



ARIZONA GRAND

W/SWC I-10 & BASELINE RD | TEMPE, AZ



**BRAND NEW
10-YEAR NET LEASE**

CURRENTLY UNDER CONSTRUCTION



EXCLUSIVELY LISTED BY

CHAD TIEDEMAN

Senior Managing Director
(602) 288-3472
ctiedeman@pcaemail.com

TORREY BRIEGEL

Associate Vice President | Associate Broker
(602) 734-7219
tbriegel@pcaemail.com



PHOENIX COMMERCIAL ADVISORS

3131 East Camelback Road, Suite 340
Phoenix, Arizona 85016
P 602-957-9800 F 602-957-0889
www.pcainvestmentsales.com



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PROPERTY SUMMARY

ASKING PRICE	\$3,356,000
CAP RATE	4.35%
ANNUAL BASE RENT	\$146,000
TOTAL BUILDING SIZE	±2,400 SF + Drive-Thru
TOTAL LAND SIZE	±0.739 Acres
YEAR BUILT	2020
PRIMARY LEASE TERM	Ten (10) Years
RENT COMMENCEMENT	Fall 2020
LEASE TYPE	Net Lease
RENT INCREASES	10% Every 5 Years
PROPERTY ADDRESS	2415 W Baseline Rd Tempe, AZ 85282

INVESTMENT HIGHLIGHTS

- Brand new corporate 10-year net lease, landlord has limited responsibilities
- Newly developed Starbucks freestanding building with drive-thru
- Located just west of the I-10 freeway, 10 minutes south of Sky Harbor International Airport, and 10 minutes southwest of Arizona State University
- Starbucks is one of the nation’s preeminent corporations with 1Q2020 net revenues up 7% to \$7.1 billion
- True investment grade tenant Starbucks Corporation (NASDAQ: SBUX) with nearly 31,800 stores in 78 markets
- Starbucks (S&P: BBB+) corporate revenues in excess of \$26.97 billion
- Easy access and excellent visibility from Baseline Road with nearly 59,000 vehicles per day
- Adjacent to Arizona Grand Resort, a AAA Four Diamond all-suit resort with water park, golf course and spa, and The University of Advancing Technology with 700 students and housing facilities for 260 students
- Dense infill location in Tempe with nearly 109,000 residents and over 119,000 employees within 3-miles



LEASE ABSTRACT

TENANT	Starbucks Corporation
GUARANTOR	Starbucks Corporation
LEASE TERM	Ten (10) Years
RENT COMMENCEMENT	Fall 2020
LEASE TYPE	Net Lease
RENT INCREASES	10% Every 5 Years
RENEWAL OPTIONS	Four, Five-Year Options
PROPERTY TAXES	Paid by Tenant
INSURANCE	Paid by Tenant
UTILITIES	Paid by Tenant
COMMON AREA EXPENSES	Paid by Tenant
HVAC	Paid by Tenant
ROOF & STRUCTURE	Paid by Landlord

TERM	YEARS	INCREASE DATE	ANNUAL RENT	% INCREASE
Primary	1-5	-	\$146,000.00	N/A
Primary	6-10	Nov 2024	\$160,600.00	10%
Option	11-15	Nov 2029	\$176,660.00	10%
Option	16-20	Nov 2034	\$194,326.00	10%
Option	21-25	Nov 2039	\$213,758.00	10%
Option	26-30	Nov 2044	\$235,133.00	10%



TENANT PROFILE

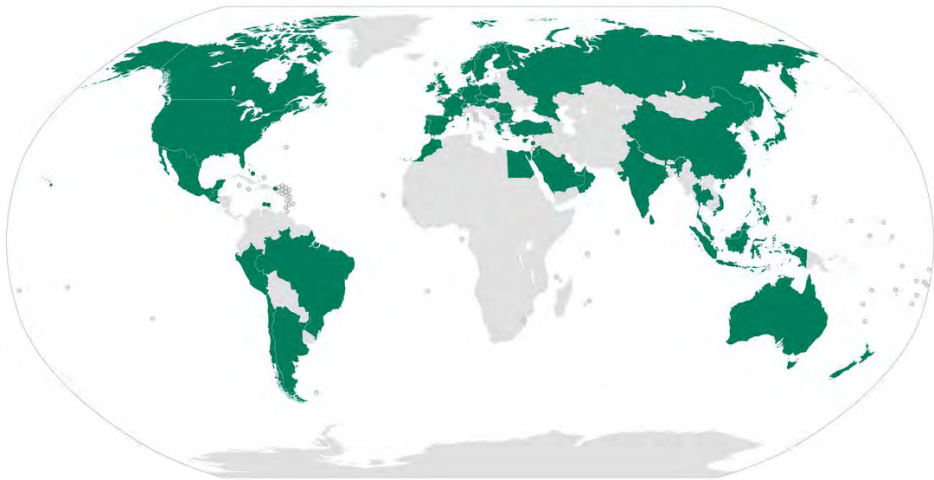


OUR HERITAGE

Starbucks is an American global coffee company that is currently the largest coffee shop in the world with nearly 31,800 retail stores in 78 markets and over 300,000 employees. Founded in 1971 in Seattle, Washington, the original Starbucks location still stands in Pike Place Market.

Starbucks offers more than 30 blends of single-origin premium coffees as well as handcrafted teas, blended beverages, pastries, sandwiches and a variety of other fresh foods. The company offers its products under the Starbucks, Tazo tea, Seattle’s Best Coffee, Starbucks VIA Ready Brew, Starbucks Refreshers, Evolution Fresh, La Boulange, and Verismo brand names.

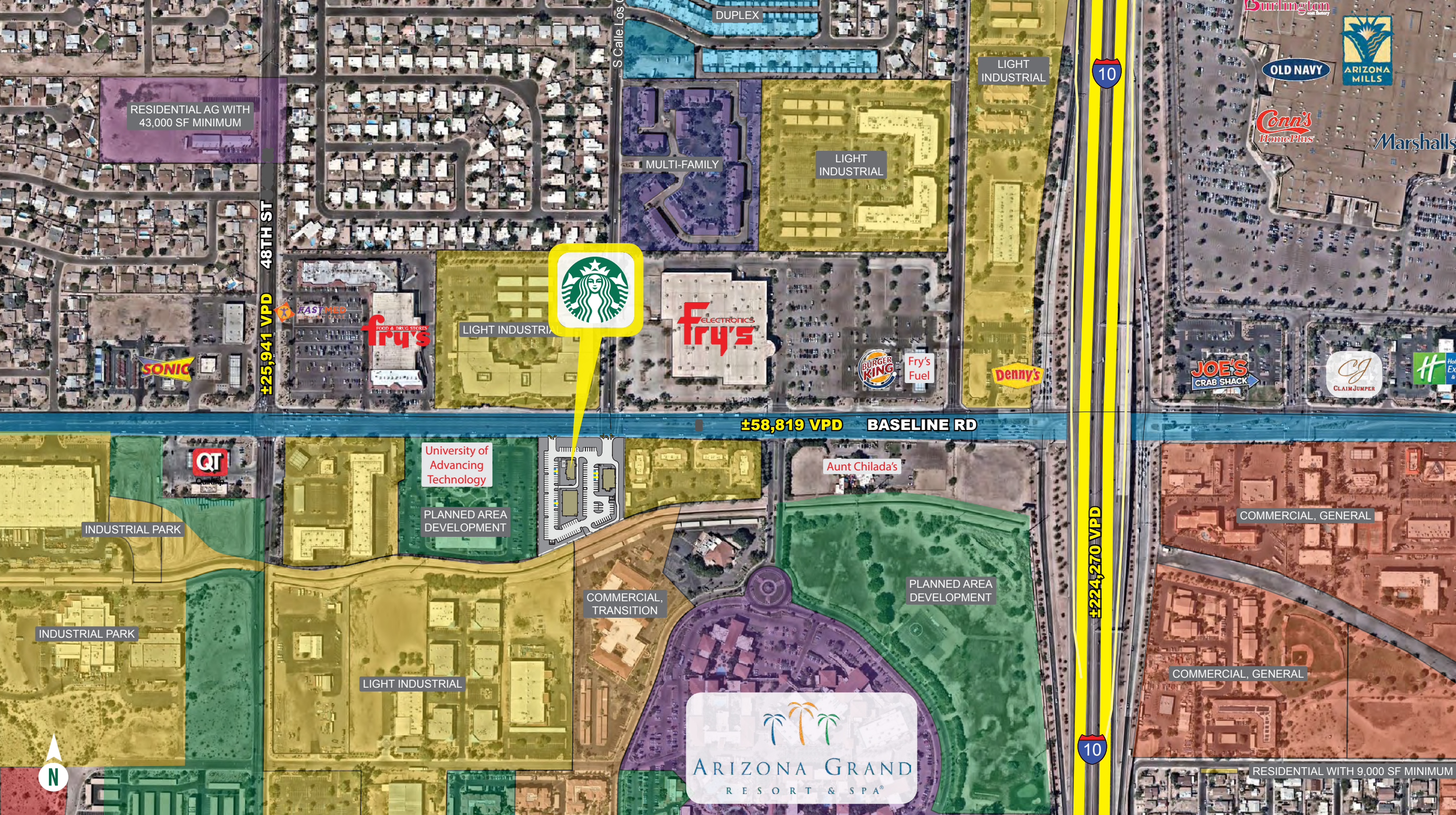
As of 1Q2020, Starbucks is present in 78 markets



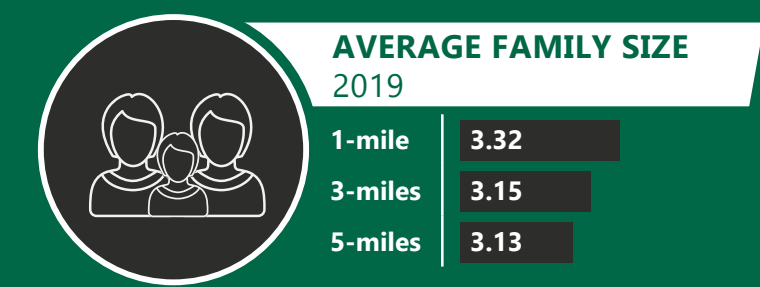
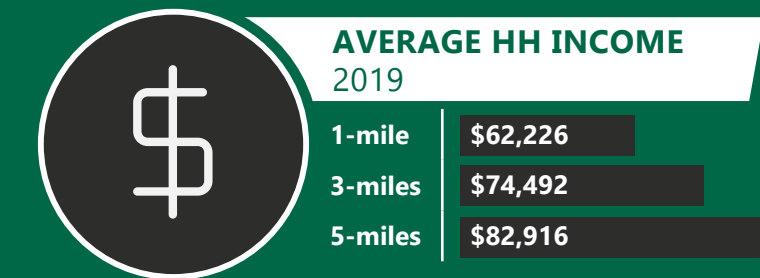
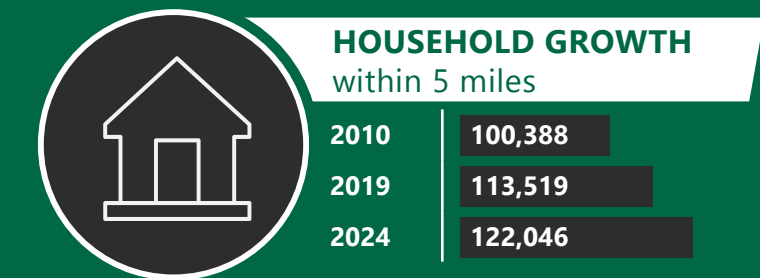
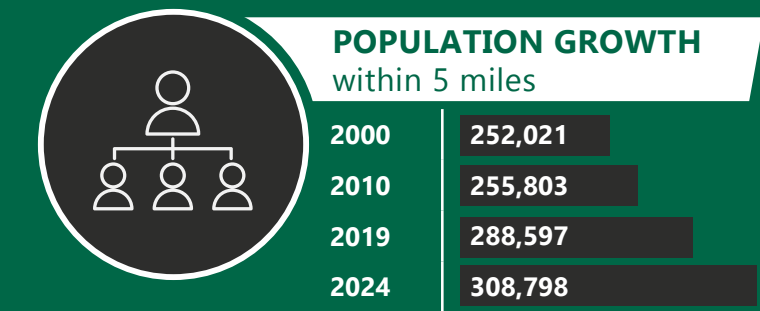
STARBUCKS CORPORATION

NASDAQ	SBUX
MARKET CAP	\$90.49 billion
REVENUE	\$26.97 billion
S&P RATING	BBB+
HEADQUARTERS	Seattle, WA
LOCATIONS	±31,800 Worldwide
EMPLOYEES	±300,000





DEMOGRAPHICS



DEMOGRAPHICS



MEDIAN AGE 2019

1-mile	31.5
3-miles	32.5
5-miles	31.8



BUSINESSES IN THE AREA 2019

1-mile	485
3-miles	5,775
5-miles	13,294



DAYTIME WORKERS 2019

1-mile	10,168
3-miles	119,549
5-miles	273,186

FOOD AWAY FROM HOME SPENDING
OF NEARLY
\$420 MILLION
WITHIN A 5-MILE RADIUS



NEARLY
60,000 VPD
USE BASELINE RD TO
GET TO THE I-10 FREEWAY

SOUTH MOUNTAIN

ABOUT TEMPE

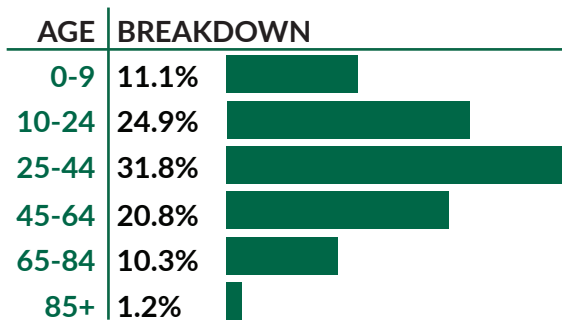
Tempe is a vibrant, young urban city just east of Phoenix. The town is home to Arizona State University, which consistently ranks in the top six largest universities in the United States with more than 60,000 students. Students flock here from around the country and innovative companies follow to take advantage of the flooded talented workforce. Top finance, insurance and real estate companies, including Chad, Silicon Valley Bank, ADP and the regional headquarters for State Farm Insurance, call Tempe home. With a median age of 28.8, there are many amenities geared toward active, creative young professionals. The city is the only one in Arizona to have a border-to-border light rail service that includes stops at Sky Harbor International Airport and in the Mill Avenue entertainment district.

EMPLOYEES AT TEMPE LOCATIONS



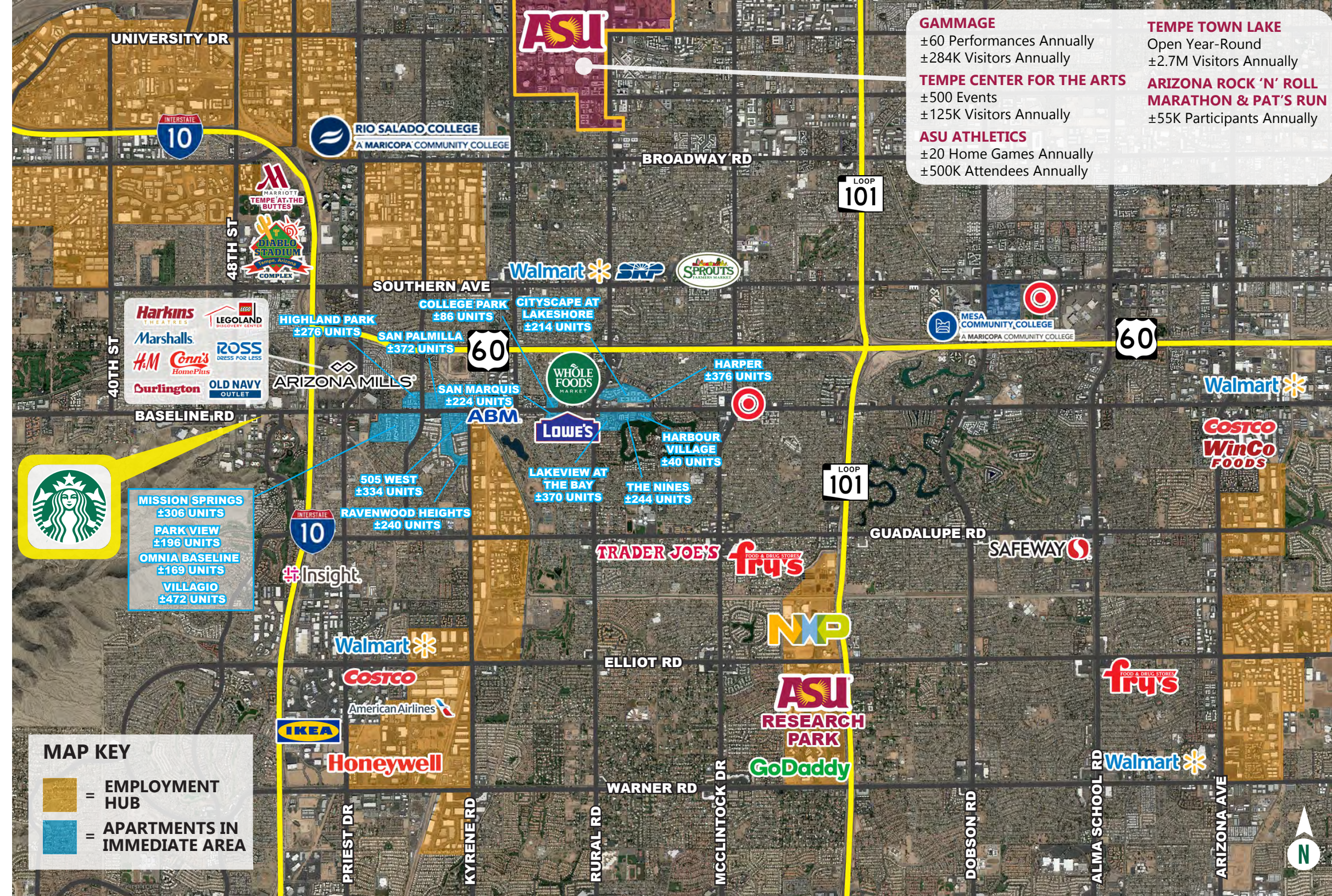
* Based on Aggregated Reported Data

CITY OF TEMPE AGE BREAKDOWN



ESRI 2019

MILLENNIALS ACCOUNT FOR
31.8% OF THE TOTAL
POPULATION





STARBUCKS DRIVE-THRU LOCATIONS



CONFIDENTIALITY STATEMENT

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All property showings are by appointment only.

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