



LOCATED ADJACENT FROM
JUBAN CROSSING SHOPPING
CENTER (1.2MIL SF)
NEAR MAJOR HIGHWAY
I-12 (111K VPD)



FILE PHOTO

EXCLUSIVE OFFERING | \$2,491,000 - 5.50% CAP STARBUCKS - CORPORATE NET LEASE

SECURE
NET LEASE

27810 JUBAN RD, DENHAM SPRINGS, LA (BATON ROUGE)

214.915.8890

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RUSSELL SMITH

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Property. New 2,200+ SF building on 0.86+ acres.

Tenant. Starbucks Corporation | FY 2018 financials: \$24.7 billion in revenue and \$4.52 billion in net income | Over 30,100 locations worldwide.

Lease structure. New 10-year, corporate net lease with 10% rent increases every 5 years in primary term and option periods.

Location. Starbucks is located at the northeast corner of Juban Rd. (9,204 VPD), at its hard corner signalized intersection with Cassle Rd., in Denham Springs, LA. Juban Rd. is a local north-south retail corridor that gives the surrounding area access to Juban Crossing and to the high traffic highway I-12 (111,399 VPD). The immediate trade area features above average demographics such as average household incomes of \$87,952. The accessibility coupled with a close proximity to major highways have contributed to growth of the immediate trade area, making this a prime location for Starbucks. Notable national tenants in the area include Academy, Kirkland's, Kohl's, Michaels, Men's Wearhouse, Moe's, Dairy Queen, Smoothie King, Subway, and many others. The subject property is approx. 18-miles east of downtown Baton Rouge, LA, and 17-miles east of LSU (45,202 students).

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DISCLAIMER

Secure Net Lease ("Agent") has been engaged as an agent for the sale of the property located at 27810 Juban Rd., Denham Springs, LA by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations hereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller and Agent.

Louisiana Broker of Record:
Joe Mann
Verdad Property Brokerage, LLC | License # BROK.0995685381-CORP

27810 JUBAN RD, DENHAM SPRINGS, LA (BATON ROUGE)

PRICE CAP RATE:	\$2,491,000 5.50%
NET OPERATING INCOME:	\$137,000
BUILDING AREA:	2,200± Square Feet
LAND AREA:	0.86± Acres
YEAR TO BE BUILT:	2019
LANDLORD RESPONSIBILITY:	Roof, Structure, Landscape & Parking Lot
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%

LEASE OVERVIEW

Lease Term:	10-Years, Plus (4), 5-Year Options to Extend
Projected Rent Commencement:	September 2019
Project Lease Expiration:	September 2029
Lease Type:	Corporate Net Lease
Rent Increases:	10% Every 5 Years In Primary Term & Options
Annual Rent Yrs 1-5:	\$137,000
Annual Rent Yrs 6-10:	\$150,700
Option 1 Yrs 11-15:	\$165,770
Option 2 Yrs 16-20:	\$182,347
Option 3 Yrs 21-25:	\$200,581
Option 4 Yrs 26-30:	\$220,639

TENANT OVERVIEW

Starbucks Corporation, a Washington Corporation.

STARBUCKS | www.starbucks.com | NASDAQ: SBUX

Starbucks Corporation is an international coffee and coffeehouse chain based in Seattle, Washington, United States. Starbucks is the largest coffeehouse company in the world, with over 29,000 stores globally, including over 14,500 in the United States, followed by over 3,500 in China and more than 1,500 in Canada. Starbucks sells drip brewed coffee, espresso-based hot drinks, other hot and cold drinks, snacks, and items such as mugs and coffee beans. Through the Starbucks Entertainment division and Hear Music brand, the company also markets books, music, and film. Many of the company's products are seasonal or specific to the locality of the store. Starbucks-brand ice cream and coffee are also offered at grocery stores.

Starbucks retail stores are located in high-traffic, high-visibility locations. Its stores are located in or near a variety of settings, including downtown and suburban retail centers, office buildings and university campuses.

The Company sells whole bean and ground coffees, including the Starbucks and Seattle's Best Coffee brands, as well as VIA and other related products, to institutional foodservice companies that service business and industry, education, healthcare, office coffee distributors, hotels, restaurants, airlines and other retailers.

From Starbucks founding in later forms as a local coffee bean roaster and retailer, the company has expanded rapidly. In the 1990s, Starbucks was opening a new store every workday, a pace that continued into the 2000s. The first store outside the United States or Canada opened in the mid-'90s, and overseas stores now constitute almost one third of Starbucks stores.

In fiscal 2018, the company reported revenues of \$24.7 billion (10% increase from prior year) and net income of \$4.52 billion (up from \$2.88 billion in 2017)



27810 JUBAN RD, DENHAM SPRINGS, LA (BATON ROUGE)

CLICK HERE FOR Q2 FY19 EARNINGS STATEMENT

TODAY*

+30,100 STORES

78 COUNTRIES

up to 91m OCCASIONS
PER WEEK

+350,000 WEAR THE
GREEN APRON

*AS OF Q2 FY19

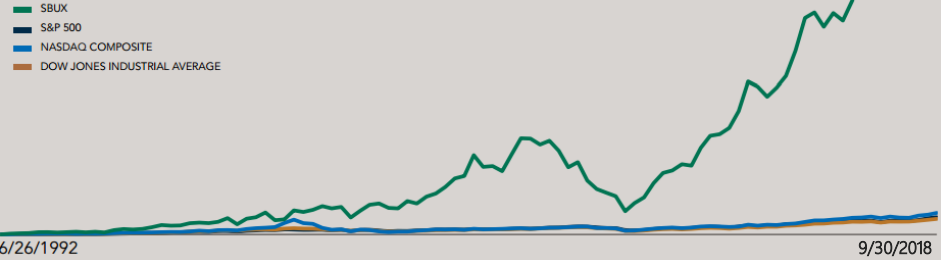


FORTUNE
WORLD'S MOST
ADMIRABLE
COMPANIES

1. APPLE
2. AMAZON.COM
3. STARBUCKS
4. BERKSHIRE HATHAWAY
5. DISNEY
6. ALPHABET
7. GENERAL ELECTRIC
8. SOUTHWEST AIRLINES
9. MICROSOFT
10. FACEBOOK

TOTAL SHAREHOLDER
RETURN SINCE IPO
TSR %

+19,000 %



Source:starbucks.com

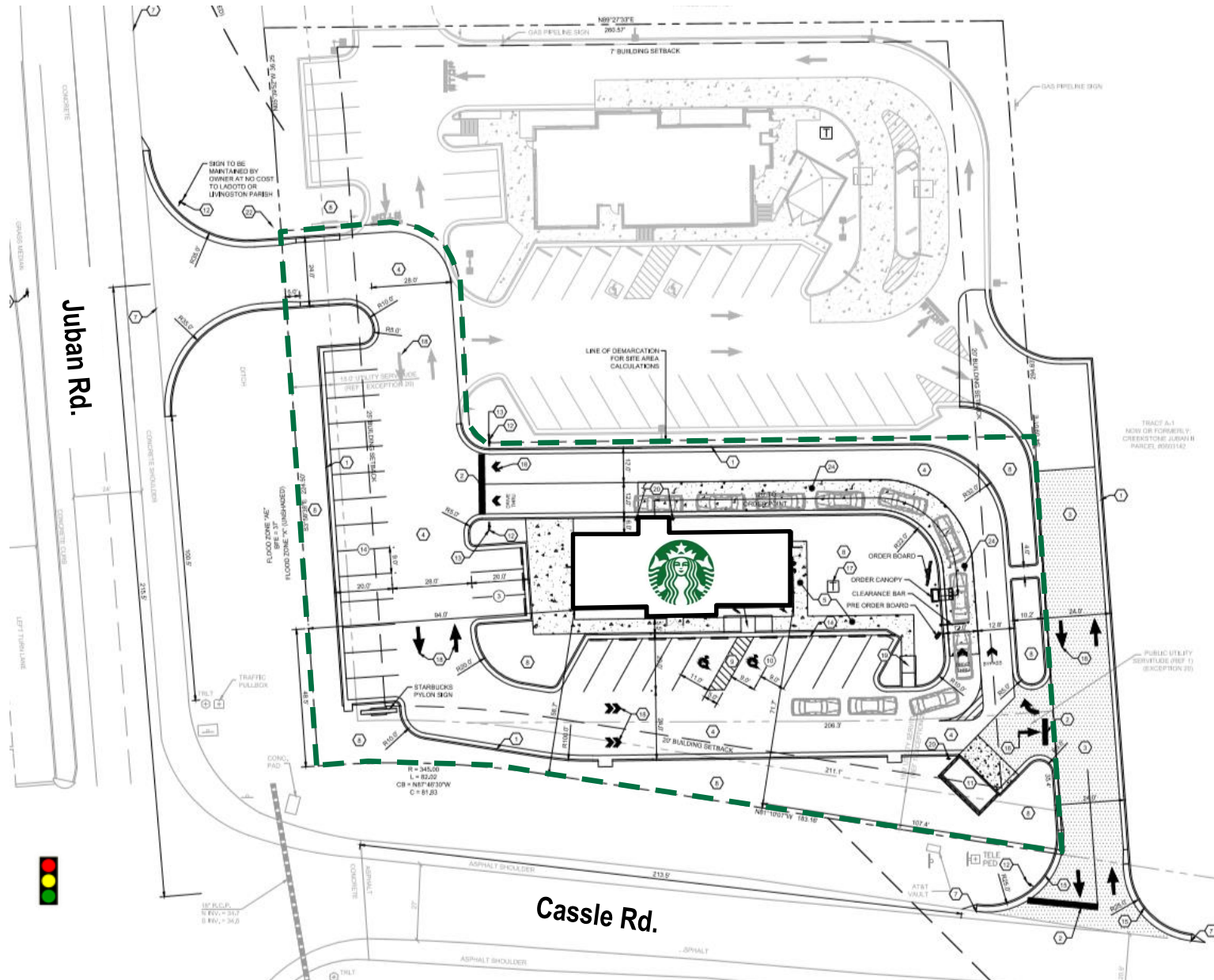
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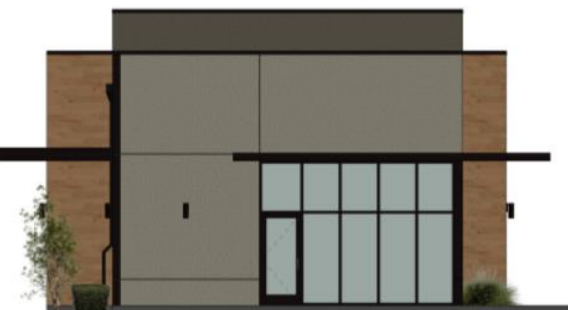
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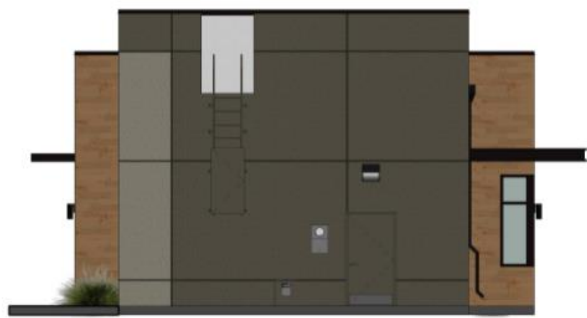
27810 JUBAN RD, DENHAM SPRINGS, LA (BATON ROUGE)



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



DRIVE THRU ELEVATION



Plans to expand Juban Crossing and Cook Road in the works

Juban Crossing expansion

Carmen Poe – WAFB (January 10, 2019) – Just off the I–12, on Juban Road in Denham Springs is Juban Crossing, a shopping center. Chances are, even f you don't live in Livingston Parish, you've spent money there.

“The two projects were designed together to be a destination for retail and bring revenue into the parish,” says Joe Moore, Division Director for Re/Max Commercial.

The mall brought in over \$700,000 last year. Spring-boarding off that success, developers are working on expanding.

“There will be 9-12 pad sites on the east side where we’re standing now on Juban Marketplace. They’ll be at least a dozen retailers on those 9 pads,” Moore explains.

This new section, Juban Marketplace, will be a little different from its sister shopping center across the street. It’s targeting a different customer.

“There’s a different mix on this side of the road because its more quick-serve restaurants, more in and out,” Moore says. “A different mix of retailers that didn’t go across the street.”

Pretty soon a Starbucks and Burger King will stand in these now vacant plots of land, however, the development on over 150 acres doesn’t stop there.

Just behind those fast food restaurants is another 40 acres, designated for the prime anchor stores and other smaller retailers, Moore says. There are also plans to open a Taco Bell next to the Chevron gas station. Moore says a hotel will also be part of the Juban expansion.

“We’ve got a lot of stuff coming for Juban Crossing in days ahead,” says Livingston Parish President, Layton Ricks.

What’s in the works for Cook Road could possibly take this project to a new level of interest by 2020 or 2021.

“Nobody wants to get on the interstate but yet everyone has to get on the interstate,” Ricks says. “This road will speed up the access from Denham Springs coming up to Juban Crossing and that can only be a positive thing.”

Cook Road will be extended, giving drivers the option to bypass the interstate...

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IMMEDIATE TRADE AREA

Starbucks is located at the northeast corner of Juban Rd. (9,204 VPD), at its hard corner signalized intersection with Cassle Rd., in Denham Springs, LA. Juban Rd. is a local north-south retail corridor that gives the surrounding area access to Juban Crossing and to the high traffic highway I-12 (111,399 VPD). Cassle Rd. is a local east-west roadway in the area that will be essential for the expanding retail cluster. The immediate trade area features above average demographics such as average household incomes of \$87,952. The accessibility coupled with a close proximity to major highways have contributed to growth of the immediate trade area, making this a prime location for Starbucks. The subject property is approximately 18-miles east of downtown Baton Rouge, LA, and 17-miles east of LSU (45,202 students).

Juban Crossing is a 471-acre, mixed-use community that combines four separate districts for work, shopping, playing and living. Phase 1 of the retail stores are open, along with an apartment complex. Once complete, the development will span over 1.2 million square feet of easily accessible space in one of south Louisiana's most desirable growth areas. Current activity and prospective plans include over 100 premier stores, restaurants and service businesses as well as single and multi-family residences and a hotel.

The subject property is surrounded by numerous national tenants including Academy, Kirkland's, Kohl's, PetSmart, Ross, Michaels, T.J. Maxx, Bed Bath & Beyond, Men's Wearhouse, Bath & Body Works, Old Navy, Ulta, Cato, belk, cart's, Lane Bryant, Forever 21, Shoe Carnival, dressbarn, maurices, Verizon, Sprint, GNC, Moe's, Marble Slab Creamery, Dairy Queen, Smoothie King, Subway, and many others.

DENHAM SPRINGS, LA

Welcome to the business-friendly city! Denham Springs treasures long time businesses and embraces new ones. The city has an aggressive strategy to secure financial incentives, grants, bonds, to improve and develop infrastructure and facilities. Denham Springs engages all available resources to benefit your business. The city is "Open for Business" and they will work hard for yours.

Denham Springs is a city in Livingston Parish, Louisiana. The city is the largest area of commercial and residential development in Livingston Parish. Denham Springs is situated at the intersections of the east-west highways, US 190 and Interstate 12, with La. Hwy 16, the major north-south artery in western Livingston Parish. The city is also located on the Illinois Central Gulf Railroad, a line which played a large role in the city's early development. Downtown Denham Springs has transformed itself from hardware stores, drug stores, doctors' offices, and a single movie theater, into a collection of unique antique shops, and boutiques, including the locally popular restaurants and Cafes. The historic downtown district is now recognized as a cultural arts district and is known as the Denham Springs Antique Village. The population today is estimated to be 10,335 people.

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GREATER BATON ROUGE

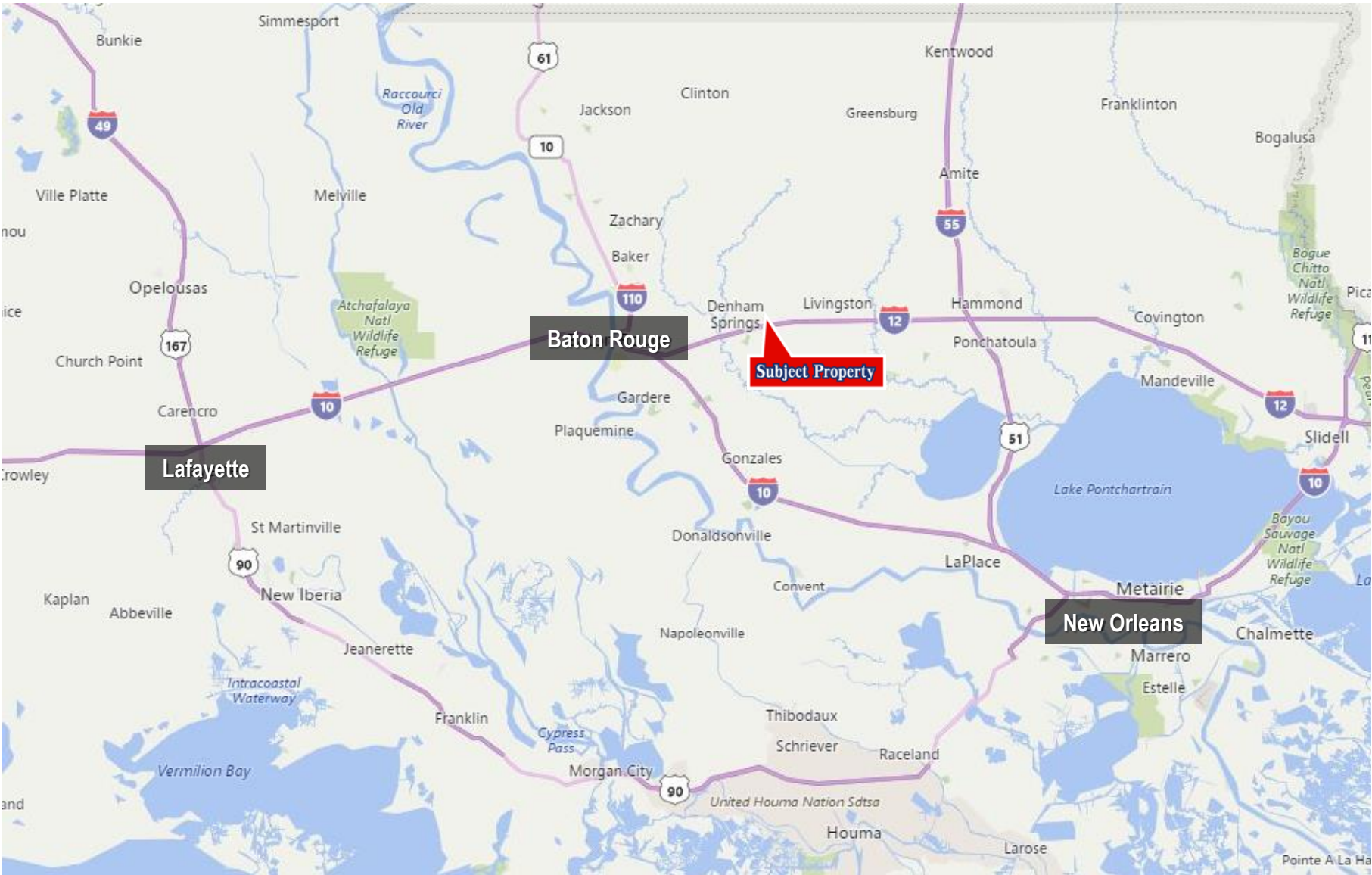
The Greater Baton Rouge Metropolitan Area, known as Greater Baton Rouge, is one of the fastest growing metropolitan areas in the U.S. The population as of 2016 was 835,175, a 18.3% from 2000. The city is home to the Shaw Group, a Fortune 500 company. The Shaw Group is a conglomerate with core competencies in engineering, procurement, piping, energy, chemical, and nuclear power. Lamar Advertising Company is also headquartered in Baton Rouge. The main campus of Louisiana State University (29,292 Students) is located in Baton Rouge.

Baton Rouge's largest industry is petrochemical production and manufacturing. The ExxonMobil facility in Baton Rouge is the 2nd largest oil refinery in the country and is among the world's 10 largest. Baton Rouge also has rail, highway, pipeline, and deep water access. Albemarle is headquartered in Baton Rouge. Dow Chemical Company has a large plant in Iberville Parish near Plaquemine. NanYa Technology Corporation has a large facility in North Baton Rouge that makes PVC and C-PVC pipes. Shaw Construction, Turner, and Harmony all started with performing construction work at these plants.

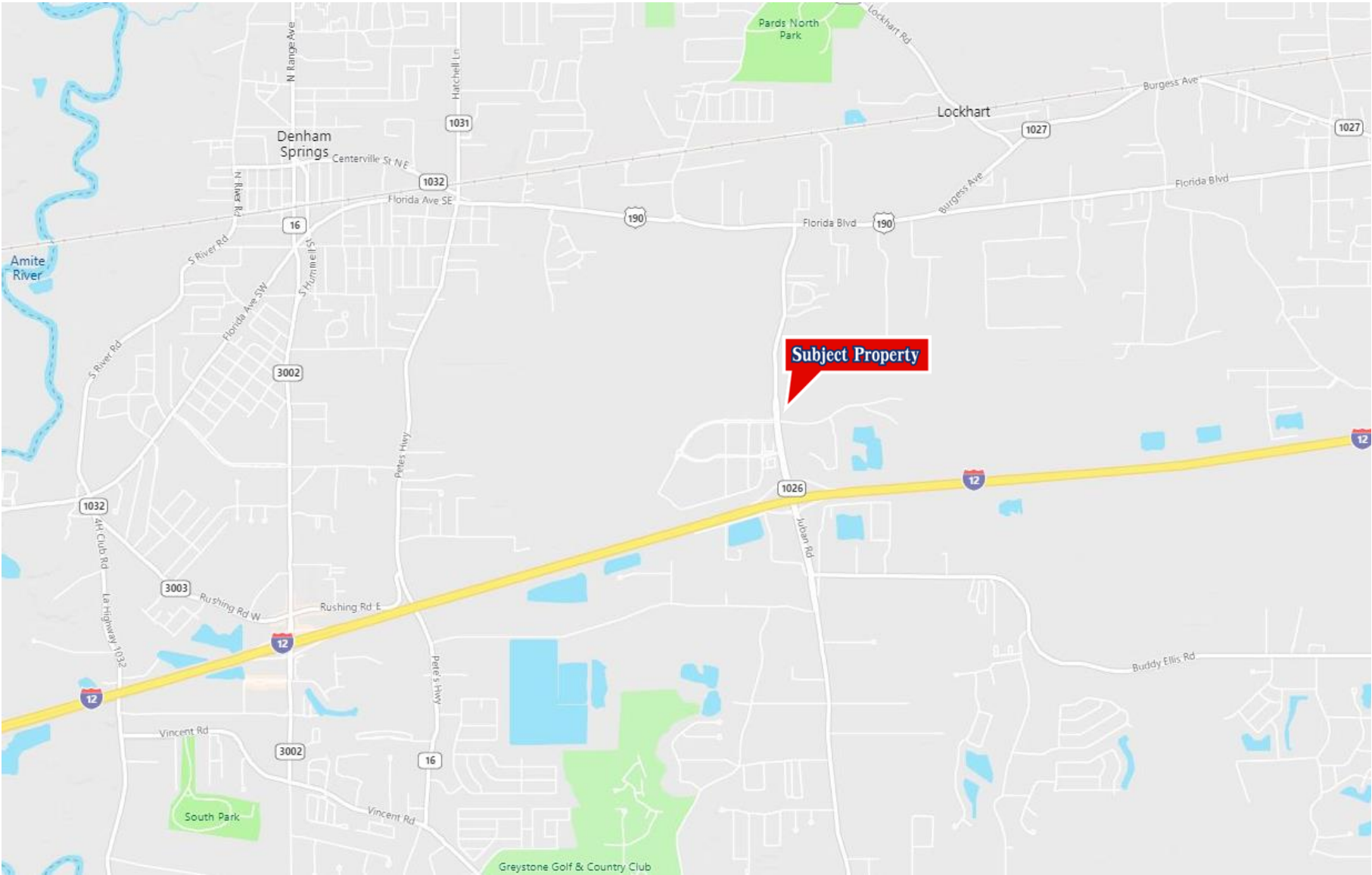
The research hospitals Our Lady of the Lake, Our Lady of the Lake Children's Hospital (affiliated with the St. Jude Children's Research Hospital), Mary Bird Perkins Cancer Center, and Earl K. Long are located in Baton Rouge. These facilities along with an emerging medical corridor are positioning Baton Rouge to eventually support a medical district similar to the Texas Medical Center in Houston. LSU and Tulane have both announced plans to construct satellite medical campuses in Baton Rouge to partner with Our Lady of the Lake Medical Center and Baton Rouge General Medical Center, respectively. Louisiana State University's Pennington Biomedical Research Center, which conducts clinical and biological research, also contributes to research-related employment in the area around the Baton Rouge medical district.

The film industry is a strong growth industry in Baton Rouge, which is now home to the Celtic Media Center a new and expanding movie 23-acre studio. Numerous films and movies are filmed in the Baton Rouge area every year. Due largely to generous transferable tax credits, there has been significant development in post-production facilities and movie studios in the region.

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27810 Juban Rd				
Denham Springs, LA 70726				
	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2019 Estimated Population	1,406	29,044	62,956
	2024 Projected Population	1,313	26,785	58,294
	2010 Census Population	1,393	27,810	57,293
	2000 Census Population	888	21,207	41,088
	Projected Annual Growth 2019 to 2024	-1.3%	-1.6%	-1.5%
	Historical Annual Growth 2000 to 2019	3.1%	1.9%	2.8%
HOUSEHOLDS	2019 Estimated Households	561	11,731	24,845
	2024 Projected Households	604	12,466	26,430
	2010 Census Households	503	10,300	20,782
	2000 Census Households	321	7,718	14,704
	Projected Annual Growth 2019 to 2024	1.5%	1.3%	1.3%
	Historical Annual Growth 2000 to 2019	3.9%	2.7%	3.6%
AGE	2019 Est. Population Under 10 Years	14.7%	13.9%	14.4%
	2019 Est. Population 10 to 19 Years	13.8%	13.9%	14.0%
	2019 Est. Population 20 to 29 Years	13.9%	13.5%	13.3%
	2019 Est. Population 30 to 44 Years	21.5%	20.6%	21.4%
	2019 Est. Population 45 to 59 Years	18.0%	18.9%	18.5%
	2019 Est. Population 60 to 74 Years	13.4%	13.5%	13.3%
	2019 Est. Population 75 Years or Over	4.8%	5.7%	5.1%
	2019 Est. Median Age	34.1	35.4	34.9
MARITAL STATUS & GENDER	2019 Est. Male Population	48.8%	48.2%	48.7%
	2019 Est. Female Population	51.2%	51.8%	51.3%
	2019 Est. Never Married	23.7%	27.0%	26.3%
	2019 Est. Now Married	51.7%	45.5%	49.0%
	2019 Est. Separated or Divorced	17.1%	20.2%	18.4%
	2019 Est. Widowed	7.5%	7.2%	6.3%
INCOME	2019 Est. HH Income \$200,000 or More	12.9%	4.9%	3.9%
	2019 Est. HH Income \$150,000 to \$199,999	10.3%	7.5%	7.4%
	2019 Est. HH Income \$100,000 to \$149,999	13.7%	14.3%	16.9%
	2019 Est. HH Income \$75,000 to \$99,999	15.2%	14.2%	15.9%
	2019 Est. HH Income \$50,000 to \$74,999	23.1%	20.8%	20.1%
	2019 Est. HH Income \$35,000 to \$49,999	9.8%	10.7%	10.4%
	2019 Est. HH Income \$25,000 to \$34,999	7.7%	8.6%	8.1%
	2019 Est. HH Income \$15,000 to \$24,999	1.5%	9.7%	8.4%
	2019 Est. HH Income Under \$15,000	5.8%	9.3%	8.9%
	2019 Est. Average Household Income	\$87,952	\$74,809	\$74,425
	2019 Est. Median Household Income	\$81,058	\$65,440	\$68,655
	2019 Est. Per Capita Income	\$35,086	\$30,231	\$29,387
	2019 Est. Total Businesses	135	1,439	2,230
	2019 Est. Total Employees	1,290	11,374	16,861

27810 Juban Rd				
Denham Springs, LA 70726				
	1 mi radius	3 mi radius	5 mi radius	
LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	1,079	22,504	48,378
	2019 Est. Civilian Employed	63.8%	64.0%	63.9%
	2019 Est. Civilian Unemployed	1.9%	2.0%	2.0%
	2019 Est. in Armed Forces	0.1%	0.1%	0.2%
	2019 Est. not in Labor Force	34.2%	33.9%	34.0%
	2019 Labor Force Males	47.9%	47.3%	47.8%
	2019 Labor Force Females	52.1%	52.7%	52.2%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	688	14,405	30,892
	2019 Mgmt, Business, & Financial Operations	10.4%	11.8%	12.0%
	2019 Professional, Related	24.4%	15.1%	14.5%
	2019 Service	15.0%	20.7%	22.5%
	2019 Sales, Office	24.3%	29.3%	27.1%
	2019 Farming, Fishing, Forestry	-	0.1%	0.1%
	2019 Construction, Extraction, Maintenance	14.7%	13.6%	14.8%
	2019 Production, Transport, Material Moving	11.2%	9.4%	9.0%
	2019 White Collar Workers	59.1%	56.2%	53.6%
TRANSPORTATION TO WORK	2019 Blue Collar Workers	40.9%	43.8%	46.4%
	2019 Drive to Work Alone	94.3%	87.7%	87.6%
	2019 Drive to Work in Carpool	3.4%	7.4%	8.1%
	2019 Travel to Work by Public Transportation	-	0.4%	0.3%
	2019 Drive to Work on Motorcycle	-	-	-
	2019 Walk or Bicycle to Work	0.4%	0.7%	0.6%
	2019 Other Means	0.3%	0.7%	0.4%
	2019 Work at Home	1.6%	3.2%	3.0%
TRAVEL TIME	2019 Travel to Work in 14 Minutes or Less	11.2%	12.9%	10.6%
	2019 Travel to Work in 15 to 29 Minutes	22.6%	28.9%	29.2%
	2019 Travel to Work in 30 to 59 Minutes	68.0%	56.9%	56.0%
	2019 Travel to Work in 60 Minutes or More	4.8%	8.2%	10.1%
	2019 Average Travel Time to Work	35.6	31.6	32.0
CONSUMER EXPENDITURE	2019 Est. Total Household Expenditure	\$35.95 M	\$672.36 M	\$1.42 B
	2019 Est. Apparel	\$1.28 M	\$23.6 M	\$49.95 M
	2019 Est. Contributions, Gifts	\$2.13 M	\$37.83 M	\$79.3 M
	2019 Est. Education, Reading	\$1.22 M	\$21.09 M	\$44.05 M
	2019 Est. Entertainment	\$2.07 M	\$37.96 M	\$80.44 M
	2019 Est. Food, Beverages, Tobacco	\$5.45 M	\$103.5 M	\$219.59 M
	2019 Est. Furnishings, Equipment	\$1.28 M	\$23.63 M	\$50.1 M
	2019 Est. Health Care, Insurance	\$3.25 M	\$62.12 M	\$131.83 M
	2019 Est. Household Operations, Shelter, Utilities	\$11.55 M	\$217.91 M	\$460.75 M
	2019 Est. Miscellaneous Expenses	\$682.5 K	\$12.7 M	\$26.86 M
	2019 Est. Personal Care	\$480.82 K	\$9.03 M	\$19.15 M
	2019 Est. Transportation	\$6.56 M	\$123 M	\$261.63 M