



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Starbucks

Opportunity Zone

418 East Broadway Street  
North Little Rock, AR 72114

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 1,015 SF Starbucks Located at 418 E Broadway Street in North Little Rock, Arkansas. This Opportunity Includes Brand New Construction and a Long-Term 10 Year Lease That Recently Opened November 16, 2020, Providing For a Great Investment.

Additional Starbucks For Sale Located at 1225 Albert Pike Road in Hot Springs, AR. [Click Here to View Offering Memorandum.](#)

## OFFERING SUMMARY

|           |             |
|-----------|-------------|
| PRICE     | \$2,686,274 |
| CAP       | 5.10%       |
| NOI       | \$137,000   |
| GUARANTOR | Corporate   |

## PROPERTY SUMMARY

|               |   |
|---------------|---|
| ADDRESS       | 418 East Broadway Street<br>North Little Rock, AR 72114 |
| COUNTY        | Pulaski   |
| BUILDING AREA | 1,015 SF  |
| LAND AREA     | 0.48 AC   |
| BUILT         | 2020  |





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# HIGHLIGHTS

- Brand New Construction Long-Term 10 Year Lease That Recently Opened November 16, 2020
- 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 the New Post Covid-19 Model With a Drive-Thru Only and is Mobile Order Friendly
- Located in Qualified Opportunity Zone ("QOZ") - May Be Eligible For Preferential Tax Treatment
- Strategically Positioned at the Signalized Intersection of Broadway Street and I-30 Which See a Combined Traffic Count of Over 146,500 Vehicles Per Day; Includes Excellent Visibility and Prominent Signage on I-30
- No Early Termination Option Included in the Lease Agreement
- Outstanding Demographics With a Total Population of 120,322 Residents Making an Average Household Income of Over \$66,554 Within a 5-Mile Radius
- Located Directly Outside of Simmons Bank Arena, a 18,000 Seat Multi-Purpose Arena; It is the Main Entertainment Venue Serving the Greater Little Rock Area
- Little Rock, the Capital of Arkansas, is Home to the William J Clinton Presidential Library and Museum, With Exhibits Including a Replica of the Oval Office and Presidential Artifacts; Little Rock is a Cultural, Economic, Government and Transportation Center Within Arkansas
- Nearby Tenants Include: Burger King, McDonald's, Taco Bell, Bank of America, Greyhound, Valero, Diamond Bear Brewing, U-Haul and Union Pacific





# LEASE SUMMARY

|                        |  |
|------------------------|--|
| TENANT                 | Starbucks                              |
| PREMISES               | A Building of Approximately 1,015 SF   |
| LEASE COMMENCEMENT     | November 16, 2020                      |
| LEASE EXPIRATION       | November 30, 2030                      |
| LEASE TERM             | 10 Years Remaining                     |
| RENEWAL OPTIONS        | 5 x 5 Years                            |
| RENT INCREASES         | \$6,000 At Year 6 & 10% At Each Option |
| 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                                     |

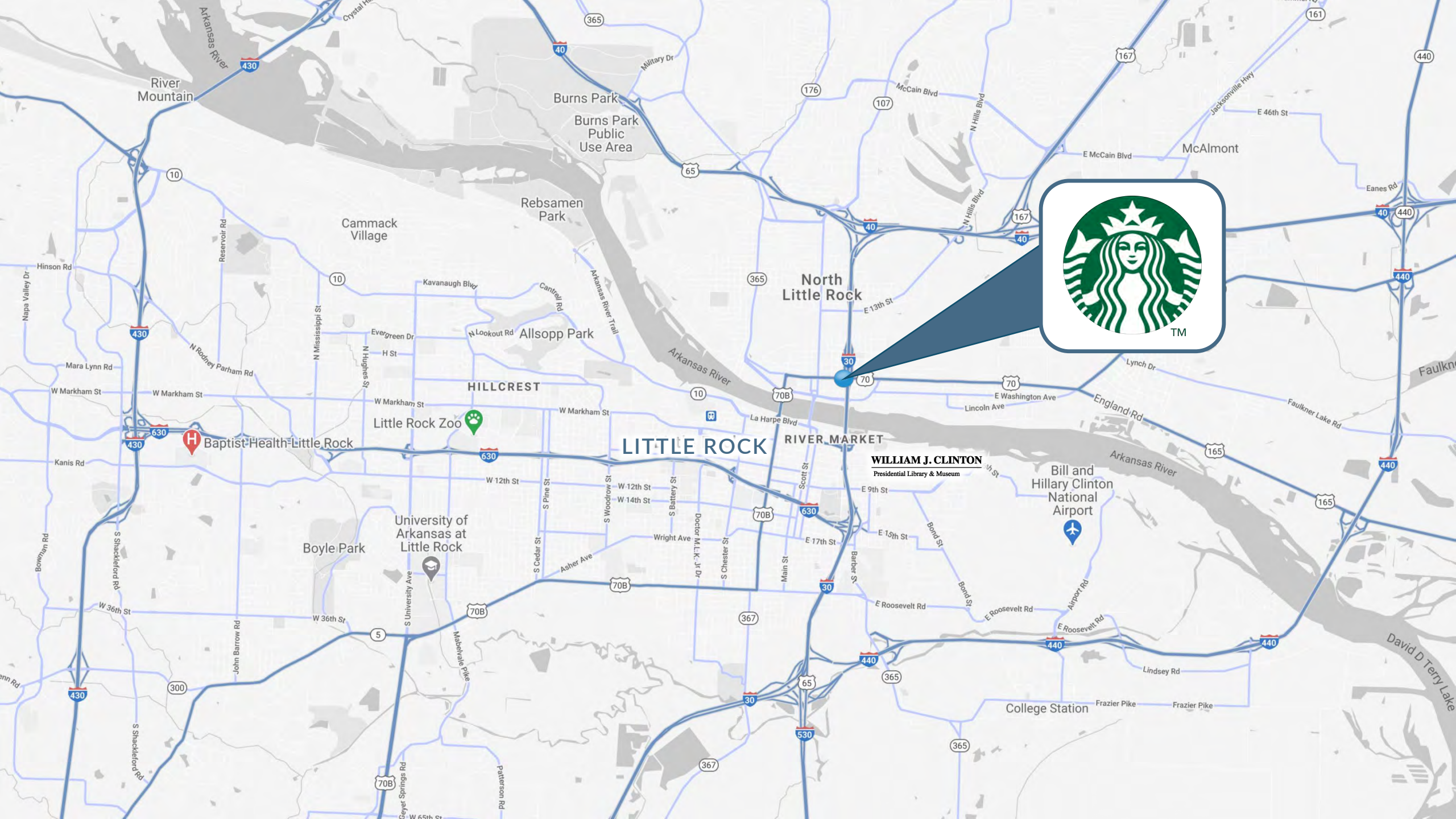
| SQUARE<br>FOOTAGE | ANNUAL<br>BASE RENT | RENT<br>PER SF |
|-------------------|---------------------|----------------|
|-------------------|---------------------|----------------|

|          |           |          |
|----------|-----------|----------|
| 1,015 SF | \$137,000 | \$134.98 |
|----------|-----------|----------|













E Broadway St



Halbert Pipe & Steel Co., Inc





U-HAUL



E Broadway St





## NORTH LITTLE ROCK | PULASKI COUNTY | AR

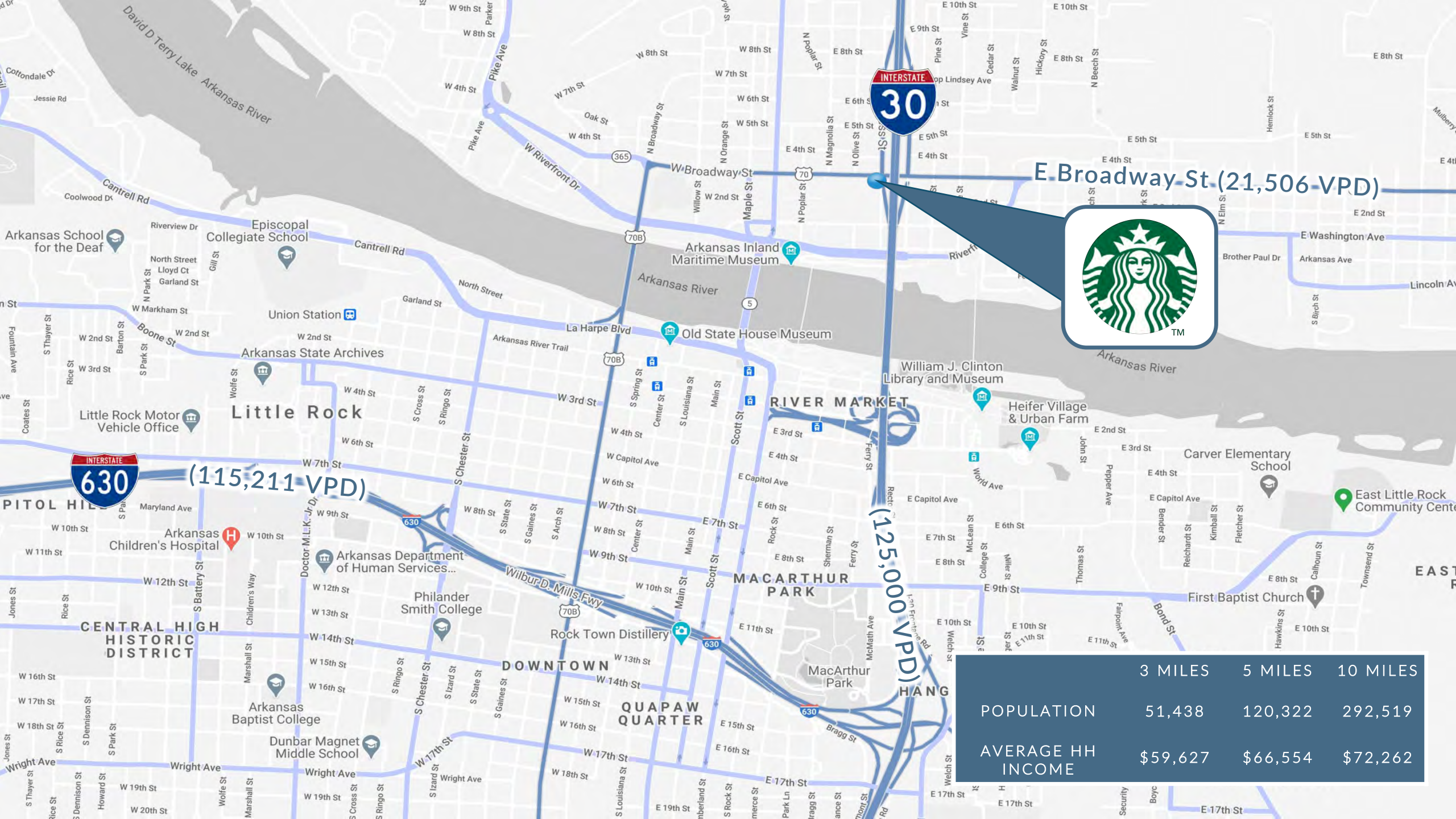
North Little Rock is a city in Pulaski County, Arkansas, United States, across the Arkansas River from Little Rock in the central part of the state. In 2019 the estimated population was 65,903, making it the seventh-most populous city in the state. North Little Rock, along with Little Rock and Conway, anchors the six-county Little Rock–North Little Rock–Conway Metropolitan Statistical Area (2014 population 729,135), which is further included in the Little Rock–North Little Rock Combined Statistical Area with 902,443 residents. Little Rock was ranked #1 in "America's 10 Great Places to Live" in 2013. The city is not only a wonderful place for newcomers to settle down in – they are also a top affordable travel spot.

North 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. It is designated as Foreign Trade Zone 14. International corporations like Danish manufacturer LM Glasfiber have established new facilities adjacent to the port.

As Arkansas's capital city, Little Rock is renowned for its charming hospitality, history and culture. Recently ranked the third most "Travel Worthy State Capital," by USA Today readers, Little Rock continues to garner national and international acclaim for its quality of life and tourism amenities. Visitors to Little Rock can explore nature on the Arkansas River Trail, delve into history at the Central High School National Park (the only national park in the U.S. to be on the site of an operating school), learn about world cultures at Heifer Village, take in the nightlife in the wonderful River Market, and so much more. The Little Rock Zoo was founded in 1926 and is home to more than 725 animals representing over 200 species and covers an area of 33 acres.







E. Broadway St (21,506 VPD)

(115,211 VPD)

(125,000 VPD)

|                   | 3 MILES  | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| POPULATION        | 51,438   | 120,322  | 292,519  |
| AVERAGE HH INCOME | \$59,627 | \$66,554 | \$72,262 |



# 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.



ACTUAL PROPERTY IMAGE



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