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A D V I S O R S



7101 S. STONY ISLAND AVE, CHICAGO, IL 60649

MARKETING PACKAGE

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CONTACT INFORMATION



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INVESTMENT SUMMARY

Tenant	Starbucks
Street Address	7101 S. Stony Island Ave
City	Chicago
State	IL
Zip	60649
GLA	1,696 SF
Lot Size	0.32 AC
Year Built	2004

\$ \$1,895,000
LIST PRICE

% 5.82%
CAP RATE

\$ \$110,240
NET OPERATING INCOME

Price / SF \$1,117.33

Rent / SF \$65



Corporate Guarantee from Investment Grade Credit Tenant - Starbucks (SBUX) is the world's leading coffee retailer with annual revenue of more than \$22 billion and an "investment grade" credit rating (S&P: BBB+), providing an investor with superior financial security.

Central Chicago MSA with Extremely Dense Demographics - The Starbucks property is located at the signalized intersection of South Stony Island Avenue and East 71st Street, located less than ten miles from downtown Chicago. The property benefits from is extremely dense demographics with 38,186 in a one mile radius and over 515,000 in five mile radius, respectively.

Strong Tenant Commitment to the Site - Starbucks has been operating at this site since 2004 and extended their lease for an additional 10 year and waiving their option to terminate, thus providing evidence to their commitment to the site.

Busy Intersection with High Traffic Counts - South Stony Island Avenue is a primary North-South thoroughfare with traffic counts exceeding 42,000 vehicles per day and is the only road with access to the Chicago Skyway Toll Road (Interstate 90) in Illinois.

STARBUCKS
RETAIL AERIAL



LEASE SUMMARY

Lease Type	Double-Net (NN)	Real Estate Taxes	Tenant Reimburses
Type of Ownership	Fee Simple	Insurance	Tenant Reimburses
Original Lease Term	20 Years	Roof & Structure	Landlord Responsible
Commencement Date	7/16/2004	Lease Guarantor	Corporate
Lease Expiration	7/31/2024	Company Name	Starbucks
Term Remaining	4+ Years	Ownership	Public
Increases	Four (4), 5-Year	Years in Business	48
Options	8.3% in Year 6, 7.5% in Option Periods	Number of Locations	31,795



Proximity to Busy Interstate - The property is located approximately one-half mile north of Interstate 90 and two miles east of Interstate 94, which experiences daily average traffic counts in excess of 34,000 and 250,000.

Surrounded by Several Other National Retailers - Major national brands in the immediate vicinity include Walgreens, McDonald's, Chase Bank, Jewel Osco, Advance Auto Parts, Taco Bell, AutoZone and Dollar Tree.

Located at Stony Island Commuter Rail Station - The site benefits from its strategic location at the Stony Island Commuter Rail Station, which is a main source of public transportation to the locals in the area.

Limited Competition - The closest Starbucks is over 2 miles away from this location.

One of the Most Admired Companies in the World - For the 16th consecutive year, Fortune Magazine has included Starbucks in their list of the most admired companies in the world. In 2018, the iconic coffee franchise ranked at number five, just below finance and tech giants Berkshire Hathaway, Alphabet, Amazon, and the number-one-ranking Apple.

STARBUCKS
PROPERTY PHOTO



STARBUCKS

RENT SCHEDULE

Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
Current - 7/31/2024	Base Term	\$110,240.00	\$9,186.67	-	5.82%
8/1/2024 - 7/31/2029	1st Option	\$118,516.48	\$9,876.37	7.50%	6.25%
8/1/2024 - 7/31/2034	2nd Option	\$127,403.52	\$10,616.96	7.50%	6.72%
8/1/2024 - 7/31/2044	3rd Option	\$136,952.00	\$11,412.67	7.50%	7.23%
8/1/2024 - 7/31/2049	4th Option	\$147,229.76	\$12,269.15	7.50%	7.77%



STARBUCKS
PROPERTY PHOTO



STARBUCKS
PROPERTY PHOTO



STARBUCKS
PROPERTY PHOTO



STARBUCKS
RETAIL AERIAL



STARBUCKS
SITE PLAN



ABOUT THE BRAND

Starbucks

Starbucks Corporation is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington in 1971. As of 2020, the company operates over 31,000 locations worldwide. Starbucks locations serve hot and cold drinks, whole-bean coffee, microground instant coffee known as VIA, espresso, cafe latte, full- and loose-leaf teas including Teavana tea products, Evolution Fresh juices, Frappuccino beverages, La Boulange pastries, and snacks. Many stores sell pre-packaged food items, hot and cold sandwiches, and drinkware including mugs and tumblers; select "Starbucks Evenings" locations offer beer, wine, and appetizers.

Starbucks has always believed in serving the best coffee possible. It's their goal for all of their coffee to be grown under the highest standards of quality, using ethical sourcing practices. Their coffee buyers personally travel to coffee farms in Latin America, Africa and Asia to select high quality beans. And their master roasters bring out the balance and rich flavor of the beans through the signature Starbucks Roast.



Starbucks Delivers Now Available Nationwide in 2020

Starbucks announced that its delivery service powered by Uber Eats will reach all 48 states where both companies operate by the start of May, 2020. Starbucks began rolling out delivery in December 2019. The recent expansion comes at a key time for Starbucks amid the novel coronavirus outbreak.

Starbucks Reports Q1 Fiscal 2020 Results

Q1 comparable store sales up 5% globally, led by 6% comp growth in the U.S. And 3% comp growth in China.



31,795

NUMBER OF LOCATIONS



BBB+

S&P Credit Rating



\$26.5 Billion

2019 REVENUE



351

FORBES RANKING

LOCATION OVERVIEW

Chicago

With over 2.8 million residents, the City of Chicago is the largest city in Illinois and the third most-populous city in the nation. The city is 234 square miles in size and is the county seat of Cook County. Chicago is an international center for finance, culture, commerce, industry, education, technology, telecommunications, and transportation. It is one of the largest markets of the world, creating 20% of all revenue in commodities and financial futures alone. The city's O'Hare International Airport is ranked as the world's fifth or sixth busiest airport and either first or second in the United States. The region also has the largest number of federal highways and is the nation's railroad hub.

Chicago's 58 million domestic and international visitors in 2019 made it the second most visited city in the nation, as compared with New York City's 65 million visitors in 2019. The city was ranked first in the 2019 Time Out City Life Index, a global quality of life survey of 15,000 people in 32 cities. In addition, the city has one of the world's most diversified and balanced economies. Chicago is home to several Fortune 500 companies, including Allstate, Boeing, Exelon, Kraft Heinz, McDonald's, Sears, United Airlines Holdings, and Walgreens.



Chicago is a city unlike any other. They have the architectural marvels, world-class museums, dynamic entertainment, and award-winning dining scene one would expect from one of the world's greatest cities. But they're more than just another big city — their welcoming residents, inclusive neighborhoods, and Midwestern soul truly make Chicago the city that feels like home. Chicago has more than 8,800 acres of green space and 600 parks; the Chicago Park District is the largest municipal park manager in the nation.

Chicago Sport Teams

Chicago is home to a variety of famous sports team that include the NFL's Chicago Bears, MLB's Chicago Cubs, NBA's Chicago Bulls, and the NHL's Chicago Blackhawks.

University of Chicago

The University of Chicago is a prestigious private research university in Chicago, Illinois with more than 17,000 enrolled students annually. It is located ten blocks to the north of the subject property.

LOCATION OVERVIEW

1. The University of Chicago

5801 S. Ellis Ave, Chicago, IL 60637

1.9 MILES FROM SUBJECT PROPERTY

2. Millennium Park

201 E. Randolph St, Chicago, IL 60602

9 MILES FROM SUBJECT PROPERTY

3. Shedd Aquarium

1200 S. Lake Shore Dr, Chicago, IL 60605

8.3 MILES FROM SUBJECT PROPERTY

4. Navy Pier

600 E. Grand Ave, Chicago, IL 60611

10.3 MILES FROM SUBJECT PROPERTY

5. The Art Institute of Chicago

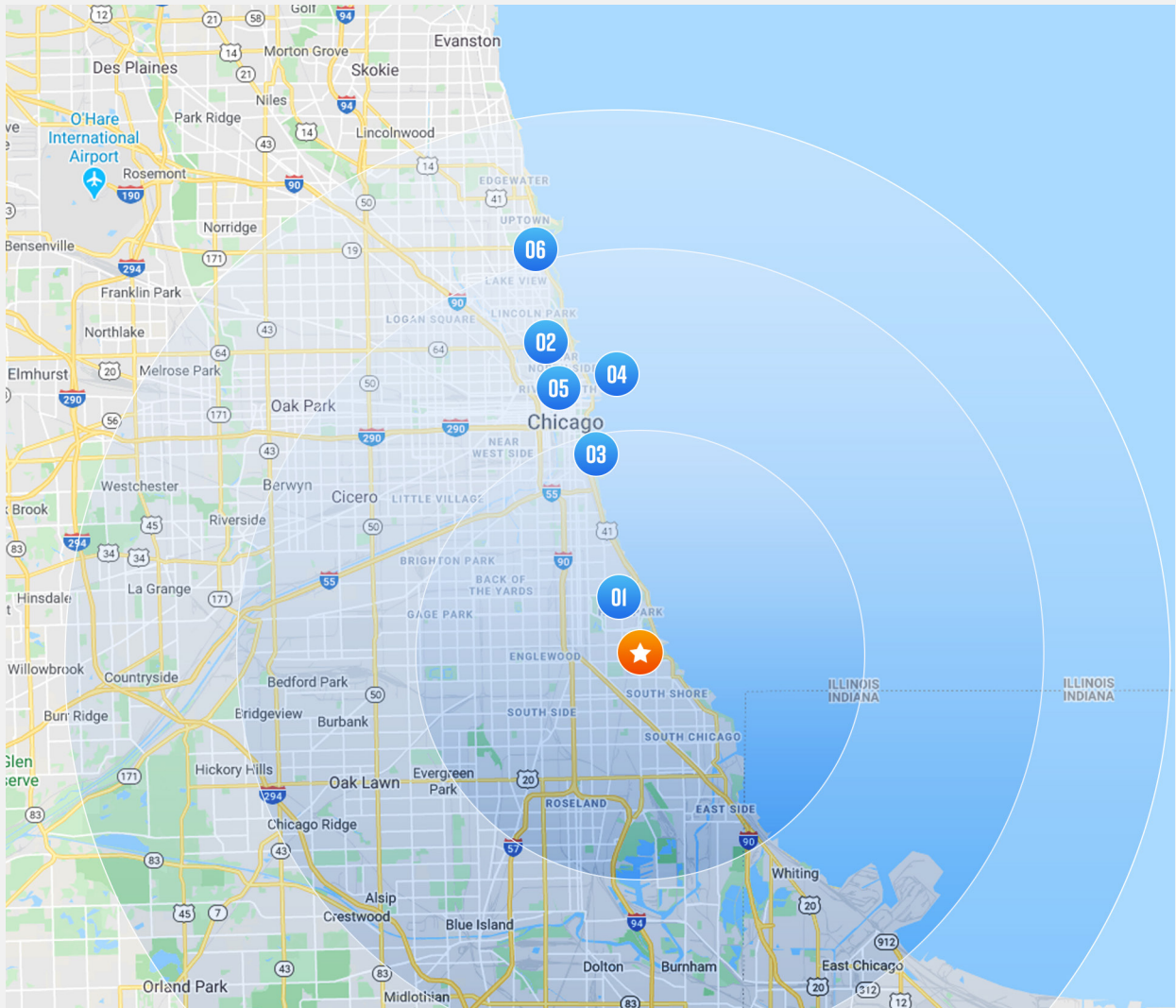
111 S. Michigan Ave, Chicago, IL 60603

9 MILES FROM SUBJECT PROPERTY

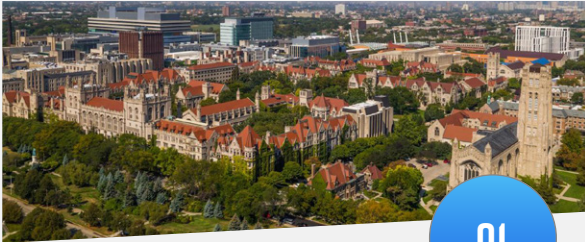
6. Wrigley Field

1060 W. Addison St, Chicago, IL 60613

15.8 MILES FROM SUBJECT PROPERTY



LOCATION OVERVIEW



01

UNIVERSITY OF CHICAGO

THIS PRIVATE UNIVERSITY HAS OVER 17,000 ENROLLED STUDENTS ANNUALLY.



02

MILLENNIUM PARK

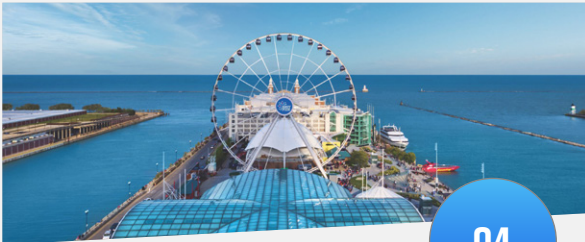
A PARK WITH A COLLECTION OF ARCHITECTURE, LANDSCAPE DESIGN & ART.



03

SHEDD AQUARIUM

THIS STATE OF THE ART AQUARIUM IS HOME TO OVER 32,000 ANIMALS.



04

NAVY PIER

NAVY PIER IS A 3,300-FOOT-LONG PIER ON THE SHORELINE OF LAKE MICHIGAN.



05

THE ART INSTITUTE OF CHICAGO

THIS IS ONE OF THE OLDEST AND LARGEST ART MUSEUMS IN THE UNITED STATES.



06

WRIGLEY FIELD

THIS BASEBALL PARK HAS THE CAPACITY TO SEAT OVER 41,000 VISITORS.

STARBUCKS

DEMOGRAPHICS



POPULATION	1-Mile	3-Mile	5-Mile
2025 Projection	37,631	259,612	509,992
2020 Estimate	38,186	260,941	514,922
2010 Census	38,980	253,654	511,947

HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2025 Projection	15,982	106,342	193,100
2020 Estimate	16,327	107,315	195,732
2010 Census	17,223	106,517	198,469
Average Income	\$48,617	\$55,432	\$54,254
Median Income	\$29,713	\$34,853	\$35,047

Chicago City Facts

Chicago is known as the United State’s railroad capital, with more major railroads serving the city than any other place in America. Downtown Chicago’s underground pedestrian system, known as the Pedway, consists of tunnels and overhead bridges that cover roughly 5 miles and link more than 40 blocks in the Central Business District. Chicago has approximately 60 museums, nearly 200 art galleries, and 20 neighborhood art centers with more than 250 theatres, 225 music venues, and 200 dance companies. Chicago truly is a city where both business and pleasure meet.

DEVELOPMENT

Obama Presidential Center

This massive \$500 million project, less than 2 miles away from the subject property, has all the hallmarks of a mega development. The combination presidential museum and community center will span nearly 20 acres in Jackson Park. It includes a 235-foot-tall tower, an auditorium, an athletic complex, and a Chicago Public Library branch.

The Obama Presidential Center features a stone, almost temple-like design by New York architects Tod Williams and Billie Tsien. Landscape architect Michael Van Valkenburgh Associates will design new wooded gardens, a bike and pedestrian promenade, a wetlands area, and a playground.

Conceived as more of a community center than a traditional repository of official documents, the Obama Presidential Center offers a campus of neighborhood amenities such as athletic facilities and a Chicago Public Library branch—the interior of which is shown for the first time in the latest renderings.

Despite scoring a significant victory after a judge dismissed a lawsuit aimed at blocking the project's construction, the Obama Presidential Center is still a work in progress, said its designers to Chicago Tribune architecture critic Blair Kamin.



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