



PCH STARBUCKS

W/NWC AZ-51 & THOMAS RD | PHOENIX, AZ

BRAND NEW
10-YEAR NET LEASE

ACROSS FROM
 **PHOENIX
CHILDREN'S
Hospital**



EXCLUSIVELY LISTED BY

JOHN SCHWEIKERT

Managing Director
(602) 734-7218
jschweikert@pcaemail.com

CHAD TIEDEMAN

Senior Managing Director
(602) 288-3472
ctiedeman@pcaemail.com



CLICK TO WATCH
the property video





PCA
PHOENIX COMMERCIAL ADVISORS

3131 East Camelback Road, Suite 340
Phoenix, Arizona 85016
P 602-957-9800 F 602-957-0889
www.pcainvestmentsales.com

A MEMBER OF

CHAINLINKS

RETAIL ADVISORS



TABLE OF CONTENTS

03	INVESTMENT OVERVIEW	04	ABOUT STARBUCKS	06	ABOUT PCH
07	AREA OVERVIEW	10	CONTACT		

PROPERTY SUMMARY

ASKING PRICE	\$2,989,000
CAP RATE	4.55%
ANNUAL BASE RENT	\$136,000
TOTAL BUILDING SIZE	±2,400 SF + Drive-Thru
TOTAL LAND SIZE	±0.779 Acres
YEAR BUILT	2019
PRIMARY LEASE TERM	10 Years
RENT COMMENCEMENT	October 2019
LEASE TYPE	Net Lease
RENT INCREASES	10% Every 5 Years
PROPERTY ADDRESS	1832 E Thomas Rd Phoenix, AZ 85016

INVESTMENT HIGHLIGHTS

- Brand new corporate 10-year net lease, landlord has limited responsibilities
- Newly developed Starbucks freestanding building with drive-thru
- Across the street from Phoenix Children’s Hospital, one of the largest pediatric healthcare systems in the country and the most comprehensive children’s facility in the state, with a medical staff of nearly 1,000 specialists
- Starbucks is one of the nation’s preeminent corporations with 2Q2019 net revenues up 5% to \$6.3 billion
- True investment grade tenant Starbucks Corporation (NASDAQ: SBUX) with over 30,000 stores in 78 markets
- Starbucks (S&P: BBB+) corporate revenues in excess of \$25.55 billion
- Easy access from Thomas Road with over 41,500 VPD and just off AZ-51 Freeway with over 187,000 VPD
- Adjacent to Abrazo Arizona Heart Hospital with ±420 employees
- Dense infill location in Phoenix with nearly 175,000 residents and over 202,000 employees within 3 miles



LEASE ABSTRACT

TENANT	Starbucks Corporation
GUARANTOR	Starbucks Corporation
LEASE TERM	Ten (10) Years
RENT COMMENCEMENT	October 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	-	\$136,000.00	N/A
Primary	6-10	Oct 2024	\$149,600.00	10%
Option	11-15	Oct 2029	\$164,560.00	10%
Option	16-20	Oct 2034	\$181,016.00	10%
Option	21-25	Oct 2039	\$199,117.00	10%
Option	26-30	Oct 2044	\$219,029.00	10%



TENANT PROFILE

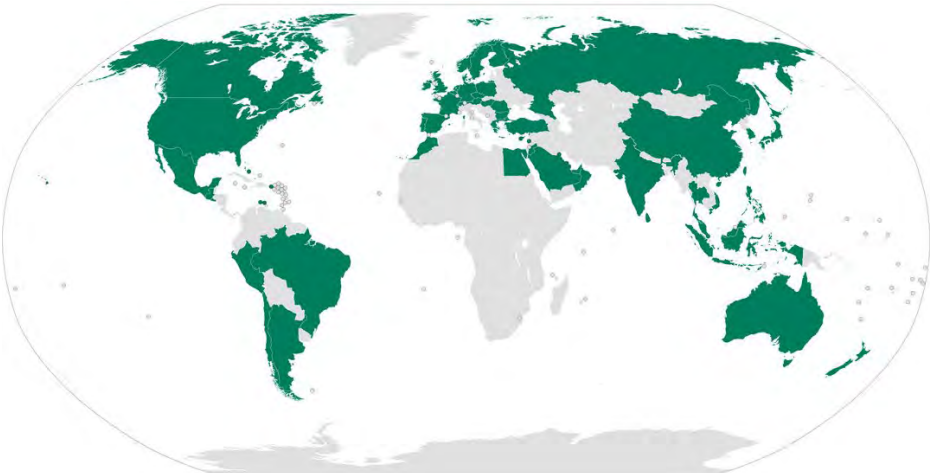


OUR HERITAGE

Starbucks is an American global coffee company that is currently the largest coffee shop in the world with over 30,000 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 2Q2019, Starbucks is present in 78 markets



STARBUCKS CORPORATION	
NASDAQ	SBUX
MARKET CAP	\$92.27 billion
REVENUE	\$25.55 billion
S&P RATING	BBB+
HEADQUARTERS	Seattle, WA
LOCATIONS	±30,000 Worldwide
EMPLOYEES	±291,000





±187,366 VPD



THOMAS RD

±41,667 VPD



ACROSS FROM



**PHOENIX
CHILDREN'S**
Hospital



750,000
square feet

433
beds

40
acres

ABOUT PHOENIX CHILDREN'S HOSPITAL



**PHOENIX
CHILDREN'S**
Hospital

With a medical staff of nearly 1,000 specialists, Phoenix Children's is one of the largest pediatric healthcare systems in the country, and the most comprehensive children's care facility in the state. The hospital provides inpatient, outpatient, trauma and emergency care across more than 75 subspecialties.

BEST
CHILDREN'S
HOSPITALS

& WORLD REPORT
U.S. News

2018-2019

150
TOP PLACES
TO WORK IN
HEALTHCARE

**BECKER'S
HOSPITAL REVIEW**

2018

**EXCEPTIONAL
INNOVATOR &
LARGE BUSINESS
OF THE YEAR**

**GREATER PHOENIX
CHAMBER**

2018

**VALLEY'S
HEALTHIEST
EMPLOYERS**

**PHOENIX
BUSINESS JOURNAL**

2018



MORE THAN A HOSPITAL

We're caregivers and patients. We're researchers and donors. We're community members who care.

PHOENIX CHILDREN'S IS FAMILY



DOWNTOWN PHOENIX



THOMAS RD ±41,667 VPD

±187,366 VPD





PARK
CENTRAL

PHOENIX
COUNTRY CLUB

OSBORN RD



18TH PL



±41,667 VPD



±187,366 VPD

24TH ST

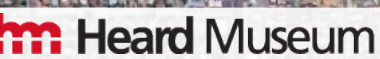
THOMAS RD

NORTH HIGH
SCHOOL

12TH ST

MONTEREY
PARK

7TH ST



Phoenix Art Museum



16TH ST



MCDOWELL RD



ROOSEVELT ST

ENCANTO
PARK

7TH AVE

CENTRAL AVE

VAN BUREN ST

ARIZONA
VETERANS
MEMORIAL
COLISEUM



202,241
DAYTIME WORKERS WITHIN 3-MILES
2018 ESTIMATE

MARGARET
T HANCE PARK

DOWNTOWN PHOENIX

DEMOGRAPHICS



POPULATION GROWTH
5-Miles

2010	302,774
2018	341,345
2023	368,820



HOUSEHOLD GROWTH
5-Miles

2010	121,555
2018	137,504
2023	149,547



AVERAGE HH INCOME
2018

1-Mile	\$53,747
3-Miles	\$61,210
5-Miles	\$68,149



MEDIAN AGE
2018

1-Mile	32.5
3-Miles	33.9
5-Miles	34.3



AVERAGE FAMILY SIZE
2018

1-Mile	3.69
3-Miles	3.45
5-Miles	3.41



DAYTIME DEMOGRAPHICS



BUSINESSES IN THE AREA
2018

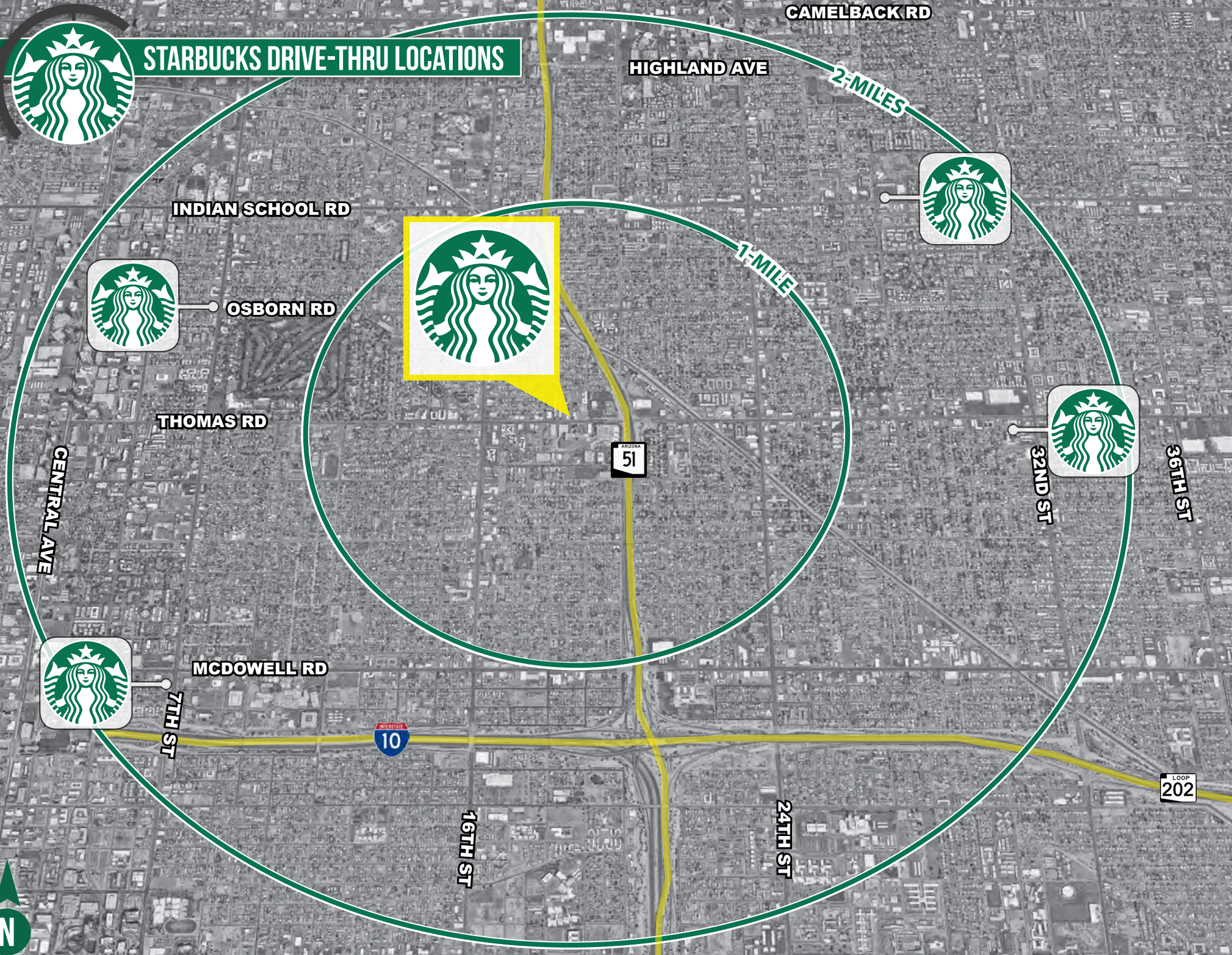
1-Mile	1,039
3-Miles	11,171
5-Miles	20,548



DAYTIME WORKERS
2018

1-Mile	19,854
3-Miles	202,241
5-Miles	415,310

CONSUMER FOOD AWAY FROM HOME
— SPENDING OF OVER —
\$415 MILLION
WITHIN A 5-MILE RADIUS



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.

The information contained in this Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both Phoenix Commercial Advisors

(PCA) and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or Phoenix Commercial Advisors (PCA) for the accuracy or completeness of this Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential Information, written or verbal, from the Broker or the Owner. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Owner, shall bind the property. Each prospective purchaser and/or broker proceeds at its own risk.

All property showings are by appointment only.

EXCLUSIVELY LISTED BY

JOHN SCHWEIKERT

Managing Director
(602) 734-7218
jschweikert@pcaemail.com

CHAD TIEDEMAN

Senior Managing Director
(602) 288-3472
ctiedeman@pcaemail.com



3131 East Camelback Road, Suite 340
Phoenix, Arizona 85016
P 602-957-9800 F 602-957-0889
www.pcainvestmentsales.com