

Free-Standing Starbucks w/ Drive Thru!



Actual Store Photo

1824 West Joe Harvey Blvd. Hobbs, NM 88240



\$ 1,729,000

5.60 % Cap Rate

LemRx
Realty Advisors
Drugstore & STNL Specialists

- Outparcel to (24 hour) Walmart Supercenter!
- Very strong store open extended hours.
- Central compass point for development in the area.
- Built in 2014 with 10 yr. primary term and four 5-yr options.
- 10% rent increases every 5 years in primary & option periods.
- S&P Rated A investment grade tenant.
- High growth market.
- Over \$100,000 avg. hh income.

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Investment Summary

Price:	\$ 1,729,000	
CAP Rate:	5.60 %	
Net Operating Income:	\$ 96,800*	
Completed:	July 2014	
Building Size:	1,752 SF	
Lot Size:	Approx. 24,000 SF	
Tenant:	Starbucks Corporation S&P Rating A	
Rent Start:	July 2014	
Lease Terms:	10 yr primary term with four 5-year options. 10% rent increases every 5 years during primary & option periods.	
Net Net Lease:	<u>LL resp.</u> for roof, structure, parking. <u>Tenant resp.</u> for payment of taxes, insurance and operating expenses including roof and parking maintenance. (<u>Note:</u> LL fully reimbursed for the parking lot maintenance and Starbucks must maintain roof at its cost. LL only responsible for roof replacement and roof is fully warranted until July 14,2029.)	
Years 1-5:	\$ 88,000	* NOTE: Seller will maintain yield through July 2019 (the start of year 6 increased rent of \$96,800/yr).
Years 6-10:	\$ 96,800*	
Years 11-15:	\$ 106,840	
Years 16-20:	\$ 117,128	
Years 21-25:	\$ 128,840	
Years 26-30:	\$ 141,724	



Location Overview

LemRx Realty Advisors is pleased to present a fee simple land & building Starbucks located at **1824 West Joe Harvey Blvd, Hobbs, NM 88240**. This Starbucks drive- thru is located outparcel to a 24 hr Walmart Supercenter at the intersection of West Joe Harvey and Hwy 18. Nearby tenants include: Lowe's, McDonald's, IHOP, Taco Bell, and other nationally recognized lodging such as Holiday Inn Express, Quality Inn & Suites, and Marriott. This location is the compass point for major residential development in this booming economy. [Small Towns Are Booming, Thanks to Rising Oil Prices.](#)

Hobbs, New Mexico is cited by Forbes as one of the fastest growing small communities in the nation with a population that has increased by over 19% since the 2000 Census. Hobbs serves as the transportation hub for Lea County. The influx of new industry and business development to the region and a population that continues to increase, provides for high expectations for the area.

Demographics	<u>1-mi</u>	<u>3-mi</u>	<u>5-mi</u>
2014 Total Population	2,806	26,448	47,919
% Population Change 2000-2012	35.43%	22.38%	21.75%
2013 Total Households	1,188	9,081	14,481
% Household Change 2010 – 2015	39.27%	15.26%	14.80%
2015 Average Household Income	\$ 103,481	\$ 71,448	\$ 61,644

Tenant Overview

Starbucks Coffee (NASDAQ: SBUX) is the premier roaster and retailer of specialty coffee in the world. Starbucks was formed in 1985 and its common stock trades on the NASDAQ. S&P rated A.

Starbucks products include:

Coffee: More than 30 blends and single origin premium coffees.

Handcrafted Beverages: Fresh brewed coffee, hot and iced espresso beverages. Frappuccino coffee and non-coffee blended beverages, Starbucks Refreshers beverages, smoothies and teas.

Merchandise: Coffee and tea brewing equipment, Verismo System by Starbucks, mugs and accessories, packaged goods, books and gifts.

Fresh food: Baked pastries, sandwiches, salads and salad grain bowls, oatmeal, yogurt parfaits and fruit cups.

The Company's brand portfolio includes Tazo teas, Starbucks Hear Music CD's, Seattle's Best Coffee, and Torrefazione Italia. They operate 23,768 retail locations worldwide.



Hobbs, NM



Aerial



Walmart

Holiday Inn Express

SUBWAY
GameStop
POWER TO THE PLAYERS



LOWE'S

THE HOME DEPOT

Applebee's
GRILL + BAR



McDonald's

QUALITY
INN & SUITES
IHop
RESTAURANT

LAQUINTA
INNS & SUITES

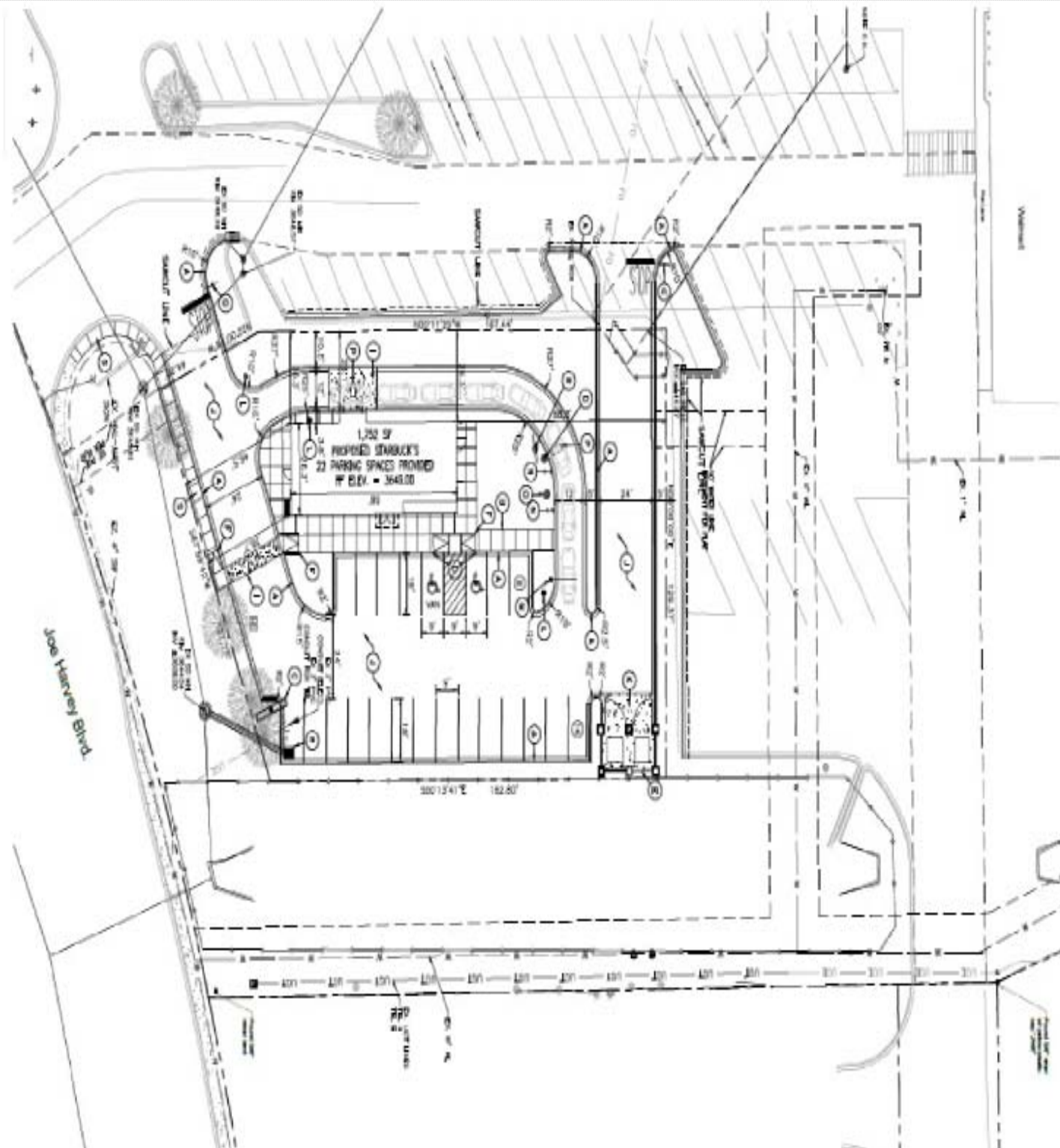
Occupied Industrial
and R&D space

Dense
Residential
Area

Hobbs, NM



Site Plan



Hobbs, NM



Actual Photos





Actual Store Photo

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