

FOR SALE

STARBUCKS

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FOR SALE | STARBUCKS

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	1,844 SF
Lot Size:	0.68 Acres
Price / SF:	\$813.45
Cap Rate:	5.0%
NOI:	\$74,948

LEASE SUMMARY

Lease Type:	NNN*
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Landlord
Term Remaining:	7+ Years
Current Term Expiration:	02/29/2028
Options:	(3) 5 Year Options
Increases:	10% Every 5 Years

PROPERTY HIGHLIGHTS

- Fee Simple - Qualifies for Depreciation - Ideal 1031 Exchange
- National Investment Grade Tenant; Standard & Poor's Credit Rating BBB+
- Tenant has Paid Rent in Full & On Time Throughout Pandemic; No Rent Abatements or Deferrals Requested by Tenant
- Constructed with Existing Drive Thru
- Within Walking Distance from Oklahoma Christian University
- 10% Rental Escalations Every 5 Years
- Population Exceeds 113,000 Individuals within a 5 Mile Radius
- *NNN Lease Structure - Tenant Pays Taxes & Insurance and Reimburses Costs for Maintenance & Repairs of Roof, Structure, or Parking lot, if any.



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- Population Exceeds 113,000 Individuals within a 5 Mile Radius
- Average Household Income Exceeds \$94,000 Annually within 1 Mile of Site

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NOI:	\$74,948.00
Cap Rate:	5.0%

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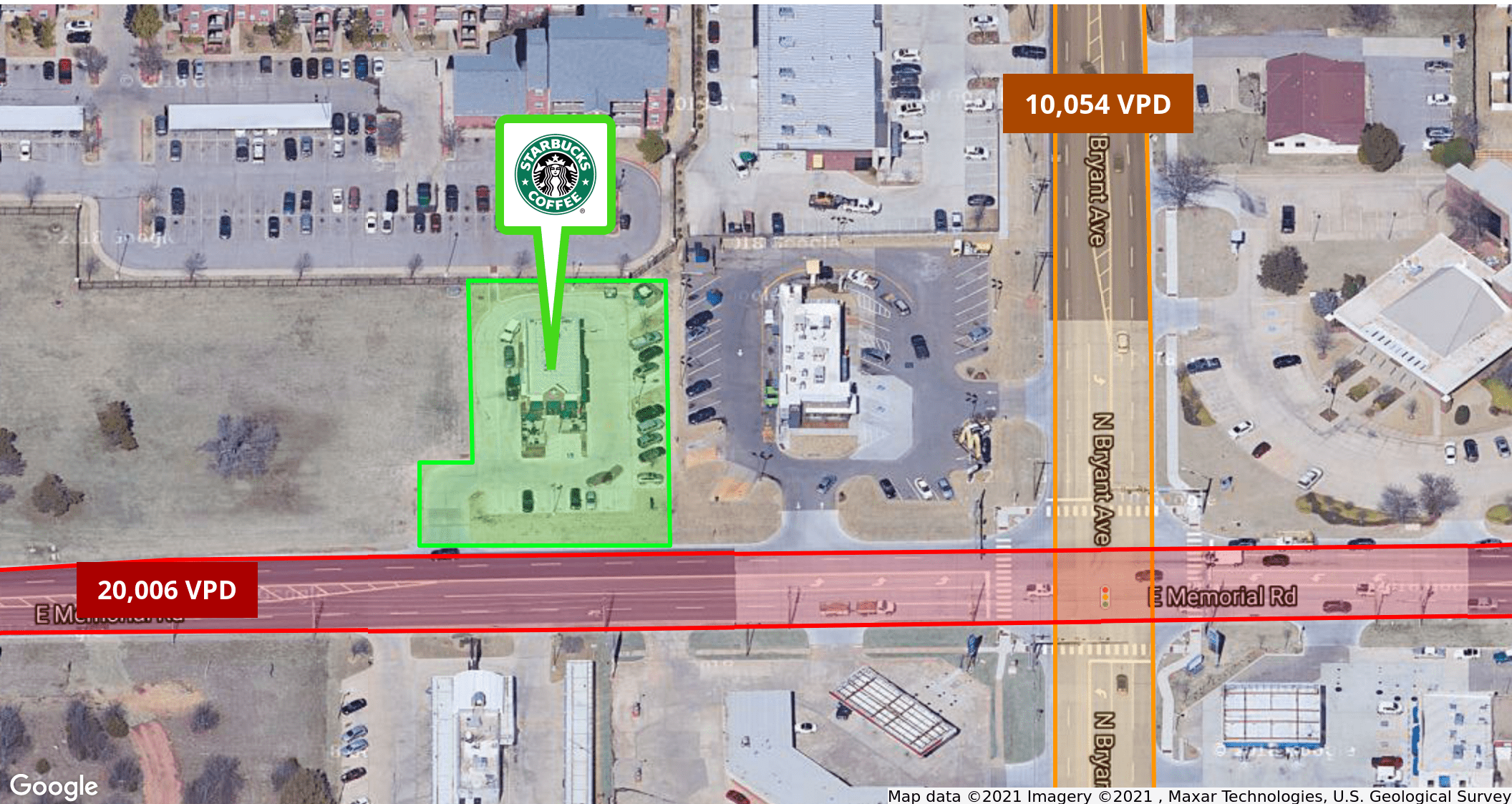
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Retailer Map



FOR SALE | STARBUCKS
Aerial Maps

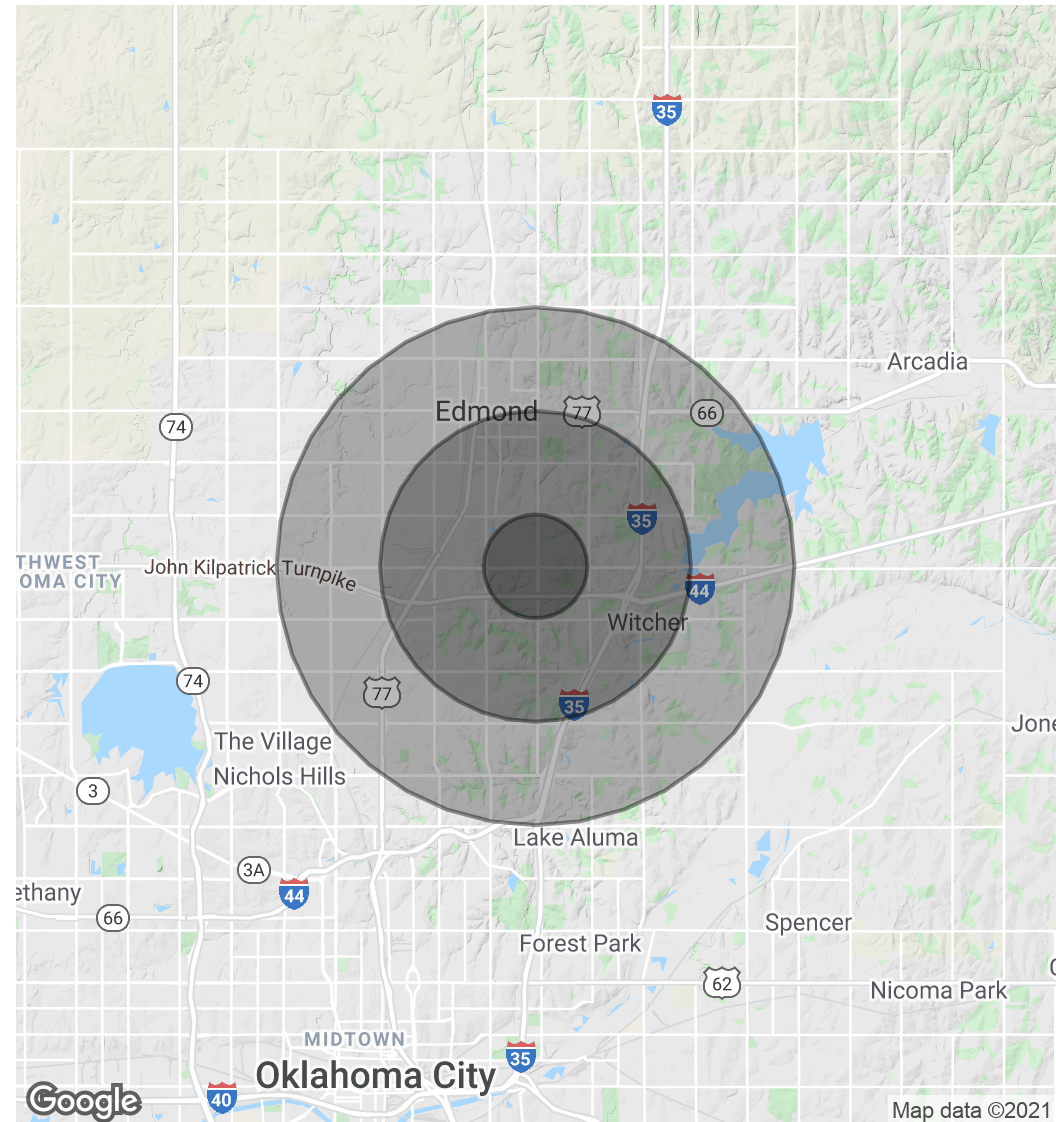


Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,503	40,877	113,314
Average age	29.7	33.9	33.4
Average age (Male)	29.2	32.4	31.3
Average age (Female)	30.2	35.2	35.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,963	15,521	45,088
# of persons per HH	2.8	2.6	2.6
Average HH income	\$94,198	\$89,295	\$85,761
Average house value	\$299,446	\$203,887	\$209,233

* Demographic data derived from 2010 US Census



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