



STARBUCKS

QSR LOCATED ALONG MAJOR RETAIL CORRIDOR IN ATLANTA MSA

LAWRENCEVILLE, GA (ATLANTA MSA)



CAPITAL PACIFIC



STARBUCKS

860 DULUTH HIGHWAY, LAWRENCEVILLE, GA 30043

\$1,580,097
PRICE

5.15%
CAP

LEASABLE SF
1,750 SF

LOT SIZE
0.39 AC

LEASE TYPE
NN

LEASE EXPIRATION
9/30/2031

YEAR BUILT
2006

NOI
\$81,375

- 12 years remaining on a recently extended 15-year lease, featuring four 5-year options and 10% increases in the base term and options
- Store was renovated, upgraded, and expanded within the past year
- The intersection is ground zero of Lawrenceville's retail node and is adjacent to the Gwinnett Medical Center and Gwinnett Health Park
- High identity, hard-corner location with easy ingress-egress off Duluth Highway
- 30 minutes from downtown Atlanta and in the high-growth I-85 corridor between Atlanta and Gainesville, GA

Investment Highlights

THE OFFERING is a Starbucks with drive-thru located in Lawrenceville, GA (Atlanta MSA). The tenant recently signed an early renewal for an additional 10 years on an original 15-year lease. There are over 12 years remaining with four 5-year options and 10% increases in the base term and options.

THE SUBJECT PROPERTY has excellent visibility within the primary, booming retail node of Lawrenceville, where traffic counts exceed 22,000 VPD along Duluth Highway. The property is located adjacent to University Parkway, a major highway connecting Lawrenceville to downtown Atlanta, where traffic counts exceed 68,000 VPD. The subject property is surrounded by a massive retail cluster including Target, The Home Depot, Publix, Ross, Hobby Lobby, Marshall's, an AMC 18-screen theater, and a plethora of national brand quick-service and casual dining concepts (Chick-fil-A, Applebee's, IHOP, Chipotle, and more). Starbucks is located in a dense submarket of Atlanta, which is home to over 80,000 residents with average household incomes exceeding \$79,000 in a 3-mile radius.

LAWRENCEVILLE is located 30 minutes from downtown Atlanta, the largest city in Georgia. Starbucks is located in close proximity to the Gwinnett Medical Center - Lawrenceville, the flagship hospital for Gwinnett County. The Gwinnett Medical Center is a non-profit, 553-bed health care network based in Gwinnett County, that comprises two hospitals, Lawrenceville and Duluth, several medical facilities, 880 physicians, 5,000 associates, 30,000 annual inpatient admissions, and 630,000 outpatient visits across all settings.



**STARBUCKS HAS OVER 13,000
LOCATIONS IN THE U.S.**

Contact the team

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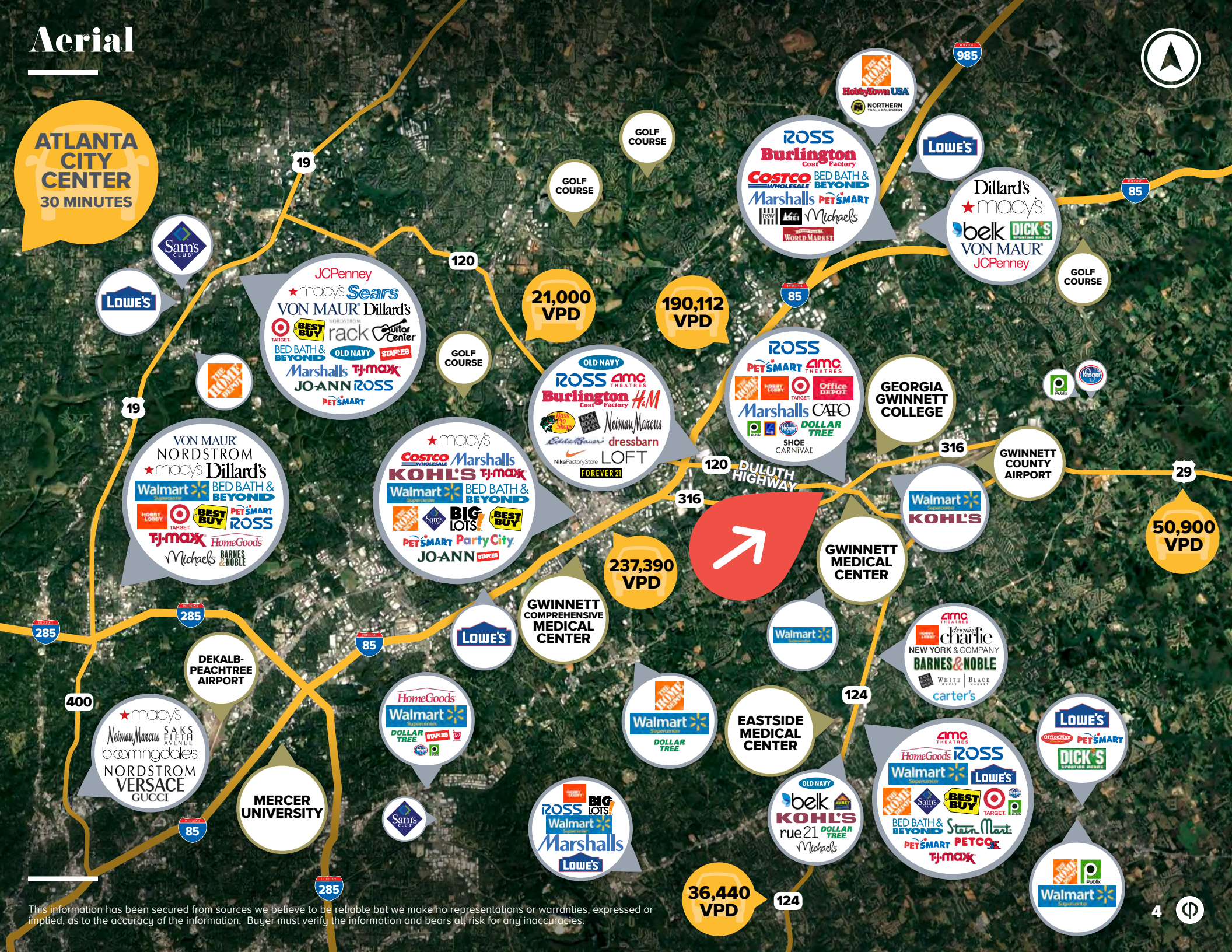
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Aerial



ATLANTA CITY CENTER
30 MINUTES



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Retail Aerial

GWINNETT MEDICAL CENTER - FLAGSHIP LOCATION

Two hospitals - 553 beds
30,000 annual inpatient admissions
630,000 outpatient visits

20,601
VPD

317

LAWRENCEVILLE-SWANEE ROAD



FIREHOUSE
SUBS

Republic
FINANCE

SOFT HEART
DENTISTRY



68,170
VPD

Retail Aerial

ROSS
PETSMART **amc**
THEATRES
THE HOME DEPOT **HOBBY LOBBY** **TARGET** **Office DEPOT**
Marshalls **CATO**
chico's **DOLLAR TREE**
SHOE CARNIVAL

GWINNETT MEDICAL CENTER HEALTH PARK
KFC **TACO BELL** **Applebee's**
CVS pharmacy **Wendy's** **PEPPY'S**

BURGER KING **Wendy's** **PEPPY'S**

McDonald's

68,170 VPD

UNIVERSITY PARKWAY

HOOTERS

FIREHOUSE SUBS **Republic FINANCE** **SOFT HEART DENTISTRY**



22,179 VPD

DULUTH HIGHWAY

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Submarket Overview

BUSINESS SUMMARY

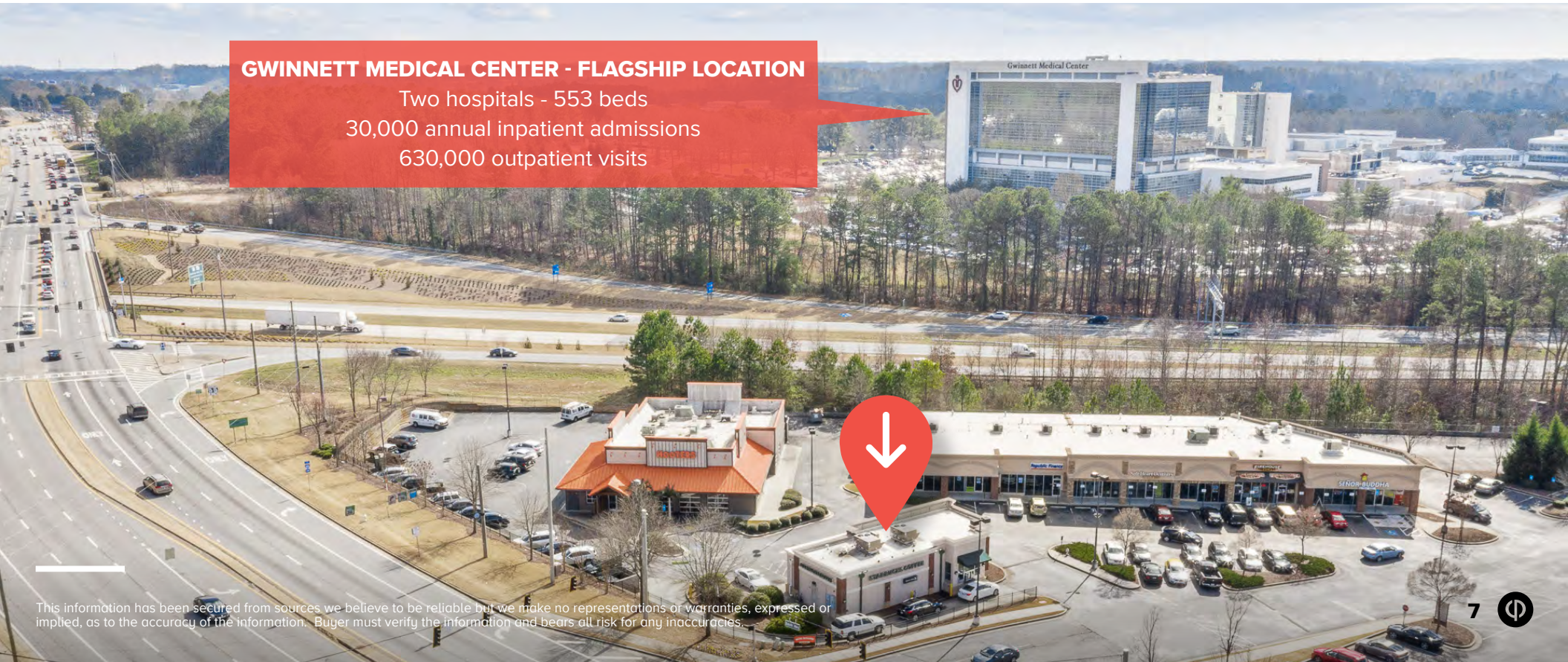
TOTAL	1-MILE	3-MILES	5-MILES
Businesses	680	3,575	7,400
Employees	14,366	49,507	101,543
Residential Population	8,912	80,179	216,909

RETAILERS IN CLOSE PROXIMITY INCLUDE:

ALDI	Hobby Lobby	Publix Super Market
AMC Theatres	Home Depot	Ross Dress for Less
AT&T	Kroger	Taco Bell
Burger King	Marshalls	Target
Chick-fil-A	McDonald's	Verizon
CVS Pharmacy	Office Depot	Wendy's
Dollar Tree	PetSmart	

GWINNETT MEDICAL CENTER - FLAGSHIP LOCATION

Two hospitals - 553 beds
30,000 annual inpatient admissions
630,000 outpatient visits



Income & Expense

PRICE		\$1,580,097
Price Per Square Foot:		\$902.91
Capitalization Rate:		5.15%
Total Rentable Area (SF):		1,750
STABILIZED INCOME		PER SQUARE FOOT
Scheduled Rent	\$46.60	\$81,550
Effective Gross Income	\$46.60	\$81,550
LESS		PER SQUARE FOOT
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Structural Reserve	(\$0.10)	(\$175.00)
Total Operating Expenses	(\$0.10)	(\$175.00)
EQUALS NET OPERATING INCOME		\$81,375

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Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY					
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT	
Starbucks	1,750	10/01/06	09/30/11		\$5,724	\$68,688	\$3.27	\$39.25	
		10/01/11	09/30/16		\$6,234	\$74,813	\$3.56	\$42.75	
		10/01/16	09/30/21	\$81,550	\$6,796	\$81,550	\$3.88	\$46.60	
		10/01/21	09/30/26		\$6,796	\$81,550	\$3.88	\$46.60	
		10/01/26	09/30/31		\$7,475	\$89,705	\$4.27	\$51.26	
		Option 1	10/01/31	09/30/36		\$8,223	\$98,676	\$4.70	\$56.39
		Option 2	10/01/36	09/30/41		\$9,045	\$108,543	\$5.17	\$62.02
		Option 3	10/01/41	09/30/46		\$9,950	\$119,397	\$5.69	\$68.23
		Option 4	10/01/46	09/30/51		\$10,945	\$131,337	\$6.25	\$75.05
TOTALS:	1,750			\$81,550	\$6,796	\$81,550	\$3.88	\$46.60	

*The tenant signed an early renewal for an additional 10 years on an original 15-year lease. There are over 12 years remaining with four 5-year options to extend.

Site Plan



1,750
RENTABLE SF



0.39
ACRES



This site plan is a rendering that has been created based on sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Tenant Overview



ABOUT STARBUCKS

The world's #1 specialty coffee retailer, Starbucks has more than 29,000 coffee shops in 78 countries, and over 350,000 employees. The outlets offer coffee drinks and food items, as well as roasted beans, coffee accessories, and teas.

17,454+

LOCATIONS IN THE
UNITED STATES

In 2018, the chain had a net revenue of \$24.7 Billion, and an operating income of \$4.4 Billion. Starbucks has a credit rating of A- from Standard & Poor, and is traded on the NASDAQ under SBUX.

\$24.7B


2018 NET REVENUES

2018 RANKINGS


- #5 - FORTUNE'S list of world's most admired companies
- #132 - FORTUNE 500 list
- #30 - FORBE'S World's Most Innovative Companies

Demographics

POPULATION

	1-MILE	3-MILES	5-MILES
2010	8,118	72,570	193,381
2018	8,912	80,179	216,909
2023	9,504	86,019	233,905

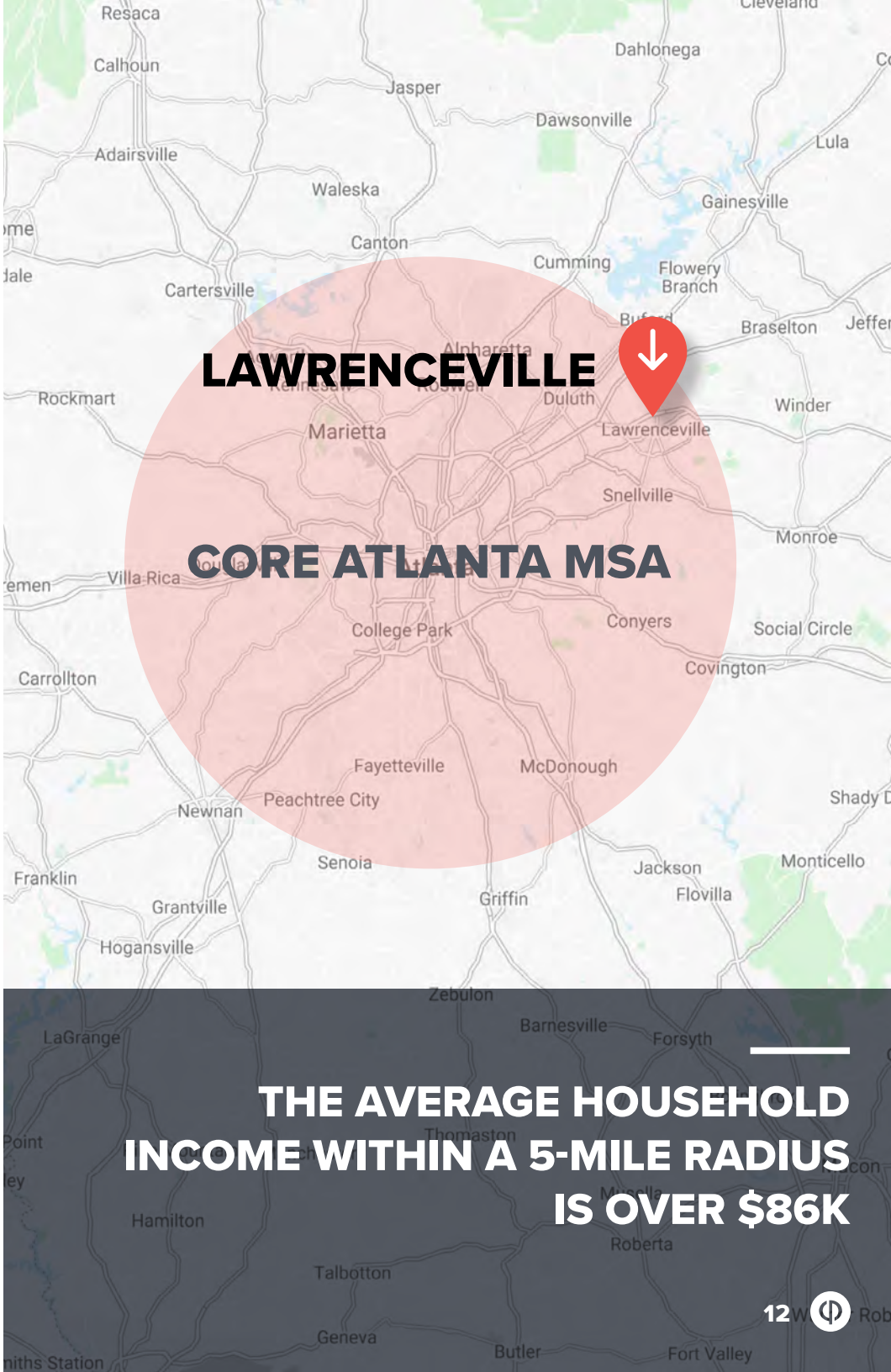
2018 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$64,041	\$79,302	\$86,373
Median	\$51,807	\$59,975	\$66,055

TOP EMPLOYERS IN THE ATLANTA MSA

EMPLOYER	
Delta Airlines	34,500
Emory University & Emory Healthcare	32,091
The Home Depot	16,510
Northside Hospital	16,000
Piedmont Healthcare	15,900

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LAWRENCEVILLE, GEORGIA



LAWRENCEVILLE is the county seat and most populous city of Gwinnett County, located 30 miles northeast of downtown Atlanta. A suburb of Atlanta, Lawrenceville offers a small town atmosphere with all the amenities of a major metro area. The city is known for its historic charm and many historic buildings including: The Aurora Theatre, Gwinnett County Courthouse, Old Seminary, and the Historic Lawrenceville Cemetery.

Lawrenceville is also home to Gwinnett Medical Center, a non-profit, 553-bed health care network based in Gwinnett County, which comprises two hospitals, several medical facilities, 5,000 employees, and over 880 physicians.

GWINNETT COUNTY POPULATION

Between 2016-2018 the county grew at a faster rate than Metro Atlanta as a whole. In 2017, the county grew 1.45% to 920,260 residents, and by 2040, the county is expected to surpass 1.5 million people.

5.8 MILLION



**ATLANTA MSA
POPULATION
(ESTIMATED)**

LAWRENCEVILLE is Georgia's second largest county by population. Between 2016-2018 the county grew at a faster rate than Metro Atlanta as a whole. In 2017, the county grew

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GENERAL STATS

1ST LARGEST CITY IN GEORGIA

9TH LARGEST MSA IN THE U.S.

#1 MOST AFFORDABLE BIG CITY
NAMED BY WALLETHUB

#6 BEST CITY FOR JOB SEEKERS IN 2017
NAMED BY NERDWALLET

13 FORTUNE 500 HEADQUARTERS

2.98 MILLION JOBS IN THE METRO AREA

1ST BUSIEST AIRPORT IN THE WORLD

ATLANTA MSA

The subject property is located less than thirty minutes from downtown Atlanta, the largest city within the state of Georgia. The Atlanta MSA has a population of over **5.8 million residents** across nine counties and is the ninth-largest MSA in the United States.

Atlanta is home to Hartsfield-Jackson International Airport, known as the busiest airport in the world, serving over 275,000 passengers and 2,700 arrivals and departures a day. Atlanta is also home to **13 Fortune 500 companies**, including The Home Depot, United Parcel Service (UPS), Coca-Cola, and Delta Airlines. Atlanta has more than **66 colleges and universities** offering higher education options to more than 100,000 students enrolled in the city. The city has major profession league teams in almost every sport including: MLB - the Atlanta Braves, NBA - the Atlanta Hawks, NFL - the Atlanta Falcons, and MLS - the Atlanta United FC.



We'd love to hear from you.

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RICK SANNER

JACK NAVARRA

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JUSTIN STARK



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