

# Starbucks

1225 Albert Pike Road  
Hot Springs, AR 71913



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

# EXCLUSIVELY MARKETED BY:

## **JESS KAPPELMAN**

Lic. # 701105  
512.856.7719 | DIRECT  
jess@SIGnnn.com

## **TANNER MCILRATH**

Lic. # RS353447  
610.756.7256 | DIRECT  
tmcilrath@SIGnnn.com

## **KYLE CARLISLE**

Lic. # 739343  
512.806.1021 | DIRECT  
kcarlisle@SIGnnn.com

## **ELAN SIEDER**

Lic. # 678407  
512.649.5185 | DIRECT  
elan@SIGnnn.com

## **MAX FREEDMAN**

Lic. # 644481  
512.766.2711 | DIRECT  
max@SIGnnn.com

## **ANDREW ACKERMAN**

Lic. # PB00085157  
770.626.0445 | DIRECT  
andrew@SIGnnn.com

305 Camp Craft Rd, Suite 550  
Westlake Hills, TX 78746  
844.4.SIG.NNN

[www.SIGnnn.com](http://www.SIGnnn.com)

In Cooperation With Sands Investment Group  
Arkansas, LLC - Lic. # PB00085157

# TABLE OF CONTENTS

04

06

07

10

12

## INVESTMENT OVERVIEW

Investment Summary  
Investment Highlights

## LEASE ABSTRACT

Lease Summary  
Rent Roll

## PROPERTY OVERVIEW

Location, Aerial  
& Retail Maps

## AREA OVERVIEW

City Overview  
Demographics

## TENANT OVERVIEW

Tenant Profile

© 2020 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,100 SF Starbucks Located at 1225 Albert Pike Road in Hot Springs, Arkansas. This Opportunity Includes Brand New Construction and a Long-Term 10-Year Lease Set to Open Q1 2021, Providing For a Great Investment.

Additional Starbucks For Sale Located at 418 E Broadway Street in North Little Rock, AR. [Click Here to View Offering Memorandum.](#)

## OFFERING SUMMARY

PRICE	\$2,211,462
CAP	5.20%
NOI	\$114,996
PRICE PER SF	\$1,053.08
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	1225 Albert Pike Road Hot Springs, AR 71913
COUNTY	Garland
BUILDING AREA	2,100 SF
LAND AREA	0.80 AC
BUILT	2020



REPRESENTATIVE IMAGE

# HIGHLIGHTS

- Brand New Construction Long-Term 10 Year Lease - Set to Open Q1 2021
- Corporate Guarantee From Investment Grade Tenant (S&P: BBB+)
- Starbucks is the Largest Coffeehouse Chain in the World, Consisting of Over 32,000 Locations in Over 80 Countries Worldwide
- This Location is Equipped With a Drive-Thru and Retail Facility
- No Early Termination Option Included in the Lease Agreement
- Ideal Location For Morning Commuters; Situated at a Signalized Intersection of Albert Pike Road and Wynn Street With a Traffic Count of Over 28,342 VPD; Includes Great Visibility and Prominent Signage on Albert Pike Road
- Strong Demographics With a Population of 57,720 Residents Making an Average Household Income of \$57,959 Within a 5-Mile Radius
- Just 5 Minutes to the Oaklawn Racing Casino Resort; In 2017, Oaklawn Was Ranked #5 of All Thoroughbred Racetracks in North America By Horseplayers Association of North America
- Less Than 10 Minutes From the Hot Springs National Park Which Has 47 Beautiful Thermal Springs That Attract Up to 1.5 Million Visitors Per Year
- Hot Springs is Known For Many Annual Local Events, Including the Hot Springs Music Festival, Hot Springs Documentary Film Festival, Valley of the Vapors Independent Music Festival, Hot Springs Jazz Festival, Hot Springs Blues Festival and Downtown Bathtub Races and the World's Shortest St. Patrick's Day Parade
- Strategically Positioned Next to the Mowrey-Wyatt Plaza, Walmart Supercenter, Trader Bill's, Sonic, Wendy's, Walgreens, Valero, Big Lots and Kroger



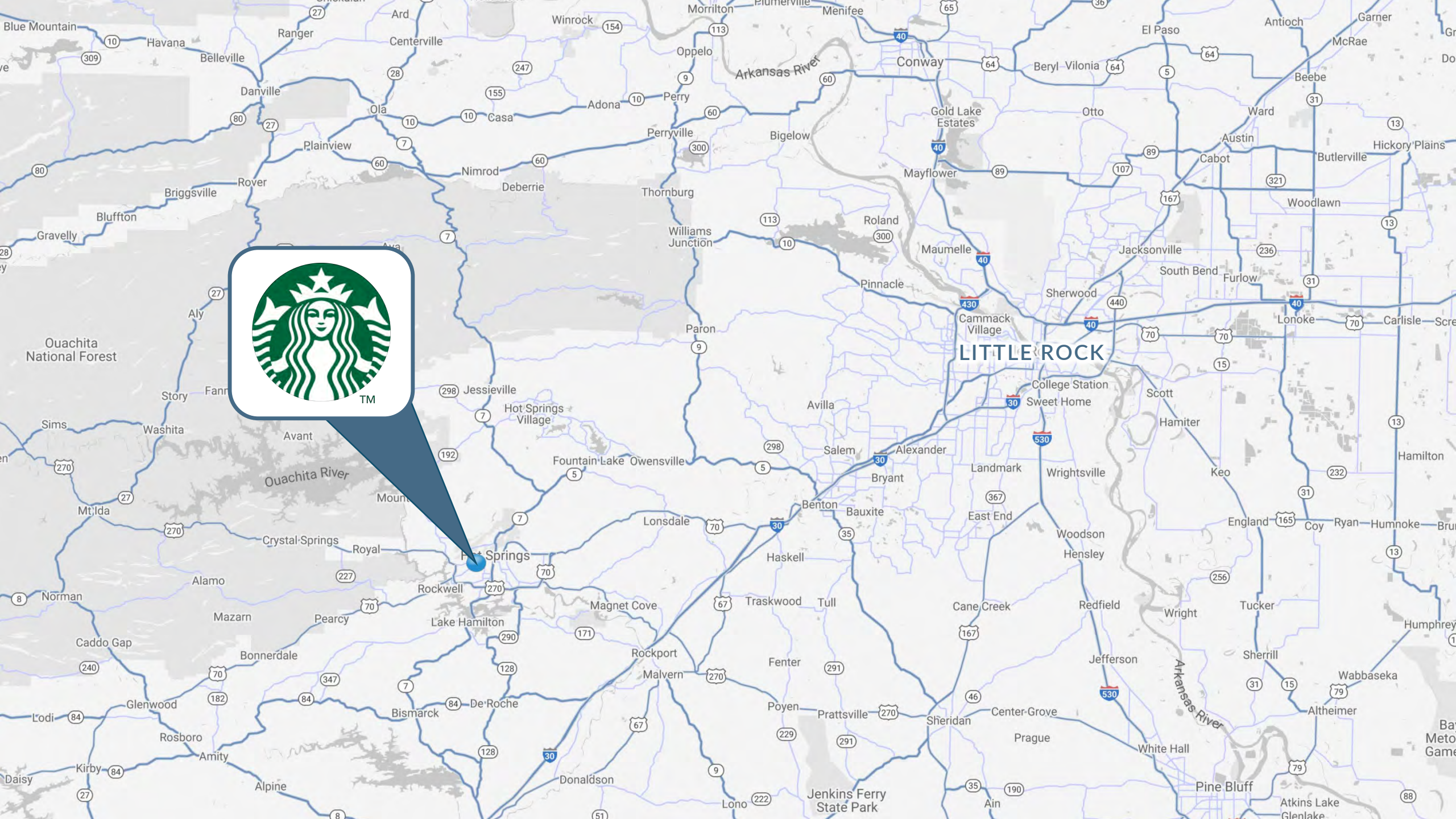
REPRESENTATIVE IMAGE

# LEASE SUMMARY

TENANT	Starbucks
PREMISES	A Building of Approximately 2,100 SF
LEASE COMMENCEMENT	March 15, 2021
LEASE EXPIRATION	March 31, 2031
LEASE TERM	10 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years and Options
LEASE TYPE	Double Net (NN)
PERMITTED USE	Coffee
PROPERTY TAXES	Tenant Reimburses
INSURANCE	Tenant Reimburses
COMMON AREA	Tenant Reimburses
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
-------------------	---------------------	----------------

2,100 SF	\$114,996	\$54.76
----------	-----------	---------



LITTLE ROCK

Hot Springs



**Megan's Diner**  
Open Seven Days a Week - 1105 Albert Pike Road



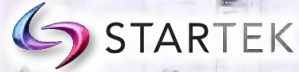
**WESTERN  
AUTO**



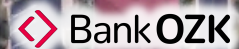
Albert Pike Rd



**GENE LOCKWOOD'S**  
Since 1955  
LITTLE ROCK • HOT SPRINGS



*LakePointe*



*Walgreens*

Walmart Supercenter Kroger BIG LOTS!  
 Walgreens POPEYES  
 McDonald's Arby's BURGER KING Pizza Hut  
 ARVEST MURPHY USA Little Caesars  
 Bank OZK VALERO DOLLAR TREE  
 Advance Auto Parts SUBWAY CATO T

AutoZone SHIPLEY DO-NUTS  
 REGIONS  
 DOLLAR GENERAL

usbank Exxon  
 RAC EconoLodge VALERO

Hot Springs  
 Convention Center

SUBWAY REGIONS EMBASSY SUITES

FAMILY DOLLAR POPEYES Kentucky Fried Chicken  
 Walgreens cricket TACO BELL

BURGER KING

BUSINESS  
 270

Starbucks

BUSINESS  
 70

Central Ave

Albert Pike Rd

Sutherlands

OAKLAWN RACING CASINO RESORT

Walmart Neighborhood Market SONIC  
 VALERO Hallmark  
 Bank OZK REGIONS

## HOT SPRINGS | OUACHITA COUNTY | ARKANSAS

Hot Springs is a resort city in the state of Arkansas and the county seat of Garland County. The city is located in the Ouachita Mountains among the U.S. Interior Highlands and is set among several natural hot springs for which the city is named. In 2018 the estimated population was 37,169 residents. The center of Hot Springs is the oldest federal reserve in the United States, today preserved as Hot Springs National Park. The hot spring water has been popularly believed for centuries to possess healing properties and was a subject of legend among several Native American tribes.

Hot Spring's economy is mainly based on tourism. Due to the city's close proximity, Little Rock's economy affects Hot Springs. Little Rock is a cultural, economic, government, and transportation center within Arkansas and the South. One of the largest public employers in the state is located in Little Rock with over 10,552 employees being the University of Arkansas for Medical Sciences (UAMS) and its healthcare partners—Arkansas Children's Hospital and the Central Arkansas Veterans Healthcare System—have a total economic impact in Arkansas of about \$5 billion per year. The Little Rock port is an intermodal river port with a large industrial business complex. International corporations like Danish manufacturer LM Glasfiber have established new facilities adjacent to the port.

Hot Springs is a city in the Ouachita Mountains of Arkansas. It's known for naturally heated springs, many of them in Hot Springs National Park to the north. Bathhouse Row has 8 bathhouses from the 19th and 20th centuries. These include Buckstaff Baths, with thermal baths. The elaborate, stained-glass-and-marble Fordyce Bathhouse has a lobby fountain and houses the park's visitors center and museum. Oaklawn Racing Casino Resort, formerly Oaklawn Park Race Track, is an American thoroughbred racetrack and casino in Hot Springs. It is the home to The Racing Festival of the South. In 2017, Oaklawn was ranked #5 of all thoroughbred racetracks in North America by the Horseplayers Association of North America.



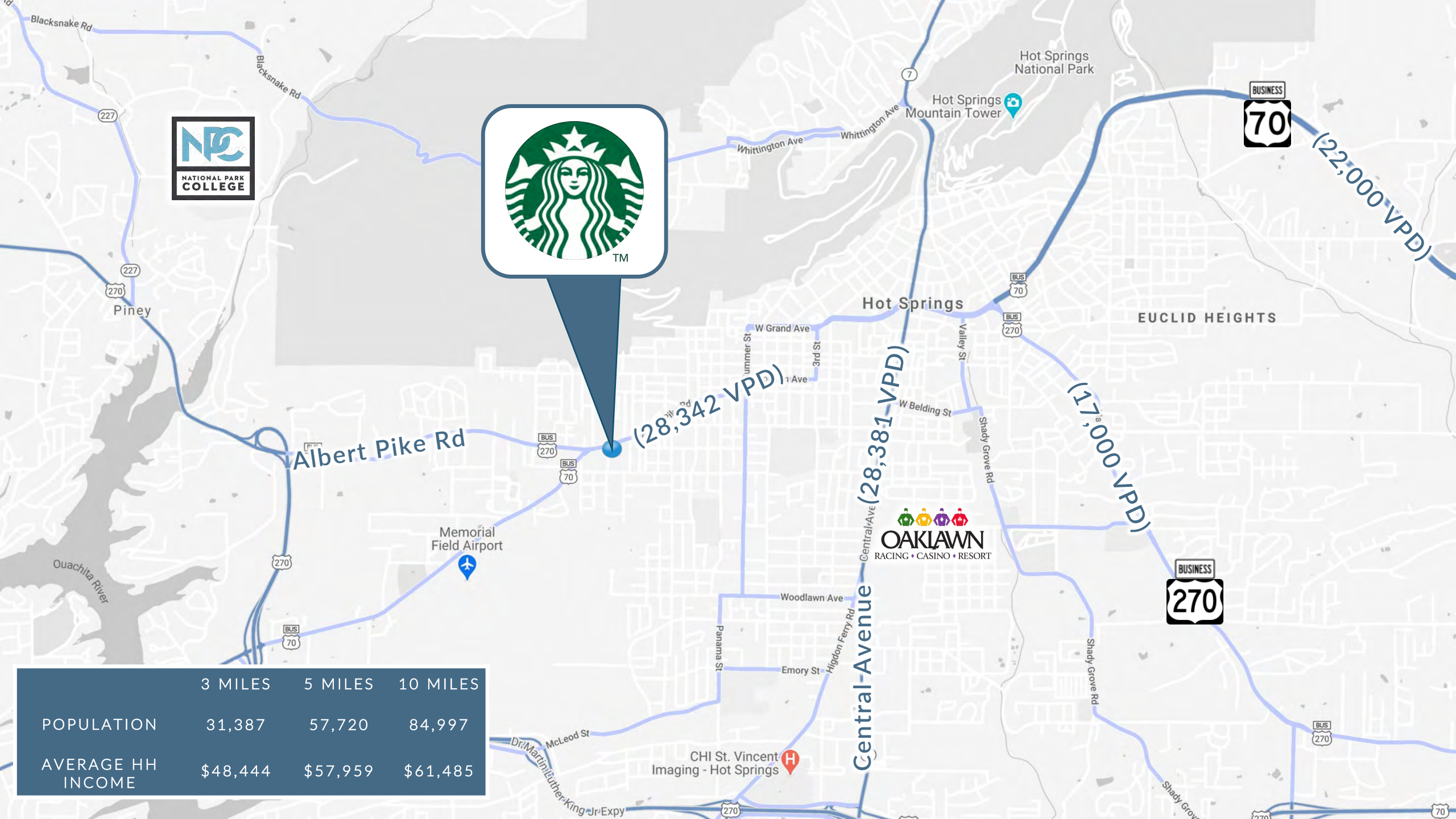
HOT SPRINGS, AR



OAKLAWN RACING CASINO RESORT



LITTLE ROCK, AR



	3 MILES	5 MILES	10 MILES
POPULATION	31,387	57,720	84,997
AVERAGE HH INCOME	\$48,444	\$57,959	\$61,485

# TENANT PROFILE

Starbucks Corporation is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington in 1971. As of November 2020, the company operates more than 32,000 retail stores around the globe. Starbucks is considered the main representative of "second wave coffee," initially distinguishing itself from other coffee-serving venues in the U.S by taste, quality, and customer experience, while popularizing darkly roasted coffee. Since the 2000's, third wave coffee makers have targeted quality-minded coffee drinkers with hand-made coffee based on lighter roasts, while Starbucks nowadays uses automated espresso machines for efficiency and safety reasons.

Starbucks locations serve hot and cold drinks, whole-bean coffee, micro-ground instant coffee known as VIA, espresso, café latte, full and loose-leaf teas including Teavana tea products, Evolution Fresh juices, Frappuccino beverages, La Boulange pastries, and snacks including items such as chips and crackers; some offerings are seasonal or specific to the locality of the store. 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-brand coffee, ice cream and bottled cold coffee drinks are also sold at grocery stores.



COMPANY TYPE  
NASDAQ: SBUX



FOUNDED  
1971



# OF LOCATIONS  
32,000+



HEADQUARTERS  
Seattle, WA



WEBSITE  
[starbucks.com](https://www.starbucks.com)

# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

In Cooperation With  
Sands Investment Group Arkansas, LLC  
Lic. # PB00085157

EXCLUSIVELY MARKETING BY:

**JESS KAPPELMAN**

Lic. # 701105  
512.856.7719 | DIRECT  
jess@SIGnnn.com

**TANNER MCILRATH**

Lic. # RS353447  
610.756.7256 | DIRECT  
tmcilrath@SIGnnn.com

**KYLE CARLISLE**

Lic. # 739343  
512.806.1021 | DIRECT  
kcarlisle@SIGnnn.com

**ELAN SIEDER**

Lic. # 678407  
512.649.5185 | DIRECT  
elan@SIGnnn.com

**MAX FREEDMAN**

Lic. # 644481  
512.766.2711 | DIRECT  
max@SIGnnn.com

**ANDREW ACKERMAN**

Lic. # PB00085157  
770.626.0445 | DIRECT  
andrew@SIGnnn.com

**Starbucks**

1225 Albert Pike Road  
Hot Springs, AR 71913