

# SINGLE TENANT NNN

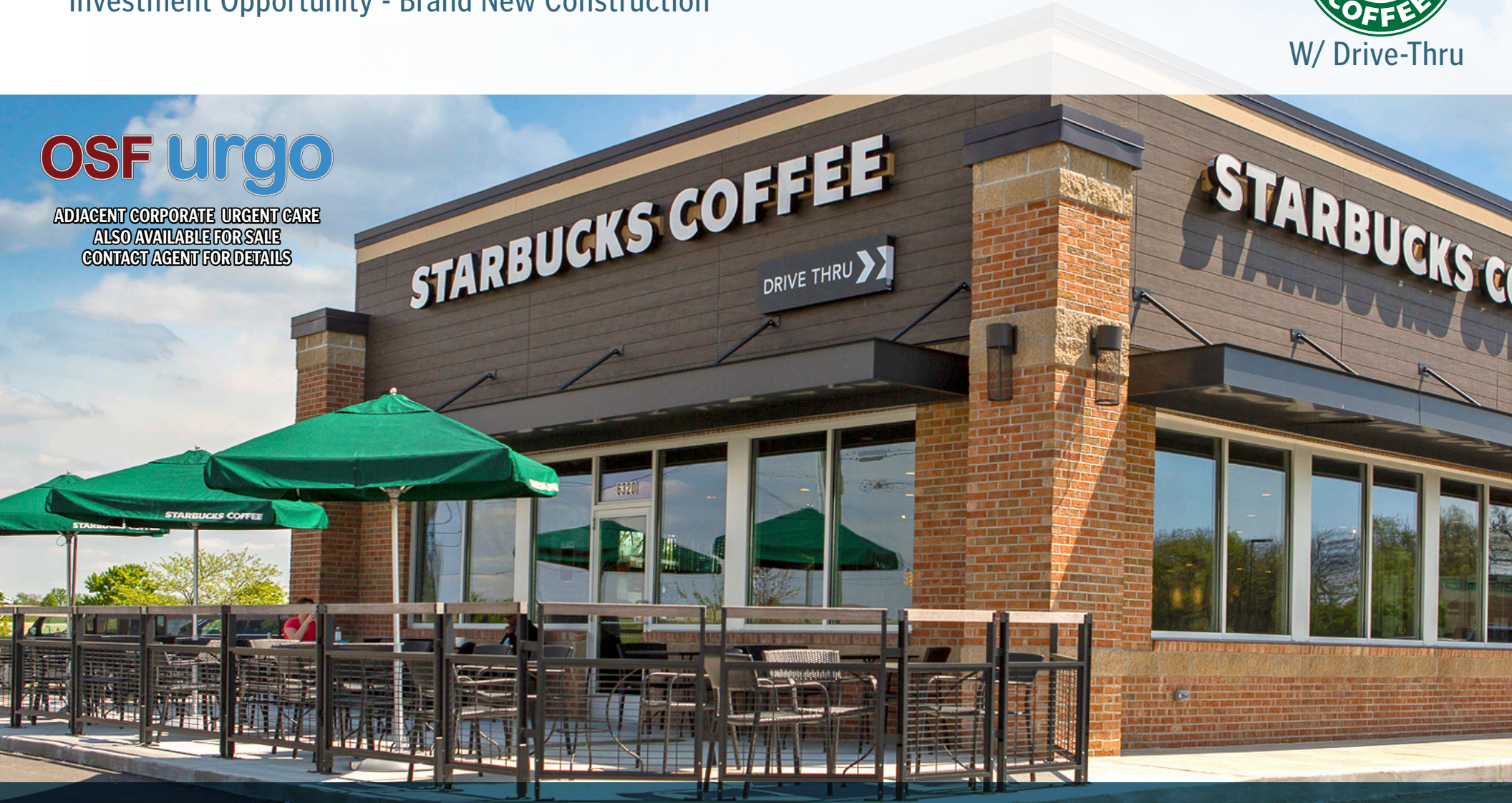
Investment Opportunity - Brand New Construction



W/ Drive-Thru

**OSF urgo**

ADJACENT CORPORATE URGENT CARE  
ALSO AVAILABLE FOR SALE  
CONTACT AGENT FOR DETAILS



3641 NORTH VERMILION STREET  
**DANVILLE ILLINOIS**

REPRESENTATIVE PHOTO

 **SRS**  
NATIONAL NET LEASE GROUP





EXCLUSIVELY MARKETING BY

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## INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN leased, brand new construction, freestanding, corporate guaranteed, drive-thru equipped, Starbucks investment property located in Danville, IL. The tenant, Starbucks Corporation, recently signed a brand new 10-year lease with 4 (5-year) options to extend, demonstrating their commitment to the site. The lease features a 10% rental increase every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation. The lease is NNN with landlord responsibilities limited to roof and structure, making it an ideal investment opportunity for a passive investor. Starbucks is currently under construction with an estimated rent commencement in August 2020. This offering is also available as a portfolio with the adjacent OSF Urgo Urgent Care building (10-year corporate lease).

OSF Urgo Urgent Care OM [here](#) | Combined Offering OM [here](#)

Starbucks is part of a larger development which includes an OSF Healthcare urgent care pad next door. The site is positioned as an outparcel to a Meijer anchored center at the signalized, hard corner intersection of N. Vermilion St. and Boiling Springs Rd., averaging a combined 17,900 vehicles passing by daily. The Meijer anchored center is also home to Kohl's, TJ Maxx, Tractor Supply, and more, promoting crossover shopping to the subject property. Other nearby national/credit tenants include a 24-Hour Walmart Supercenter, Lowe's Home Improvement, Ross Dress for Less, Burlington, and more, further increasing consumer draw to the immediate trade area. The 5-mile trade area is supported by more than 34,000 residents and nearly 19,000 employees. Residents within a 1-mile trade radius boast a healthy average household income of more than \$75,000.





## PROPERTY ELEVATIONS

WEST



NORTH



EAST



SOUTH







## CONSTRUCTION JUNE 2020







## OFFERING SUMMARY



## Offering

PRICING	\$1,878,000
NET OPERATING INCOME	\$102,312
CAP RATE	5.45%
GUARANTY	Corporate
TENANT	Starbucks Corporation dba Starbucks
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	Roof and Structure

## Property Specifications

RENTABLE AREA	2,200 SF
LAND AREA	0.76 Acres (Est.)
PROPERTY ADDRESS	3641 N Vermillion Street, Danville, IL 61832
YEAR BUILT	2020 (Est. Opening August 2020)
OWNERSHIP	Fee Simple (Land & Building)



Parcel Map





## INVESTMENT HIGHLIGHTS

### **Corporate Guaranteed Lease | Options To Extend | Brand New Construction**

- Lease is corporate guaranteed by Starbucks Corporation, an investment grade (S&P: BBB+), a globally recognized, established tenant with 25,000+ locations
- Brand new 10-year lease term
- Lease features a 10% rental increase every five years throughout the initial term and at the beginning of each of the 4 (5-year) options to extend
- Currently under construction with an estimated rent commencement of August 2020

### **NNN Lease | Fee Simple Ownership | Limited Landlord Responsibilities**

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord responsible for roof and structure
- Ideal investment opportunity for a passive investor

### **Demographics In 5-mile Trade Area | Healthy 1-Mile Incomes**

- More than 34,000 residents and 19,000 employees support the trade area
- Residents within a 1-mile radius boast a healthy \$75,000 average household income

### **Outparcel to Meijer Anchored Center | Next to New Starbucks | Nearby National Credit/Tenants**

- The subject property is situated as an outparcel pad to a Meijer anchored center with fellow tenants including Kohl's, TJ Maxx, Tractor Supply, and more
- Other nearby national/credit tenants include a 24-Hour Walmart Supercenter, Lowe's Home Improvement, Ross Dress for Less, Burlington, and more
- Strong tenant synergy increases consumer draw and promotes crossover shopping to the subject property

### **Signalized, Hard Corner Intersection | Excellent Visibility & Access | Drive-Thru Equipped**

- The asset is located at the signalized, hard corner intersection of North Vermilion Street and Boiling Springs Road, averaging a combined 17,900 vehicles passing by daily
- The asset has excellent visibility along both cross-streets
- Building is equipped with a drive-thru, providing ease and convenience for customers
- On average, stores with drive-thrus experience higher sales than those without

\*This offering is also available as a portfolio with the adjacent new construction OSF Urgo Urgent Care (10-year corporate lease, 9 years remaining).

Find the OSF Urgo Urgent Care OM [here](#)

Find the Combined Offering OM [here](#)



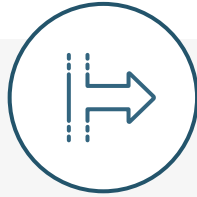


## PROPERTY OVERVIEW



### Location

Located in  
Danville, IL  
Vermilion County



### Access

N. Vermilion Street /  
U.S. Highway 136 /  
State Highway 1  
1 Access Point



### Traffic Counts

N. Vermilion Street /  
U.S. Highway 136 /  
State Highway 1  
16,800 Cars Per Day



### Improvements

There is approximately 2,200 SF  
of leasable area on the premises.



### Parking

There are approximately  
42 parking spaces on the  
owned parcel.  
The parking ratio is  
approximately 19.09 stalls per  
1,000 SF of leasable area.



### Parcel

Acres: 0.76 Acres (Est.)  
Square Feet: 33,106



### Year Built

2020  
Est. Opening August 2020



### Zoning

B3: General Business





VILLAGE MALL

JO-ANN  
fabric and craft stores  
Dunham's  
SPORTS  
PET SUPPLIES PLUS  
Minus the hassle.  
COUNTY MARKET  
amc  
THEATRES  
ROSS  
DRESS FOR LESS  
Burlington

DOLLAR GENERAL



16,800  
CARS PER DAY

meijer

TSC TRACTOR  
SUPPLY CO

COLDWELL  
BANKER

(GAS)  
meijer

OSF urgo



LOWE'S

T.J. maxx

KOHL'S  
expect great things

MATTRESS FIRM

Carpet Weaver's  
FLOORING FURNITURE GALLERY

N. VERMILION ST. / U.S. HWY 136 / ST HWY 1









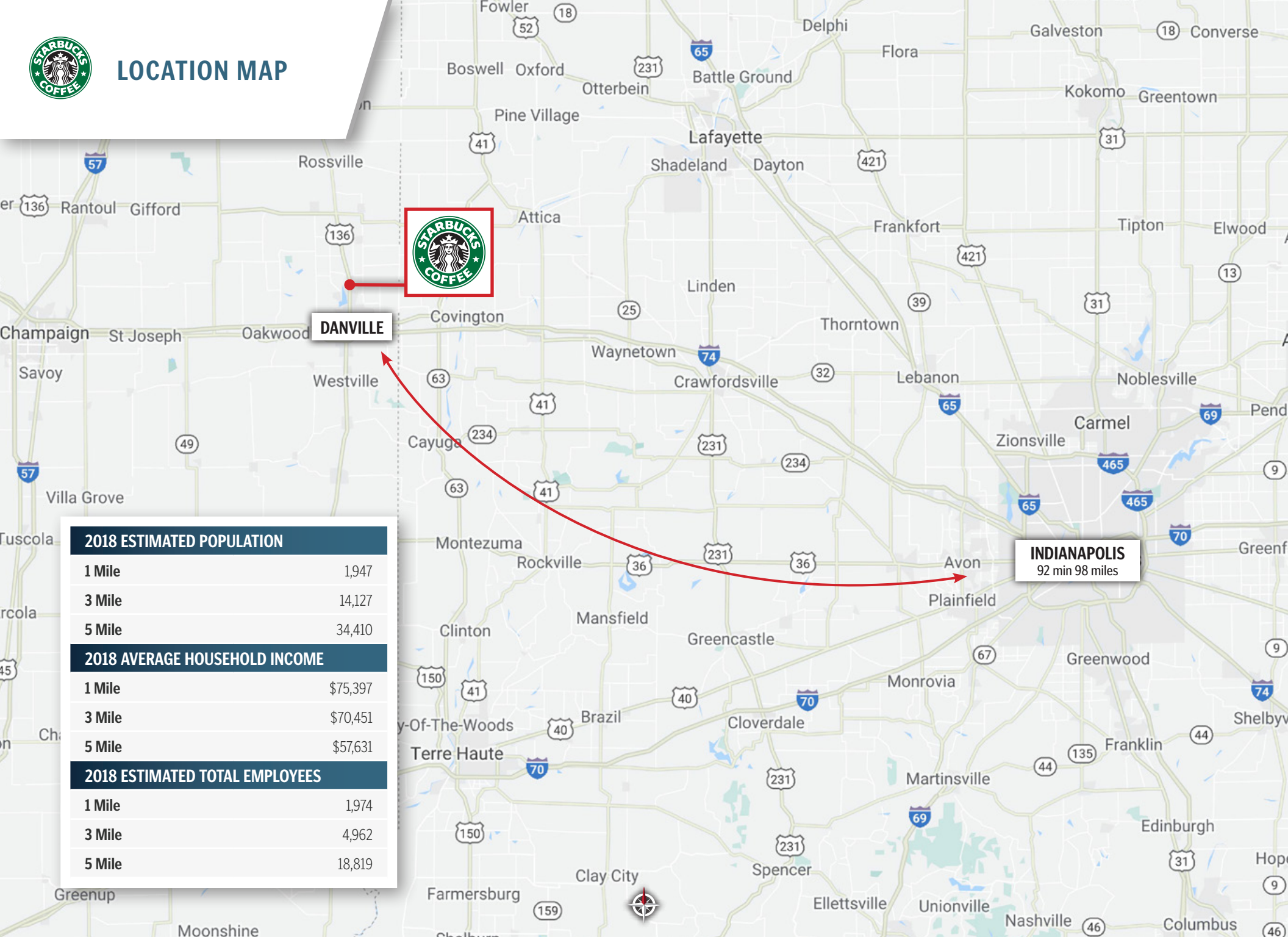








## LOCATION MAP







## AREA OVERVIEW



### Danville, Illinois

Danville is a city in and the county seat of Vermilion County, Illinois, United States. The City of Danville had a population of 31,632 as of July 1, 2018. Danville ranks in the upper quartile for Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in Illinois.

Danville offers a number of parks and playgrounds including Cannon Park, Douglas Park, Carver Park, Espensheid Park, Elmwood Park, Liberty Park, Winterview Park, Garfield Park, Ellsworth Park, and Meade Park. The Kickapoo State Recreation Area offers fishing and other recreation opportunities for its residents and visitors. The Holiday Square Shopping Center and Village Mall Shopping Center are also worth visiting.

Danville's main shopping center is the Village Mall, opened in 1975. Additional retail has spread north on Route 1/Vermilion Street since the early 90s, ranging from traditional big-box stores and retail infill and redevelopment of abandoned shopping centers. Retail in the community has increased after a large influx of redevelopment and green development happened in 2013 with the addition of Meijer and the Kohl's Plaza.

Higher educational facilities are provided by Danville Area Community College, University of Illinois at Urbana - Champaign, Indiana State University, and Parkland College.

The general aviation community is served by the Vermilion Regional Airport. Air transportation is available from University of Illinois - Willard Airport.

Vermilion County is a county in the eastern part of the U.S. state of Illinois, between the Indiana border and Champaign County. It was established in 1826 and was the 45th of Illinois' 102 counties. According to the 2017 United States Census, it had a population of 77,909, a decrease of 2.7% in 2000. It contains 21 incorporated settlements; the county seat and largest city is Danville.

For 2014, Vermilion County had a workforce of 35,643 people; 32,584 were employed and 3,059 (8.6%) were unemployed.

There are 12 school districts in the county that provide primary and secondary education. There are two post-secondary educational institutions: Danville Area Community College, a public two-year community college, and Lakeview College of Nursing, a four-year private institution (both located in Danville).





## AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 Estimated Population	1,947	14,127	34,410
2023 Projected Population	1,869	13,736	33,288
2010 Census Population	2,043	14,544	35,869
2018 Estimated Households	953	6,428	14,225
2023 Projected Households	919	6,272	13,797
2010 Census Households	988	6,558	14,741
2018 Estimated White	86.53%	79.82%	67.21%
2018 Estimated Black or African American	5.70%	13.69%	25.91%
2018 Estimated Asian or Pacific Islander	5.91%	3.04%	1.61%
2018 Estimated American Indian or Native Alaskan	0.46%	0.31%	0.30%
2018 Estimated Other Races	1.69%	1.56%	2.46%
2018 Estimated Hispanic	3.95%	4.44%	6.41%
2018 Estimated Average Household Income	\$75,397	\$70,451	\$57,631
2018 Estimated Median Household Income	\$47,871	\$50,871	\$40,625
2018 Estimated Per Capita Income	\$39,318	\$32,178	\$24,507
2018 Estimated Total Businesses	144	410	1,345
2018 Estimated Total Employees	1,974	4,962	18,819







## RENT ROLL

Lease Term						Rental Rates					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Starbucks Corporation	2,200	Aug. 2020 (Est.)	Aug. 2030 (Est.)	Year 1	-	\$8,526	\$3.88	\$102,312	\$46.51	NNN	4 (5-Year)
(Corporate Guaranty)				Year 6	10%	\$9,379	\$4.26	\$112,543	\$51.16		10% Incr. at Beg. of Each Option

Note 1: Controllable CAM charges shall not increase more than 5% over previous year (excluding utilities, snow/ice removal, OEA charges, insurance, and taxes)

Note 2: Tenant pays a 10% admin on CAM (excluding utilities & insurance)

### FINANCIAL INFORMATION

Price	\$1,878,000
Net Operating Income	\$102,312
Cap Rate	5.45%
Lease Type	NNN

### PROPERTY SPECIFICATIONS

Year Built	2020 (Est. Opening August 2020)
Rentable Area	2,200 SF
Land Area	0.79 Acres (Est.)
Address	3641 N. Vermilion Street, Danville, IL 61832







## BRAND PROFILE

### Starbucks starbucks.com

Since 1971, Starbucks Coffee Company has been committed to ethically sourcing and roasting high-quality arabica coffee. Today, with stores around the globe, the company is the premier roaster and retailer of specialty coffee in the world. Through our unwavering commitment to excellence and our guiding principles, we bring the unique Starbucks Experience to life for every customer through every cup.



#### COMPANY TYPE

**Public (NASDAQ: SBUX)**

#### 2018 EMPLOYEES

**291,000**

#### 2018 REVENUE

**\$24.72 B**

#### 2018 NET INCOME

**\$4.52 B**

#### 2018 ASSETS

**\$24.16 B**

#### 2018 EQUITY

**\$1.17 B**

#### CREDIT RATING

**S&P: BBB+**





NATIONAL NET LEASE GROUP

**SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.**

**275+**

**RETAIL  
PROFESSIONALS**

**25+**

**OFFICES**

**#1**

**LARGEST REAL ESTATE  
SERVICES FIRM**  
in North America  
exclusively dedicated to retail

**1500+**

**RETAIL LISTINGS**  
in 2018

**\$2.6B**

**TRANSACTION  
VALUE**  
in 2018

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

\*Statistics are for 2018

REPRESENTATIVE PHOTO

**SRSRE.COM/NNLG**