



STARBUCKS
10104 Maysville Road
Fort Wayne, Indiana 46835

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**DISCLAIMER
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum 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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.



**EXECUTIVE
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a newly constructed single tenant Starbucks property located in Fort Wayne, Indiana. The new ten year Starbucks lease commenced on March 15, 2018. The Starbucks lease features a 10% rental escalation in year six and in each renewal option period.

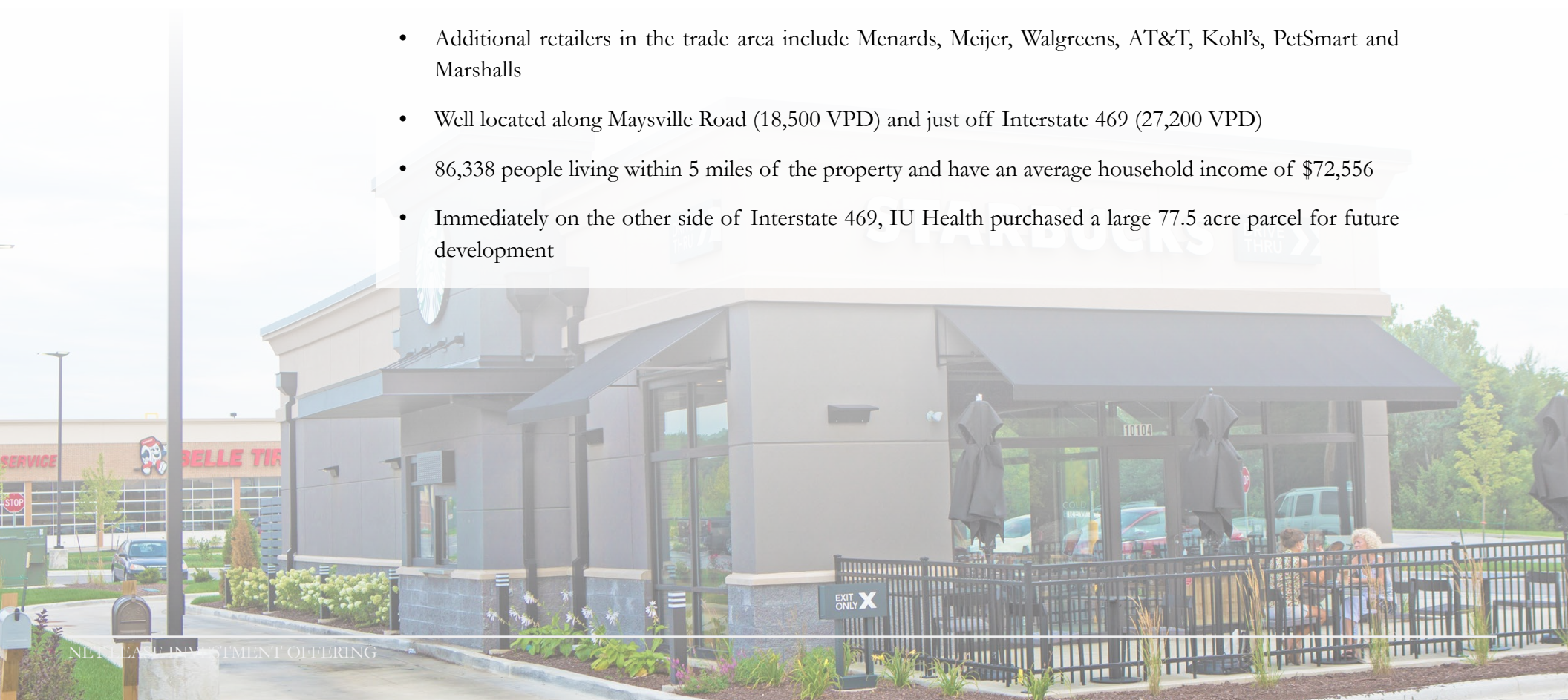
The Starbucks property is strategically located as an outparcel to a Walmart Supercenter in a regional trade area. Other retailers in the immediate area include Menards, Meijer, Walgreens, AT&T, Kohl's, PetSmart and Marshalls. The property is well located along Maysville Road (18,500 VPD) and just off Interstate 469 (27,200 VPD). The Starbucks property has excellent visibility and easy access. There are 86,338 people living within 5 miles of the property and have an average household income of \$72,556. Immediately on the other side of Interstate 469, IU Health purchased a large 77.5-acre parcel for future development.

Starbucks is a publicly traded company on the NASDAQ (SBUX) with a market capitalization in excess of \$70 billion. Starbucks is an investment grade rated company with a Standard & Poor's rating of A-. Starbucks operates as a roaster, marketer, and retailer of specialty coffee worldwide. As of 2018, Starbucks operates 28,218 stores. Starbucks Corporation was founded in 1985 and is based in Seattle, Washington.



**INVESTMENT
HIGHLIGHTS:**

- Investment grade rated tenant (S&P:A-)
- Tenant is a publicly traded company (NASDAQ: SBUX) with a market capitalization in excess of \$70 billion
- Strategically located as an outparcel to Walmart Supercenter
- New ten year lease
- 10% rental escalation in year 6 and in each renewal option period
- Brand new construction
- Additional retailers in the trade area include Menards, Meijer, Walgreens, AT&T, Kohl's, PetSmart and Marshalls
- Well located along Maysville Road (18,500 VPD) and just off Interstate 469 (27,200 VPD)
- 86,338 people living within 5 miles of the property and have an average household income of \$72,556
- Immediately on the other side of Interstate 469, IU Health purchased a large 77.5 acre parcel for future development



PROPERTY OVERVIEW:

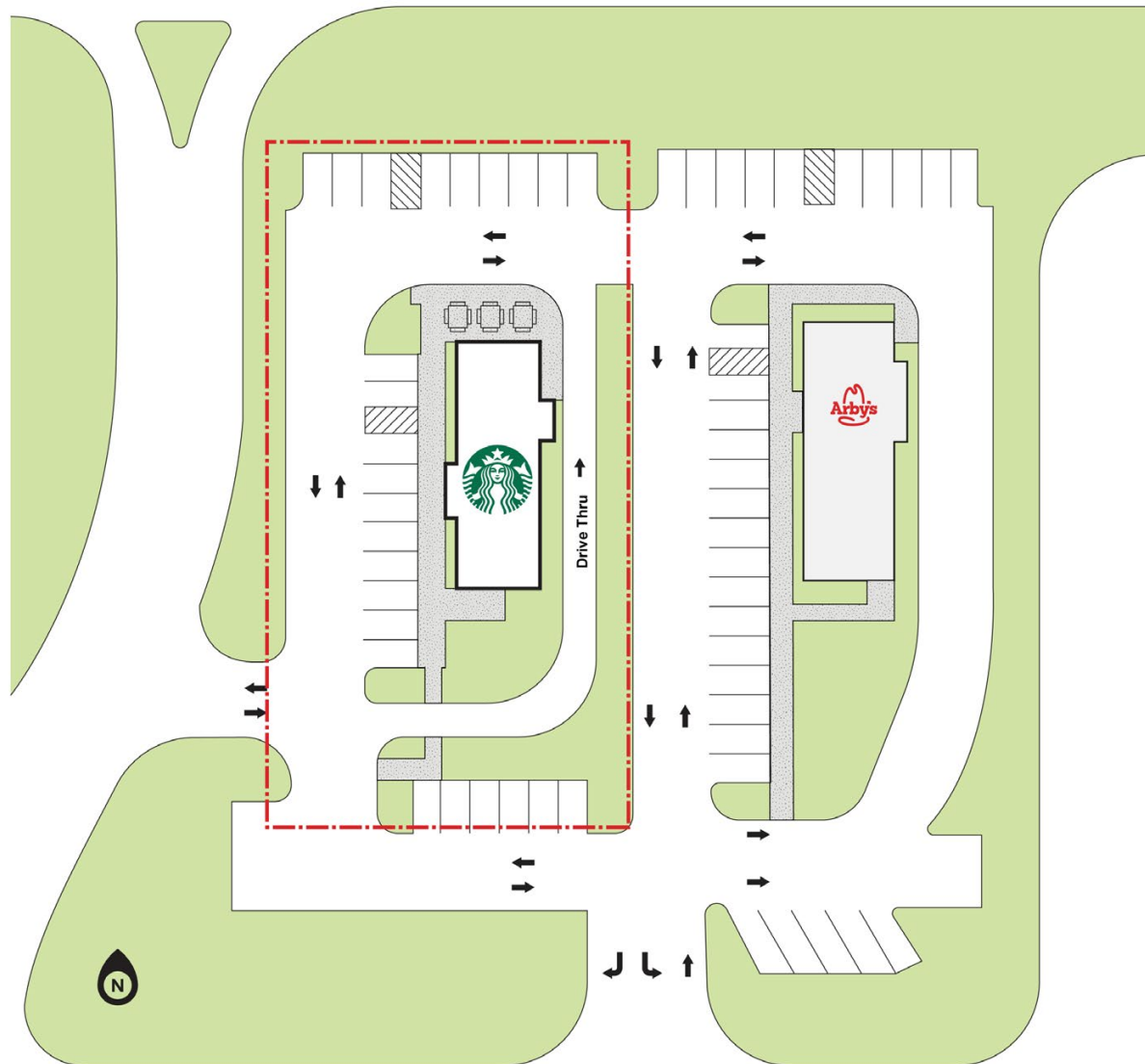
Price:	\$1,792,593
Cap Rate:	5.40%
Net Operating Income:	\$96,800
Rent Commencement Date:	March 10, 2018
Lease Expiration Date:	March 31, 2028
Rental Escalations:	10% Every Five Years
Renewal Options:	Four 5-Year
Tenant:	Starbucks
Credit Rating:	Investment Grade (S&P: A-)
Year Built:	2018
Lease Type:	NN (Roof, Structure, Parking & Utility Systems)*
Building Size:	2,200 SF
Land Size:	.79 AC

**Future owner has the ability to collect a 15% administrative fee on operating expenses which is not included in the NOI*

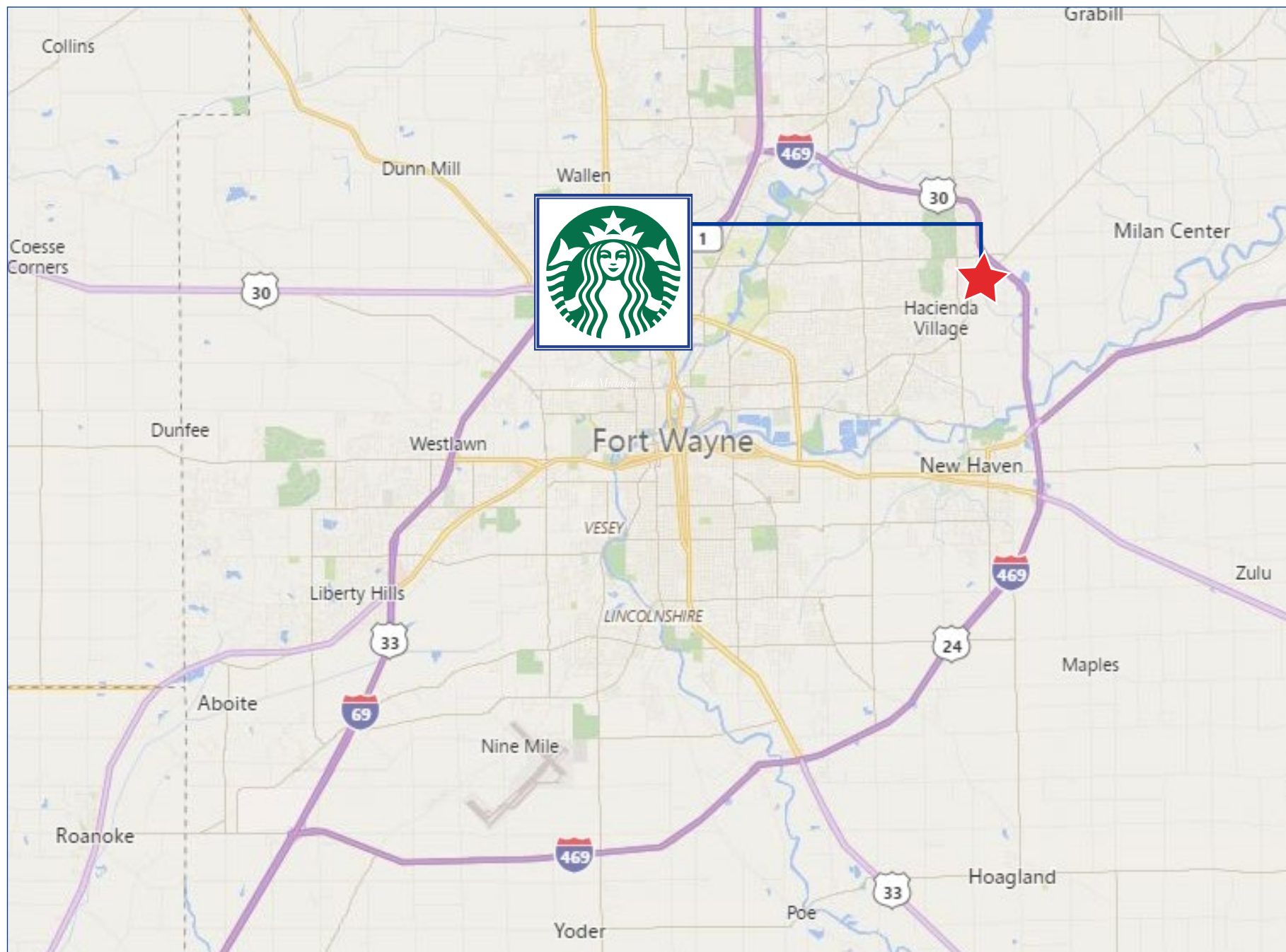




MAYSVILLE ROAD (18,500 VPD)



Adjacent Arby's property is also offered for sale. To view the OM please [click here](#)



**DEMOGRAPHIC
REPORT:**

Population	1-Mile	3-Mile	5-Mile
Total Population	3,111	32,586	86,338
Total Households	1,269	12,574	34,603

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$90,395	\$84,932	\$72,556



**MARKET
OVERVIEW:**

Fort Wayne, Indiana

Fort Wayne is a city in the U.S. state of Indiana and the seat of Allen County, United States. Located in northeastern Indiana, the city is 18 miles west of the Ohio border and 50 miles south of the Michigan border. With an estimated population of 264,488 in 2016, it is the second-most populous city in Indiana after Indianapolis, and the 76th-most populous city in the United States. It is the principal city of the Fort Wayne metropolitan area, consisting of Allen, Wells, and Whitley counties, a combined population of 419,453 as of 2011.



Fort Wayne was built in 1794 by the United States Army under the direction of American Revolutionary War general Anthony Wayne, the last in a series of forts built near the Miami village of Kekionga. Named in Wayne's honor, the European-American settlement developed at the confluence of the St. Joseph, St. Marys, and Maumee rivers as a trading post for pioneers. The village was platted in 1823 and underwent tremendous growth after completion of the Wabash and Erie Canal and advent of the railroad. Once a booming manufacturing town located in what became known as the Rust Belt, Fort Wayne's economy in the 21st century is based upon distribution, transportation and logistics, healthcare, professional and business services, leisure and hospitality, and financial services. The city is a center for the defense industry, which employs thousands.



TENANT OVERVIEW:

Starbucks

Starbucks Corporation operates as a roaster, marketer, and retailer of specialty coffee worldwide. The company operates in four segments: Americas; Europe, Middle East, and Africa; China/Asia Pacific; and Channel Development. Its stores offer coffee and tea beverages, packaged roasted whole bean and ground coffees, single-serve and ready-to-drink coffee and tea products, juices, and bottled water. The company's stores also provide fresh food and snack offerings; and various food products, such as pastries, and breakfast sandwiches and lunch items, as well as serve ware, beverage-making equipment, and accessories. In addition, it licenses its trademarks through licensed stores, and grocery and national foodservice accounts. The company offers its products under the Starbucks, Teavana, Tazo, Seattle's Best Coffee, Evolution Fresh, La Boulange, Ethos, Starbucks VIA, Seattle's Best Coffee, Frappuccino, Starbucks Doubleshot, Starbucks Refreshers, and Starbucks Discoveries Iced Café Favorites brand names. As of 2018, Starbucks operates 28,218 stores. Starbucks Corporation was founded in 1985 and is based in Seattle, Washington.

Starbucks is a publicly traded company on the NASDAQ (SBUX) with a market capitalization in excess of \$70 billion. Starbucks is an investment grade rated company with a Standard & Poor's rating of A-.

Website:	www.starbucks.com
Credit Rating:	Investment Grade (S&P: A-)
Stock Symbol:	NASDAQ: SBUX
Market Capitalization:	\$70 Billion
Headquarters:	Seattle, WA





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