



## BELL ROAD

SWC 35TH AVE & BELL RD | PHOENIX, AZ

STARBUCKS

BRAND NEW  
10-YEAR NET LEASE



LARGE PROTOTYPE STARBUCKS





EXCLUSIVELY LISTED BY

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PROPERTY SUMMARY

ASKING PRICE	\$3,143,000
CAP RATE	4.55%
ANNUAL BASE RENT	\$143,000
TOTAL BUILDING SIZE	±3,100 SF + Drive-Thru
TOTAL LAND SIZE	±0.685 Acres
YEAR BUILT	2019
PRIMARY LEASE TERM	10 Years
RENT COMMENCEMENT	February 2019
LEASE TYPE	Net Lease
RENT INCREASES	10% Every 5 Years
PROPERTY ADDRESS	3549 W Bell Rd Phoenix, AZ 85053

INVESTMENT HIGHLIGHTS

- **Brand new corporate 10-year net lease**, landlord has limited responsibilities
- **New large prototype Starbucks** freestanding building with drive-thru
- High-income trade area with an **average HH income of nearly \$77,000 within 5-miles**
- Located on the **going-to-work side of the street**
- Starbucks is one of the nation’s preeminent corporations with **1Q2019 net revenues up 9% to a record \$6.6 billion**
- Signalized, high-traffic intersection **boasting nearly 75,000 vehicles per day**
- True investment grade tenant Starbucks Corporation (NASDAQ: SBUX) with **over 29,000 stores in 78 markets**
- Starbucks (S&P: BBB+) corporate **revenues in excess of \$25.28 billion**
- **Easy access from Bell Road and 1-mile from I-17 Freeway** with over 178,000 VPD
- **Limited competition in the trade area** with only 2 other Starbucks drive-thru locations within 3-miles and both on opposites sides of a freeway



[!\[\]\(30f8020d63f320624cd43edd85a36c84\_img.jpg\) CLICK TO WATCH the property video](#)





LEASE ABSTRACT

TENANT	Starbucks Corporation
GUARANTOR	Starbucks Corporation
LEASE TERM	Ten (10) Years
RENT COMMENCEMENT	February 2019
LEASE TYPE	Net Lease
RENT INCREASES	10% Every 5 Years
RENEWAL OPTIONS	Four, Five-Year Options
PROPERTY TAXES	Paid by Tenant
INSURANCE	Paid by Tenant
UTILITIES	Paid by Tenant
COMMON AREA EXPENSES	Paid by Tenant
HVAC	Paid by Tenant
ROOF & STRUCTURE	Paid by Landlord

Term	Years	Increase Date	Annual Rent	% Increase
Primary	1-5	-	\$143,000.00	N/A
Primary	6-10	Feb 2024	\$157,300.00	10%
Option	11-15	Feb 2029	\$173,030.00	10%
Option	16-20	Feb 2034	\$190,333.00	10%
Option	21-25	Feb 2039	\$209,366.00	10%
Option	26-30	Feb 2044	\$230,303.00	10%



TENANT PROFILE

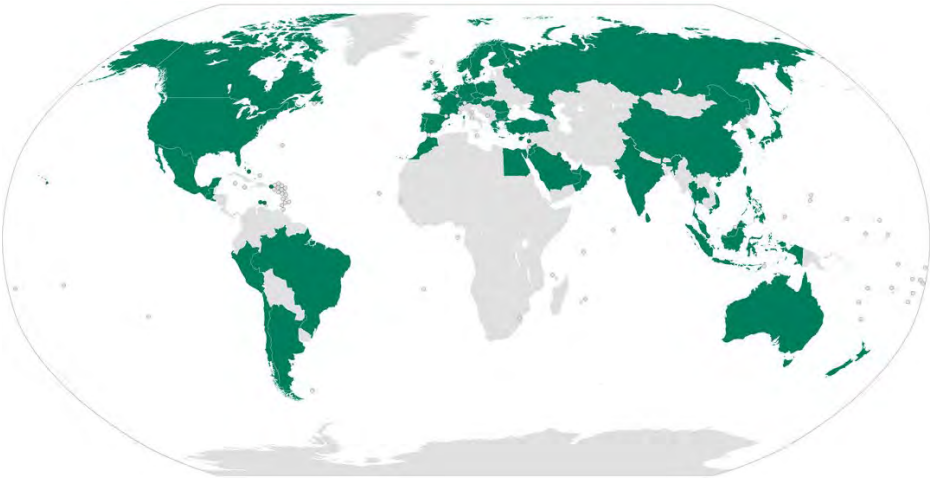


OUR HERITAGE

Starbucks is an American global coffee company that is currently the largest coffee shop in the world with over 29,865 retail stores in 78 markets and over 291,000 employees. Founded in 1971 in Seattle, Washington, the original Starbucks location still stands in Pike Place Market.

Starbucks offers more than 30 blends of single-origin premium coffees as well as handcrafted teas, blended beverages, pastries, sandwiches and a variety of other fresh foods. The company offers its products under the Starbucks, Tazo tea, Seattle’s Best Coffee, Starbucks VIA Ready Brew, Starbucks Refreshers, Evolution Fresh, La Boulange, and Verismo brand names.

As of 1Q2019, Starbucks is present in 78 markets



STARBUCKS CORPORATION	
NASDAQ	SBUX
MARKET CAP	\$87.77 billion
REVENUE	\$25.28 billion
S&P RATING	BBB+
HEADQUARTERS	Seattle, WA
LOCATIONS	±29,865 Worldwide
EMPLOYEES	±291,000











**123,236**  
TOTAL POPULATION WITHIN 3-MILES  
2018 ESTIMATE

GREENWAY HIGH SCHOOL

GOLDEN PALMS NORTH

RANCHO ENCANTO

BRANDYWINE

35TH AVE  
#28,613 VPD



±46,174 VPD

BELL RD







±178,317 VPD

**COSTCO**

**Walgreens**



**SHADOW CANYON**

**WOODRIDGE**

**SAFEWAY**



**Firestone**



**35TH AVE ±28,613 VPD**



**BELL RD**

**±46,174 VPD**



**RANCHO ENCANTO**



**BRANDYWINE**

**GOLDEN PALMS NORTH**





DEMOGRAPHICS



POPULATION GROWTH  
5-Miles

2010	290,771
2018	315,534
2023	333,627



HOUSEHOLD GROWTH  
5-Miles

2010	113,036
2018	122,506
2023	129,338



AVERAGE HH INCOME  
2018

1-Mile	\$65,883
3-Miles	\$69,706
5-Miles	\$76,768



MEDIAN AGE  
2018

1-Mile	37.7
3-Miles	36.0
5-Miles	37.1



AVERAGE FAMILY SIZE  
2018

1-Mile	3.08
3-Miles	3.18
5-Miles	3.14

DAYTIME DEMOGRAPHICS



BUSINESSES IN THE AREA  
2018

1-Mile	325
3-Miles	3,465
5-Miles	9,328



DAYTIME WORKERS  
2018

1-Mile	8,415
3-Miles	73,621
5-Miles	162,985

CONSUMER FOOD AWAY FROM HOME  
— SPENDING OF OVER —

\$408 MILLION

WITHIN A 5-MILE RADIUS





## STARBUCKS DRIVE-THRU LOCATIONS



3-MILES

LOOP 101

UNION HILLS DR

BELL RD

10

GREENWAY RD

59TH AVE

51ST AVE

43RD AVE

35TH AVE

19TH AVE

CACTUS RD

1-MILE



## CONFIDENTIALITY STATEMENT

This Confidential Offering Memorandum has been prepared by Phoenix Commercial Advisors (PCA) for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This 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.

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All property showings are by appointment only.

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