

SECURE
NET LEASE

FILE PHOTO

STARBUCKS

DRIVE THRU




STARBUCKS S&P: BBB+

\$2,051,000 | 5.50% CAP

1600 N. Mississippi Avenue, Ada OK 74820

- ✓ Brand New Construction Starbucks
- ✓ 10 Year Net Lease with No Early Termination
- ✓ Minimal LL Responsibilities with 10 Year Roof Warranty
- ✓ 10% Rental Increases in Primary Term and Options
- ✓ Irreplaceable Signalized Intersection Location

A photograph of a Starbucks building at dusk. The building is a two-story structure with a mix of brick and dark grey panels. A large 'STARBUCKS' sign is mounted on the brick section. To the left, a 'DRIVE THRU' sign with a right-pointing arrow is visible. The building has large windows and a circular vent on the left side. In the foreground, there is an outdoor seating area with black metal frames, wooden tables, and green umbrellas. A concrete parking lot is in the foreground, and a small 'EXIT ONLY' sign with a red 'X' is visible on the left. The sky is a mix of blue and pinkish-purple from the setting or rising sun.

Starbucks Corporation is an American coffee company and coffeehouse chain. As of 2019, the company operates over 30,000 locations worldwide with a revenue of approximately 26.51 billion dollars.

INVESTMENT OVERVIEW

STARBUCKS | ADA, OKLAHOMA

\$2,051,000 | 5.50% CAP



\$112,800

NOI



±2,117 SF

BUILDING AREA



±0.778 ACRES

LAND AREA



2020

YR BUILT



100%

OCCUPANCY



CORPORATE NET

LEASE TYPE

* LL responsible for roof, structure and parking lot. 10 Year Roof Warranty.



New construction Starbucks property with drive thru: featuring a new 10 year net lease with no early termination clause and 10% rental increases every five years.



Lease guaranteed by Starbucks Corporation: S&P Rated BBB+ | Ranked #121 on the Fortune 500 list | Over 26,000 locations globally.



Minimal landlord responsibilities: corporate net lease with new 10 year roof warranty. Landlord responsible for roof structure and parking lot.



Excellent high traffic location at the signalized intersection of N. Mississippi Ave. & J A Richardson Loop



Surrounded by national retailers including: Walmart, Home Depot, Cinnemark, Chick-fil-A, Tractor Supply, Applebee's, Chili's and many others.



Ada, OK is located approximately 1 hour from Oklahoma City.

SECURE

NET LEASE

CONTACT FOR DETAILS

EDWARD BENTON

VICE PRESIDENT

(713) 263-3981

ebenton@securenetlease.com

OK BROKER OF RECORD

GRANT MCKINNEY

GLM Commercial Properties LLC

License #: 120857

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FILE PHOTO



SECURE NET LEASE | 3

TENANT OVERVIEW

STARBUCKS | ADA, OKLAHOMA



STARBUCKS (starbucks.com)

LESSEE: STARBUCKS CORPORATION, A WASHINGTON CORPORATION

Starbucks Corporation is an international coffee and coffeehouse chain based in Seattle, Washington. Starbucks is the largest coffeehouse company in the world. Starbucks sells drip brewed coffee, espresso-based hot drinks, other hot and cold drinks, snacks, and items such as mugs and coffee beans. Many of the company's products are seasonal or specific to the locality of the store. Starbucks retail stores are located in high-traffic, high-visibility locations. Its stores are located in or near a variety of settings, including downtown and suburban retail centers, office buildings and university campuses. In the 1990's, Starbucks was opening a new store every workday, a pace that continued in to the 2000's. In fiscal 2019, the company reported an increase in net revenues of 7% and global comparable store sales by 5% over the previous year.

\$26.51B

REVENUE

BBB+

CREDIT RATING



30,000

TOTAL LOCATIONS

SBUX

STOCK TICKER

FILE PHOTO



THE PURSUIT OF DOING GOOD

August 12, 2019 (*Starbucks Stories & News*)

Here we reflect on our progress and share the company's results for the 2018 fiscal year.

From the first time Starbucks opened its doors in Seattle's Pike Place Market in 1971, we have been dedicated to exceptional coffee and customer service – and something more.

It started with our early travels to the places where our coffee is grown, understanding that our future is inextricably tied to

Each year since 2001, *Starbucks has reported on its efforts to make a positive impact in the communities it serves.*

the futures of farmers and their families. We nurtured personal relationships and built a global network of support to create a new way to produce coffee: one that is sustainable, transparent and good for people and the planet. As the threats of climate change have grown, we have been working to help coffee farms adapt and find innovative solutions in how we build and operate our stores, while reducing the environmental impact of our cups, straws and lids.

Our stores are often the heart of a neighborhood, and we strive to make each one a welcoming and inclusive Third Place. As we have grown, so too has our opportunity to make a positive impact, from alleviating hunger through our food donation program to making investments in local partnerships and coffee- and tea-origin communities through The Starbucks Foundation.



CLICK HERE TO READ MORE

STARBUCKS TO TRANSFORM U.S. STORE PORTFOLIO BY BUILDING ON THE STRENGTH OF DIGITAL CUSTOMER RELATIONSHIPS AND THE CONVENIENCE OF THE STARBUCKS APP

June 10, 2020 (*Starbucks Stories & News*)

Over the next 18 months, company to accelerate expansion of convenience-led formats such as Drive-Thru, mobile order only Starbucks Pickup and curbside pickup to meet changing customers behaviors.

Today, Starbucks announced plans to accelerate the transformation of its store portfolio in the U.S. through the integration of the physical and digital customer experience. These changes are accelerated due to a retail environment that has shifted because of COVID-19 and to meet the already evolving customer

Over the next 18 months, *Starbucks will increase convenience-led formats in company-operated locations with drive-thru and curbside pickup options*, as well as Starbucks® Pickup locations.

needs of convenience, connection and personalization offered through a digital experience.

These store experiences are powered by the Starbucks® App which is integral to ordering and paying ahead as well as engaging the company's 19.4 million Starbucks® Rewards members.

"Starbucks stores have always been known as the 'third place,' a welcoming place outside of our home and work where we connect over a cup of coffee," said Kevin Johnson, ceo, Starbucks.



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LEASE OVERVIEW

STARBUCKS | ADA, OKLAHOMA

INITIAL LEASE TERM	10-Years, Plus (4), 5-Year Options to Extend
PROJECTED RENT COMMENCEMENT	Early September 2020
PROJECTED LEASE EXPIRATION	Early September 2030
LEASE TYPE	Corporate Net Lease
RENT INCREASES	10% Every 5 Years, In Primary Term & Options
ANNUAL RENT YRS 1-5	\$112,800.00
ANNUAL RENT YRS 6-10	\$124,080.00
OPTION 1	\$136,488.00
OPTION 2	\$150,136.80
OPTION 3	\$165,150.48
OPTION 4	\$181,665.53

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FILE PHOTO

ADA REGIONAL
AIRPORT

CHICKASAW
NATION EDUCATION



J A RICHARDSON LOOP
±10,538 VPD



ARLINGTON STREET
±17,782 VPD

SITE OVERVIEW

STARBUCKS | ADA, OKLAHOMA



2020
YR BUILT



±2,117 SF
BUILDING AREA

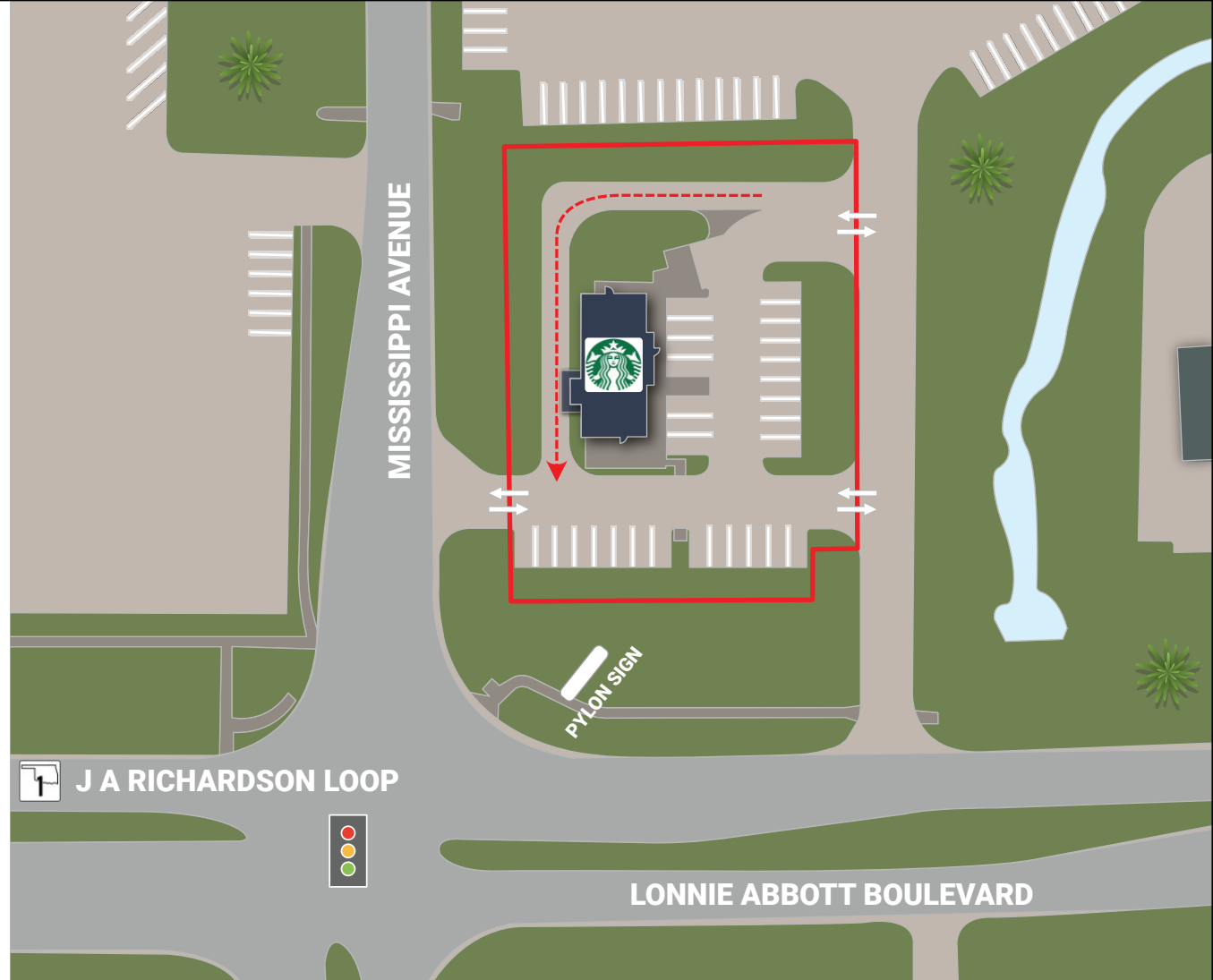


±0.778 ACRES
LAND AREA

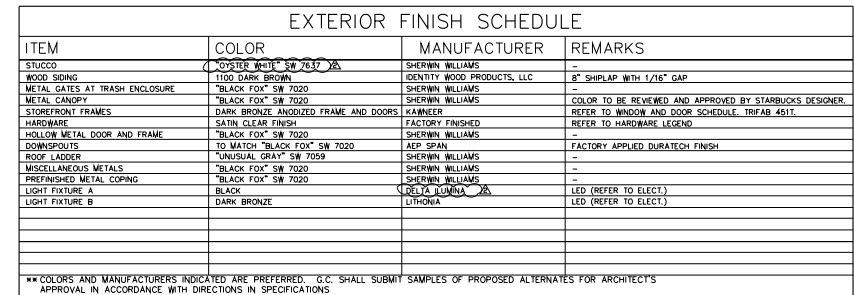
NEIGHBORING RETAILERS



The Home Depot	Shoe Dept. Encore
Applebee's Grill + Bar	ALDI
Aaron's	Staples
Pizza Hut	Walmart Supercenter
Tractor Supply Co.	Jack in the Box
Dollar General	Chick-fil-A
Hibbett Sports	Walgreens
rue21	O'Reilly Auto Parts
GNC	Taco Bell
Bath & Body Works	Hobby Lobby
Dollar Tree	Goodwill

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STARBUCKS | ADA, OKLAHOMA

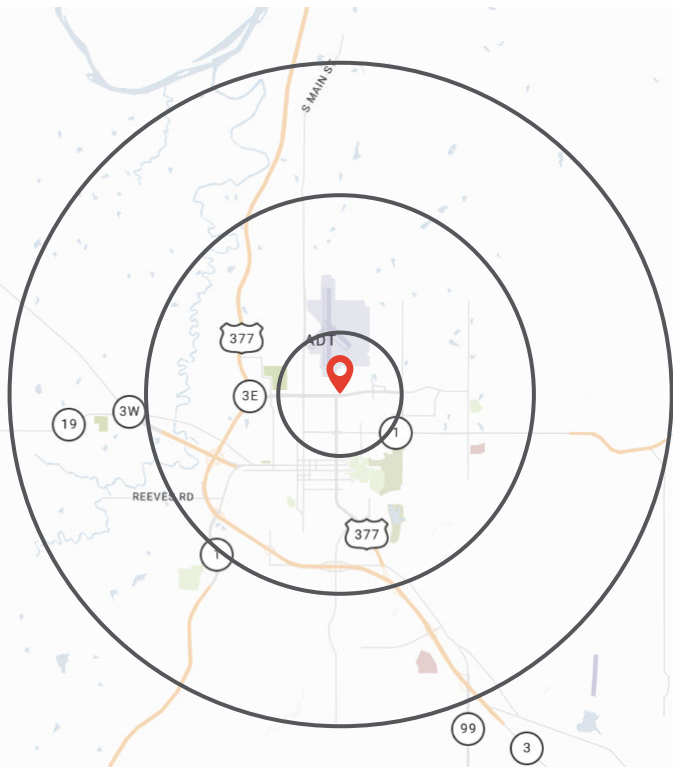


FINISH LEGEND	
STUCCO A	WOOD
	



LOCATION OVERVIEW

STARBUCKS | ADA, OKLAHOMA



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	3,212	19,127	24,970
HOUSEHOLDS	1,449	7,839	10,137
AVG. HH INCOME	\$39,638	\$62,223	\$66,411
TOTAL HH EXPENDITURE	\$54.57 M	\$394.5 M	\$534.42 M

 [VIEW MAP](#)

ECONOMIC DRIVER'S (# of Employees)

Mid-America Telephone, LLC (2,700)

Valley View Hospital Authority (650)

Chickasaw Nation (600)

Oklahoma Dept of Human Services (550)

Walmart Inc. (400)

Traditions Spirits, Inc. (358)

Flex-N-Gate Oklahoma, L.L.C. (320)

Chickasaw Nation (301)

State of Oklahoma East Central University (300)

Pauls Valley General Hospital Foundation, Inc. (277)

Oklahoma Department of Transportation (224)

Village Super Market, Inc. (218)

Oklahoma Dept of Veterans Affairs (200)

Holcim (us) Inc. (190)

Commercial Brick Corporation (155)

LOCATION OVERVIEW

STARBUCKS | ADA, OKLAHOMA



ADA OKLAHOMA



17,269
POPULATION



\$37,197
MEDIAN HOUSEHOLD INCOME

Ada is a city in and the county seat of Pontotoc County and is located in the rolling hills of southeastern Oklahoma. Ada is home to East Central University. ECU serves roughly 4,500 students and is perhaps best known internationally for its

Ada is also home to the Chickasaw Nation. Its revenues total over \$12 billion per year, most of which is funneled through Ada.

cartography program, as only a few such programs exist. Ada is also home to the Chickasaw Nation. Its revenues total over \$12 billion per year, most of which is funneled through Ada. Oil and natural gas are very much a part of the regional economy. Ada's thriving Main Street boasts countless coffee shops and the McSwain Theatre, built in the 1920s and lovingly restored in 2009. Visitors can enjoy live music from regional stars before visiting Wintersmith Park, a local gem that includes serene lakeside views, nature trails and a public amphitheater. The closest large city to Ada is Oklahoma City, the capital and largest city in Oklahoma.

The economy of Oklahoma City, once just a regional power center of government and energy exploration, has since diversified to include IT, education, health services, aviation, bioscience and manufacturing. The city is headquarters to two Fortune 500 companies, Chesapeake Energy Corporation and Devon Energy Corporation, as well as being home to Love's Travel Stops & Country Stores, which is ranked 13th on Forbes' list of private companies. Tinker Air Force Base, in southeast Oklahoma City, is the largest military air depot in the nation and a major maintenance and deployment facility for the Navy and the Air Force. Oklahoma City is an integral point on the United States Interstate Network, which three major interstate highways-Interstates 35, 40 and 44-bisecting the city. Oklahoma City is on the I-35 corridor which is one of the primary travel corridors south in to neighboring Texas and Mexico and north toward Wichita and Kansas City.

ADA

ADA IS THE
BIRTHPLACE OF
COUNTRY MUSIC STAR
BLAKE SHELTON.

3RD

IN TERMS OF LAND
AREA, OKLAHOMA CITY
IS THE THIRD LARGEST
IN THE NATION BY
LAND AREA.

A FRESH APPROACH TO GROWTH IN ADA

Colton Thompson, February 26, (Kten)

For years, the Ada Jobs Foundation had been using a small group of people to look for better economic developments.

It wasn't working as well as they'd like.

"We know that to do good community development and good neighborhood revitalization and good Main Street revitalization, you have to have community involvement," said AJF president James Eldridge. "It can't be a small group of people being overworked all the time. We know to

All of this to offer better opportunities to the generations to come in Ada.

increase this capacity, we have to get more public engagement."

The hope is that by working with the public and partnering with consulting firm Tadzo and OG&E, more progress can be made.

"We're going to make a major push with the City of Ada to talk about neighborhood revitalization and housing programs," Eldridge said. "There's a big push with things like public health. There's been a big push for things like entrepreneurship and technology development."

While progress in these areas were considered in a five-year time period, the non-profit is now looking further down the line.

"We're seeing this as a real opportunity to build this platform and framework to both envision initiatives that will last more than five years, but also connect the funding so it will last longer than that as well," Eldridge said.

ROAD TO WORK PROGRAM REFLECTS ECONOMIC GROWTH

Tony Choate, December 20, 2019 (*The Ada News*)

The Chickasaw Nation introduced a "Park and Ride" service in Ada, Tishomingo and Sulphur to offer employees an alternative to personal transportation. The service provides a low-cost, reliable and safe way for staff to get to and from work.

Shuttle fare is \$1 one-way for Chickasaw citizens and \$2 one-way for non-Chickasaws.

Transportation services continue to grow to meet the increasing need. In May

South-central Oklahoma has experienced tremendous economic growth.

The opening of the Chickasaw Cultural Center, the Artesian Hotel and Casino and the Chickasaw Retreat and Conference Center, as well as numerous other endeavors, has provided thousands of jobs within the Chickasaw Nation.

2019, the Chickasaw Nation completed a state-of-the-art transportation facility after providing 43,000 rides to worksites, job interviews and medical appointments in 2018.

The facility helps expand transportation services, making a positive impact on the lives of Chickasaws and those in the community it serves, Chickasaw Nation Gov. Bill Anoatubby said.

"While this is a beautiful facility, what is even more important is the work people do from here," Anoatubby said.



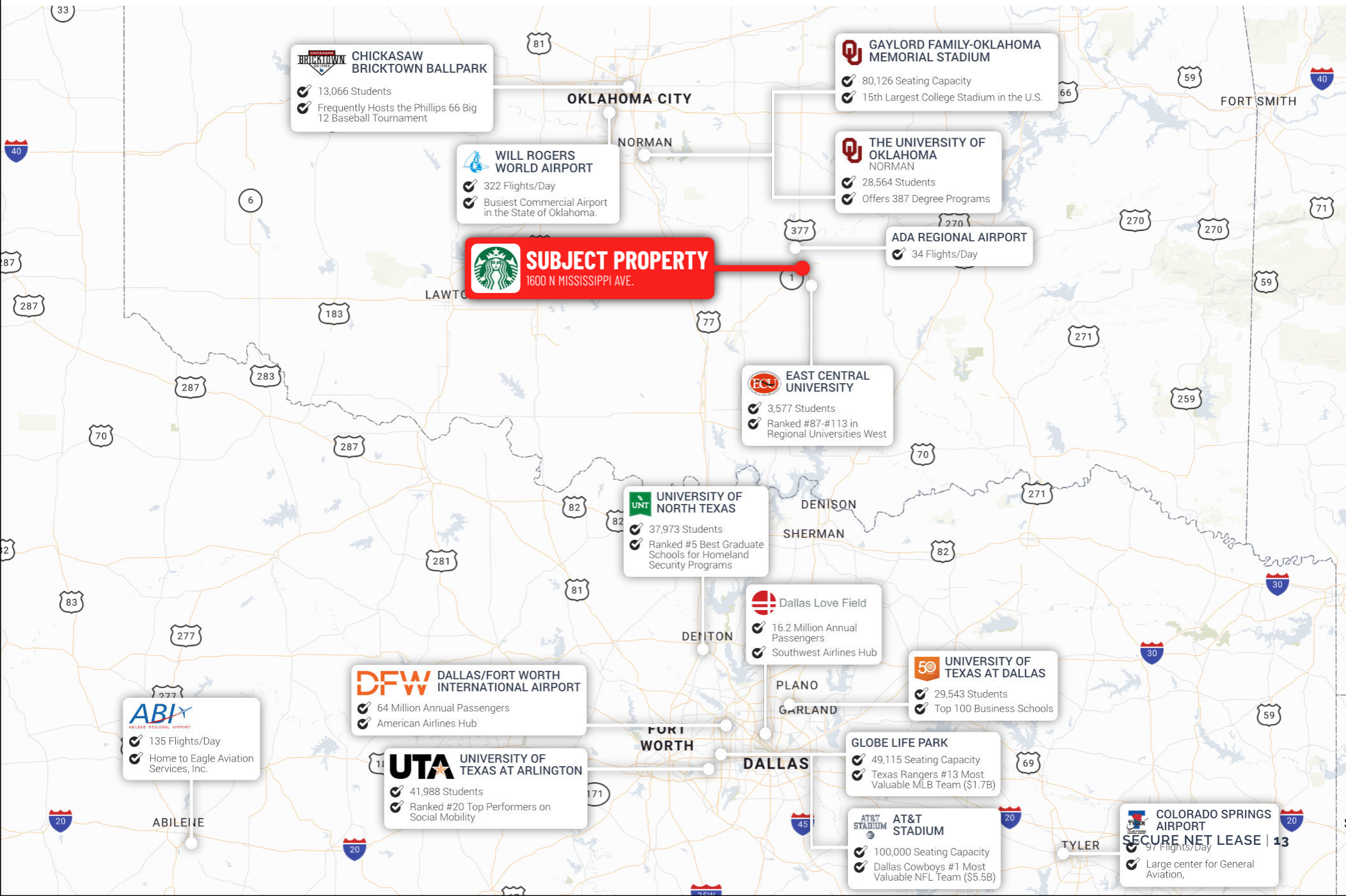
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METRO NAME

STARBUCKS | ADA, OKLAHOMA



SECURE

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WE LOOK FORWARD TO HEARING FROM YOU

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