

SECURE
NET LEASE

FILE PHOTO

STARBUCKS

DRIVE THRU

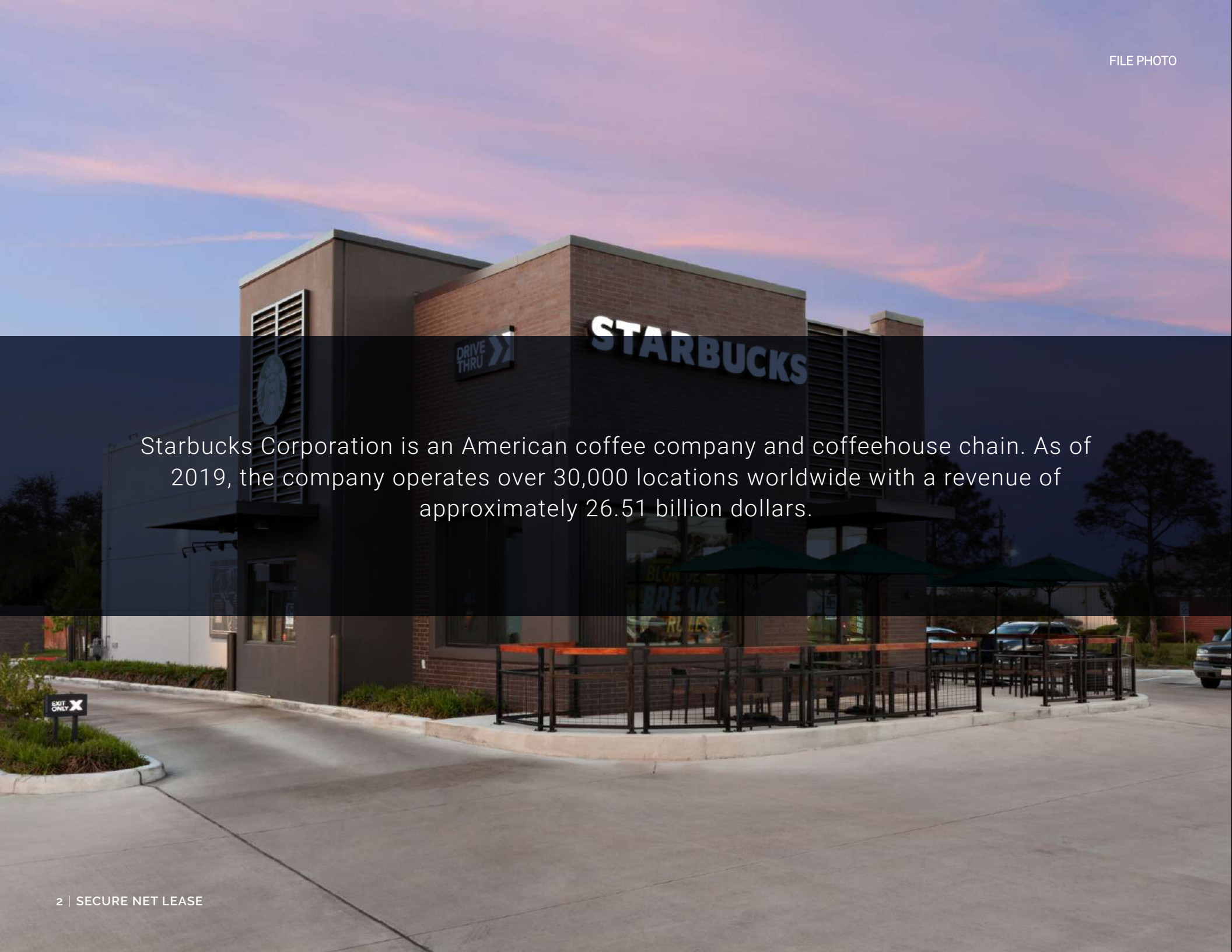


STARBUCKS

\$2,539,000 | 5.00% CAP

7215 Blanco Rd, San Antonio, TX 78216

- ✓ New Construction Property with Drive Thru
- ✓ 10 Year Net Lease with No Early Termination
- ✓ 10% Rental Increases in Primary Term and Options
- ✓ Minimal LL Responsibilities with 10 Year Roof Warranty
- ✓ Irreplaceable San Antonio Dense In-Fill 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. The Starbucks logo is prominently displayed on the upper right side of the building. To the left of the logo, there is a 'DRIVE THRU' sign with a right-pointing arrow. The building has large windows and a drive-thru window. In front of the building, there is an outdoor seating area with several green umbrellas and black metal railings. The sky is a mix of blue and purple, indicating sunset or sunrise. The overall scene is well-lit by the ambient light of the twilight.

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 | SAN ANTONIO, TEXAS

\$2,539,000 | 5.00% CAP



\$126,934

NOI



±2,000 SF

BUILDING AREA



±0.616 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.
- ✓ **Long Term Lease with Iconic 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.
- ✓ **Stellar retail trade area surrounded by national retailers** including; Target, Cost Plus World Market, Floor & Decor, Best Buy, Five Below, Petco, Barnes & Noble, The Container Store, Ross Dress for Less and many others.
- ✓ **Irreplaceable dense in-fill location in the heart of San Antonio** with 115,933 and 341,546 people within a three and five mile radius.
- ✓ **Adjacent to the San Antonio International Airport** and North Star Mall which has over 1,200,000 SFT of GLA and is home to 175 retailers.

SECURE

NET LEASE

CONTACT FOR DETAILS

EDWARD BENTON

VICE PRESIDENT

(713) 263-3981

ebenton@securenetlease.com

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FILE PHOTO



SECURE NET LEASE | 3

TENANT OVERVIEW

STARBUCKS | SAN ANTONIO, TEXAS



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 into the 2000s. In fiscal 2018, the company reported an increase in revenues of 10% from the prior year, and net income of \$4.52 billion (up from \$2.88 billion in 2017).

\$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*)

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 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,

Each year since 2001, *Starbucks has reported on its efforts to make a positive impact in the communities it serves.* Here we reflect on our progress and share the company's results for the 2018 fiscal year.

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.

Stitching all these efforts together is a common thread – a green thread – one that is woven in the fabric of our company by the more than 300,000 men and women who proudly wear the green apron.

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.



CLICK HERE TO READ MORE



CLICK HERE TO READ MORE

LEASE OVERVIEW

STARBUCKS | SAN ANTONIO, TEXAS

INITIAL LEASE TERM	10-Years, Plus (4), 5-Year Options to Extend
RENT COMMENCEMENT	11/1/20 (Approx.)
LEASE EXPIRATION	10/31/30 (Approx.)
LEASE TYPE	Corporate Net Lease
RENT INCREASES	10% Every 5 Years, In Primary Term & Options
ANNUAL RENT YRS 1-5	\$126,933.94
ANNUAL RENT YRS 6-10	\$139,627.33
OPTION 1	\$153,590.07
OPTION 2	\$168,949.07
OPTION 3	\$185,843.98
OPTION 4	\$204,428.38

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. Buyer must verify the information and bears all risk for any inaccuracies.



FILE PHOTO

SAN ANTONIO INTERNATIONAL
AIRPORT

281

MCALLISTER FREEWAY
± 81,847 VPD

VIEW POINT
(100 UNITS)

THE ESCAPE
(319 UNITS)

BLANCO ROAD
± 35,736 VPD

SUBJECT PROPERTY
7215 BLANCO RD.

BASIS SAN ANTONIO
PRIMARY
- NORTH CENTRAL
CAMPUS
(775 STUDENTS)

CONNALLY LOOP
± 259,126 VPD

410

URBANA APARTMENTS
(136 UNITS)

RIDGEVIEW ELEMENTARY
SCHOOL
(610 STUDENTS)

SECURE NET LEASE 17



SITE OVERVIEW

STARBUCKS | SAN ANTONIO, TEXAS



2020
YR BUILT



±2,000 SF
BUILDING AREA



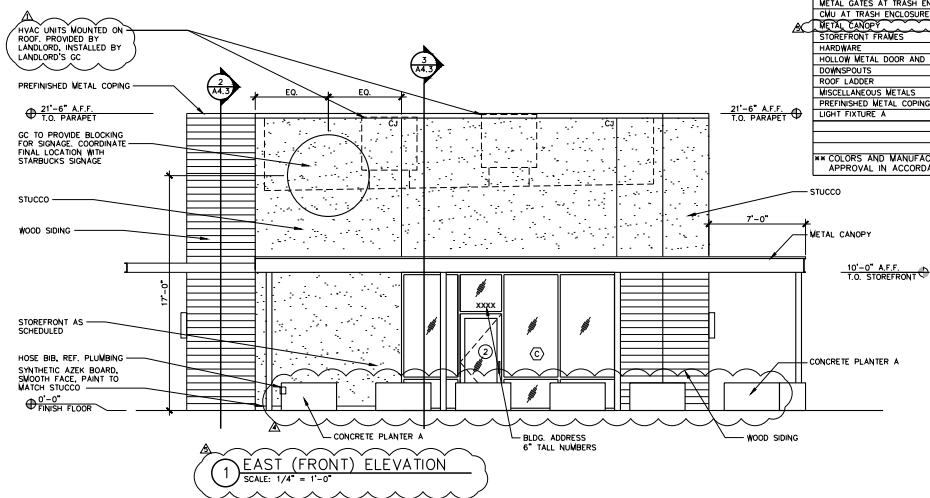
±0.616 ACRES
LAND AREA

NEIGHBORING RETAILERS

Shoe Carnival	Target
Ross Dress for Less	DXL Big + Tall
Best Buy	CVS
DSW	Dollar Tree
Petco	Jack in the Box
Five Below	Panda Express
JCPenney	Cavender's Boot City
Dillard's	Chick-fil-A
Champs Sports	Applebee's Grill + Bar
Macy's	Justice
H&M	Journeys

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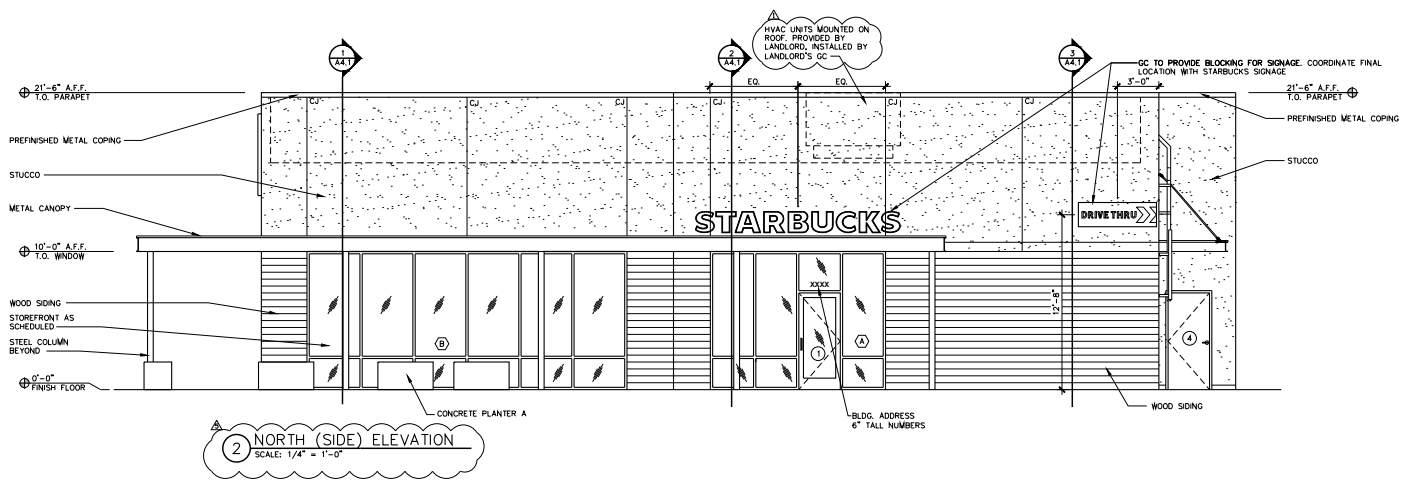
EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
STUCCO	"UNUSUAL GRAY" SW 7059	SHERWIN WILLIAMS	
WOOD SIDING	DARK VINTAGE WOOD EPC63F	NICHINA FIBER CEMENT	INSTALL PER MANUFACTURER'S SPECIFICATIONS. VERTICAL SEAMS SHALL BE MINIMIZED. ALL SPANS OF 10' OR MORE SHALL HAVE VERTICAL CAULKED SEAMS ALIGNED IN THE CENTER OF THE JOINT. ALL TRIMS SHALL BE FACTORY PAINTED TO MATCH PANELS. VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS).
METAL GATES AT TRASH ENCLOSURE	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	
CMU AT TRASH ENCLOSURE	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	
METAL CANOPY	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	
STOREFRONT FRAMES	DARK BRONZE ANODIZED FRAME AND DOORS	XANXER	REFER TO WINDOW AND DOOR SCHEDULE
HARDWARE	SATIN CLEAR FINISH	FACTORY FINISHED	REFER TO HARDWARE LEGEND
HOLLOW METAL DOOR AND FRAME	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	
DOWNSPOUTS	TO MATCH "BLACK FOX" SW 7020	ASP SPAN	FACTORY APPLIED DURATECH FINISH
ROOF LADDER	"UNUSUAL GRAY" SW 7059	SHERWIN WILLIAMS	
MISCELLANEOUS METALS	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	
PREFINISHED METAL COPING	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	
LIGHT FIXTURE A	DARK BRONZE	LITHONIA	LED (REFER TO ELECT.)
** COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL IN ACCORDANCE WITH DIRECTIONS IN SPECIFICATIONS			

PLANTER SCHEDULE					
	SIZE	COLOR	MANUFACTURER	MODEL	NOTES
CONCRETE PLANTER A	48"L x 24"W x 24"H	CONCRETE GRAY	PLANTERS UNLIMITED	TITAN RECTANGULAR C2-T11-REC482424	6-7 WEEK LEAD TIME

FINISH LEGEND

STUCCO A

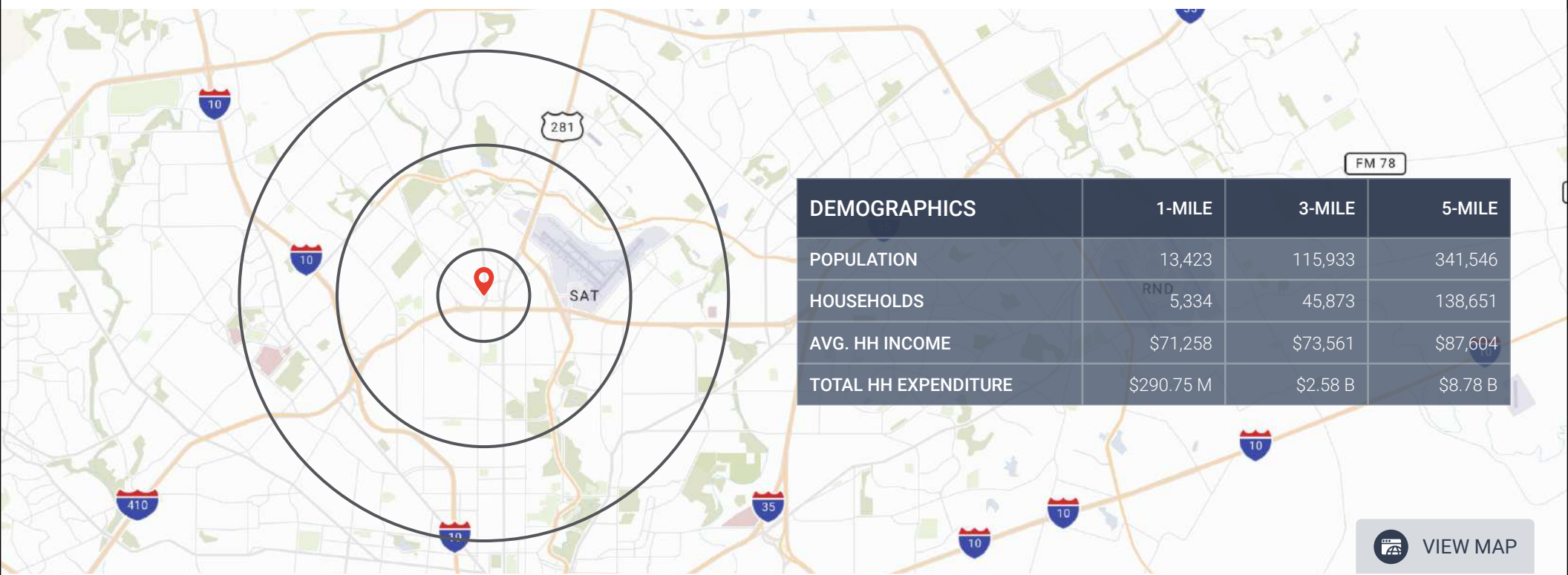
WOOD



CS-0821 © 2020

LOCATION OVERVIEW

STARBUCKS | SAN ANTONIO, TEXAS



ECONOMIC DRIVER'S (# of Employees)

Joint Base San Antonio (80,165)

CC Media Holdings/iHeartMedia, Inc. (20,800)

USAA (15,000)

H-E-B (14,588)

Northside Independent School District (12,751)

City of San Antonio (9,145)

Methodist Healthcare System Health Care Services (7,747)

San Antonio Independent School District (7,000)

Baptist Health System (6,371)

Tesoro Corporation (5,700)

UT San Antonio (5,597)

JPMorgan Chase & Co. (5,000)

Wells Fargo (4,357)

Six Flags Fiesta Texas (3,000)

NuStar Energy (1,200)

LOCATION OVERVIEW

STARBUCKS | SAN ANTONIO, TEXAS



SAN ANTONIO TEXAS



1.53 M
POPULATION



\$49,024
MEDIAN HOUSEHOLD INCOME

San Antonio is located in the southern portion of central Texas, covering 412 square miles and straddling the Interstate 35 corridor, one of the fastest-growing areas in the state. Situated only 145 miles from Nuevo Laredo, Mexico, San

*The city boasts a pro-business environment and is bursting with vitality, built much around the population of young professionals drawn to the area **because of its quality of life and low cost of living.***

Antonio is an easy drive on I-35 from the border and serves as a major gateway between the United States and Mexico. The economy is anchored by the industries of healthcare, tourism and national defense. The Eagle Ford Shale deposit has contributed to the diversification of jobs into the energy sector. Valero's corporate headquarters are located in San Antonio, as well as NuStar Energy, Halliburton, NOV, Baker-Hughes and Tesoro. The city boasts a pro-business environment and is bursting with vitality, built much around the population of young professionals

drawn to the area because of its quality of life and low cost of living. Lackland Air Force Base, Randolph Air Force Base, Fort Sam Houston and Camp Bullis are among the many military installations in the metro area. A key component of San Antonio's healthcare industry is South Texas Medical Center, a conglomerate of hospitals, clinics and higher-education facilities. Culture and history abounds in such places as La Villita, the Spanish Governor's Palace and the Alamo. The Alamo has been named a World Heritage Site by the United Nations Educational, Scientific and Cultural Organization. (UNESCO). Tradition blends with more modern attractions including the River Walk, a 2.5 mile stretch of parks, cafes, nightclubs and hotels. Just a short way outside of downtown, visitors will find five theme parks, more than 50 golf courses, one of the largest zoos in the U.S. and hiking and biking trails stretching in to the Texas Hill Country.

2023

THE METRO AREA IS EXPECTED TO ADD NEARLY 190,000 PEOPLE THROUGH 2023.

2019

SAN ANTONIO RANKED AS ONE OF THE "BEST CITIES IN THE U.S." BY CONDE NAST TRAVELER'S READERS' CHOICE AWARDS IN 2019.

HERE'S HOW SAN ANTONIO RANKS ON U.S. NEWS & WORLD REPORT'S 2019 BEST PLACES TO LIVE LIST

Nina Hernandez, April 18, 2019 (*Culture Map*)

It's that time of year again: U.S. News & World Report's recently unveiled the Best Places to Live in the USA, and San Antonio lands in good company.

The site, which compared the 125 largest metros in the country, ranks San Antonio at the No. 34 spot. According to U.S. News, the city must "have a good value, be a desirable place to live, have a strong job market, and a high quality of life."

San Antonio, which also ranks No. 8 in best places

"It offers big-city amenities and world-renowned attractions coupled with a relaxed and inviting atmosphere," the report says.

to retire, fell from the No. 14 spot in last year's list, but U.S. News lauds the Alamo City for being "as comfortable as an old pair of jeans."

"Most famously known as the home of the Alamo, the spirit of the region expands beyond its tourist labels, offering a community rich in Spanish and Old West heritage."

Residents and visitors can set their own pace of life in San Antonio, U.S. News notes.

"Living in a destination city has its benefits. Families appreciate having year-round access to Six Flags Fiesta Texas and SeaWorld San Antonio," the report adds. "Foodies enjoy every genre of cuisine from food trucks in Southtown to the beloved Tex-Mex and barbecue fare."



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SAN ANTONIO'S POPULATION GROWTH RANKED SECOND LARGEST IN NATION

Peggy O'Hare, May 20, 2020 (*San Antonio Express News*)

San Antonio continues to record impressive population growth, ranking second nationally in increase in population in a single year, new census numbers show.

The city added 17,237 people between July 2018 and July 2019, pushing its estimated population to 1,547,253, according to census data released late Wednesday.

San Antonio's growth was outpaced only by Phoenix, which added more than 26,000 residents during the same one-year period, driving its population to

"And that probably is an indication of the kinds of jobs that are being created here — and that young professionals are finding San Antonio to be an attractive place to live, to work in."

nearly 1.7 million people.

This is the second consecutive year that San Antonio ranked second nationally in growth in raw numbers in a single year. Two years ago, the city topped the list.

San Antonio ranked third nationally among U.S. cities showing the strongest numeric growth since 2010. The city added 221,092 residents in that time frame. It was outranked only by Phoenix, which gained more than 234,000 people, and Houston, which recorded an influx of nearly 225,000 people in that nine-year period.



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SAN ANTONIO-NEW BRAUNFELS MSA

STARBUCKS | SAN ANTONIO, TEXAS

METRO STATISTICS

TOTAL POPULATION	2,550,960
GDP	\$134.4 B
NATIONAL ECONOMY RANKING	32nd
FORTUNE 500 COMPANIES	3

TEXAS
The University of Texas at Austin

- ✓ 50,950 Students
- ✓ Ranked #8 Best Colleges for Business in America

SXSW SXSW CONFERENCE & FESTIVAL

- ✓ \$350.6 Million in Annual Revenue for the City of Austin
- ✓ 417,400 Attendees Annually

ZILKER METROPOLITAN PARK TRAIL OF LIGHTS

- ✓ Austin City Limits Music Festival \$264.6 Million in Economic Impact
- ✓ 450,000 Attendees Annually

SAN ANTONIO INTERNATIONAL AIRPORT

- ✓ 451 Flights/Day
- ✓ More than 10.35 Million Passenger by 2019

DARRELL K. ROYAL STADIUM

- ✓ 100,119 Seating Capacity
- ✓ \$42.4 Million University of Texas Football Ticket Revenue

TOYOTA FIELD

- ✓ 18,000 Seating Capacity
- ✓ Home of the San Antonio FC

TRINITY UNIVERSITY

- ✓ 2,640 Students
- ✓ Ranked #1 in Regional Universities West

ALAMODOME STADIUM

- ✓ 64,000 Seating Capacity
- ✓ Home to the University of Texas at San Antonio

STINSON MUNICIPAL AIRPORT

- ✓ 255 Flights/Day
- ✓ Secondary Airfield it Served Major Carriers had Military Role

SOUTHWESTERN UNIVERSITY

- ✓ 1,430 Students
- ✓ Ranked #26 Best Colleges for Kinesiology & Physical Therapy in America

TEXAS A&M UNIVERSITY

- ✓ 68,367 Students
- ✓ Ranked 70 in National Universities

Austin-Bergstrom International Airport

- ✓ 15.8 Million Annual Passengers
- ✓ Focus City for Southwest Airlines

CIRCUIT OF THE AMERICAS

- ✓ 3.426-Mile Motor Racing Track
- ✓ First in the U.S. for Formula One

BOLD STADIUM

- ✓ 5,000 Seating Capacity
- ✓ Austin Bold FC Second Tier Professional League Soccer Team

VICTORIA AIRPORT

- ✓ 153 Flight/Day

SUBJECT PROPERTY
7215 BLANCO RD.

SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

DALLAS OFFICE

10000 N. Central Expressway
Suite #200
Dallas, TX 75231
(214) 522-7200

LOS ANGELES OFFICE

123 Nevada Street
El Segundo, CA 90245
(424) 220-6430

securenetlease.com

TEXAS DISCLAIMER

STARBUCKS | SAN ANTONIO, TEXAS

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests

of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- ▷ shall treat all parties honestly;
- ▷ may not disclose that the owner will accept a price less than the asking price submitted in a written offer unless authorized in writing to do so by the owner;
- ▷ may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- ▷ may not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.