



LOCATED HALF MILE FROM
ADAMS STATE UNIVERSITY
(3,467 STUDENTS)
3 SCHOOLS WITHIN 2-MILES
(1,685 STUDENTS)

SUBJECT PROPERTY

EXCLUSIVE OFFERING | \$1,754,000 – 6.50% CAP
STARBUCKS – CORPORATE NET LEASE



1310 MAIN ST, ALAMOSA, CO

214.915.8890

RUSSELL SMITH
rsmith@trivanta.com
BOB MOORHEAD
bob@trivanta.com

Property. 2,098± SF building on ±0.58 acres.

Tenant. Starbucks Corporation | FY 2018 financials: \$24.7 billion in revenue and \$4.5 billion in net income | Over 29,000 locations worldwide.

Lease structure. 10-year, corporate net lease with 10% rent increases every 5 years, in primary term and option periods, beginning year 6.

Location. Starbucks is strategically located along Main St. (22,000 VPD) in downtown Alamosa, CO. Main St. is a local east-west thoroughfare and commercial corridor that provides direct access to and from US Hwy. 285 (22,000 VPD), the main retail corridor in Alamosa. Located within 2-miles of the Starbucks are 3 schools with a total student population of approximately 1,685 people, and Adams State University which has a total student population of approximately 3,467 people. The subject Starbucks is located directly across from a Safeway Grocery store. The immediate trade area features several other national credit tenants including Walmart, City Market, Tractor Supply Co., ACE, O'Reilly, AutoZone, NAPA, Walgreens, Family Dollar, Great Clips, Chili's, IHOP, McDonald's, Arby's, Taco Bell, Sonic, Wendy's, Domino's, Pizza Hut, Subway and many others. Starbucks is located approximately 2-miles north of San Luis Valley Regional Airport in Alamosa, CO.

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DISCLAIMER

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Colorado Broker of Record:
Jeff Post | First Colorado Land Office | License #FA40018515

1310 MAIN ST, ALAMOSA, CO

PRICE CAP RATE:	\$1,754,000 6.50%
NET OPERATING INCOME:	\$114,000
BUILDING AREA:	2,098± Square Feet
LAND AREA:	0.58± Acres
YEAR BUILT	2018
LANDLORD RESPONSIBILITY:	Roof, Structure, & Parking Lot
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%

LEASE OVERVIEW

Lease Term:	10-Years, Plus (4), 5-Year Options to Extend
Rent Commencement:	March 2018
Lease Expiration:	April 2028
Lease Type:	Corporate Net Lease
Rent Increases:	10% Every 5 Years, Beginning Year 6
Annual Rent Yrs 1-5:	\$114,000
Annual Rent Yrs 6-10:	\$125,400
Option 1 Yrs 11-15:	\$137,940
Option 2 Yrs 16-20:	\$151,734
Option 3 Yrs 21-25:	\$166,907
Option 4 Yrs 26-30:	\$183,598

TENANT OVERVIEW

Starbucks Corporation, a Washington Corporation.

STARBUCKS | www.starbucks.com | NASDAQ: SBUX

Starbucks Corporation is an international coffee and coffeehouse chain based in Seattle, Washington, United States. Starbucks is the largest coffeehouse company in the world, with over 29,000 stores globally, including over 14,500 in the United States, followed by over 3,500 in China and more than 1,500 in Canada. Starbucks sells drip brewed coffee, espresso-based hot drinks, other hot and cold drinks, snacks, and items such as mugs and coffee beans. Through the Starbucks Entertainment division and Hear Music brand, the company also markets books, music, and film. Many of the company's products are seasonal or specific to the locality of the store. Starbucks-brand ice cream and coffee are also offered at grocery stores.

Starbucks retail stores are located in high-traffic, high-visibility locations. Its stores are located in or near a variety of settings, including downtown and suburban retail centers, office buildings and university campuses.

The Company sells whole bean and ground coffees, including the Starbucks and Seattle's Best Coffee brands, as well as VIA and other related products, to institutional foodservice companies that service business and industry, education, healthcare, office coffee distributors, hotels, restaurants, airlines and other retailers.

From Starbucks founding in later forms as a local coffee bean roaster and retailer, the company has expanded rapidly. In the 1990s, Starbucks was opening a new store every workday, a pace that continued into the 2000s. The first store outside the United States or Canada opened in the mid-'90s, and overseas stores now constitute almost one third of Starbucks stores.

In fiscal 2018, the company reported revenues of \$24.7 billion (10% increase from prior year) and net income of \$4.52 billion (up from \$2.88 billion in 2017)



1310 MAIN ST, ALAMOSA, CO

 [CLICK HERE FOR Q1 FY19 EARNINGS STATEMENT](#)

TODAY*

29,324 STORES

78 COUNTRIES

up to 91m OCCASIONS
PER WEEK

+350,000 WEAR THE
GREEN APRON

*AS OF FY18



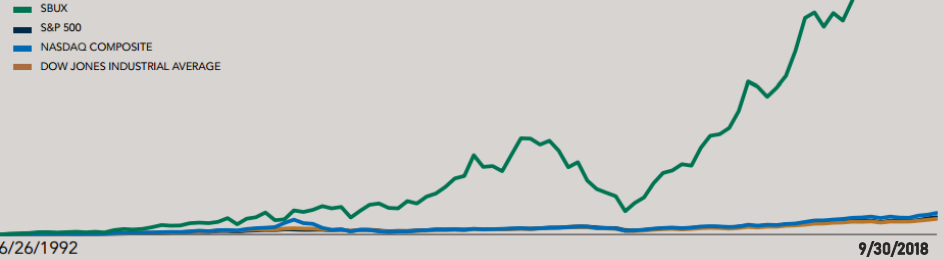
FORTUNE
WORLD'S MOST
ADMIRABLE
COMPANIES



1. APPLE
2. AMAZON.COM
- 3. STARBUCKS**
4. BERKSHIRE HATHAWAY
5. DISNEY
6. ALPHABET
7. GENERAL ELECTRIC
8. SOUTHWEST AIRLINES
9. MICROSOFT
10. FACEBOOK

TOTAL SHAREHOLDER
RETURN SINCE IPO
TSR %

+19,000 %

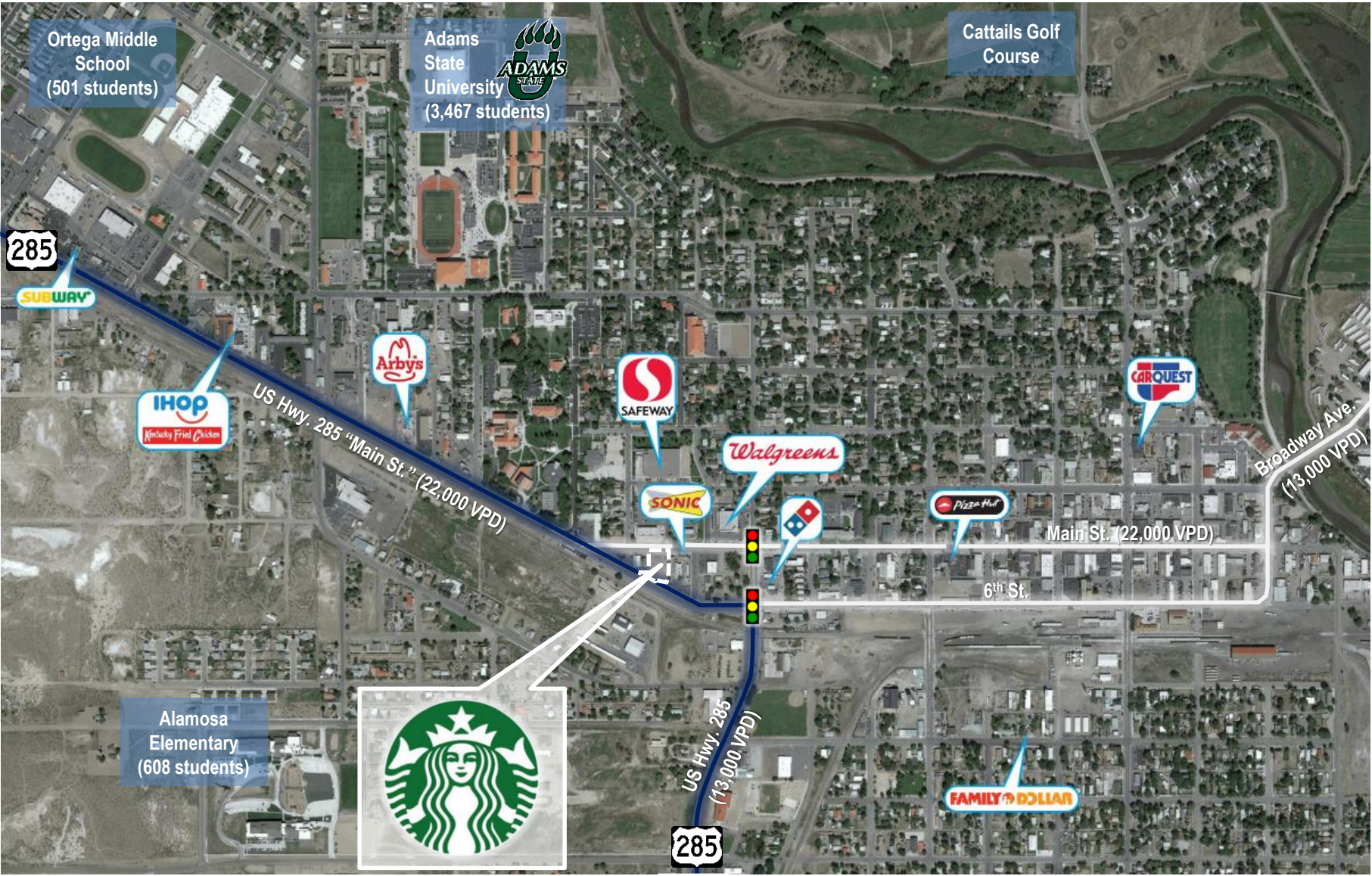


Source:starbucks.com

1310 MAIN ST, ALAMOSA, CO



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IMMEDIATE TRADE AREA

Starbucks is strategically located along Main St. (22,000 VPD) in downtown Alamosa, CO. Main St. is a local east-west thoroughfare and commercial corridor that provides direct access to and from US Hwy. 285 (22,000 VPD), the main retail corridor in Alamosa. Located within 2-miles of the Starbucks are 3 schools with a total student population of approximately 1,685 people, and Adams State University which has a total student population of approximately 3,467 people. Starbucks is located approximately 2-miles north of San Luis Valley Regional Airport in Alamosa, CO.

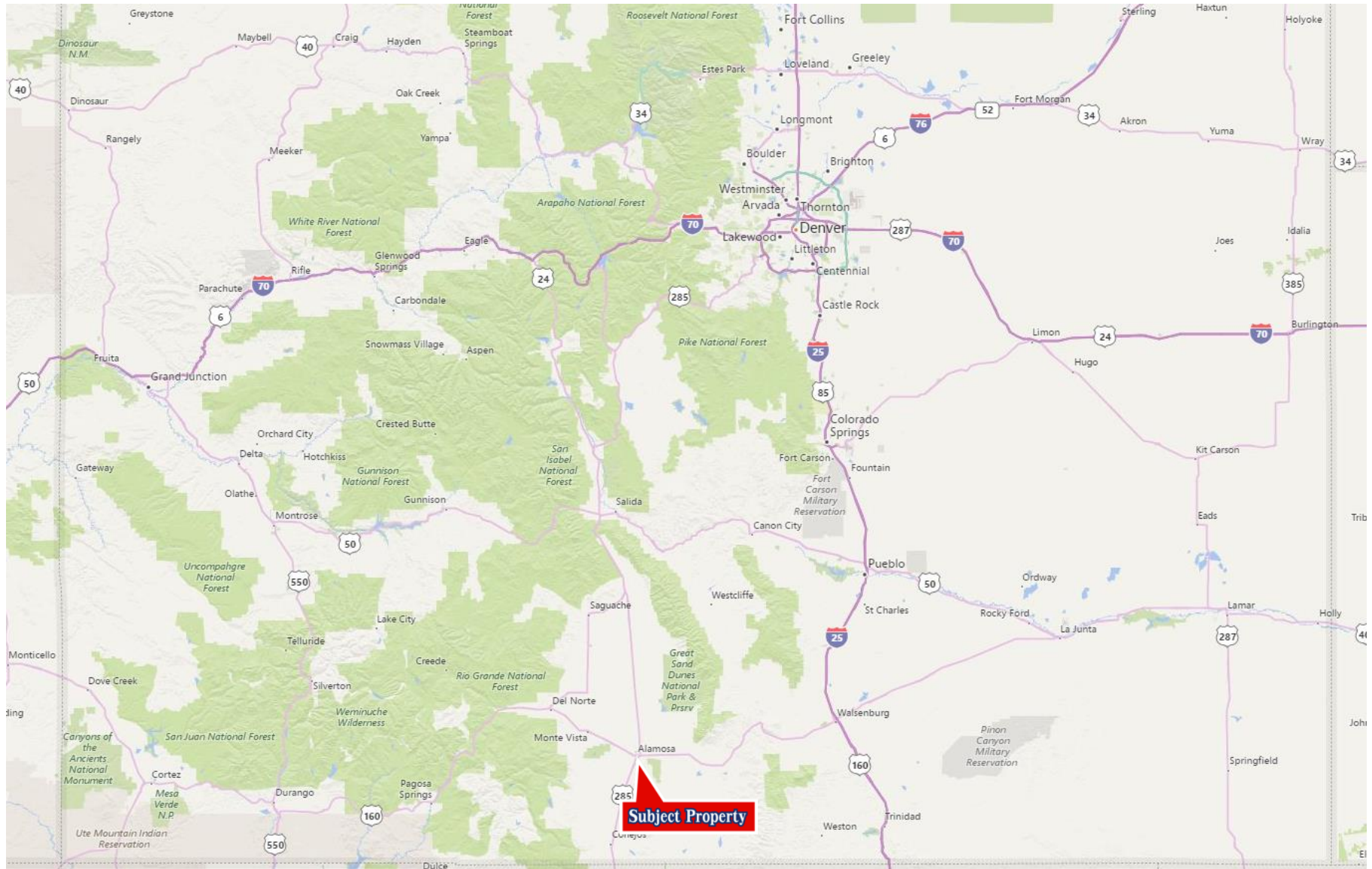
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ALAMOSA, CO

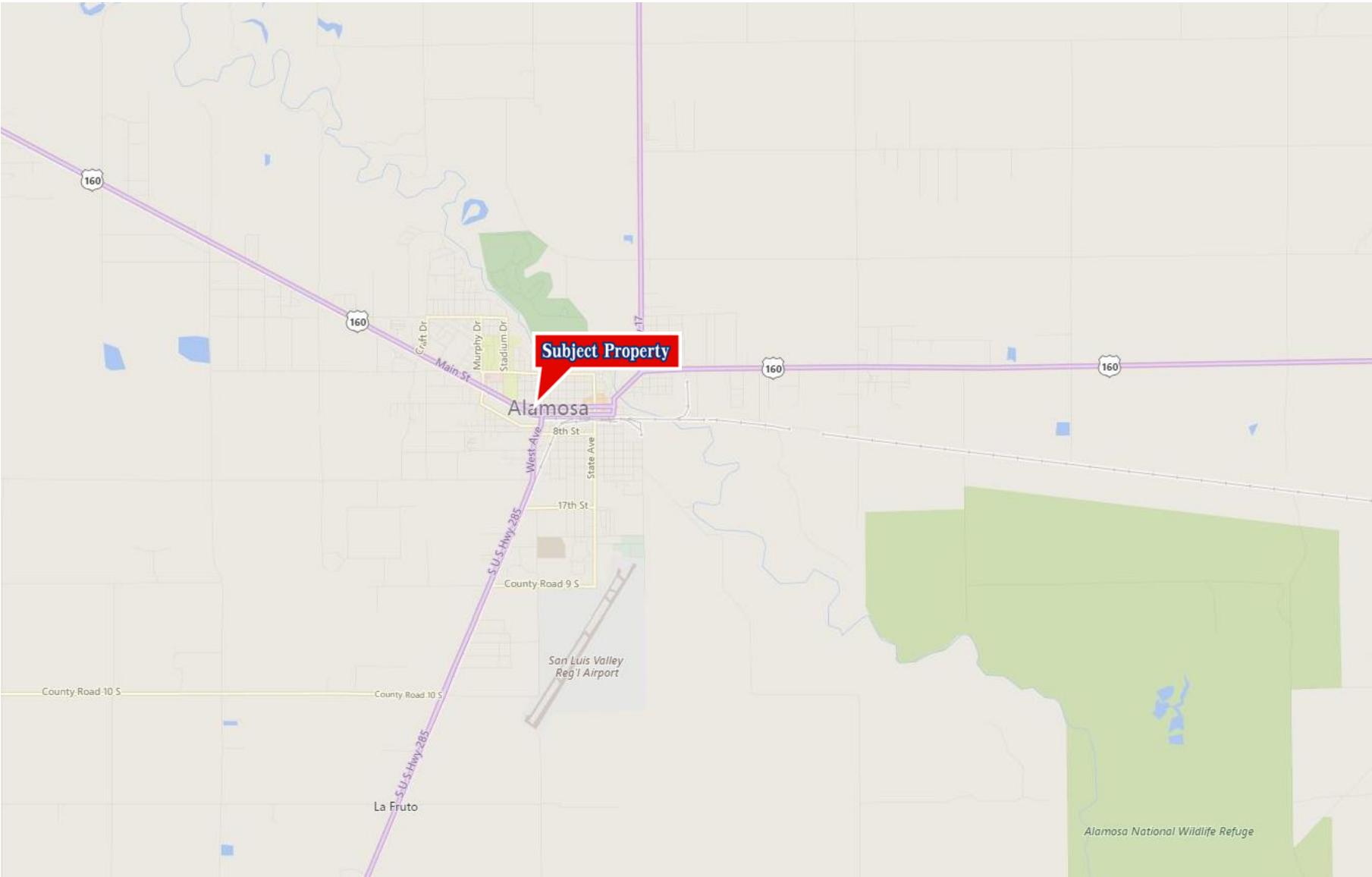
Alamosa is a city under Home Rule Municipality that is the county seat and the most populous municipality of Alamosa County, Colorado. The city of Alamosa is the commercial center of the San Luis Valley in south-central Colorado. There are multiple supermarkets, fast food restaurants, and pharmacies. Alamosa is also home to two medical clinics, a regional hospital (San Luis Regional Medical Center), and an airport (San Luis Valley Regional Airport). Two Colleges claim Alamosa as their home; Adams State University: a four-year, state-supported university founded in 1921, and Trinidad State Junior College: a two-year college that offers many degrees. Alamosa is home to Cattails Golf Course, an 18-hole championship course with a clubhouse that opened in 2008. As of 2017, the city population was approximately 9,871 people.

Alamosa was known for the Rio Grande Railroad and was an important rail center. The railroad had an extensive construction, repair and shipping facility in Alamosa for many years and headquartered its remaining narrow gauge service here with trackage reaching many points throughout southwest Colorado and northern New Mexico. The railroad now offers a ride aboard the Rio Grande Scenic Railroad. Alamosa is now a notable tourist town with many nearby attraction, including the Great Sand Dunes National Park and Preserve, and Colorado Gators Reptile Park.

Alamosa is a great place to do business. The towns EDC can help you through the necessary process to get your business up and running quickly. As a rural enterprise zone there are many tax credits that will assist businesses in their growth.



1310 MAIN ST, ALAMOSA, CO



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1310 Main St				
Alamosa, CO 81101				
	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2018 Estimated Population	6,722	12,505	14,159
	2023 Projected Population	6,810	12,698	14,424
	2010 Census Population	5,801	11,260	12,890
	2000 Census Population	5,840	11,026	12,524
	Projected Annual Growth 2018 to 2023	0.3%	0.3%	0.4%
	Historical Annual Growth 2000 to 2018	0.8%	0.7%	0.7%
HOUSEHOLDS	2018 Estimated Households	2,507	4,812	5,477
	2023 Projected Households	2,575	4,953	5,655
	2010 Census Households	2,270	4,351	4,983
	2000 Census Households	2,193	4,081	4,612
	Projected Annual Growth 2018 to 2023	0.5%	0.6%	0.7%
	Historical Annual Growth 2000 to 2018	0.8%	1.0%	1.0%
AGE	2018 Est. Population Under 10 Years	12.9%	13.6%	13.6%
	2018 Est. Population 10 to 19 Years	19.8%	17.2%	16.9%
	2018 Est. Population 20 to 29 Years	23.3%	21.1%	20.1%
	2018 Est. Population 30 to 44 Years	15.8%	17.0%	17.1%
	2018 Est. Population 45 to 59 Years	12.9%	14.0%	14.5%
	2018 Est. Population 60 to 74 Years	10.7%	11.9%	12.7%
	2018 Est. Population 75 Years or Over	4.6%	5.1%	5.1%
	2018 Est. Median Age	26.4	28.9	29.9
MARITAL STATUS & GENDER	2018 Est. Male Population	50.1%	49.8%	50.0%
	2018 Est. Female Population	49.9%	50.2%	50.0%
	2018 Est. Never Married	49.4%	42.2%	40.1%
	2018 Est. Now Married	30.3%	38.5%	40.8%
	2018 Est. Separated or Divorced	16.6%	14.8%	14.8%
	2018 Est. Widowed	3.7%	4.5%	4.4%
INCOME	2018 Est. HH Income \$200,000 or More	2.5%	1.6%	2.2%
	2018 Est. HH Income \$150,000 to \$199,999	2.1%	3.0%	3.1%
	2018 Est. HH Income \$100,000 to \$149,999	4.6%	6.3%	6.6%
	2018 Est. HH Income \$75,000 to \$99,999	8.6%	9.0%	9.4%
	2018 Est. HH Income \$50,000 to \$74,999	14.0%	16.5%	17.1%
	2018 Est. HH Income \$35,000 to \$49,999	13.3%	13.1%	13.2%
	2018 Est. HH Income \$25,000 to \$34,999	10.3%	10.7%	10.7%
	2018 Est. HH Income \$15,000 to \$24,999	12.8%	12.6%	12.5%
	2018 Est. HH Income Under \$15,000	31.8%	27.2%	25.2%
	2018 Est. Average Household Income	\$50,635	\$52,199	\$54,823
	2018 Est. Median Household Income	\$31,392	\$36,036	\$38,033
	2018 Est. Per Capita Income	\$20,055	\$20,977	\$21,991
	2018 Est. Total Businesses	597	944	999
	2018 Est. Total Employees	5,511	9,014	9,602

1310 Main St				
Alamosa, CO 81101				
	1 mi radius	3 mi radius	5 mi radius	
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	5,451	9,922	11,202
	2018 Est. Civilian Employed	54.4%	51.1%	52.1%
	2018 Est. Civilian Unemployed	2.9%	2.1%	1.9%
	2018 Est. in Armed Forces	-	-	-
	2018 Est. not in Labor Force	42.7%	46.8%	45.9%
	2018 Labor Force Males	50.0%	49.8%	49.9%
	2018 Labor Force Females	50.0%	50.2%	50.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	2,909	5,059	5,824
	2010 Mgmt, Business, & Financial Operations	6.3%	7.2%	8.1%
	2010 Professional, Related	22.9%	19.9%	20.1%
	2010 Service	25.0%	23.7%	22.8%
	2010 Sales, Office	24.3%	25.3%	25.6%
	2010 Farming, Fishing, Forestry	1.7%	2.2%	2.0%
	2010 Construction, Extraction, Maintenance	11.1%	12.1%	12.0%
	2010 Production, Transport, Material Moving	8.7%	9.7%	9.4%
	2010 White Collar Workers	53.5%	52.4%	53.8%
	2010 Blue Collar Workers	46.5%	47.6%	46.2%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	73.7%	75.2%	75.5%
	2010 Drive to Work in Carpool	11.0%	12.4%	13.0%
	2010 Travel to Work by Public Transportation	0.2%	0.1%	0.1%
	2010 Drive to Work on Motorcycle	-	-	-
	2010 Walk or Bicycle to Work	13.0%	9.4%	8.4%
	2010 Other Means	0.5%	0.4%	0.3%
	2010 Work at Home	1.5%	2.4%	2.6%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	76.5%	69.3%	67.1%
	2010 Travel to Work in 15 to 29 Minutes	16.4%	17.4%	21.0%
	2010 Travel to Work in 30 to 59 Minutes	9.7%	8.9%	9.2%
	2010 Travel to Work in 60 Minutes or More	0.6%	1.0%	1.2%
	2010 Average Travel Time to Work	8.8	9.4	10.1
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$111 M	\$216 M	\$254 M
	2018 Est. Apparel	\$3.83 M	\$7.52 M	\$8.83 M
	2018 Est. Contributions, Gifts	\$6.78 M	\$13.4 M	\$15.9 M
	2018 Est. Education, Reading	\$4.07 M	\$7.97 M	\$9.37 M
	2018 Est. Entertainment	\$6.01 M	\$11.8 M	\$14.0 M
	2018 Est. Food, Beverages, Tobacco	\$17.6 M	\$34.3 M	\$40.1 M
	2018 Est. Furnishings, Equipment	\$3.55 M	\$7.02 M	\$8.30 M
	2018 Est. Health Care, Insurance	\$10.1 M	\$19.7 M	\$23.1 M
	2018 Est. Household Operations, Shelter, Utilities	\$34.6 M	\$67.6 M	\$79.4 M
	2018 Est. Miscellaneous Expenses	\$1.68 M	\$3.28 M	\$3.84 M
	2018 Est. Personal Care	\$1.45 M	\$2.82 M	\$3.31 M
	2018 Est. Transportation	\$20.8 M	\$41.0 M	\$48.2 M