



Starbucks

SEATTLE, WASHINGTON



CAPITAL PACIFIC

NEWER CONSTRUCTION STORE ON HARD CORNER IN GROWING AREA OF SEATTLE





Overview

Starbucks

9862 16TH AVE SW, SEATTLE, WA 98146



Investment Summary

LEASEABLE SF

2,402 SF

LAND AREA

18,317 SF

LEASE TYPE

NNN

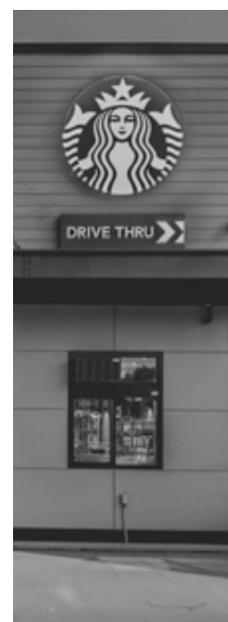
YEAR BUILT

2017

PARKING

**13 Spaces;
5.4/1,000 SF****\$3,380,000****PRICE****4.35%****CAP**

THE OFFERING provides an opportunity to acquire a newer construction, high profile and rare Starbucks “Community Store” in the city of Seattle. The Property is of high-quality construction offering pride of ownership, located directly on a hard corner in South Seattle.



Overview

Investment Highlights



The Highlights

**NEWER CONSTRUCTION ON A PROMINENT HARD CORNER
IN SOUTH SEATTLE.**

**8 YEARS REMAINING ON ORIGINAL 10-YEAR CORPORATE
STARBUCKS LEASE.**

**ONE OF ONLY A FEW “COMMUNITY STORES” OPENED SO FAR WITH
AMPLE COMMUNITY GATHERING SPACE AND YOUTH
TRAINING PROGRAMS.**



RENT BUMP OF 10% IN YEAR 6.

DENSE SEATTLE LOCATION ONLY SEVEN MILES FROM SEATTLE CBD.

LOCATION VOTED BEST EMERGING NEIGHBORHOOD IN SEATTLE.

SIGNIFICANT GROWTH AREA OF SEATTLE WITH SEVERAL MIXED-USE PROJECTS IN VARIOUS STAGES OF DEVELOPMENT.

Investment Highlights

About the Tenant



NASDAQ: SBUX

1971

**FOUNDED IN 1971
IN SEATTLE, WA**

26,696

LOCATIONS

A-

**S&P INVESTMENT
GRADE CREDIT
RATING**

238,000

EMPLOYEES

\$2.9B

NET INCOME



New Store Concept

THIS UNIQUE STARBUCKS, located in growing neighborhood of White Center, is part of the company’s initiative to have “Community” at its core by investing in underserved communities across the U.S. and creating local jobs by partnering with area nonprofit organizations to provide in-store job-skills training.

The White Center location emphasizes its message of inclusion through the incorporation of garage doors which open up to show the community their open door policy.

In the News

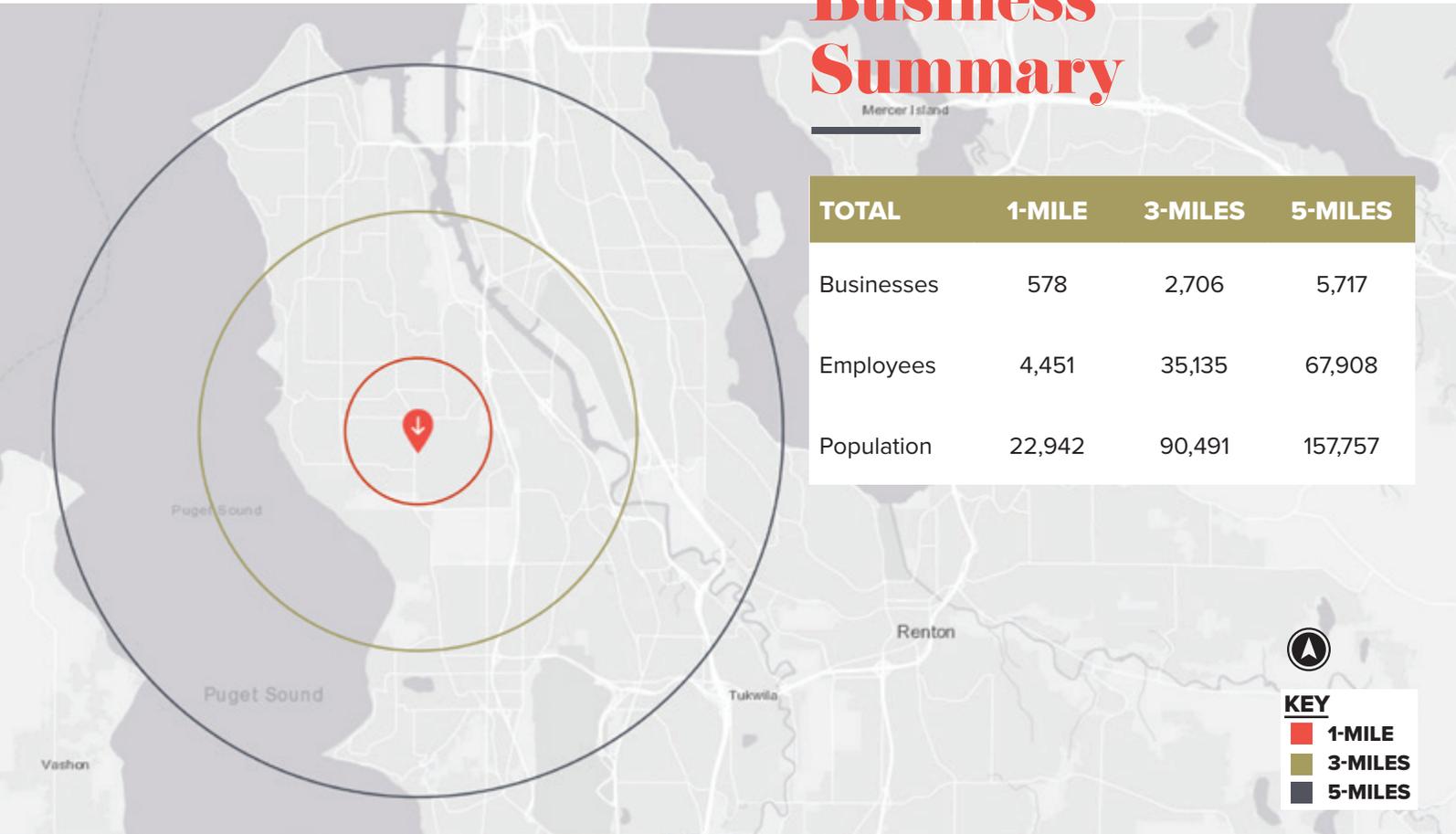
READ MORE ABOUT THE STARBUCKS WHITE CENTER STORE CONCEPT [HERE](#)



About the Tenant

Surrounding Retail

Business Summary



MAJOR RETAIL

24 Hour Fitness
A&W
Anytime Fitness
AutoZone
Bank of America
Barnes & Noble
Bed Bath & Beyond
Burger King
Chase Bank
Costco
Dollar Tree

Domino's
Home Depot
Jack in the Box
KFC
LA Fitness
Les Schwab Tire Center
Little Caesars Pizza
Lowe's
Mudbay
O'Reilly Auto Parts
Popeyes
QFC
Rite Aid

Safeway
Staples
Subway
Taco Bell
Taco Time
Target
T-Mobile
Trader Joe's
Ulta
Walgreens
Wendy's

DOWNTOWN SEATTLE

LOCATED 7.2 MILES SOUTH OF DOWNTOWN SEATTLE VIA HWY 99

100,000 VPD

40,000 VPD



Surrounding Retail



Site Plan



2,402
LEASEABLE SF



0.42
ACRES



13 SPACES;
5.4/1,000 SF

Q&A

Q: IS THERE A RECIPROCAL PARKING EASEMENT?

A: Yes, there is a reciprocal parking easement between lots B & C for the use of all Lots.

Q: IS THERE A SHARED STORM WATER UTILITY CHARGE?

A: Yes, storm water charges are assessed on Lots A, B, & C as one parcel. Each Lot Owner shall be responsible for their pro rata share of charges.



SITE PLAN NOT TO SCALE

Financial Summary

PRICE	\$3,380,000
CAPITALIZATION RATE	4.35%

CASH FLOW SUMMARY

SCHEDULED INCOME

Base Rent for the Period of:	10/1/2019 - 9/30/2020	\$147,000
Total Effective Gross Income (EGI)		\$147,000

OPERATING EXPENSES

CAMS	NNN
Property Taxes	NNN
Insurance	NNN
Total Operating Expenses	

NET OPERATING INCOME	\$147,000
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**8 YEARS REMAINING ON A NNN
CORPORATE STARBUCKS LEASE**

Rent Roll

STARBUCKS

Lease Term: 8/4/2017 - 8/31/2027

Size (SF): 2,402

RENT SUMMARY

DATE	MONTHLY BASE RENT	% INCREASE	ANNUAL RENT	CAP RATE
10/1/2019	\$12,250		\$147,000	4.35%
9/1/2022	\$13,475	10%	\$161,700	4.78%
OPTIONS				
9/1/2027	\$14,823	10%	\$177,870	5.26%
9/1/2032	\$16,305	10%	\$195,657	5.79%
9/1/2037	\$17,935	10%	\$215,223	6.37%
9/1/2042	\$19,729	10%	\$236,745	7.00%
CURRENT	\$12,250		\$147,000	4.35%

Lease Notes

Comments: Tenant operates on a NNN lease.

Lease Abstract

Premise & Term

TENANT	Starbucks (Starbucks Corporation)
BUILDING SF	2,402 SF
LEASE TYPE	NNN
DELIVERY DATE	June 12, 2017
RENT COMMENCEMENT	June 12, 2017
EXPIRATION	August 31, 2027
TERM	10 years with 10% rent bump in year 6
OPTIONS	4, 5-YR; 90-Days Notice
GUARANTOR	Starbucks Corporate

Rent

DATE RANGE	MONTHLY RENT	ANNUAL RENT
8/14/2017 - 8/31/2022	\$12,250	\$147,000
9/1/2022 - 8/31/2027	\$13,475	\$161,700

OPTIONS

4, 5-YR Options with 10% Increases



UTILITIES

Tenant pays all utilities directly.

PROPERTY TAXES

Tenant reimburses for property taxes on parcels 0623049293 & 0623049413.

INSURANCE

Tenant reimburses Landlord's property insurance and maintains their own general liability and property insurance policy.

ADMINISTRATIVE FEE

Tenant will pay an administrative fee up to 10% of Operating Expenses excluding CAM Utilities, Insurance and Taxes. Any fees exceeding 10% are the responsibility of the Landlord.

CAMS

Tenant reimburses all Common Area Expenses incurred by the Landlord monthly.

Maintenance & Repair

TENANT'S OBLIGATIONS

Tenant, at its sole cost, is responsible for the repair, maintenance and replacement of the interior of the building (including HVAC), outdoor seating area, and the drive thru.

LANDLORD'S OBLIGATIONS

Landlord, at its sole cost, is responsible for the repair, maintenance and replacement of the roof, foundation, exterior walls, exterior structural walls and all structural components of the premises.

Landlord shall not be required to maintain the interior and exterior surfaces of exterior walls, windows, doors or plate glass and store fronts (except where maintenance of the same is caused by Landlord's negligence or failure to perform its obligations under this Section).

Lease Provisions

EXCLUSIVE USE

No other coffee/tea stores allowed.

Featured Photography



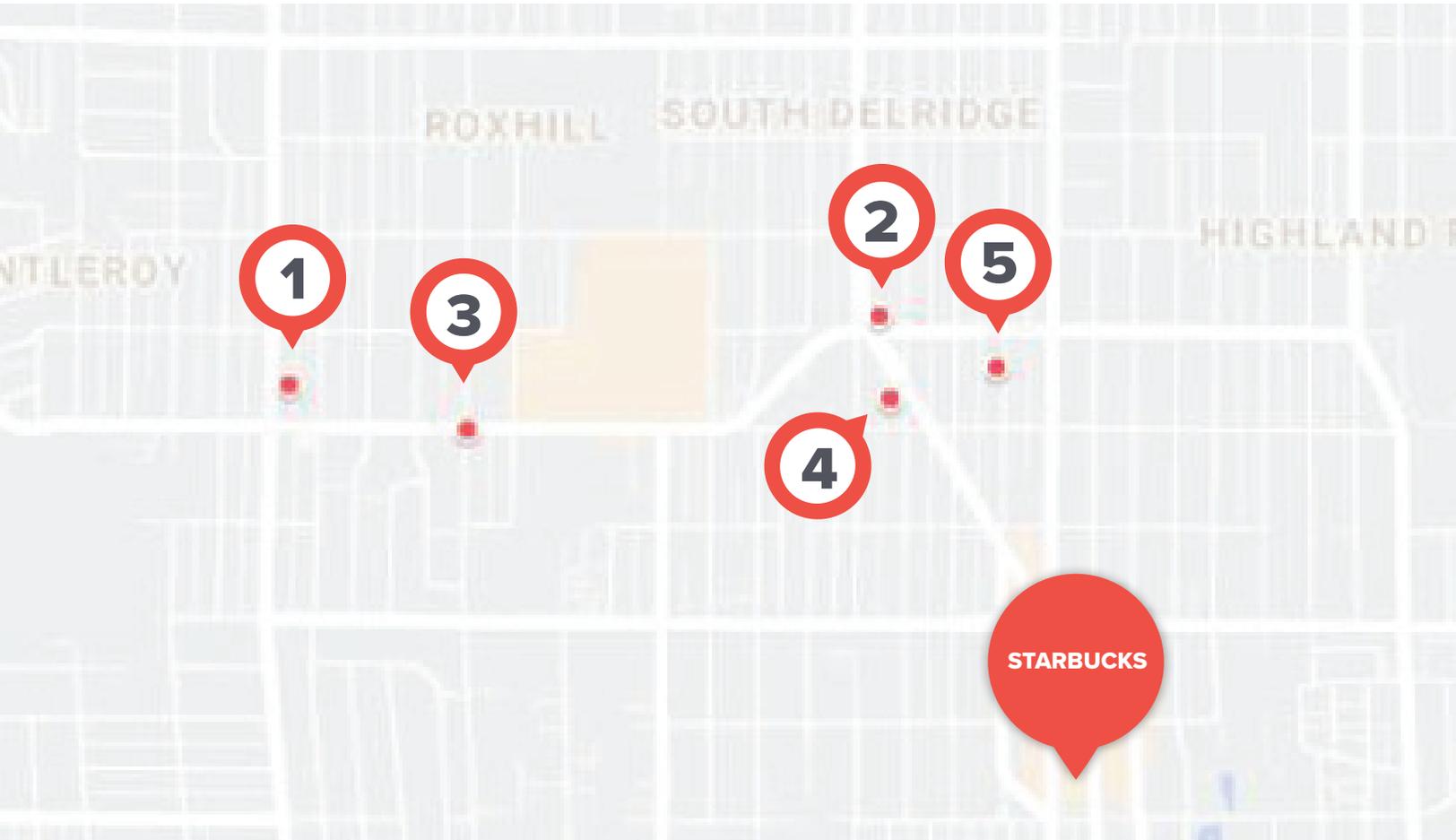


Featured Photography

Area Development

RESIDENTIAL DEVELOPMENT GROWTH

Several new multi-family developments are in the planning stages in close proximity to the Subject, including more than 200 new units that will soon be coming to market.



In the News

WHITE CENTER IS ONE OF SEATTLE'S BEST EMERGING NEIGHBORHOODS

[FOR MORE INFO CLICK HERE](#)



New Developments

CURRENTLY IN THE PLANNING STAGES

- 1. 9030 35TH AVE SW**
5-story mixed-use building
40 apartments with ground floor retail
- 2. 8854 DELRIDGE WAY**
4-story mixed-use building
32 apartments with office space
- 3. 2222 SW BARTON ST**
4-story multi-family building
66 apartments
- 4. 9049 20TH AVE SW**
3-story mixed-use building
28 apartments with ground floor office
- 5. 9021 17TH AVE SW**
4-story multi-family building
32 apartments



Location

Seattle, Washington



SEATTLE IS A NATIONAL CENTER for manufacturing, technology, services, international trade and tourism. The region is known for its quality of life, arts, and outdoor lifestyle which helps attract an educated workforce. Numerous camping, hiking, winter sports, and recreational activities are located a short drive from the city. Seattle's main attractions include Pike Place Market, the Space Needle, and Seattle Center, home of the 1962 World's Fair.

\$772,729

MEDIAN HOME VALUE

SEATTLE IS THE NATION'S HOTTEST HOUSING MARKET



#1

NATION'S FASTEST GROWING LARGE CITY (2016)



Employment Growth

SEATTLE HAS REMAINED ONE OF THE MOST RESILIENT CITIES due to its diverse industries. The Port of Seattle was ranked the 6th business seaport in the US, playing a key role in bringing international trade, transportation and travel to the Pacific Northwest.

AS THE HOME OF MICROSOFT AND AMAZON, Seattle accounts for over 20% of the nation's software publishing employment. Healthcare employment is projected to continue to grow dramatically and Seattle has the 5th largest biotechnology Research and Development alliance between the University of Washington and the Fred Hutchinson Cancer Research Center. In addition, Puget Sound is one of the capitals of aerospace and computing, with Boeing as an industry leader and one of the largest employers.

63%

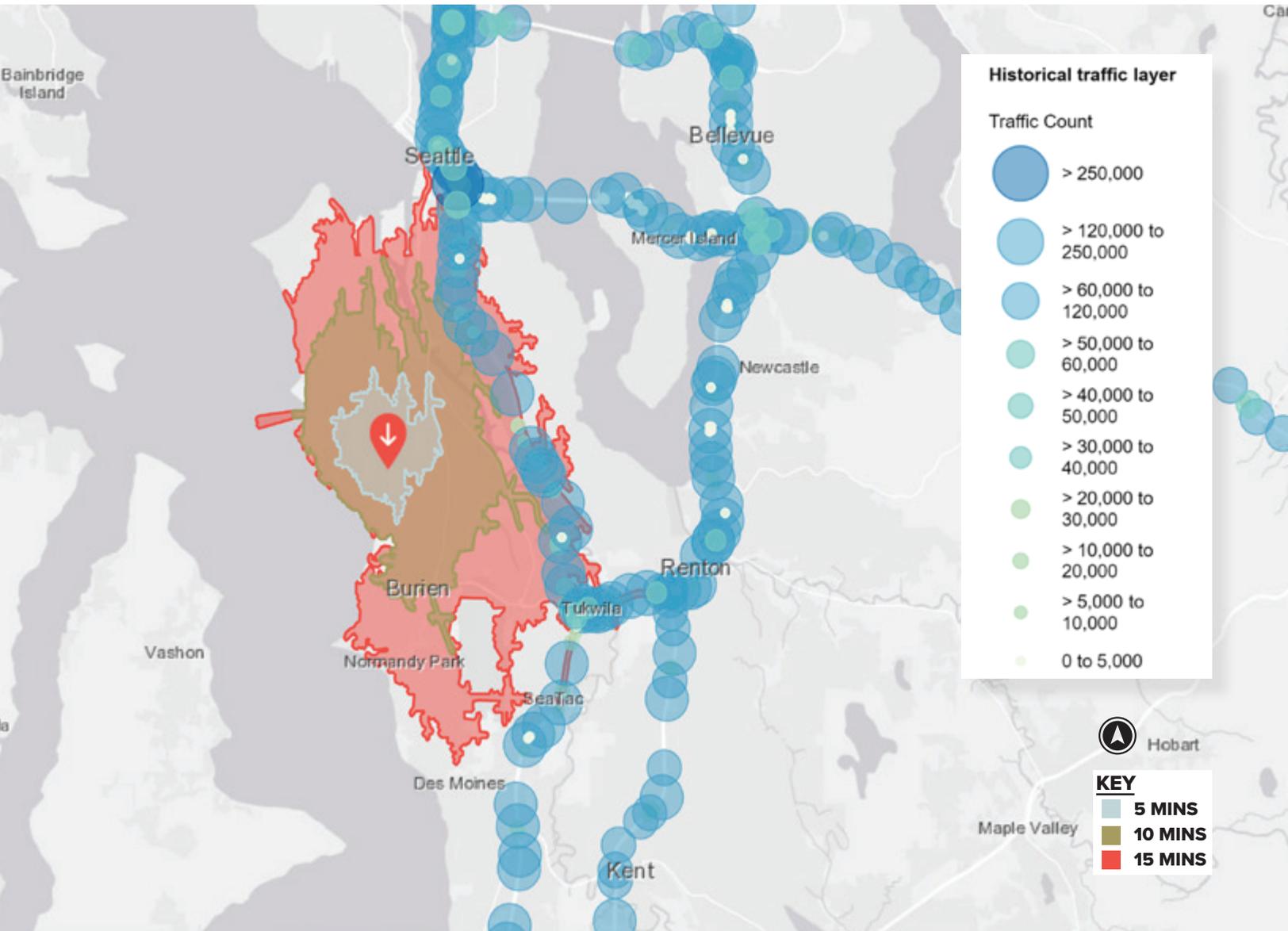
OF SEATTLE AREA RESIDENTS HAVE OBTAINED A BACHELOR'S DEGREE OR HIGHER

EMPLOYER	# OF EMPLOYEES
Boeing Co	80,080
Microsoft	42,000
Amazon	40,000
University of Washington	25,800
Providence Health & Services	20,240

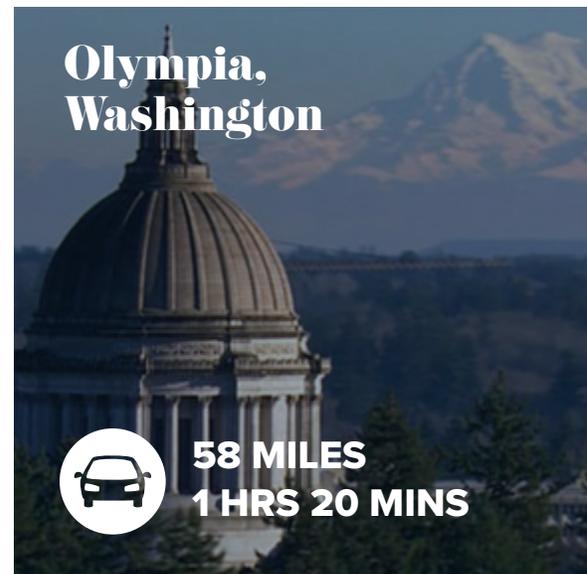
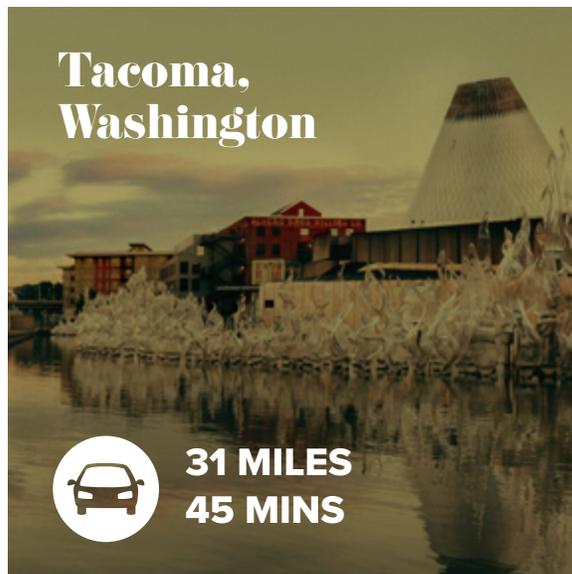
Top 5 Employers

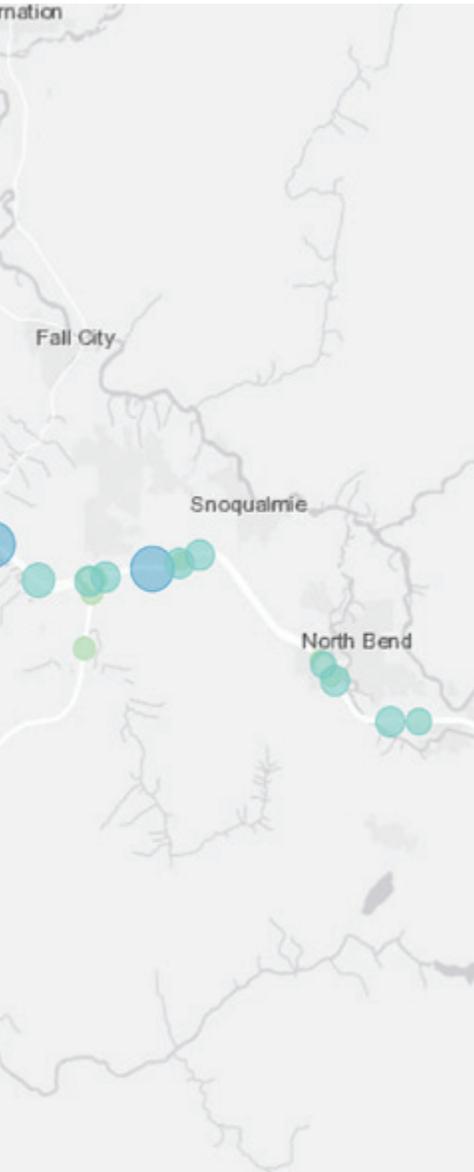
Source: Seattle.about.com, 2016.

Demographics



Distance to





Drive-Time Demographics

Population

	5-MINS	10-MINS	15-MINS
2010	30,322	95,771	166,645
2019	34,539	108,751	189,905
2024	36,757	115,756	202,775

2019 HH Income

	5-MINS	10-MINS	15-MINS
Average	\$83,129	\$99,001	\$100,253
Median	\$62,985	\$72,156	\$72,977

2,117,000



**KING COUNTY
POPULATION
(ESTIMATED)**



Contact Us



We'd love to hear from you.

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