



SINGLE TENANT NET LEASE 9 YEAR STARBUCKS

SUBJECT PROPERTY

**STARBUCKS**

1979 Airline Dr, Bossier City, LA 71112

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# STARBUCKS

1979 Airline Dr | Bossier City, LA 71112

CLICK ON THE FOLLOWING LINKS: [Google Map](#) [Street View](#)

## SALE PRICE

**\$2,487,000**

## CAP RATE

**5.0%**

### INVESTMENT SUMMARY

List Price:	\$2,487,000
NOI:	\$124,350
Cap Rate:	5.0%
Price / SF:	\$857.00
Rent / SF:	\$42.85
Building Size:	2,902 SF
Land Acreage:	1.0 Acres
Year Built:	2005

### LEASE SUMMARY - SEE ABSTRACT FOR DETAIL

Lease Type:	Double Net
Taxes / CAM / Insurance:	Tenant
Roof / Structure:	Landlord Responsibility
Term Remaining:	9 Years
Term Expiration:	May 31, 2030
Options:	Four (4), 5 Year Options
Increases In Options:	10% Every 5 Years
Guarantor:	Starbucks Corporate

## EXECUTIVE SUMMARY

### INVESTMENT HIGHLIGHTS

- Double Net Lease | Minimal Landlord Responsibilities
- Prototypical Starbucks Design with Drive-Thru
- Ten Percent Rental Escalations in Options
- The Subject Property is Located on Heavily Traveled Airline Drive with Ease of Access to Interstate 20
- Starbucks Benefits from being Located on the Out-Parcel of the 650,000 SF Pierre Bossier City Mall Occupied by 70 Specialty Shops
- Several National tenants Surrounding the Starbucks include: Burger King, McDonald s, IHOP, CVS, Red Lobster, Logan's Roadhouse, Kmart, Big Lots, Albertsons and Many More



LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	Double Net
Taxes:	Tenant Pays Direct to Municipality
CAM:	Tenant Responsibility
Insurance:	Tenant Reimburses Landlord
Parking Lot:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	9+ Years
Commencement Date:	November 17, 2004
Current Term Expiration:	May 31, 2030
Options:	Four (4), 5 Year Options
Increases In Options:	10% Every 5 Years
Guarantor:	Starbucks Corporate

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
June 1, 2020 - May 31, 2030	\$124,350.00	\$10,362.56
Option 1: June 1, 2030 - May 31, 2035	\$136,683.96	\$11,390.33
Option 2: June 1, 2035 - May 31, 2040	\$150,352.44	\$12,529.37
Option 3: June 1, 2040 - May 31, 2045	\$165,387.60	\$13,782.30
Option 4: June 1, 2045 - May 31, 2050	\$181,926.36	\$15,160.53
Base Rent (2,902 SF)		\$42.85
Net Operating Income		\$124,350







9'-0" CLEARANCE





# STARBUCKS

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## TENANT PROFILES



# STARBUCKS®

### OVERVIEW

Company:	Starbucks
Founded:	March 31, 1971
Total Revenue:	\$24.71 Billion (2018)
Net Income:	\$4.51 Billion (2018)
Net Worth:	28,218 (2018)
Headquarters:	Seattle, Washington
Website:	<a href="http://www.starbucks.com">www.starbucks.com</a>

### TENANT HIGHLIGHTS

- The first Starbucks opened in Seattle, Washington, on March 31, 1971
- The first Starbucks outside North America opened in Tokyo, Japan in 1996
- Starbucks entered the tea business in 1999 when it acquired the Tazo brand

### TENANT OVERVIEW

Starbucks Corporation is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington, in 1971. As of early 2019, the company operates over 30,000 locations worldwide.

Starbucks has been described as the main representative of "second wave coffee," a retrospectively termed movement that popularized artisanal coffee, particularly darkly roasted coffee. Since the 2000s, 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, microground instant coffee known as VIA, espresso, caffe latte, full- and loose-leaf teas including Teavana tea products,[9] Evolution Fresh juices, Frappuccino beverages, La Boulange pastries, and snacks including items such as chips and crackers; some offerings (including their annual fall launch of the Pumpkin Spice Latte) 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.



# STARBUCKS

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## LOCATION OVERVIEW



### LOCATION OVERVIEW

The City of Bossier City we are located along the east bank of the Red River across from Shreveport in Northwest Louisiana. Bossier City is a growing metropolitan area with more than 62,000 residents. There are many diverse attraction in our area. Barksdale Air Force Base, home of the Air Force Global Strike Command, Eighth Air Force, 2d Bomb Wing and 307th Bomb Wing are located within Bossier City limits. Bossier City is also home to four riverboat casinos/hotels: Horseshoe, Diamond Jacks, Boomtown and Margaitaville. Harrah's Louisiana Downs, first class thoroughbred racetrack with slot machines, is located on the east side of the city with three new hotels on the property.

Bossier City is blessed with a mild climate, ample housing, a low tax base, and easy access by major highways including I-20, I-49, I-220, US Hwy. 80, 71, 171 , and State Hwy. 3. The Shreveport Regional Airport is located just seven miles from Bossier City via I-20





AERIAL



45,044+

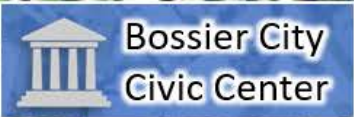


WAFFLE  
HOUSE



Airline Drive





Pierre Bossier Mall

JCPenney Dillard's  
FOREVER 21

RED LOBSTER  
Logan's ROADHOUSE

BOSSIER CITY  
Farmers Market



HARBOR FREIGHT TOOLS  
Quality Tools at Ridiculously Low Prices

Arby's Office DEPOT SMOOTHIE KING  
2ND & CHARLES STAGE CHASE



E Texas Street



Airline Drive



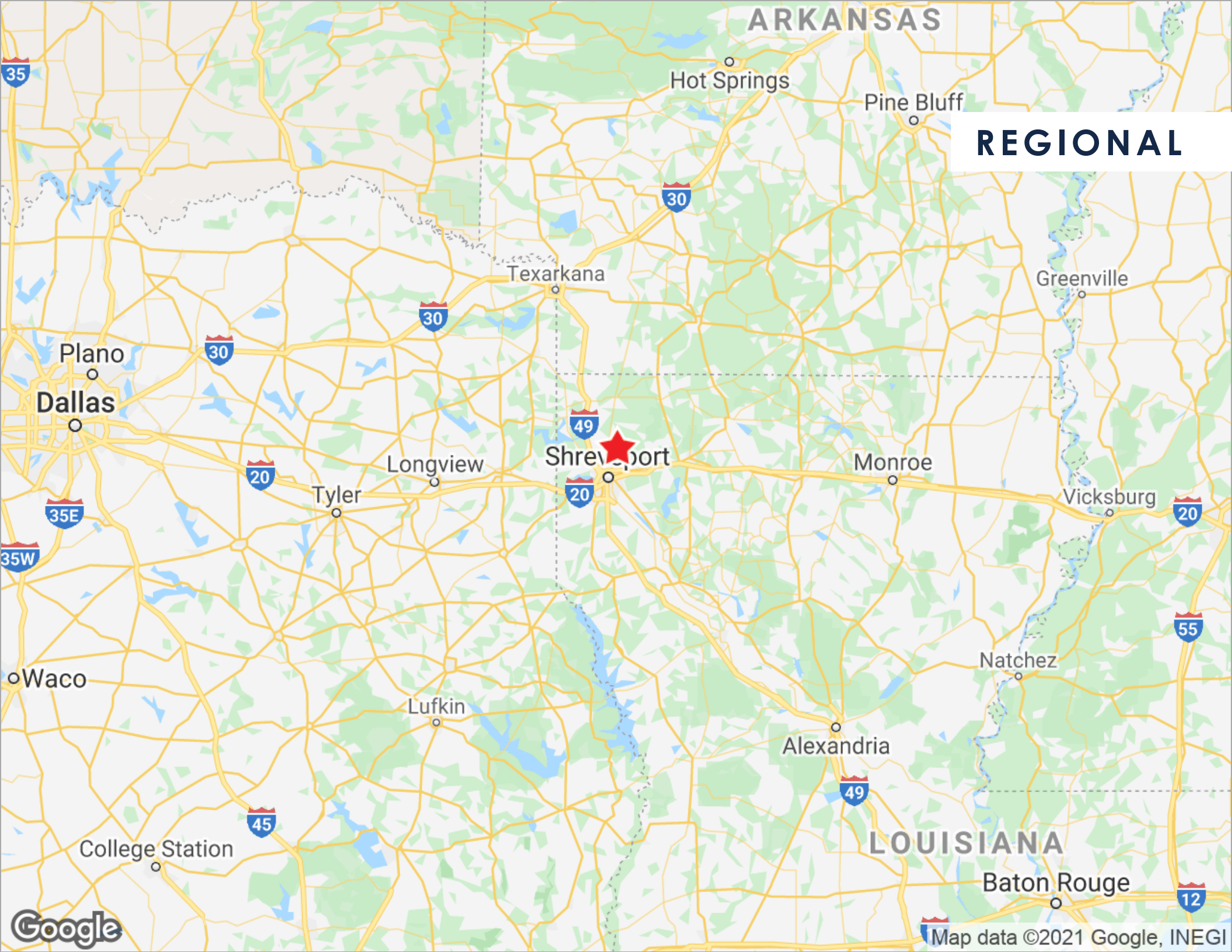
OLLIE'S Bargain OUTLET  
BIG LOTS!  
SALLY BEAUTY  
RAC



TACO BELL  
WAFFLE HOUSE  
McDonald's







ARKANSAS

REGIONAL

Hot Springs

Pine Bluff

Texarkana

Greenville

Plano  
Dallas

Shreveport

Monroe

Vicksburg

Tyler

Longview

Waco

Natchez

Alexandria

Baton Rouge

College Station

Lufkin

Google

Map data ©2021 Google, INEGI



# STARBUCKS

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## DEMOGRAPHICS

<b>Population:</b>	<b>1 Mile</b>	<b>2 Mile</b>	<b>3 Mile</b>
2024 Projection	10,700	33,140	53,008
2019 Estimate	10,281	31,940	50,830
2010 Census	8,673	27,499	41,241
Growth 2019-2024	4.08%	3.76%	4.28%
Growth 2010-2019	18.54%	16.15%	23.25%
2019 Population Hispanic Origin	1,065	3,778	5,459
<b>2019 Population by Race:</b>			
White	5,518	17,295	27,636
Black	3,995	12,480	19,921
Am. Indian & Alaskan	85	233	360
Asian	349	833	1,196
Hawaiian & Pacific Island	26	77	122
Other	307	1,022	1,595
U.S. Armed Forces:	97	1,774	4,002
<b>Households:</b>			
2024 Projection	5,140	13,533	21,220
2019 Estimate	4,899	13,026	20,381
2010 Census	3,933	11,197	16,801
Growth 2019 - 2024	4.92%	3.89%	4.12%
Growth 2010 - 2019	24.56%	16.33%	21.31%
Owner Occupied	1,387	4,625	7,052
Renter Occupied	3,512	8,401	13,329
<b>2019 Avg Household Income</b>	<b>\$40,831</b>	<b>\$42,914</b>	<b>\$44,623</b>



RETAIL PROPERTY FOR SALE

# STARBUCKS

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