



Offering Memorandum

STARBUCKS

**5043 E BRIDGE STREET
BRIGHTON, CO 80601**



Marcus & Millichap



RICHMOND
AMERICAN HOMES
BRIGHTON CROSSING

76
COMMERCE CENTER
1.8 MILLION SF CLASS A
INDUSTRIAL DEVELOPMENT

KING
Scoopers

SUPERCUTS
Papa Murphy's
MADE 'N BAKED PIZZA

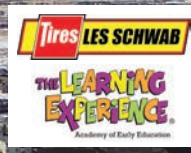
 **DENTISTS**
OF BRIGHTON

E BRIDGE ST
22,000 CPD



1-TBANK

S 50TH AVE



E BRIDGE ST
22,000 CPD

S 50TH AVE



STARBUCKS

5043 E Bridge Street
Brighton, CO 80601

FINANCIAL SUMMARY

Price	\$2,693,000
Down Payment	100% \$2,693,000
Cap Rate	5.0%
Building SF	2,200 SF
Net Cash Flow	5.0% \$134,628
Year Built	2018 / 2019
Lot Size	1.18 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Starbucks Corporation
Roof & Structure	Landlord Responsible
Lease Commencement Date	January 18, 2019
Lease Expiration Date	January 31, 2029
Lease Term	10 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options

ANNUALIZED OPERATING DATA

LEASE YEARS	ANNUAL RENT	CAP RATE
1 - 5	\$134,628.00	5.00%
6 - 10	\$148,090.80	5.50%

OPTIONS	ANNUAL RENT	CAP RATE
Option 1	\$153,518.75	5.70%
Option 2	\$168,870.63	6.27%
Option 3	\$185,757.69	6.90%
Option 4	\$204,333.46	7.59%

BASE RENT	\$134,628
Net Operating Income	\$134,628
Total Return	5.0% \$134,628





Starbucks is the premier roaster, marketer and retailer of specialty coffee in the world, operating in 69 countries. Formed in 1985, Starbucks Corporation's common stock trades on the NASDAQ Global Select Market ("NASDAQ") under the symbol "SBUX." The company purchases and roasts high-quality coffees that they sell, along with handcrafted coffee, tea and other beverages, and a variety of fresh food items, through company-operated stores. Starbucks also sells a variety of coffee and tea products and license their trademarks through other channels such as licensed stores, grocery and national food service accounts. In addition to their flagship Starbucks Coffee brand, Starbucks also offers goods and services under the following brands: Teavana, Tazo, Seattle's Best Coffee, Evolution Fresh, La Boulange, Ethos and Torrefazione Italia Coffee.

Starbucks company-operated stores are typically located in high-traffic, high-visibility locations. Their ability to vary the size and format of their stores allows the Starbucks to locate them in or near a variety of settings, including downtown and suburban retail centers, office buildings, university campuses, and in select rural and off-highway locations.

Headquarters	Seattle, WA
Stock Symbol	NASDAQ: SBUX
Founded	1985
Locations	22,519+
Website	www.starbucks.com

INVESTMENT HIGHLIGHTS

- Brand New 10-Year Starbucks Corporate Lease – 2019 Renovation
- 10% Rental Increases Every 5 Years
- Outparcel to King Soopers Marketplace
- Tremendous Growth Projected for Immediate Area – Population Projected to Increase 34%+ in 1-Mile Radius Over the Next 5 Years
- Directly Off the I-76 Freeway – Direct Access to Denver
- Minutes to Prairie Center Shopping Center – Major Tenants Include Target, The Home Depot, PetSmart, Michaels, and Kohl's
- Close Proximity to the 76 Commerce Center, a 1.8 Million SF Class A Industrial Park
- Average Household Income Exceeds \$105K in 1-Mile Radius

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2022 Projection	10,193	35,737	52,592
2017 Estimate	7,559	30,832	46,630
Growth 2017 - 2022	34.85%	15.91%	12.79%
Households	1-Mile	3-Miles	5-Miles
2022 Projections	3,264	11,857	17,842
2017 Estimate	2,390	9,932	15,326
Growth 2017 - 2022	36.56%	19.38%	16.42%
Income	1-Mile	3-Miles	5-Miles
2017 Est. Average Household Income	\$105,509	\$87,429	\$83,554
2017 Est. Median Household Income	\$88,492	\$74,336	\$71,526
2017 Est. Per Capita Income	\$33,363	\$28,902	\$28,128

LOCATION OVERVIEW

A northeastern suburb of Denver, Brighton combines a small-town atmosphere with a rich culture and historical roots. The city has grown by nearly 52% since 2000 and is expected to grow by 20% by 2025. Today, Brighton is recognized as one of the fastest growing cities in the U.S. Brighton is on the leading edge with the energy industry and automation. The city is home to the new 76 Commerce Center, a 1.8 million SF Class A industrial development. Further, Brighton's close proximity to Denver and location central to a major transportation triangle for highways, railways and air - Denver International Airport (DIA) is the fifth busiest airport in the county - give Brighton a leg up on transportation, and positions the city as the perfect relocation destination.

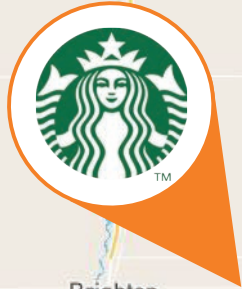
The Denver metro's economy is expanding, with the annual change in the metro's gross metropolitan product (GMP) expected to reach 3.8 percent this year. Retail sales rose an estimated 4.4 percent last year, above the national average growth. The area benefits from its position as a regional business and government hub. The state capitol is located in Denver, and the metro is home to ten Fortune 500 firms.

Key drivers of the region's economy include aerospace, bioscience, energy, financial services, healthcare, aviation, information technology and software development, and telecommunications. Supporting these sectors is a highly educated workforce and a base of companies that serve as a magnet for startups.

FORTUNE 500 COMPANIES IN THE DENVER MSA

COMPANY	STOCK SYMBOL	HEADQUARTERS
Arrow Electronics	NYSE: ARW	Centennial
DaVita	NYSE: DVA	Denver
DISH Network	NASDAQ: DISH	Englewood
Molson Coors Brewery	NYSE: TAP	Golden
Ball Corporation	NYSE: BLL	Broomfield
Qurate Retail	NASDAQ: QRTEA	Douglas County
DCP Midstream	NYSE: DCP	Denver
Liberty Media	NASDAQ: FWONA	Englewood
Newmont Mining	NYSE: NEM	Greenwood Village
Western Union	NYSE: WU	Denver





30 MILES
... Downtown ...
Boulder

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

exclusively listed

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