

Relocation Store
STARBUCKS COFFEE
Jacksonville, FL



Representative Photo

\$ Asking Price
\$2,750,000

% Cap Rate
5.00%

McCormick Rd & Monument Rd
Jacksonville, FL 32225

Asset Summary

Net Operating Income (NOI)	\$137,500
Rent/Month	\$11,458.33
Rentable Square Feet	2,500+/- SF
Land Area	1.14+/- Acres
Parking Spaces	35
Tenant	Starbucks Coffee
Credit Rating	S&P: BBB+
Stock Symbol	NYSE: SBUX
Guarantor	Corporate
Ownership Type	Fee Simple
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Store Opening	2019
Lease Term Remaining	10 Years
Rent Commencement	January 11, 2019
Lease Expiration	January 31, 2029
Increases	10% Every 5 Years
Options	Four (4), Five (5) Year

Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
Years 1-5	-	\$137,500	\$11,458.33
Years 6-10	10%	\$151,250	\$12,604.17
Years 11-15 (Option 1)	10%	\$166,375	\$13,864.58
Years 16-20 (Option 2)	10%	\$183,012	\$15,251.04
Years 21-25 (Option 3)	10%	\$201,313	\$16,776.15
Years 26-30 (Option 4)	10%	\$221,444	\$18,453.69

Investment Highlights

- Brand new construction with 20-year roof warranty
- Relocation store with drive-thru
- Investment grade tenant (S&P: BBB+)
- NO early termination
- Located along Florida Hwy 116 near intersection of McCormick Rd & Monument Rd with traffic count of 32,000 VPD
- Close proximity to Ed Austin Regional Park - a 144 acre site which plays host to numerous tournaments throughout the year like disk golf, baseball, soccer, as well as provides access to walking trails, playgrounds, etc.



About Starbucks Coffee

Starbucks Corporation is an American coffee company and coffeehouse chain. The chain was founded in Seattle, Washington in 1971. As of September 30, 2018, there were 29,324 restaurants worldwide.

Starbucks locations serve hot and cold drinks, whole-bean coffee, microground instant coffee known as VIA, espresso, caffe latte, full- and loose-leaf teas including Teavana tea products, Evolution Fresh juices, Frappuccino beverages, pastries, and snacks; some offerings (including their Pumpkin Spice Latte) are seasonal or specific to the locality of the store. Many stores sell pre-packaged food items, hot and cold sandwiches, and drinkware including mugs and tumblers; select “Starbucks Evenings” locations offer beer, wine, and appetizers. Starbucks-brand coffee, ice cream and bottled cold coffee drinks are also sold at grocery stores.



Tenant Snapshot

of Locations
29,324

Stock Symbol
NYSE: SBUX

Credit Rating
S&P: BBB+

2018 Revenue
\$24.7Bil

Market Cap
\$78.54Bil



McCormick Rd & Monument Rd | Jacksonville, FL 32225



Location
Highlights



Population of
140K w/5 miles

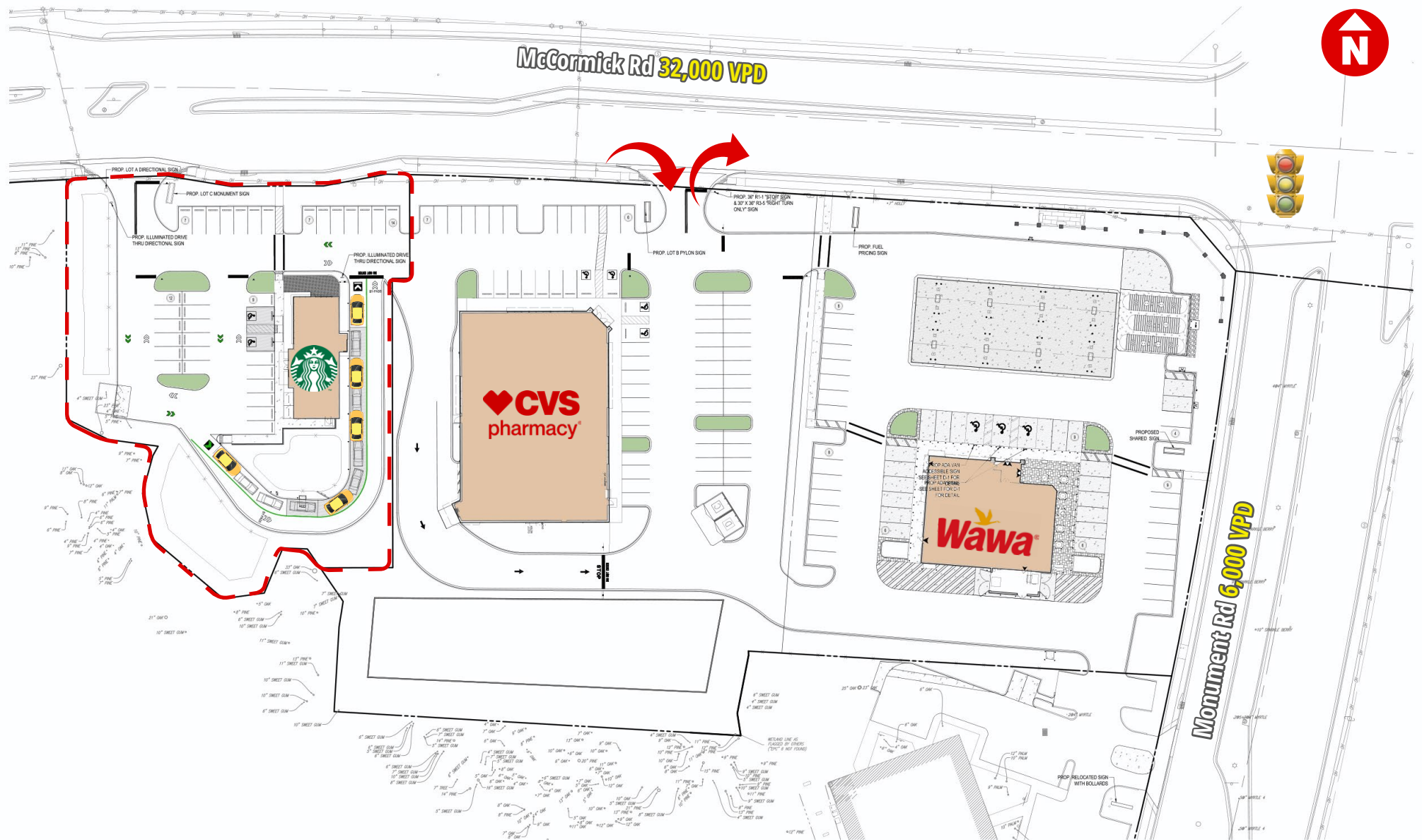


32,000 VPD
Pass the Site

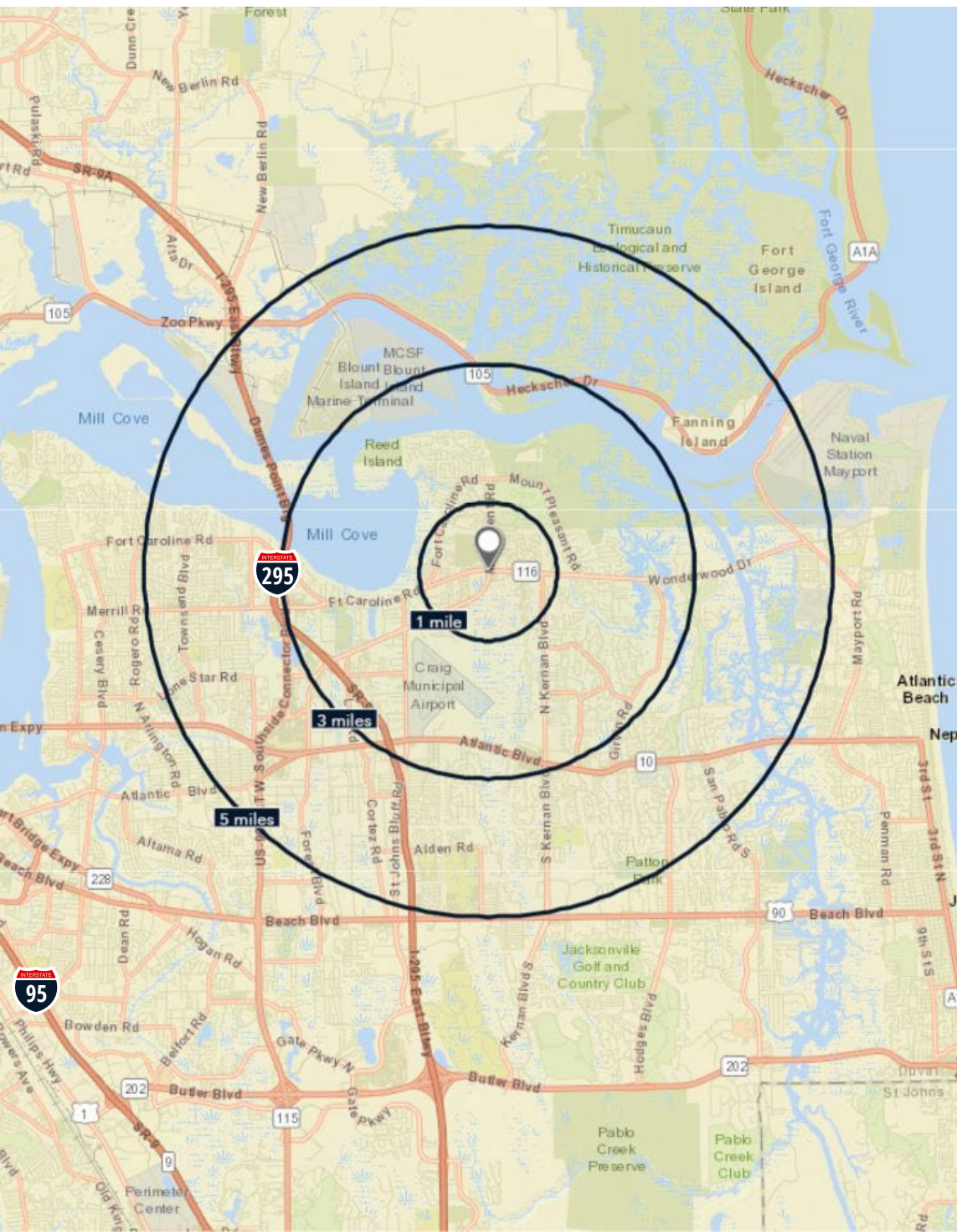


Brand New
Construction

Site Plan



Location Overview, 1/3/5 Miles



1 Mile 3 Miles 5 Miles

Population

2018 Population	9,542	50,732	140,480
2023 Population	10,207	53,737	149,472
2018 Median Age	38.9	38.0	36.1

Households

2018 Total Households	3,723	18,722	51,703
2023 Total Households	3,960	19,723	54,816

Median Household Income

2018 Median HH Income	\$61,254	\$67,116	\$60,402
2023 Median HH Income	\$69,059	\$76,198	\$68,234

Average Household Income

2018 Average HH Income	\$77,316	\$85,665	\$79,689
2023 Average HH Income	\$89,862	\$99,031	\$92,260

5 Mile Radius | Demographics



Population
140,480



Avg HH Income
\$79,689



Total Businesses
3,028



Total Employees
29,951

About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. We pride ourselves on being an innovative leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how we do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of our clients.

At Calkain, our foresight and innovation are leading the net lease investment industry.



\$12 Billion
in Closed Transactions

\$400 Million
in Active Listings

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Tel: 404.900.5629

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Ste 1900 | Boston, MA
Tel: 617.261.8584

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