

# Starbucks

Choctaw, Oklahoma

**\$** Offering Price: **\$1,960,000** **%** Cap Rate: **5.00%**

[Click Here for Website & Full Offering Memorandum](#)



Representative Photo

## Investment Summary

**Stan Johnson Company** is pleased to offer to qualified investors a single tenant property which is 100% leased to Starbucks in Choctaw, Oklahoma.

Starbucks is operating under a new, 10-year NN lease with four (4), five (5) year options with annual increases.



**STARBUCKS®**

## Investment Highlights



**New Construction**



**Complementary Tenant Mix**



**Fresh Lease Term with No Early Termination Clause**



**Excellent Location**

**Brett Butler**  
Senior Director  
bbutler@stanjohnsonco.com  
CA Lic. # 02073416

**David Wirgler**  
Associate Director  
dwirgler@stanjohnsonco.com

**Tyler Wollmershauser**  
Associate  
mwollmershauser@stanjohnsonco.com

**Justin Wollmershauser**  
Associate  
jwollmershauser@stanjohnsonco.com

In Association with  
**Ryan Butler**  
OL Broker License #145949



**Stan Johnson Co.**  
THE NET LEASE AUTHORITY®