



SAMBAZIS
RETAIL GROUP

REPRESENTATIVE PHOTO



STARBUCKS

ST. LOUIS, MISSOURI

OFFERING MEMORANDUM

A photograph of a Starbucks storefront with a large green circular logo on the wall and a smaller one on the roof. The building has a modern design with large glass windows and a wooden-textured lower section. The sky is blue with some clouds.

TABLE OF CONTENTS

LOW AERIALS	3
FINANCIAL OVERVIEW	7
INVESTMENT HIGHLIGHTS	8
TENANT OVERVIEW & LEASE SUMMARY	9
HIGH AERIAL	10
SITE PLAN	11
DEMOGRAPHICS & MAP	12

EXCLUSIVELY LISTED BY

+ **PHIL SAMBAZIS**

Executive Managing Director
SAN DIEGO
Tel: (858) 373-3174
phil.sambazis@marcusmillichap.com
License: CA 01474991

+ **BRAD BARHAM**

Broker of Record
License: 2013016939

Children's
HOSPITAL • ST. LOUIS
3,423 EMPLOYEES
275,000 PATIENTS
ANNUALLY

BARNES JEWISH
Hospital
BJC HealthCare
9,964 EMPLOYEES
LARGEST HOSPITAL IN
MISSOURI

Shriners Hospitals
for Children®

DOWNTOWN ST. LOUIS
28.2 MILLION ANNUAL VISITORS

FOREST PARK
6TH MOST VISITED U.S.
URBAN PARK WITH 13
MILLION VISITORS ANNUALLY

**BOEING AVIATION BASEBALL/
SOFTBALL COMPLEX**

Hampton Inn

**St. Louis
Community
College**
8,207 STUDENTS

ST. LOUIS UNIVERSITY HIGH SCHOOL
1,094 STUDENTS & PRIVATE INSTITUTION

GATEWAY STEM HIGH SCHOOL
970 STUDENTS

LOFTS AT THE HIGHLANDS
200 UNITS

CORTONA AT FOREST PARK
278 UNITS

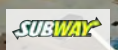
150,000 CARS/DAY



Mercedes-Benz



**SUBJECT
PROPERTY**



HAMPTON AVE. 42,500 CARS/DAY



 **Saint Louis Zoo**
3 MILLION VISITORS
ANNUALLY

**SAINT LOUIS
ART MUSEUM**
654,000 VISITORS
ANNUALLY

 **Missouri
History
Museum**
650,000 VISITORS
ANNUALLY


FOREST PARK
6TH MOST VISITED U.S.
URBAN PARK WITH 13
MILLION VISITORS ANNUALLY

 **THE HIGHLANDS
GOLF & TENNIS**

 **BOEING AVIATION BASEBALL/
SOFTBALL COMPLEX**

**230-ACRE WASHINGTON
UNIVERSITY MEDICAL CENTER**

HOME TO BARNES-JEWISH
HOSPITAL, ST. LOUIS
CHILDREN'S HOSPITAL, SHRINERS
HOSPITAL FOR CHILDREN, AND
WASHINGTON UNIVERSITY
SCHOOL OF MEDICINE



150,000 CARS/DAY


Mercedes-Benz



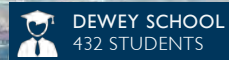
 **LOFTS AT THE HIGHLANDS**
200 UNITS

 **CORTONA AT FOREST PARK**
278 UNITS

HAMPTON AVE. 42,500 CARS/DAY

**SUBJECT
PROPERTY**



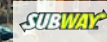


150,000 CARS/DAY



**SUBJECT
PROPERTY**

HAMPTON AVE. 42,500 CARS/DAY



MISSOURI
BOTANICAL
GARDEN

900,000
ANNUAL VISITORS

ST. LOUIS ARSENAL
COMPLECTIVE MILITARY
RESERVATION OWNED BY U.S.
AIR FORCE

TOWER GROVE
PARK

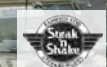
1 MILLION
ANNUAL VISITORS



98,300 CARS/DAY



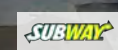
MCDONALD'S



SUBJECT
PROPERTY



HAMPTON AVE. 42,500 CARS/DAY





ADDRESS

1216 Hampton Ave.
St. Louis, MO 63139

PRICE

\$2,421,000

CAP RATE

4.75%

NOI

\$115,000

FINANCIAL OVERVIEW

PRICE	\$2,421,000
CAP RATE	4.75%
GROSS LEASABLE AREA	1,095 SF
YEAR BUILT	2021
LOT SIZE	0.49 +/- Acres

Lease Summary

LEASE TYPE	NN
ROOF & STRUCTURE	Landlord Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. May 2021
INCREASES	10% Every Five Years, Including Options
OPTIONS	Four, 5-Year
OPTION TO TERMINATE	Yes, Tenant has One-Time Right at Year 11 if Sales Less than \$1,300,000
RIGHT OF FIRST REFUSAL	None

TERM	ANNUAL RENT	MONTHLY RENT
Year 1- Year 5	\$115,000	\$9,583
Year 6 - Year 10	\$126,500	\$10,542
Year 11 - Year 15	\$139,150	\$11,596
Option 1	\$153,065	\$12,755
Option 2	\$168,372	\$14,031
Option 3	\$185,209	\$15,434
Option 4	\$203,730	\$16,977

INVESTMENT *HIGHLIGHTS*

- Rare 15-Year Lease with 10% Increases Every 5 Years
- Corporate Guaranty, Investment Grade Credit Tenant Rated BBB+ by S&P
- Brand New Construction with a Drive-Thru, Limited Landlord Responsibilities
- Over 402,000 Residents in Urban Infill Trade Area
- Average Household Income Exceeds \$84,000 within 3-Mile Radius
- Highly Visible to 42,500 Cars/Day Along Major North/South Artery
- Easy Access to I-64 with 150,000 Cars/Day, 6 Miles to Downtown St. Louis with 28.2 Million Annual Visitors
- Adjacent to 6th Most Visited U.S. Urban Park with 13 Million Visitors Annually
- Down the Street from Award-Winning Upscale Residential Developments with 400 Residences
- Strong Daytime Population, Over 277,600 Employees within 5 Miles
- Close Proximity to SSM Health Medical Campus and the 230-Acre Washington University Medical Center, Home to Some of the Top Ranked Hospitals in the U.S.
- Walking Distance to St. Louis Community College with 8,207 Students and Minutes to Washington University with 15,155 Students
- Surrounded by Several K-12 Schools with More Than 8,000 Students
- Just South of the St. Louis Zoo with 3 Million Visitors Annually
- Hub for Walkable Neighborhoods, Location Will Benefit from Significant Foot Traffic





CLICK FOR
WEBSITE

TENANT OVERVIEW

OWNERSHIP: PUBLIC
TENANT: CORPORATE
GUARANTOR: STARBUCKS CORPORATION



HEADQUARTERED IN
SEATTLE,
WASHINGTON



33,000
LOCATIONS



PUBLICLY TRADED
COMPANY
NASDAQ:
SBUX



FOUNDED IN
1971



346,000
EMPLOYEES

LEASE SUMMARY

LANDLORD RESPONSIBILITIES

Landlord shall, at its sole cost and expense, make the repairs and replacements including (i) upkeep of the roof, roof membrane and roof systems (gutters, downspouts and the like), foundation, exterior walls, interior structural walls and all structural components of the premises and (ii) maintenance and repair of all parking areas, sidewalks, landscaping and drainage systems on the property.

TENANT RESPONSIBILITIES

Tenant, at Tenant's expense, shall keep the premises, outdoor seating area and signage in good order and repair, including maintaining all plumbing, HVAC, electrical and lighting facilities and equipment with the building exclusively serving the premises and the storefront, doors and plate glass of the building. Tenant shall enter into a maintenance contract for regularly scheduled maintenance of the HVAC.

TAXES

Tenant shall pay Landlord for Tenant's share of real property taxes.

INSURANCE

Tenant shall obtain and keep in full force liability insurance and property insurance. Tenant shall also reimburse for Landlord's liability and property insurance.

EARLY TERMINATION

If at the expiration of the 10th lease year Tenant's sales are not equal to or greater than \$1,300,000, Tenant shall have the right to terminate the lease upon 60 days notice to Landlord. If Tenant does not terminate the lease, Tenant's right of termination shall expire.

ASSIGNMENT & SUBLETTING

Tenant may assign or sublet the premises without Landlord's consent but any assignment or subletting shall not relieve Tenant from liability of lease obligations.

ESTOPPEL

Tenant shall have 30 days from receipt of request to provide an executed estoppel.

Washington University
in St. Louis
15,155 STUDENTS

Fontbonne University
1,200 STUDENTS

Concordia Seminary
549 STUDENTS

Schnucks
Office DEPOT

SSMHealth
St. Mary's Hospital
584 BEDS
14,926 EMPLOYEES

DEWEY SCHOOL
432 STUDENTS

FOREST PARK GOLF COURSE

Missouri History Museum

650,000 VISITORS ANNUALLY

SAINT LOUIS ART MUSEUM
654,000 VISITORS ANNUALLY



FOREST PARK
6TH MOST VISITED U.S. URBAN PARK WITH 13 MILLION VISITORS ANNUALLY

Saint Louis Zoo
3 MILLION VISITORS ANNUALLY

THE HIGHLANDS GOLF & TENNIS

BOEING AVIATION BASEBALL/ SOFTBALL COMPLEX

LOFTS AT THE HIGHLANDS
200 UNITS

CORTONA AT FOREST PARK
278 UNITS

St. Louis Community College
8,207 STUDENTS

ST. LOUIS UNIVERSITY HIGH SCHOOL
1,094 STUDENTS & PRIVATE INSTITUTION

SUBJECT PROPERTY

ST. JAMES SCHOOL
100 STUDENTS

Davita

GATEWAY STEM HIGH SCHOOL
970 STUDENTS

WHOLE FOODS

Children's Hospital • ST. LOUIS
3,423 EMPLOYEES
275,000 PATIENTS ANNUALLY

BARNESJEWISH Hospital
Washington University in St. Louis SCHOOL OF MEDICINE
9,964 EMPLOYEES
106,900 PATIENTS ANNUALLY



Red Roof Inn
Holiday Inn

98,300 CARS/DAY

10

44

64

64

44

WISE AVE



VICTORIA AVE

HAMPTON AVE

DEMOGRAPHICS

1216 HAMPTON AVE.
ST. LOUIS, MO 63139

POPULATION

	1-MILE	3-MILES	5-MILES
2020 Population	7,496	155,053	402,064

HOUSEHOLDS

	1-MILE	3-MILES	5-MILES
2020 Households	3,945	72,350	177,837

INCOME

	1-MILE	3-MILES	5-MILES
2020 Average Household Income	\$69,808	\$84,339	\$77,946

EMPLOYEES

	1-MILE	3-MILES	5-MILES
2020 Number of Employees In Area	9,652	118,590	277,645



2

MILES

WASHINGTON
UNIVERSITY



2

MILES

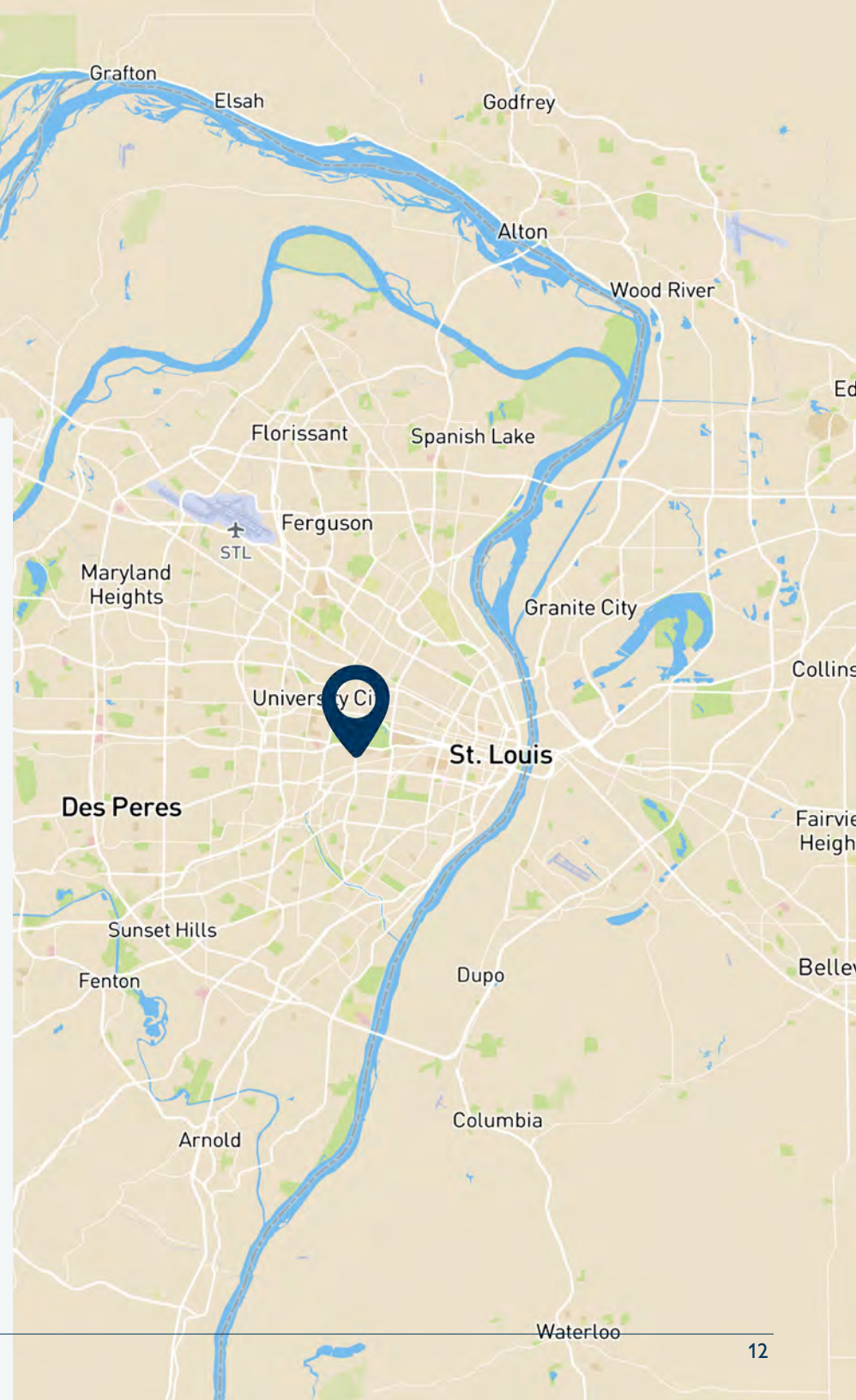
ST. LOUIS
CHILDREN'S
HOSPITAL



6

MILES

DOWNTOWN
ST. LOUIS



CONFIDENTIALITY & DISCLAIMER

MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Marcus & Millichap, its affiliates or subsidiaries, or any agent ("Marcus & Millichap") have not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and their tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant(s). While a tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of the tenant(s) history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any lease, including the likelihood of locating a replacement tenant if a current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Offering Memorandum, you agree to release Marcus & Millichap Real Estate Investment Services, its affiliates or subsidiaries, or any agent and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective purchasers.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

O F F E R I N G M E M O R A N D U M

STARBUCKS

ST. LOUIS, MISSOURI

PHIL SAMBAZIS

Executive Managing Director

SAN DIEGO

Tel: (858) 373-3174

phil.sambazis@marcusmillichap.com

License: CA 01474991

BRAD BARHAM

Broker of Record

License: 2013016939