



STARBUCKS

MOLINE, ILLINOIS

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EXCLUSIVELY LISTED BY

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OF MARCUS & MILLICHAP

OFFICES NATIONWIDE AND THROUGHOUT CANADA

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EXECUTIVE SUMMARY

STARBUCKS

4005 7th Street
Moline, IL 61265



RENT SCHEDULE

Base Term	Annual Rent	Monthly Rent	CAP Rate
Current - 2/29/2024	\$112,442.40	\$9,370.20	5.50%
3/1/2024 - 2/28/2029	\$125,939.95	\$10,495.00	6.16%

Option Terms	Annual Rent	Monthly Rent	CAP Rate
3/1/2029 - 2/28/2034	\$141,043.82	\$11,753.65	6.90%
3/1/2034 - 2/28/2039	\$157,977.11	\$13,164.76	7.73%
3/1/2039 - 2/29/2044	\$176,940.61	\$14,745.05	8.65%
3/1/2044 - 2/28/2049	\$198,179.73	\$16,514.98	9.69%

OFFERING SUMMARY

Offering Price	\$2,045,000
Cap Rate	5.50%
Current Annual Rent	\$112,442
Gross Leasable Area (GLA)	2,231 SF
Year Built	2018
Lot Size	0.502 Acres

LEASE SUMMARY

Legal Tenant	Starbucks Corporation
Lease Type	Double Net (NN)
Roof & Structure	Landlord Responsible
Ownership Interest	Fee Simple
Rent Commencement Date	10/1/2018
Lease Expiration Date	2/28/2029
Remaining Lease Term	10 Years
Renewal Options	(4) 5 Year
Rent Increases	12% Every 5 Years
Sales Reporting/Percentage Rent	None
Option to Terminate	None
Right of First Refusal	None
Roof/Structure/Utility-Lines	Landlord Responsible
Lot, Driveway, Sidewalk, Curb Repair & Replacement	Tenant Reimburses
Parking Lot & Exterior Building Lighting	Tenant Responsible
HVAC Repair/Replacement	Tenant Responsible
Utilities	Tenant Responsible
Real Estate Taxes	Tenant Reimburses
Property + Liability Insurance	Tenant Reimburses
Landscaping/Snow/Ice/Salt	Tenant Reimburses
Trash Removal	Tenant Responsible
Administrative Income	Tenant pays 10% of CAM

DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
2018 Population	4,387	58,486	128,658
2023 Population Projection	4,400	57,888	127,985
Average Household Income	\$75,701	\$65,286	\$62,756
Median Household Income	\$55,305	\$49,165	\$45,138

INVESTMENT OVERVIEW

Marcus & Millichap, on behalf of ownership as its exclusive advisor, is pleased to market for sale Starbucks located in Moline, Illinois. Starbucks was built-to-suit in 2018 and occupies a freestanding prototypical masonry building with drive-thru. Starbucks recently signed a 10-year lease with rent escalations of 12% every 5 years, which carry over into all four 5-year options. The lease terms are very favorable for prospective landlords, wherein there are no early termination clauses, and landlord is only responsible for expenses associated with roof & structure. All other operating expenses are fully reimbursed by tenant including taxes, insurance and common area maintenance. The lease has a full corporate guarantee from publicly-traded Starbucks Corporation (NASDAQ: SBUX), which carries Moody's "Baa1" investment-grade credit. Starbucks is currently ranked #132 on the Fortune 500, posting 2018 consolidated revenues of \$24.7 billion, up 10% over the prior year. Starbucks also announced that same-store sales increased by 4% year-over-year, and their renowned reward membership in the U.S. increased by 15% to 15.3 million active users.

Starbucks is located at the hard corner of John Deere Road & 7th Street, which combine to see over 37,500 vehicles per day. The subject property is situated as an outparcel to UnityPoint Health's Trinity Campus, which includes a full-service emergency department, pain center, cancer treatment, birthing facility and state-of-the-art surgical suites for inpatient and outpatient surgical services. Curb cuts are found along 7th street, just past the signalized intersection making the property extremely accessible for traffic in all directions. Starbucks also shares the intersection with the adjacent Riverplace Centre which contains Target, Hy-Vee, Kohl's, Ross, & Hobby Lobby. Other retailers in the immediate vicinity include, Wal-Mart, Lowe's, and the 825,000 square foot SouthPark Mall. Prominent tenants at SouthPark consist of Dillard's, JCPenney, Von Maur, Dick's Sporting Goods & 60+ small shops/restaurants. This asset benefits from having a prime location in a high foot traffic corridor, however, as dense as this area is, Starbucks holds dominant market share being the only quick service coffee provider along the main thoroughway, and realistically the only Starbucks location servicing all of western Moline.

Moline is located in Rock Island County, Illinois, and is part of the Quad Cities. Quad Cities have an estimated population count of 381,342 and include cities in Illinois and Iowa. The subject property's immediate demographics are stable and mature with population counts of over 58,486 within 3-miles and 128,658 within 5-miles. Average household income is above the national average at \$75,701. Moline is the ninth-most populated city in Illinois outside the Chicago Metropolitan Area and is home to Deere & Company's national headquarters.

INVESTMENT HIGHLIGHTS

- ▶ Brand-New 2018 Construction with Drive-Thru
- ▶ 10-Year Lease, No Early Termination Clause
- ▶ 12% Increases Every 5 Years, Including All Four 5-Year Options
- ▶ Corporate Guarantee by Investment Grade Tenant Baa1 by Moody's
- ▶ Highly Visible to 37,500 Vehicles Per Day
- ▶ Hard Corner Location at Signalized Intersection of Highway-5 (John-Deere Rd) and 7th Street
- ▶ Outparcel to UnityPoint Health's Trinity Campus Hospital
- ▶ Dense Retail Corridor Including Target, Kohl's, Hy-Vee, Ross, Hobby Lobby, and the SouthPark Mall which consisting of Dillard's, JCPenney and 60+ Small Shops/Restaurants
- ▶ Minimal Landlord Responsibilities: Landlord Roof/Structure, Tenant Reimburses CAM, Taxes, and Insurance

TENANT OVERVIEW

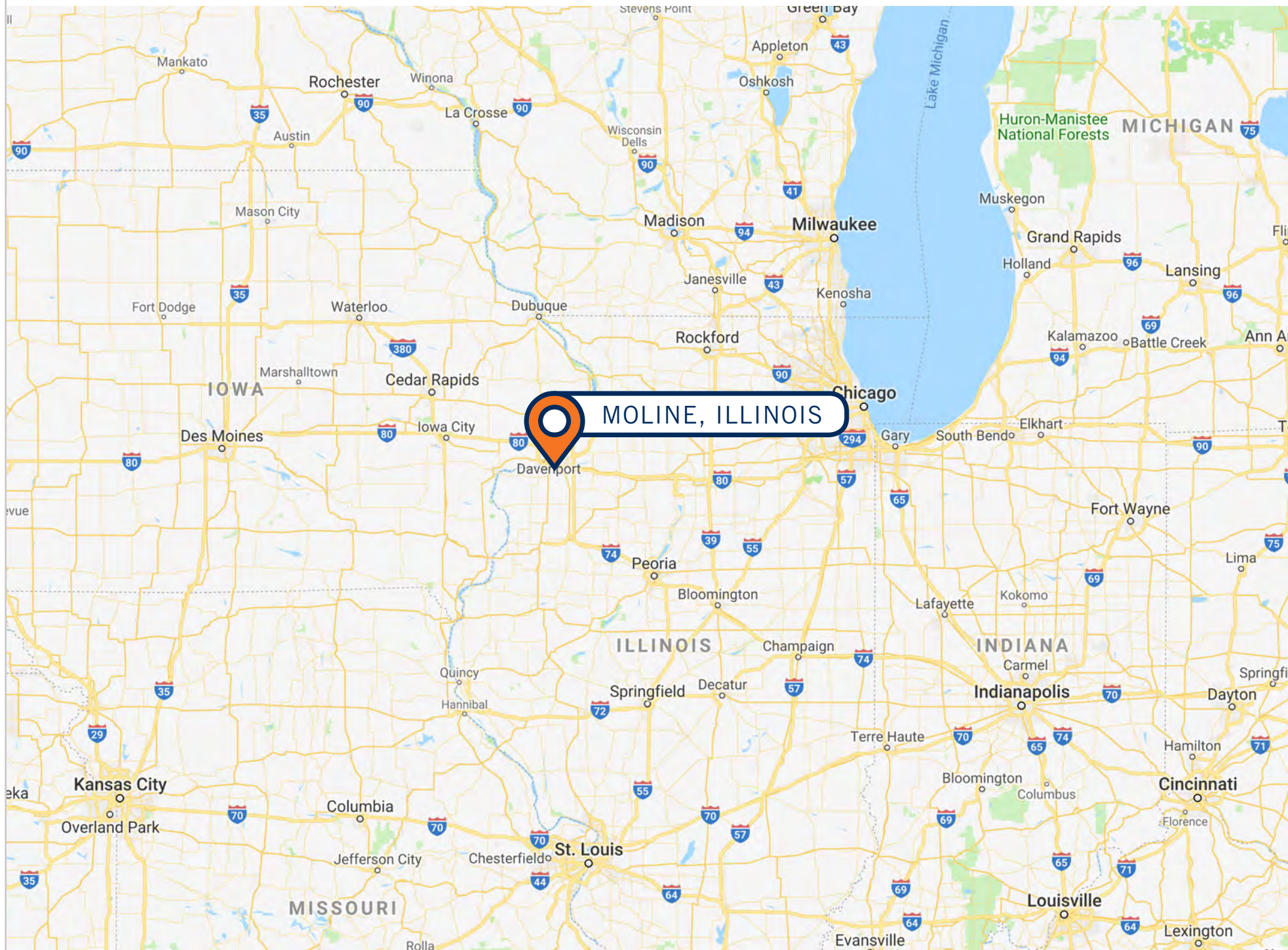


Starbucks Corporation, together with its subsidiaries, operates as a roaster, marketer, and retailer of specialty coffee worldwide. The company operates in four segments: Americas; China/Asia Pacific; Europe, Middle East, and Africa; and Channel Development. Its stores offer coffee and tea beverages, roasted whole bean and ground coffees, single-serve and ready-to-drink beverages, iced tea, and food and snacks; and various food products, such as pastries, breakfast sandwiches, and lunch items. The company also licenses its trademarks through licensed stores, and grocery and foodservice accounts. It offers its products under the Starbucks, Teavana, Tazo, Seattle's Best Coffee, Evolution Fresh, La Boulange, Ethos, Frappuccino, Starbucks Reserve, Princi, Starbucks Doubleshot, Starbucks Refreshers, and Starbucks VIA brand names. As of January 12, 2019, the company operated approximately 25,000 stores worldwide. Starbucks Corporation was founded in 1971 and is based in Seattle, Washington.

TENANT OVERVIEW	
Ownership	Public
Stock Symbol & Exchange	SBUX (NASDAQ)
Revenue	\$24.7 Billion
Net Income	\$4.5 Billion
Market Capitalization	\$84.73 Billion
Credit Rating & Rating Agency	Baa1 (Moody's)
Fortune 500 Rank	132
Number of Locations	28,218
Headquartered	Seattle, WA



REGIONAL MAP



HOBBY LOBBY

PET SMART

ROSS
DRESS FOR LESS

KOHL'S
HyVee



TRINITY MEDICAL CENTER



Great Clips



MATTRESS FIRM

12,400 VPD

45,600 VPD



JOHN DEER RD.

7TH ST

RETAILER AERIAL



STARBUCKS

DRIVE
THRU



MATTRESS
FIRM

RESERVED
PARKING
ADA
COMPLIANCE
\$1500 FINE



DEMOGRAPHIC HIGHLIGHTS



128,658

POPULATION WITHIN 5 MILES



\$62,756

AVERAGE HOUSEHOLD INCOME
IN 5-MILE RADIUS



54,694

HOUSEHOLDS WITHIN 5 MILES

POPULATION	1 MILE	3 MILES	5 MILES
2018 Estimate Total Population	4,387	58,486	128,658
2023 Projection Total Population	4,400	57,888	127,985
2010 Census Total Population	4,440	59,417	129,423
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2018 Estimate Total Households	2,003	24,597	54,694
2023 Projection Total Households	2,030	24,497	54,869
2010 Census Total Households	2,021	24,968	54,932
Owner Occupied Total Households	1,555	17,215	35,597
Renter Occupied Total Households	448	7,382	19,097
HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2017 Estimate			
\$150,000 or More	7.5%	5.4%	5.2%
\$125,000 - \$149,999	4.7%	3.7%	3.7%
\$100,000 - \$124,999	8.0%	7.3%	7.1%
\$75,000 - \$99,999	16.0%	12.8%	11.7%
\$50,000 - \$74,999	18.6%	20.0%	18.1%
\$35,000 - \$49,999	12.3%	16.3%	15.3%
\$25,000 - \$34,999	12.4%	11.5%	11.5%
Under - \$25,000	20.5%	23.0%	27.3%
Average Household Income	\$75,701	\$65,286	\$62,756
Median Household Income	\$55,305	\$49,165	\$45,138

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
Population By Age			
2018 Estimate Total Population	4,387	58,486	128,658
Under 20 Years	19.7%	24.6%	24.9%
20 - 24 Years	4.6%	7.2%	6.6%
25 - 34 Years	11.4%	13.0%	13.5%
35 - 44 Years	11.5%	11.9%	11.8%
45 - 54 Years	12.4%	11.9%	12.0%
55 - 64 Years	15.6%	13.5%	13.5%
65+ Years	24.7%	18.0%	17.7%
Median Age	47.6	39.1	38.9
Population 25+ by Education Level			
2018 Estimate Population Age 25+	3,322	39,896	88,145
Elementary (0-8)	2.1%	2.9%	2.7%
Some High School (9-11)	6.6%	7.1%	7.5%
High School Graduate (12)	27.3%	29.3%	29.6%
Associates Degree Only	10.2%	9.6%	9.5%
Bachelors Degree Only	17.3%	16.5%	16.2%
Graduate Degree	12.8%	8.5%	8.5%
Some College, No Degree	23.1%	25.3%	25.2%
Population by Gender			
2018 Estimate Total Population	4,387	58,486	128,658
Female Population	2,264	30,201	65,824
Male Population	2,123	28,285	62,834





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