



**STARBUCKS** 5527 E R L THORNTON FREEWAY | DALLAS, TX 75223

**CBRE**

# EXCLUSIVE MARKETING ADVISORS

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# OFFERING SUMMARY

**PRICE: \$2,070,000**

**CAP RATE: 5.70%**

NET OPERATING INCOME	\$118,000
YEAR BUILT	2018
GROSS LEASEABLE AREA	983 SF
LOT SIZE	0.47 ACRES
LEASE TERM	10 YEARS
LEASE COMMENCEMENT	NOVEMBER 2018
LEASE EXPIRATION	OCTOBER 2028
REMAINING TERM	9.5 YEARS
LEASE TYPE	NN
ROOF & STRUCTURE	LANDLORD
RENT INCREASES	EVERY 5 YEARS
OPTIONS	4 X 5
OPTIONS TO PURCHASE	NO



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# INVESTMENT HIGHLIGHTS

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**One of a Kind, New Construction Starbucks with Drive-Thru and Walk-Up Window** – This unique prototype is Starbucks' strategy to service infill, high-commuter traffic stores. This property is located on Interstate 30 with convenient ingress/egress and additional pedestrian traffic

**10-Year Corporately Guaranteed Lease** – Corporate net lease with 10% rent increases every 5 years in primary term and options

**Strategically Located on a Signalized Hard Corner Intersection** – The site benefits from excellent highway visibility on the Going to Work side of I-30 with on/off ramp access to the highway and is located only 2.2 miles east of Downtown Dallas

**Highway Location with Excellent Visibility & Incredible Traffic Counts** – The property features a 50' Pylon Sign along Interstate 30 that has traffic counts of over 214,000 Vehicles Per Day

**Densely Developed Dallas Residential Market with Strong Demographics** – There are over 367,000 people in a 5-mile radius

**Proximity to Area's Main Points of Interest** – Starbucks is located less than 5 minutes from Downtown Dallas CBD, less than 2 miles from Fair Park and Cotton Bowl Stadium and also benefits from proximity to Dos Equis Energy Pavilion and Baylor University Medical Center

**Investment Grade Credit Tenant** – Rated "A-" by S&P's

**Tenant Designed Building with the Ability to Add-On in the Future if More Space is Needed**

**Texas has NO State Income Tax**

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# TENANT OVERVIEW

## STARBUCKS

<b>TYPE:</b>	<b>Restaurant</b>
<b>YEARS IN BUSINESS:</b>	<b>47+</b>
<b>NO. OF LOCATIONS:</b>	<b>28,000+</b>
<b>HEADQUARTERS:</b>	<b>Seattle, WA</b>
<b>WEBSITE:</b>	<b><a href="http://www.starbucks.com">www.starbucks.com</a></b>

Starbucks is an American coffeehouse franchise offering hot and cold drinks, whole bean coffee, instant coffee, full and loose-leaf teas, juices, pastries, and snack and lunch items. Customers may also purchase seasonal items specific to the locations of the store including mugs, travel mugs, and tumblers. Starbucks expanded globally in 1996 and almost 1/3 of the locations operating are international. Starbucks is considered the main representative of "second wave coffee", initially distinguishing itself from other coffee-serving venues in the US by taste, quality, and customer experience while popularizing darkly roasted coffee.



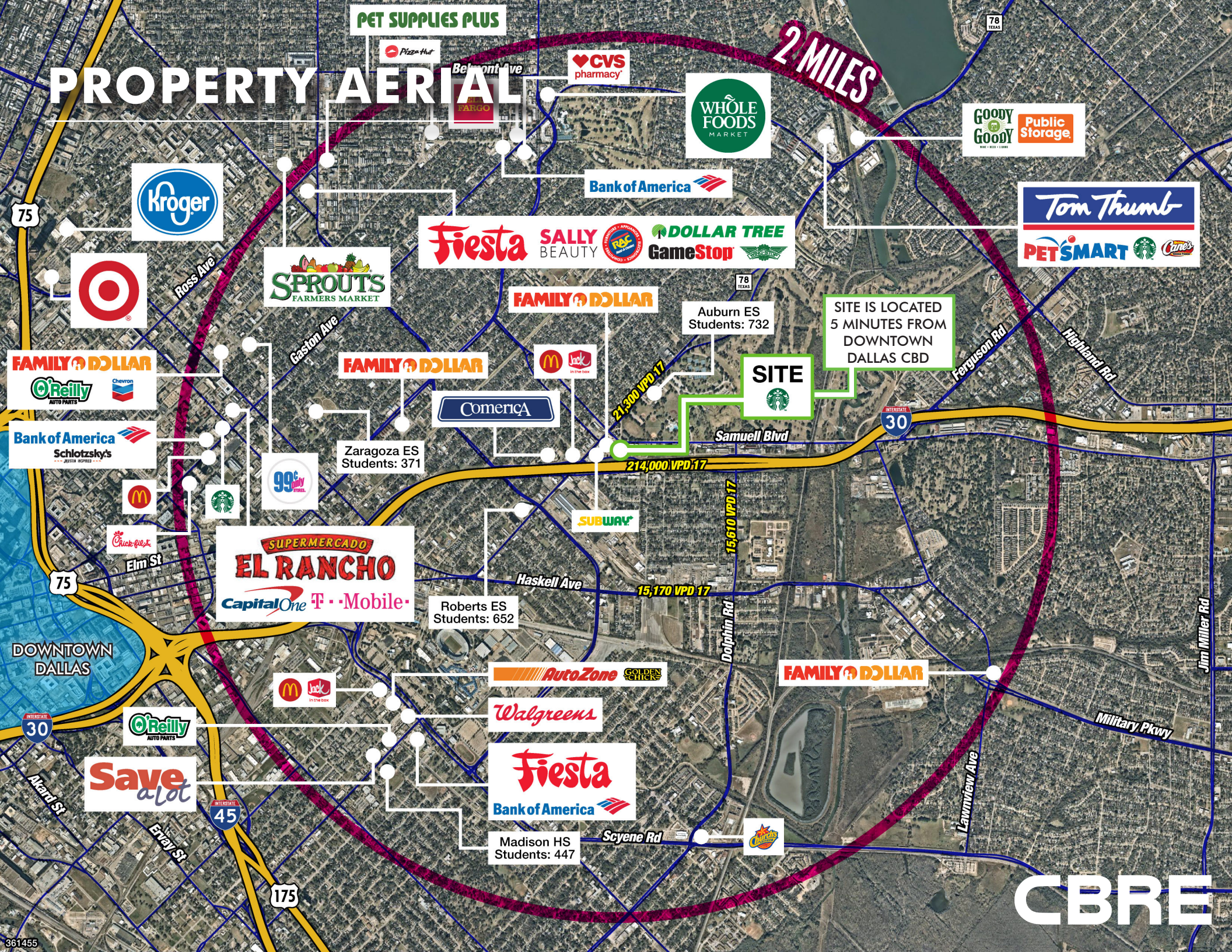
# PROPERTY LOCATION



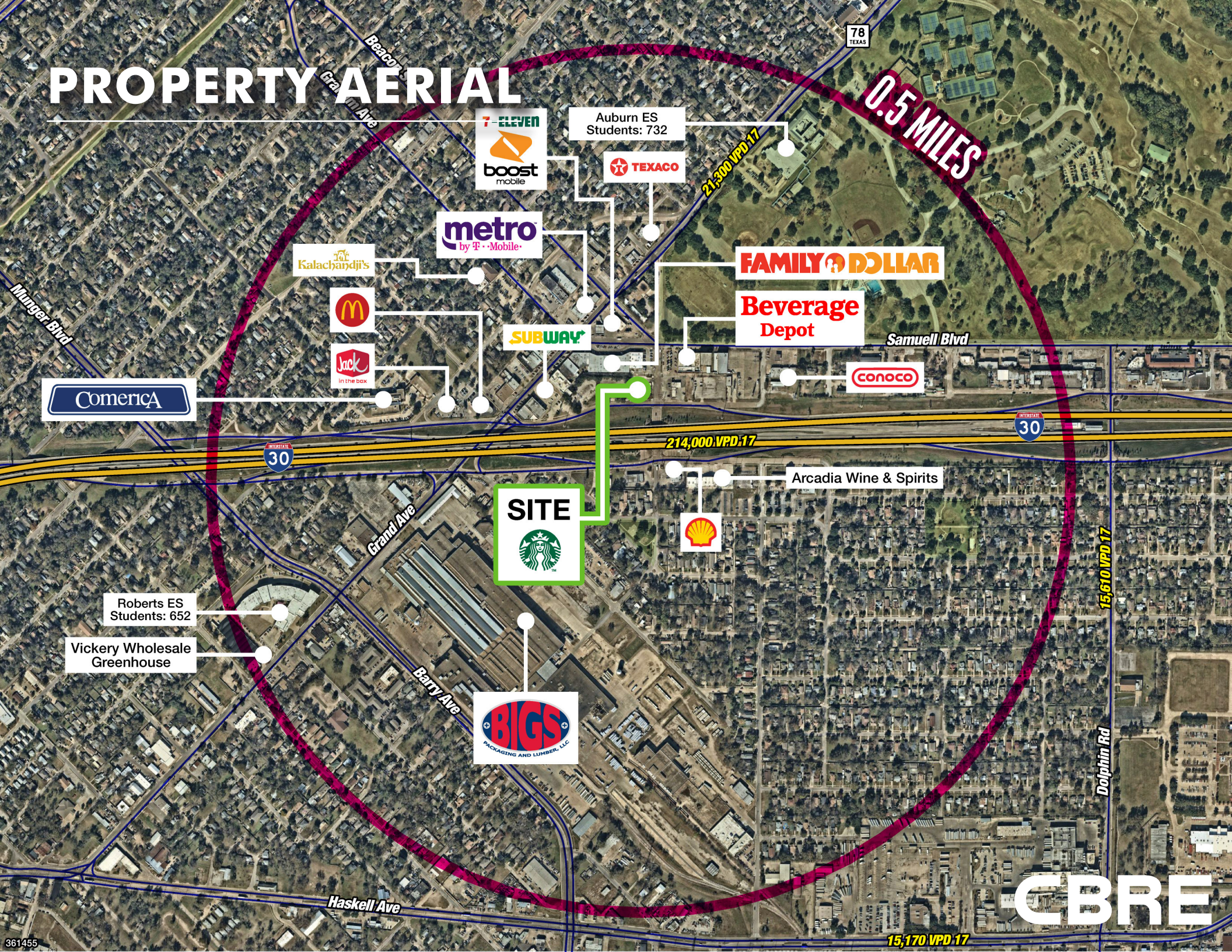
5527 E R L THORNTON FWY  
DALLAS, TX

# PROPERTY AERIAL

2 MILES



# PROPERTY AERIAL



# DEMOGRAPHICS

## POPULATION (2018)

1 MILE	16,536
3 MILES	154,623
5 MILES	390,392
7 MILES	751,294

## HOUSEHOLDS (2018)

1 MILE	5,165
3 MILES	65,003
5 MILES	168,599
7 MILES	292,336

## AVG HH INCOME (2018)

1 MILE	\$58,088
3 MILES	\$86,696
5 MILES	\$95,063
7 MILES	\$87,450

## ANNUAL POPULATION GROWTH RATE (3 MILE)

2010-2018	2.16%
2018-2023	2.03%

## TRAFFIC COUNTS (VPD)

INTERSTATE 30	214,000
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# WHY DALLAS - FORT WORTH?

The Dallas-Fort Worth region is an innovation hub with a wealth of resources that make it an ideal business location. The DFW region's attractive quality of life, strong regional and state economy, low cost of living, skilled labor force, pro-business mindset, and absence of corporate and personal income taxes all contribute to the thriving Dallas-Fort Worth location.

**#6 BEST PLACES FOR BUSINESS  
& CAREERS**

- Forbes

**#4 LARGEST METRO IN THE  
US**

- Forbes

**#1 BEST CITY IN US FOR JOBS  
IS THE DALLAS-PLANO-  
IRVING AREA**

- Forbes

**#9 MOST POPULOUS CITY IN  
THE US**

- wikipedia.com

**DFW INTERNATIONAL AIRPORT  
IS THE FOURTH BUSIEST  
AIRPORT IN THE WORLD**

- wikipedia.com

**DFW METROPLEX HAS OVER  
10,000 CORPORATE  
HEADQUARTERS, INCLUDING  
22 FORTUNE 500 COMPANIES**

- wikipedia.com

**DFW ADDED THE MOST  
RESIDENTS OUT OF ANY  
OTHER US METRO IN 2017**

- Real Capital Markets

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested par-

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The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

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