



**STARBUCKS**  
1318 WEST MAIN STREET  
LEWISTOWN, MONTANA 59457

## OFFERING MEMORANDUM

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In Association with Montana Designated Broker:  
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**CIA**  
commercial  
investment  
advisors

# INVESTMENT OVERVIEW

STARBUCKS  
LEWISTOWN, MONTANA

## STARBUCKS

LOCATION	1318 West Main Street Lewistown, Montana 59457
TENANT	STARBUCKS CORPORATION
PURCHASE PRICE	\$690,000
CAP RATE	5.00%
ANNUAL RENT	\$34,500
GROSS LEASABLE AREA	±1,380 SF
RENTAL ESCALATIONS	10% Every 5 Years
LEASE TYPE	NN*
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT   REMODELED	2016   August 2021 (Est.)
LOT SIZE	±0.31 Acre (Accdg to Fergus County Assessor)
LEASE EXPIRATION	July 31, 2031 (Est.)**
OPTIONS	Four 5-Year Renewal Options
PARKING LOT	Concrete
ROOF	Rubber Membrane (New in 2016)

\* Landlord is responsible for Roof, Foundation & Gutters. Tenant is responsible for the reimbursement of Taxes, Insurance & Common Area Maintenance costs).

\*\* Tenant shall have the one-time right to terminate this lease on or after the last day of the 60th full calendar month of the term & on or before the last day of the 62nd full calendar month of the term.

## POINTS OF INTEREST

**RETAIL | ENTERTAINMENT:** Lewiston has retailers such as Albertson's, Family Dollar, Ace Hardware, True Value Hardware, Tractor Supply Co., Town & Country Foods, Shipton's Big R Lewiston, Cellular Plus (Verizon); Dining options include McDonald's, Pizza Hut, Subway, Burger King, Taco Time

**PUBLIC EDUCATION:** Lewiston has 5 public schools - Garfield Elementary (205 students); Highland Park Elementary (281); Lewis & Clark Elementary (190); Lewiston Junior High (155); & Ferguson High (348)

**HEALTHCARE:** Half a mile from Central Montana Medical Center (a 25-bed critical access hospital providing full range of medical services)

## INVESTMENT HIGHLIGHTS

**LEASE:** Brand New 10-Year NN Lease with Attractive 10% Rental Escalations Every 5 Years!

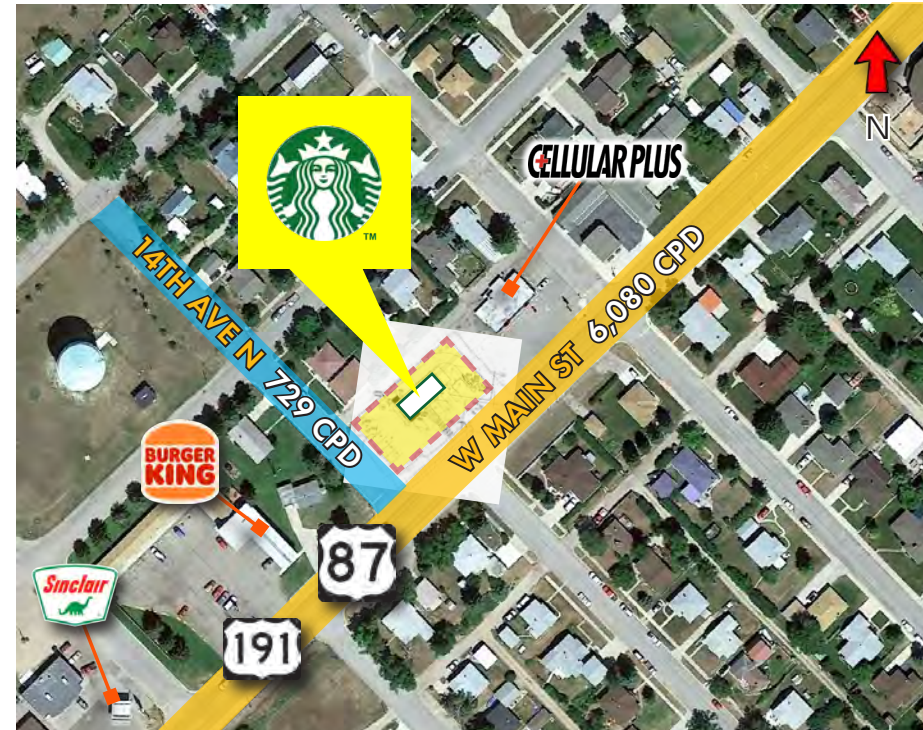
**TENANT:** Starbucks Corporation (NASDAQ: SBUX | S&P "BBB+ Stable" Credit Rating | Moody's Baa1 Stable Rating) **Operates More than 32,000 Retail Stores in 83 Markets** (as of October 31, 2020)

**STRONG INTRINSIC VALUE/STRATEGIC LOCATION:** Priced Below Replacement Cost & ONLY Freestanding/Drive-Thru Starbucks Location in Over 90 Miles!

**TRAFFIC COUNTS:** Great Drive-By Visibility on W Main St where Traffic Counts Exceed 6,800 CPD!

**2021 DEMOGRAPHICS (5-MI):** Total Population: 7,408 | Average Household Income: \$68,060

**LOW UNEMPLOYMENT RATE:** Montana at 3.6% | National Unemployment Rate at 5.8% (May 2021 - BLS)



## SUMMARY

TENANT	Starbucks Corporation	EXPENSE REIMBURSEMENT	This is a <b>NN lease</b> . Landlord is responsible for Roof, Foundation & Gutters. Tenant is responsible for the reimbursement of Taxes, Insurance & Common Area Maintenance costs.
PURCHASE PRICE	\$690,000	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
CAP RATE	5.00%		
GROSS LEASEABLE AREA	±1,380 SF		
LOT SIZE	±0.31 Acre		
YEAR BUILT   REMODELED	2016   Aug 2021 (Est. Under Construction)		

## RENT ROLL

TENANT INFO		/59	RENT SUMMARY		
TENANT NAME	SQ FT	TERM*	INCREASE	RENT	ANNUAL INVESTOR RETURN
Starbucks Corporation	1,380	Years 1-5: <b>08/01/21</b> to 07/31/26**	Current	\$34,500	5.00%
		Years 6-10: 08/01/26 to <b>07/31/31</b>	10%	\$37,950	5.50%
		5.25% AVG ANNUAL RETURN			
RENEWAL OPTIONS		1st Option: 08/01/31 to 07/31/36	10%	\$41,745	
		2nd Option: 08/01/36 to 07/31/41	10%	\$45,920	
		3rd Option: 08/01/41 to 07/31/46	FMV	TBD	
		4th Option: 08/01/46 to 07/31/51	FMV	TBD	

\* Estimated dates subject to change based on construction timeline.

\*\* Tenant shall have the one-time right to terminate this lease on or after the last day of the 60th full calendar month of the term & on or before the last day of the 62nd full calendar month of the term.

# TENANT OVERVIEW

STARBUCKS  
LEWISTOWN, MONTANA



**STARBUCKS®**

TYPE	PUBLIC
TRADED AS	NASDAQ: SBUX
INDUSTRY	RESTAURANTS: FAST FOOD
S&P CREDIT RATING	BBB+ NEGATIVE (05/04/20)
MOODY'S RATING	Baa1 NEGATIVE (05/04/20)
MARKET CAP	140.18B (07/15/21)
WEBSITE	<a href="https://www.starbucks.com/">https://www.starbucks.com/</a>

Starbucks Corporation (NASDAQ: SBUX), together with its subsidiaries, operates as a roaster, marketer, and retailer of specialty coffee worldwide. The company operates through three segments: Americas, International, and Channel Development. Its stores offer coffee & tea beverages, roasted whole bean & ground coffees, single-serve & ready-to-drink beverages, & iced tea; and various food products such as pastries, breakfast sandwiches, & lunch items.

The company also licenses its trademarks through licensed stores, & grocery & foodservice accounts. The company offers its products under the Starbucks, Teavana, Seattle's Best Coffee, Evolution Fresh, Ethos, Starbucks Reserve, & Princi brand names.

**As of October 29, 2020, it operated more than 32,000 stores in 83 markets.**

Starbucks Corporation was founded in 1971 & is based in Seattle, Washington.

Market Summary > Starbucks Corporation

**118.97** USD

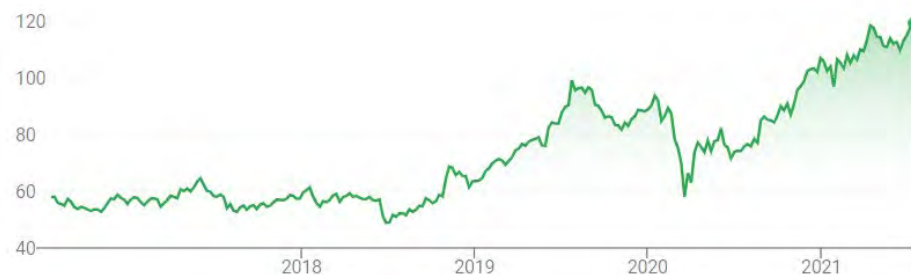
NASDAQ: SBUX

+61.07 (105.47%) ↑ past 5 years

Closed: Jul 15, 5:20 PM EDT · Disclaimer

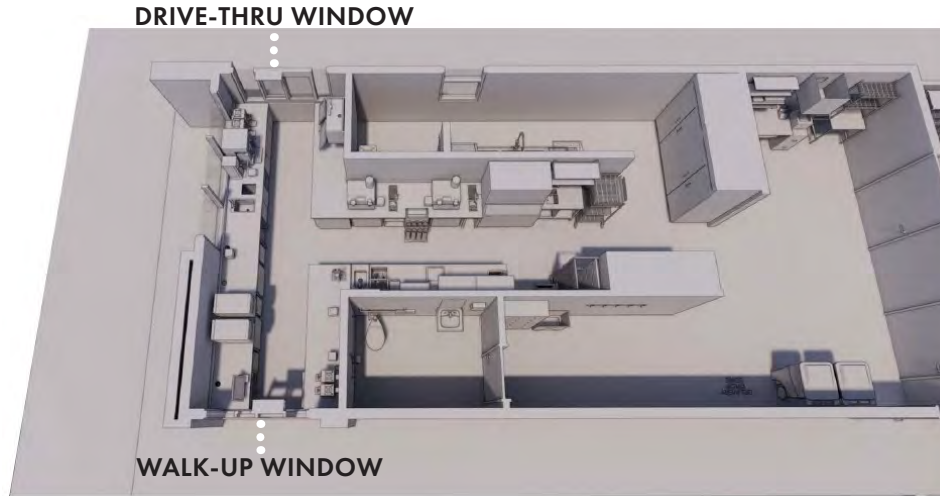
After hours 118.66 -0.31 (0.26%)

1D | 5D | 1M | 6M | YTD | 1Y | **5Y** | Max



# CAFE DESIGN & PERSPECTIVE

STARBUCKS  
LEWISTOWN, MONTANA



## CAFE DESIGN

## PERSPECTIVE



**SITE PLAN**

**LOT SIZE**  
±0.31 Acre

**GLA**  
±1,380 SF

**14TH AVE N**  
729' CPD

**W MAIN ST**  
6,080 CPD

DRIVE-THRU PICKUP AT EXIST. WINDOW

EXIST. BLDG 1,380 S.F.

TRASH ENCLOSURE

ADA ACCESS

RE-STRIPE 4 SPACES (WEST SIDE OF LOT (PARTNER PARKING))

SNOW STORAGE

EX. MONUMENT SIGN

ORDER POINT

87

191

**±1,380 SF**

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# LEWISTON



CMMC is a 25-bed critical access hospital providing a full range of services from rehab, home health/hospice, in/outpatient surgical services to obstetrics, emergency, intensive care & high tech radiology services accompanied with a complete staff of specialty physicians.



CELLULAR PLUS

FIRST CHRISTIAN CHURCH

US AGRICULTURAL DEPARTMENT

BURGER KING



W MAIN ST 6,080 CPD

Stockman Bank



SUBWAY

AIRPORT RD 1,288 CPD

DOC'S CASINO  
SPORTS BAR GRILL



STARBUCKS | LEWISTOWN, MONTANA

# LEWISTON CITY VIEW



## STARBUCKS | LEWISTOWN, MONTANA

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# LOCATION OVERVIEW

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Perfectly positioned in the center of Montana, **Lewistown** is a family-friendly community that combines the ambiance of Montana's natural beauty with the authenticity of a rural western lifestyle. Lewistown exemplifies 'Code of the West' values with an enviable work ethic based on generations of hard-working Montanans. The surrounding farm and ranch lands provide a rich base for a **solid agricultural economy**. A **strong hub of construction and manufacturing businesses** provide diverse opportunities for employment. A **growing healthcare industry** is stimulating a demand for jobs in the local medical markets.

**Agriculture** - The backbone of the Fergus County economy, the region is well-suited for livestock production and the cultivation of small grains such as wheat, oats and barley. Hay production is also a valuable production crop.

**Healthcare** - Health and wellness are leading employers in the region. Expansion and investment in workforce education programs include internship partnerships and apprenticeship program development. (**Central Montana Medical Center - 25 beds; Mental Health Center; Nursing & Rehab Center; Health & Allergy Center; Physical Therapy & Wellness; VA Clinic**)

**Manufacturing** - An expanding sector, specialty manufacturing is a major contributor to the area's economy and an important factor in job creation for Fergus County. (**Spika Design & Mfg; Hi-Heat Industries; Brand X Sawmills**)

**Construction** - Several successful road construction companies find the central location of Lewistown a benefit in sending work crews throughout the state and region. Specialty trade contractors and commercial construction businesses reside in Fergus County as well. (**MK Weeden Construction; Miller Construction; Allied Steel**)

2021 DEMOGRAPHICS			
	1-MI	3-MI	5-MI
Total Population	4,772	6,985	7,408
Labor Population Age 16+	3,887	5,687	6,036
Population Median Age	43.3	43.2	43.4
Average Household Income	\$61,967	\$65,065	\$68,060

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