS. AS OF NOW, 7-11 WILL BE OCCUPYING ONE OF THE LOTS, WHILE THE OTHER 8 LOTS ARE STILL PENDING.



---

# SUMMARY OF TERMS

## INTEREST OFFERED

Marcus & Millichap is marketing for sale to qualified investors an opportunity to acquire 100 percent fee simple Interest in the subject property. Seller shall assign to purchaser all leases encumbering the property at Closing.

## OFFERING PROCESS

The property is being offered on an open bid basis. Prospective purchasers will be notified if a call for offers or best and final date is set; however, Seller intends to review offers as they are submitted and will respond promptly to all offers. Please contact the listing brokers to discuss submitting a Letter of Intent to purchase.

## FINANCING

The property is being offered free and clear of any existing debt and prospective purchasers shall be afforded the opportunity to obtain a new financing for acquisition. Prospective purchasers are encouraged to submit proof of funds, expected loan terms, and a preliminary approval from lender with a Letter of Intent. Marcus & Millichap Capital Corporation has also sourced potential lenders for this acquisition and the listing brokers can provide terms upon request.

## COOPERATIVE BROKERAGE COMMISSION

Marcus & Millichap is offering a cooperative brokerage commission equal to 50 percent of the gross commission by seller to brokers that represent purchasers that were not directly contacted by the listing brokers and that successfully close on the property at terms acceptable to seller.

## PROPERTY TOURS

Prospective purchasers are encouraged to visit the subject property prior to submitting a Letter of Intent; however, all property tours must be arranged with the listing broker or landlord only. Under no circumstances should any prospective purchaser or related entity contact the tenant, on-site management, or employees. Recipients of this offering memorandum acknowledge that such contact may damage the tenant's operations which may impair the financial results. The landlord/seller reserves the right to seek legal redress for any damage that may occur from such interference with their relationship with tenant.



# CONFIDENTIALITY & DISCLAIMER

## NON-DISCLOSURE NOTICE

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified 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, PCB's or asbestos, the compliance with 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 Marketing Brochure 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.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services, Inc. ("M&M") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

## DO NOT CONTACT TENANT

All property showing are by appointment with the listing broker or landlord only. Under no circumstances, should any prospective purchaser or related entity contact the tenant or any of the employees at these stores. Recipients of this offering memorandum acknowledge that such contact may damage the tenant's operation which would impair the financial results. Landlord reserves the right to seek legal redress for any damage that may occur from such interference with landlord's relationship with tenant.

## NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

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.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

A photograph of a Starbucks building in Colorado Springs, CO. The building is a two-story structure with a brown facade and large glass windows. The Starbucks logo is visible on the upper left corner of the building. The building is situated in a parking lot with several parking spaces marked. In the background, there are mountains and a cloudy sky.

# STARBUCKS

COLORADO SPRINGS, CO

## DREW ISAAC

Senior Vice President Investments  
Senior Director, Net Leased Properties Group  
Marcus & Millichap  
303.328.2048  
[drew.isaac@marcusmillichap.com](mailto:drew.isaac@marcusmillichap.com)

## RYAN BOWLBY

Associate Director  
National Retail Group  
Marcus & Millichap  
303.328.2030  
[ryan.bowlby@marcusmillichap.com](mailto:ryan.bowlby@marcusmillichap.com)