

# STARBUCKS

CHATTANOOGA, TN



Representative Photo

**Exclusively offered by:**

**JARED MEYERS**

jmeyers@sagecp.com  
Call or text: 801.787.3981  
License: UT 5722105-PB00

**JUSTIN WILSON**

jwilson@sagecp.com  
Call or text: 801.201.7466  
License: UT 5497345-SA00

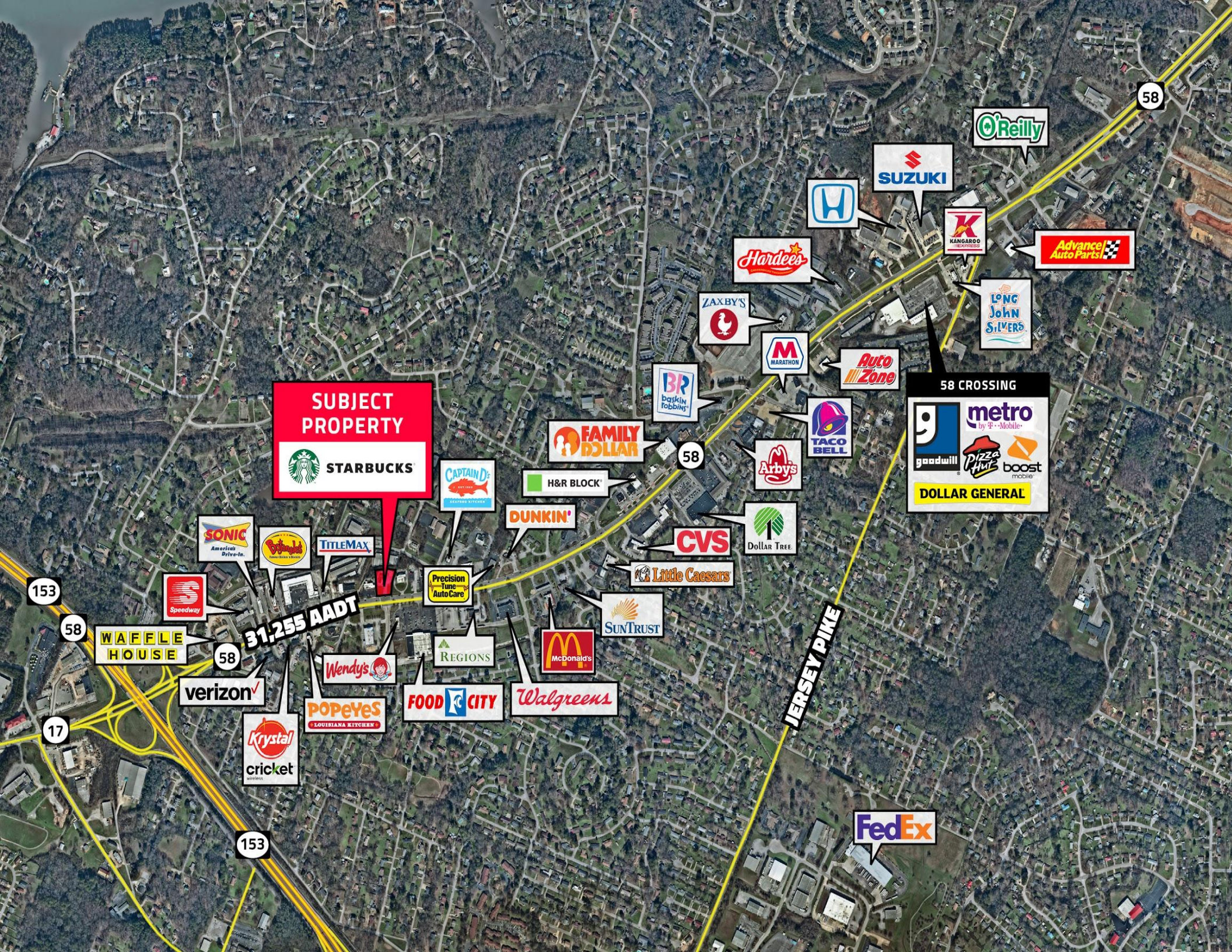
Listed in conjunction with:  
**ADAM SLUTZKY**  
Broker of Record  
License: TN 301797

# INVESTMENT OVERVIEW AND LEASE SUMMARY

TENANT	Starbucks Corporation	ASKING PRICE  \$1,712,500  5.20% Cap Rate	PROPERTY DETAILS																						
PROPERTY ADDRESS	4503 Tennessee 58 Chattanooga, TN 37416		1,850 Square Feet	0.55 Acres																					
YEAR BUILT / REMODELED	2007 / 2020		2020 Year Remodeled	24 Parking Spaces																					
BASE RENT AMOUNT	\$89,043.90																								
RENT INCREASES	10% every 5 years																								
RENT COMMENCEMENT	June 15, 2020	RENT SCHEDULE  <table><tr><td>LEASE YEAR</td><td>ANNUAL RENT</td><td>PERCENTAGE INCREASE</td></tr><tr><td>YEAR 1-5</td><td>\$89,043.90</td><td>10%</td></tr><tr><td>YEAR 6-10</td><td>\$97,948.29</td><td>10%</td></tr><tr><td>OPTION 1</td><td>\$107,743.12</td><td>10%</td></tr><tr><td>OPTION 2</td><td>\$118,517.40</td><td>10%</td></tr><tr><td>OPTION 3</td><td>\$130,369.17</td><td>10%</td></tr><tr><td>OPTION 4</td><td>\$143,406.09</td><td>10%</td></tr></table>			LEASE YEAR	ANNUAL RENT	PERCENTAGE INCREASE	YEAR 1-5	\$89,043.90	10%	YEAR 6-10	\$97,948.29	10%	OPTION 1	\$107,743.12	10%	OPTION 2	\$118,517.40	10%	OPTION 3	\$130,369.17	10%	OPTION 4	\$143,406.09	10%
LEASE YEAR	ANNUAL RENT				PERCENTAGE INCREASE																				
YEAR 1-5	\$89,043.90				10%																				
YEAR 6-10	\$97,948.29				10%																				
OPTION 1	\$107,743.12				10%																				
OPTION 2	\$118,517.40				10%																				
OPTION 3	\$130,369.17				10%																				
OPTION 4	\$143,406.09				10%																				
RENT EXPIRATION	June 15, 2030																								
LEASE TERM	10 years																								
EARLY TERMINATION RIGHT	After lease year 7 and only if sales are less than \$1,150,000 during that year																								
LEASE TYPE	NN																								
EXTENSION OPTIONS	4 five year																								
LANDLORD RESPONSIBILITIES	Roof, parking areas, building foundation and structure																								
INSURANCE	Reimbursed by tenant																								
PROPERTY TAXES	Reimbursed by tenant																								
OPERATING EXPENSES	Reimbursed by tenant																								

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. It is the Buyer’s responsibility to verify the information and the Buyer will bear all risks of any inaccuracies.

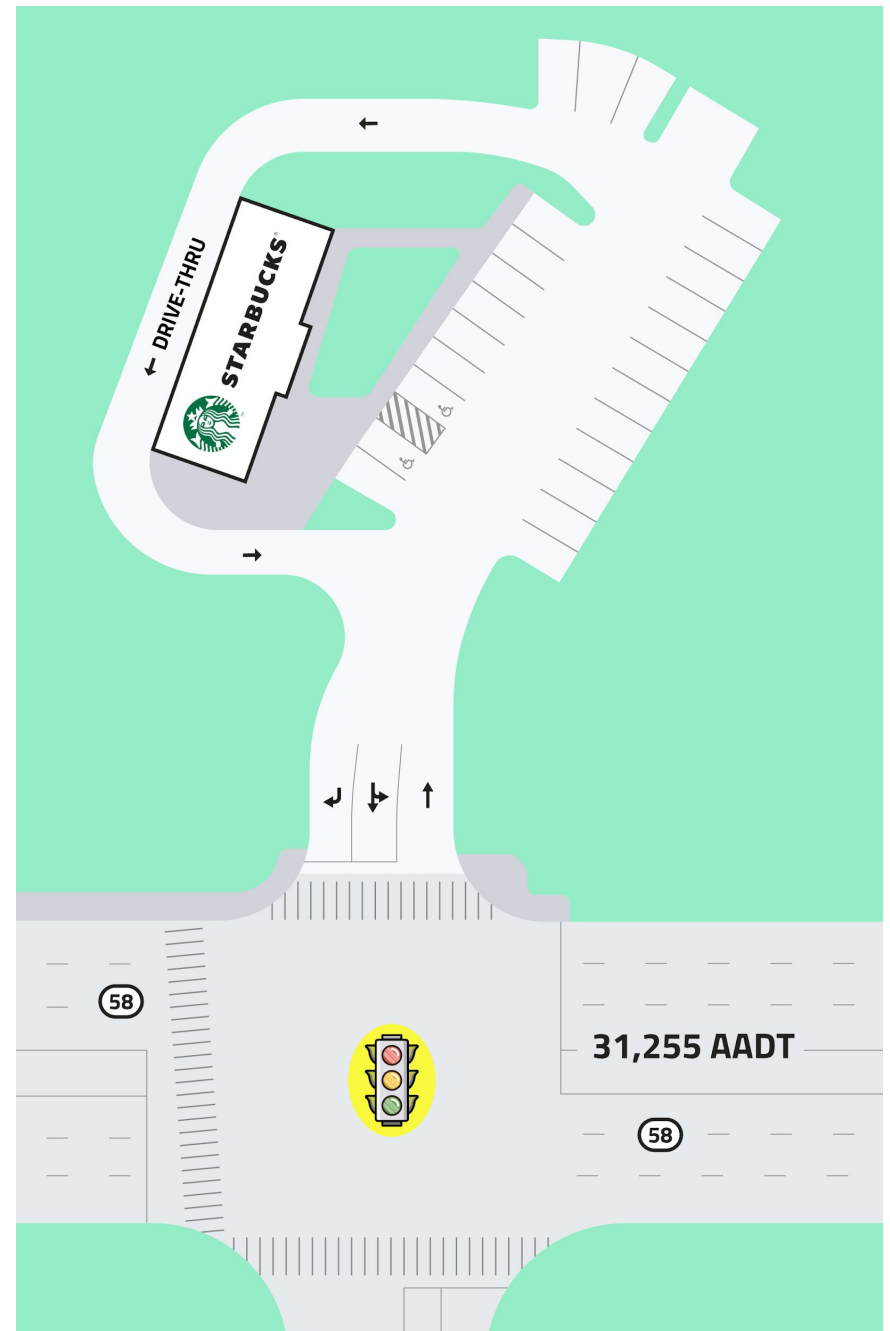






# PROPERTY HIGHLIGHTS

- New 10 Year Corporate Lease
- Strong Tenant: BBB+ Credit Rating (S&P), over 31,000 locations worldwide
- Attractive all-brick building
- Adjacent to high-end residential neighborhood Bal Harbor with average home values exceeding \$1,000,000
- Directly across from Food City grocery store
- Surrounded by national tenants: Walgreens, Food City, Wendy's, McDonald's, Family Dollar, CVS, Dunkin Donuts, Goodwill, and many more
- Signalized Intersection
- 31,255 AADT on Highway 58: 6-lane thoroughfare
- 93,972 residents within 5 miles
- \$65,501 average household income
- Positive income and demographic growth trends







\$1M+ Average Home Values

New Homes

New Apartments

Downtown Chattanooga



Volkswagen  
Electrical Vehicle  
Manufacturing  
Expansion Underway

CHA  
CHATTANOOGA  
AIRPORT



HAMILTON  
PLACE





## MARCH 2020 CONSTRUCTION PHOTOS - STORE OPENING SCHEDULED JUNE 2020

---





## MARCH 2020 CONSTRUCTION PHOTOS - STORE OPENING SCHEDULED JUNE 2020

---



# CONSTRUCTION ELEVATIONS





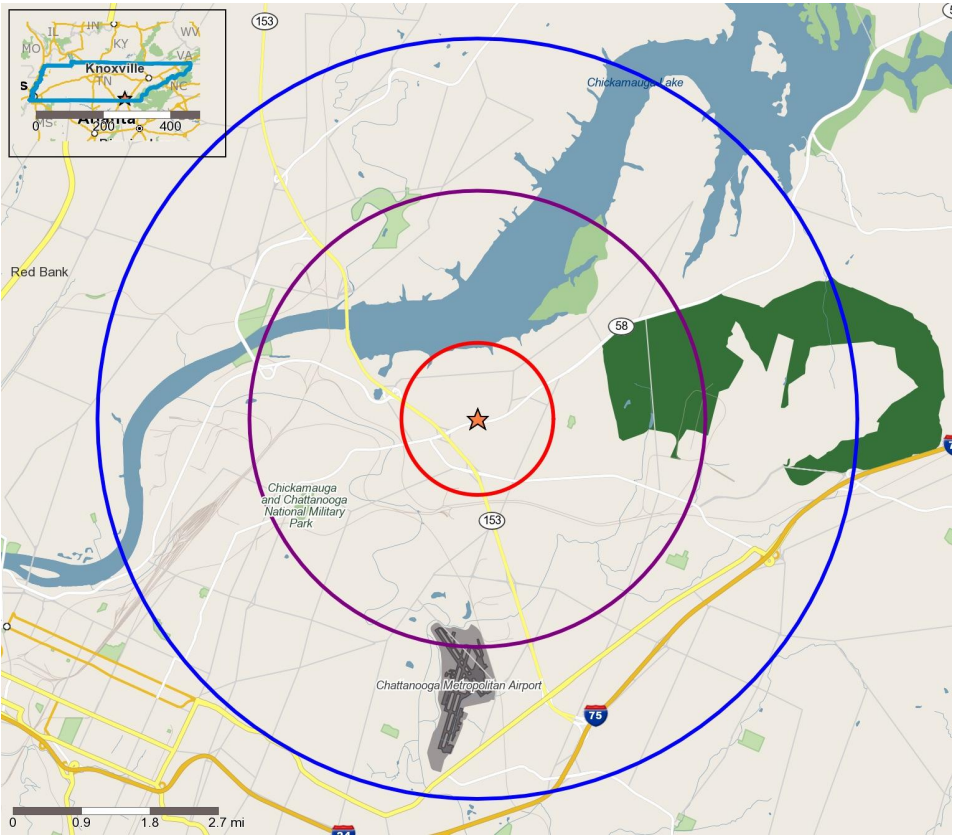
# DEMOGRAPHICS

	1 mile(s)	3 mile(s)	5 mile(s)
Total Population	6,112	24,826	93,972
Female Population	53.51%	53.40%	53.01%
Male Population	46.49%	46.60%	46.99%
Population Median Age	40.8	41.1	40.1
% White Collar	54.8%	57.7%	61.5%
% Blue Collar	45.2%	42.3%	38.5%
Total Q3 2019 Employees	4,178	22,106	82,418
Population Growth 2000-2010	6.71%	4.63%	5.22%
Population Growth 2019-2024	2.38%	2.22%	2.30%
Average Household Income	\$62,096	\$62,226	\$65,501
Median Household Income	\$45,929	\$44,353	\$44,805
Avg Income Growth 2000-2010	2.24%	12.39%	15.42%
Avg Income Growth 2019-2024	15.48%	15.15%	15.72%
Households	2,653	10,938	40,431
Hhld Growth 2000-2010	9.21%	10.76%	8.77%
Hhld Growth 2019-2024	3.51%	3.60%	3.63%

## TRAFFIC COUNTS

31,255 VPD

At Highway 58 & Inwood Lane





# TENANT OVERVIEW



Since 1971, Starbucks Coffee Company has been committed to ethically sourcing and roasting high-quality arabica coffee. Today, with more than 31,000 stores around the globe, the company is the premier roaster and retailer of speciality coffee in the world. 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. The company reported net revenues of \$26.5B in 2019 and carries a credit rating of BBB+ (S&P).

## BAA1/BBB+

Credit Rating

## \$26.5 Billion

2019 Net Revenue

## 31,000+

Total Stores





# CHATTANOOGA, TN

---



Chattanooga, the 4th largest city in the state, is located in Southeast Tennessee near the border of Georgia at the junction of four interstate highways. The city has received national recognition for the renaissance of its beautiful downtown and redevelopment of its riverfront. The city boasts the most productive affordable housing program in the nation, and is notable for leveraging development funds through effective public/private partnerships, with significant civic involvement on the part of private foundations.

The Chattanooga Convention and Trade Center is solidly booked by groups who return to the city year after year for a good time and a great facility that has recently been expanded. Public entities and private citizens worked together to build the 20,000 seat Max Finley Stadium completed in 1998.

Attractions such as the Tennessee Aquarium, Lookout Mountain, Civil War battlefield sites, the African American Museum, and the Appalachian Trail bring thousands of people to the area, as do events like the Riverbend Festival, Bessie Smith Strut, Fall Color Cruise, the Creative Discovery Museum for children, and the Southern Writers Conference. Chattanooga is the home of NCAA Division I-AA national football championships and hosts the national softball championships every year.

The local economy includes a diversified mix of manufacturing and service industries, four colleges, and several preparatory schools known throughout the South.

With its scenic beauty, stable population and economy, civic vitality and cross-sector partnerships, fiscal integrity, and strategic location, Chattanooga enters the 21st century as one of the most progressive and livable mid-size cities in the US. In this decade the city has won 3 national awards for outstanding "livability", and 9 Gunther Blue Ribbon Awards for excellence in housing and consolidated planning.







## JARED MEYERS

[jmeyers@sagecp.com](mailto:jmeyers@sagecp.com)

Call or text: 801.787.3981

License: UT 5722105-PB00

## JUSTIN WILSON

[jwilson@sagecp.com](mailto:jwilson@sagecp.com)

Call or text: 801.201.7466

License: UT 5497345-SA00

Listed in conjunction with:

## ADAM SLUTZKY

Broker of Record

License: TN 301797



Representative Photo