



actual site

All Photos Taken November 2020



Click For Drone Footage



1337 UNIVERSITY DR S | FARGO, ND

PRICE: \$2,495,000 | CAP: 5.17%

INVESTMENT OFFERING

NNN

Retail Investment Group

EXECUTIVE SUMMARY



STARBUCKS

PRICE:
\$2,495,000

CAP:
5.17%

NOI:
\$129,080

LOCATION: 1337 University Drive South
Fargo, North Dakota 58103

LEASE TYPE: NN - Roof, Structure, and Parking Lot

LEASE EXPIRATION: August 31st, 2029

LESSEE: Starbucks Corporate

GUARANTOR: Corporate

OPTIONS: (4) 5-Year Options

INCREASES: 10% Every 5 Years

LAND SIZE: ±0.64 Acres

BUILDING SIZE: ±2,307 Square Feet

ROFR: None

PROPERTY OVERVIEW



13th Avenue South
±20,605 VPD



South University Drive
±30,834 VPD



STARBUCKS | FARGO, ND

Investment Highlights

- Corporate Guaranteed Lease from Starbucks (NASDAQ: SBUX)
- Starbucks Drive Thru -2019 Construction
- Excellent Visibility and Access - S University Drive
- Infill Location: 190,327 Population within 5 Miles
- 2 Miles from North Dakota State University (Enrollment: ±13,000)
- 1 Mile from Interstate 94 | ±29,812 Vehicles Per Day
- Half a Mile from Sanford South University Center Hospital (145 Beds)
- Nearby Retailers Include StateFarm, Casey's, Caribou Coffee, Metro T Mobile, Hurley's, Pawn Pros, Manor Care Health and others.

Retail Investment Group is pleased to be the exclusive listing agent for Starbucks in Fargo, ND. The property has an NN lease, in which the landlord is responsible for Roof, Structure, and the Parking Lot. There are (4) 5-Year Renewal Options on this property. This offering is backed by Starbucks Corporate. The building is ±2,307 square feet and sits on ±0.64 Acres of land. The property was built in 2019. Nearby area generators include StateFarm, Casey's, Caribou Coffee, Metro T Mobile, Hurley's, Pawn Pros, Manor Care Health and others.



UNFI

Sysco

MAGNUM

jiffy lube

Wendy's

Applebee's

Ruby Tuesday

CASEYS

O'Reilly
AUTO PARTS

CVS
pharmacy

DQ

BUFFALO WILD WINGS
GRILL & BAR

K
kmart

Lewis & Clark
Elementary School
(512 Students)



McDonald's

Auto
Zone

HIMMY JOHN'S
SANDWICHES

NDSU

RODEWAY
INN

SANFORD
HEALTH

CBH
Elementary School
(414 Students)

Downtown
Fargo

Ben Franklin
Middle School
(687 Students)

Papa Murphys
TAKE 'N BAKE PIZZA

Holy Spirit
Elementary School
(209 Students)

Washington
Elementary School
(386 Students)

Red River

Radisson
HOTELS & RESORTS

OakGrove
Lutheran School
(525 Students)

North
High School
(931 Students)

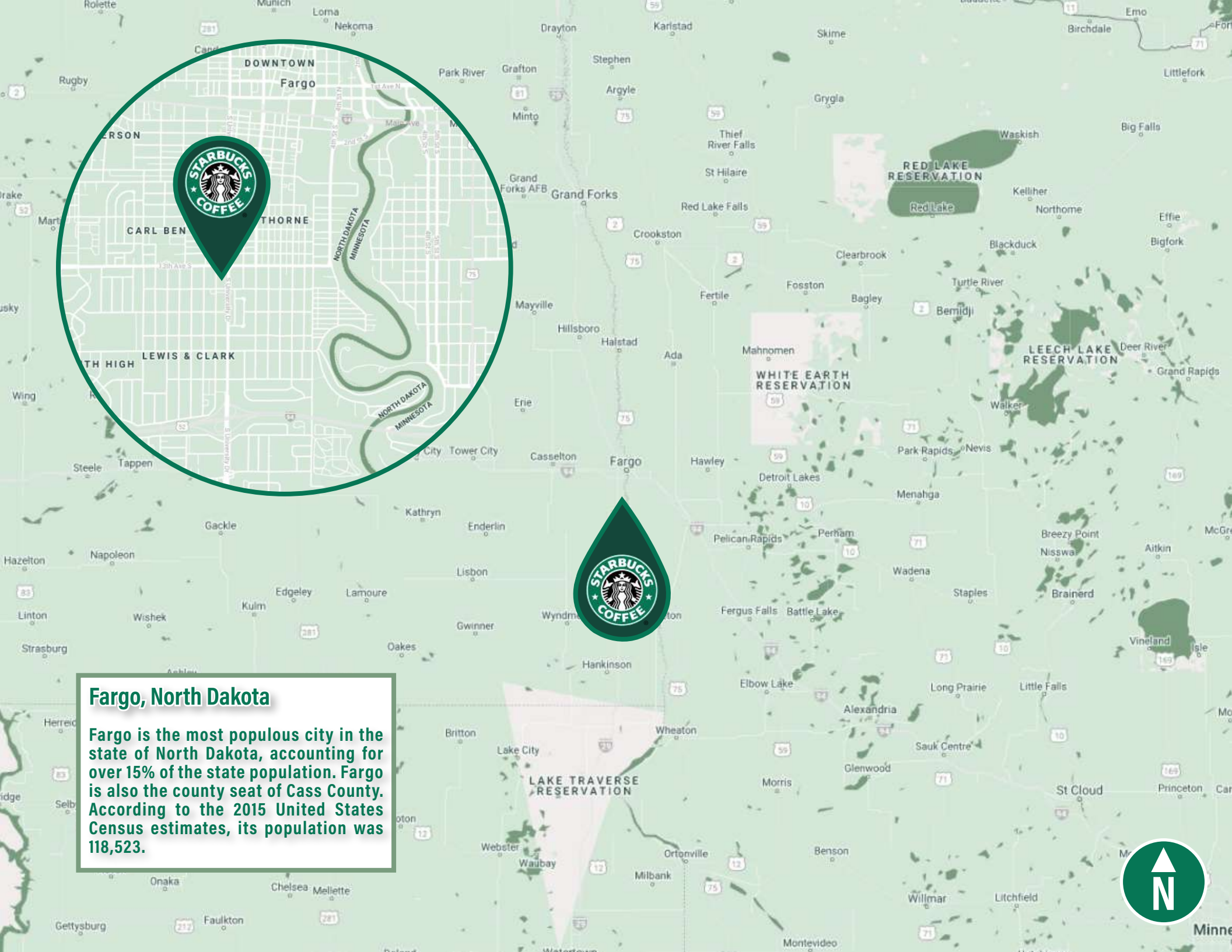
Walgreens

CONCORDIA
COLLEGE

UNITED STATES
POSTAL SERVICE

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Moorhead



Fargo, North Dakota

Fargo is the most populous city in the state of North Dakota, accounting for over 15% of the state population. Fargo is also the county seat of Cass County. According to the 2015 United States Census estimates, its population was 118,523.





ABOUT FARGO

The City of Fargo is located in Cass County, North Dakota, along the Red River of the North which forms the border between Minnesota and North Dakota. An estimated 124,844 (as of July 2018) people live in Fargo. The greater Fargo-Moorhead metropolitan area population is more than 238,000. Fargo is the most populous city in the state of North Dakota, accounting for over 15% of the state population. Fargo is also the county seat of Cass County. According to the 2015 United States Census estimates, its population was 118,523. Fargo, along with its twin city of Moorhead, Minnesota, as well as the adjacent cities of West Fargo, North Dakota and Dilworth, Minnesota, form the core of the Fargo-Moorhead, ND-MN Metropolitan Statistical Area, which in 2015 contained a population of 233,836. In 2014, Forbes magazine ranked Fargo as the fourth fastest-growing small city in the United States.

Founded in 1871 and located on the Red River of the North floodplain, Fargo is a cultural, retail, health care, educational, and industrial center for eastern North Dakota and northwestern Minnesota. In addition, Fargo is home to North Dakota State University. Land values in Fargo-Moorhead rose 74 percent from 2012 to 2017, from \$138,000 per acre to \$241,000 per acre, outpacing rates of increase in the Twin Cities (42 percent) and other Midwestern cities — as well as Santa Barbara, California (67 percent); Austin, Texas (68 percent); and Denver, Colorado (62 percent), according to a new report from the Harvard Joint Center for Housing Studies.

STARBUCKS

Starbucks Corp. engages in the production, marketing, and retailing of specialty coffee. It operates through the following segments: Americas; China/Asia Pacific (CAP); Europe, Middle East, and Africa (EMEA); and Channel Development. The Americas, CAP, EMEA segments sell coffee and other beverages, complementary food, packaged coffees, single-serve coffee products, and a focused selection of merchandise through company-oriented stores, and licensed stores. The Channel Development segment includes sales of packaged coffee, tea, and ready-to-drink beverages to customers outside of its company-operated and licensed stores. The company brands include Evolution Fresh, Teavana, Tazo Tea and Seattle's Best. Starbucks was founded by Jerry Baldwin and Howard D. Schultz on November 4, 1985 and is headquartered in Seattle, WA.

YEAR FOUNDED:

1971

2019 LOCATIONS:

30,000+

2019 TOTAL REVENUE:

\$26.51B

HEADQUARTERS:

SEATTLE, WA

2018 EMPLOYEES:

291,000

2019 EMPLOYEES:

346,000

ABOUT THE BRAND



ADDITIONAL PHOTOS



actual site



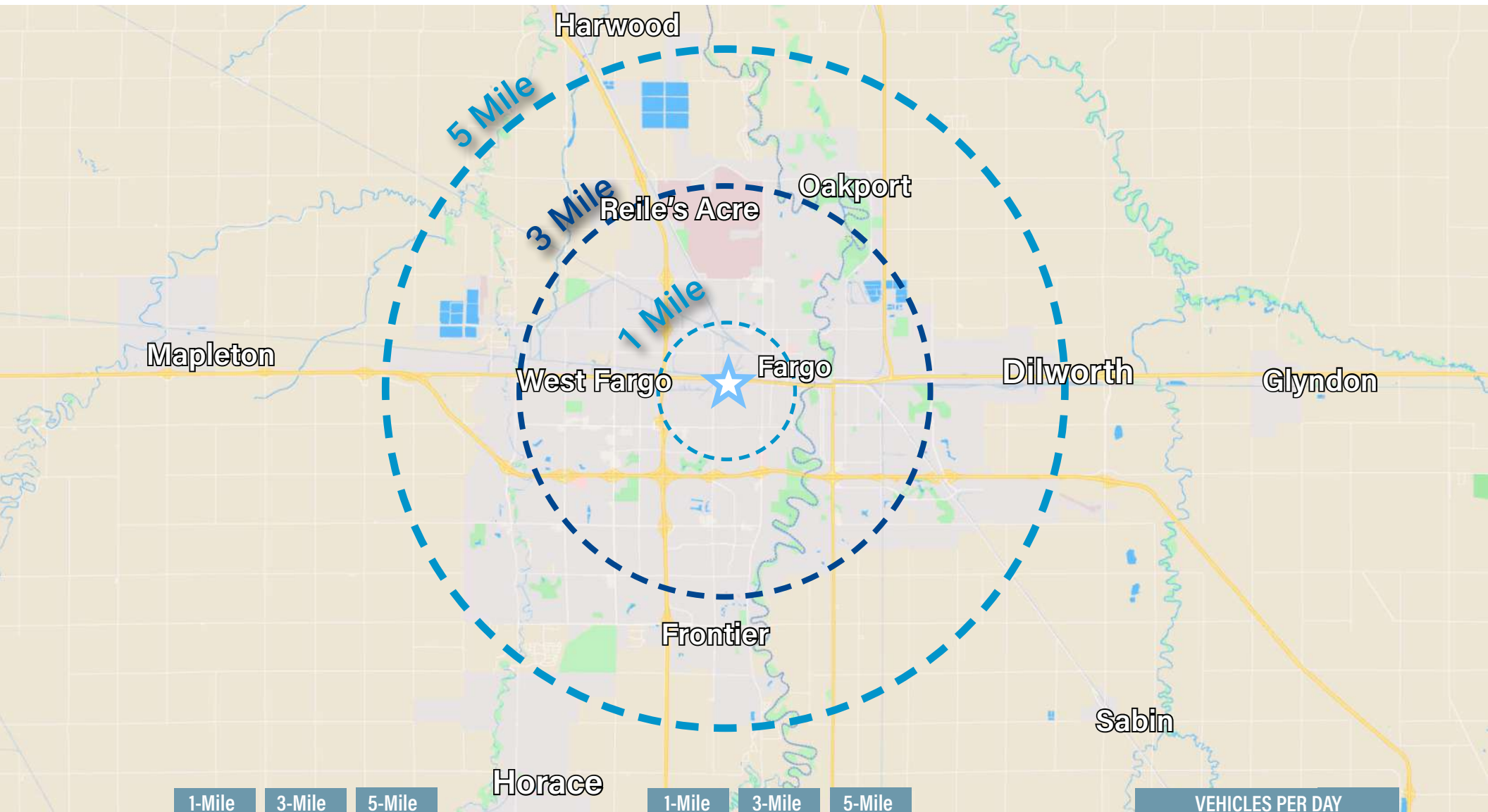
ADDITIONAL PHOTOS



actual site



2020 DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		VEHICLES PER DAY
2010 Population	15,286	101,405	160,798	2010 Households	6,843	43,550	67,947	13th Avenue S:	±19,311/VPD
2020 Population	15,130	108,798	190,327	2020 Households	6,782	47,277	81,052	S University Drive:	±26,136/VPD
2025 Population	15,960	115,378	204,779	2025 Households	7,169	50,359	87,477		

CONFIDENTIALITY & DISCLAIMER

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 Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial and physical 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.

Retail Investment Group has not made any 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters and makes no warranty

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All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

If you have no interest in the Property, please return this Investment Offering Memorandum to Retail Investment Group, LLC.

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