

STARBUCKS

TROPHY LOCATION



[VIEW VIDEO](#)

WESTPORT | CT

HORVATH & TREMBLAY

SINGLE TENANT
NET LEASED
OPPORTUNITY



LEAD AGENTS



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Horvath & Tremblay is pleased to present the exclusive opportunity to purchase a single-tenant, net-leased Starbucks located at 1000 Post Road East (Route 1) in Westport, Connecticut (the "Property"). The stand-alone Starbucks contains 2,858 square feet of leasable area with a dedicated drive-through lane and drive-up window service. Starbucks relocated to the Property in 2016 for the drive-through capability from their previous location at 925 Post Road East.

1000 Post Road East is currently leased (and was formerly occupied by), a corporate Arby's through September 2026. In 2016 Starbucks executed a 10-year Sublease with Arby's as well as a new, 10-year, Direct Lease that commences on October 1, 2026. In the event that the existing Arby's Lease is terminated prior to the Arby's lease expiration date (09/30/2026), the Starbucks Sublease shall continue as a direct lease between the Landlord and Starbucks until the commencement of the Starbucks Direct Lease in October 2026.

- **LONG LEASE TERM:** A combined 18 years of term remain on the Starbucks Sublease and Starbucks Direct Lease which expires in February 2037 and is followed by two, 10-year renewal options.
- **ATTRACTIVE RENT INCREASES:** The Direct Starbucks Lease calls for a 2.3% rent bump on 10/01/2026 and a 7.1% increase at the start of Year 6. Additionally, the Starbucks renewal options include a minimum 20% increase at the start of each option period and a fixed 10% increase in Year 5 of each option period.
- **INVESTMENT GRADE CREDIT:** Starbucks' corporate credit backs the lease at the Property both during the Sublease Term and Direct Lease Term. Starbucks boasts an investment-grade credit rating of BBB+ (S&P) and Baa1 (Moody's).
- **RELOCATION STORE W/ RARE WESTPORT DRIVE-THRU:** To accommodate their strategic preference for "drive-through" stores, Starbucks relocated to the Property from their previous Westport location (less than 0.2 miles) in 2016. The new Starbucks location is one of the rare properties in Westport that is permitted to accommodate drive-through food service.
- **TROPHY LOCATION:** The Property is located on the primary retail and office corridor in Westport, one of the most affluent communities in the country.
- **ZERO MANAGEMENT RESPONSIBILITIES:** The Triple Net Lease requires zero landlord management responsibilities, making it an attractive investment for the passive real estate investor.
- **SUPERIOR DEMOGRAPHICS:** Over 31,000 people live within a 3-mile radius of the Property with an average household income of over \$314,000.
- **HIGH TRAFFIC COUNTS:** On average, over 22,000 vehicle per day drive by the Property on Post Road, the primary commercial corridor in the heart of Westport.



STARBUCKS®

PROPERTY TYPE	Single Tenant, Net Lease
TYPE OF OWNERSHIP	Fee Simple
LOT SIZE	0.60 Acres
BUILDING AREA	2,858 SF

CURRENT LEASE

TENANT	Sybra, LLC (Arby's Restaurant Group)
GUARANTOR	Corporate
LEASE TYPE	Triple Net
COMMENCEMENT DATE	10/01/2006
LEASE EXPIRATION DATE	09/30/2026
LEASE TERM REMAINING	7 Years, 7 Months
SUBTENANT	Starbucks Corporation *
SUBLEASE EXPIRATION DATE	09/30/2026

DIRECT STARBUCKS LEASE

TENANT	Starbucks Corporation
GUARANTOR	Corporate
LEASE TYPE	Triple Net
COMMENCEMENT DATE	10/01/2026
LEASE EXPIRATION DATE	02/28/2037
LEASE TERM	10 Years, 5 Months
RENEWAL OPTIONS	2, 10-Year Options
TERMINATION OPTION	None

NOTES (*)
If the term of the Master Lease shall expire or terminate before 9/30/2026, the Sublease shall continue as a direct lease between the Owner, as Lessor, and the Subtenant (Starbucks), as Lessee, as if the Owner and the Subtenant (Starbucks) had entered into a Direct Lease containing the same terms as those contained in the Sublease.



1000 POST ROAD EAST (ROUTE 1) | WESTPORT, CT 06880

	PRICE:	UNPRICED
	NOI:	\$273,758 ⁽¹⁾

SUBLEASE TERM	ANNUAL RENT	% INCREASE
CURRENT - 09/30/2021	\$238,050	
10/01/2021 - 09/30/2026	\$273,758	15.0%

STARBUCKS DIRECT LEASE		
10/01/2026 - 09/30/2031	\$280,000	2.3%
10/01/2031 - 02/28/2037	\$300,000	7.1%
03/01/2037 - 02/28/2042 (OPTION 1)	\$360,000	20.0% (2)
03/01/2042 - 02/28/2047	\$396,000	10.0% (3)
03/01/2047 - 02/28/2052 (OPTION 2)	\$475,200	20.0% (4)
03/01/2052 - 02/28/2057	\$522,720	10.0% (5)

- 1. The Seller will provide a credit at closing for the per diem difference between the current annual rent of \$238,050 and the new annual rent of \$273,758, which takes effect on 10/01/2021.
- 2. The Option 1 Rent is the greater of \$360,000 or Fair Market Rent. If Tenant exercises the 1st Option Period, then the Base Rent payable for the period from 3/01/2037 - 2/28/2042 shall take effect on 10/01/2036.
- 3. Year 6 of the 1st Option Term has a fixed rent increase of 10%.
- 4. The Option 2 Rent is the greater of 120% of the previous rent or Fair Market Rent.
- 5. Year 6 of the 2nd Option Term has a fixed rent increase of 10%.



HEADQUARTERS:	Seattle, Washington
# OF LOCATIONS:	29,324
MARKET CAP (NASDAQ: SBUX):	\$87.26 Billion
REVENUE:	\$24.7 Billion
NET INCOME:	\$3.88 Billion
CREDIT RATING:	BBB+ (S&P) Baa1 (Moody's)

Financial Results for Fiscal Year ending 9/30/2018

ABOUT THE TENANT

Starbucks is an American global coffee company based in Seattle, WA, and is the largest coffeehouse company in the world with approximately 29,300 locations across 78 countries. Starbucks was founded in 1971 at a single store in Seattle's historic Pike Place Market and has grown into a global public company that ranks #132 on the Fortune 500 list. Starbucks has 8,575 company-operated stores and 6,031 licensed stores across the U.S.

Starbucks' objective is to be the leading retailer and brand of coffee and tea in each of their target markets by selling the finest quality coffee, tea and related products, as well as complementary food offerings, and by providing each customer with a unique Starbucks Experience. The Starbucks Experience is built upon superior customer service and a seamless digital experience as well as clean and well-maintained stores that reflect the personalities of the communities in which they operate, thereby building a high degree of customer loyalty.

Starbucks concept and success are driven as much by real estate as it is by coffee and the Starbucks experience. As a result, Starbucks has not only become the premier retailer of specialty coffee, but Starbucks' retail locations have also become popular net lease investments. With over 14,600 locations in the US, Starbucks locations take advantage of other traffic generators in attractive retail and demographic locations. The desired store model offers a drive-thru window and a configuration that is adaptable to a variety of alternative uses. The combination of a strong brand, stable financials, and premier locations makes Starbucks an appealing option for net lease investors.





31,000+
PEOPLE WITHIN 3 MILES



\$314,000+
AVERAGE HOUSEHOLD INCOME



22,000+ VPD
POST ROAD EAST

OVERVIEW

Westport is an affluent town of approximately 26,000 residents on Connecticut's Gold Coast in Fairfield County. The community is located 50 miles northeast of Midtown, New York City making it a desirable commuter town. According to Consumers Advocate, Westport is the nation's 9th wealthiest community, with a mean household income of \$304,439 and a median home value of \$1,087,700.

Westport has a vibrant downtown and a healthy business and retail environment. Residents enjoy a high quality of life due to its convenient highway and train access to New York City, an excellent school system, miles of coastline, 3 public beaches, a wide range of leisure activities, community events and recreational venues. Major regional highways Interstate 95, Merritt Parkway, and U.S. 1 all run through Westport. Westport also has two train stations, Green's Farms and Westport on the Metro-North Railroad's New Haven Line.

The financial services sector employs the largest segment of residents in Westport (7,171 residents); half of whom work in Westport. As such, the financial services industry is a major segment of the local economy. Major companies in Westport include Bridgewater Associates, a global investment manager and Westport's largest employer, Canaan Partners, a venture capital firm, BNY Mellon, Terex, a Fortune 500 company manufacturing industrial equipment, dLife, a multimedia diabetes education and marketing company, and the Newman's Own food company.

	3 MILES	5 MILES	10 MILES
POPULATION			
2018 Estimate	31,051	105,210	412,276
2023 Projection	30,920	105,036	414,490
2010 Census	30,301	101,146	397,443
BUSINESS			
2018 Est. Total Business	3,297	8,393	23,094
2018 Est. Total Employees	26,751	68,669	217,587
HOUSEHOLDS			
2018 Estimate	11,679	40,015	152,933
2023 Projection	11,981	41,142	158,289
2010 Census	11,016	37,169	142,955
INCOME			
Average Household Income	\$314,274	\$219,015	\$158,006
Median Household Income	\$184,922	\$145,947	\$109,540













POST ROAD EAST

22,000+
VEHICLES PER DAY



AREA TENANT MAP



CONNECTICUT TURNPIKE

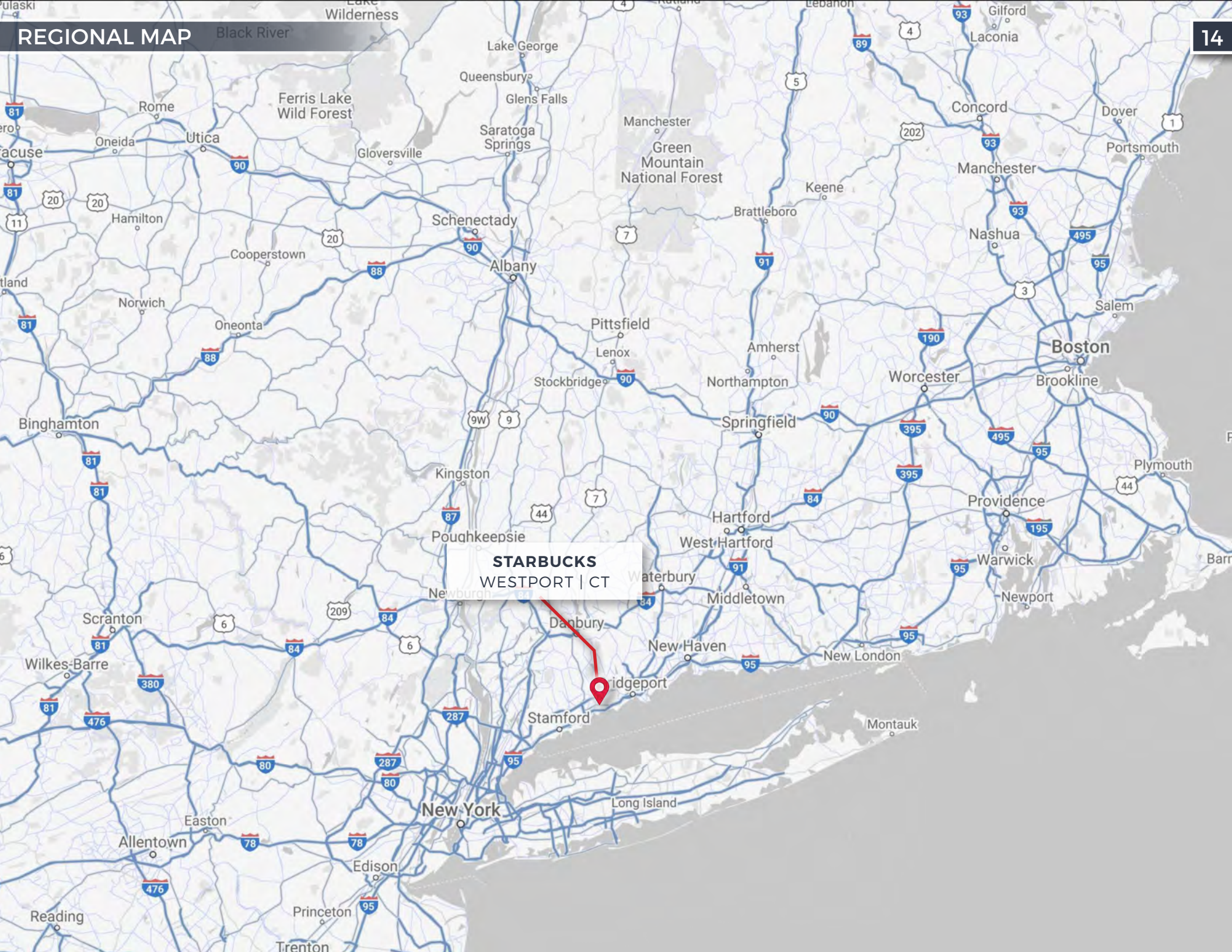


WESTPORT PLAZA SHOPPING CENTER



DOWNTOWN WESTPORT





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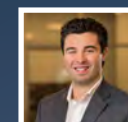
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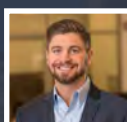
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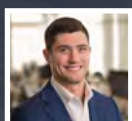
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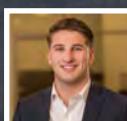
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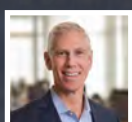
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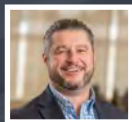
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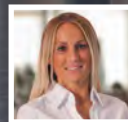
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1000+ TRANSACTIONS
IN 36 STATES



OVER \$4 BILLION CLOSED



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INDUSTRY LEADING TEAM

