



STARBUCKS®

**STARBUCKS | SUPER REGIONAL TRADE AREA |
66,540 VEHICLES PER DAY**

505 W. Golf Road, Schaumburg, IL 60195

Marcus & Millichap
SHARKO | WEISENBECK
TEAM



Downtown Chicago



James B. Conant High School
2,346 Students



Schaumburg Police Department



Subject Property

Steeple Hill & Highland Crossing Complexes | 763 Residential Units



N GOLF ROAD | 37,965 VPD

W HIGGINS ROAD | 28,575 VPD



AMITA HEALTH
St. Alexius Medical
Center Hoffman Estates
318-Licensed Beds



Kripa MONTESSORI SCHOOL
TOYOTA
INFINITI
ACURA
Hertz
WOORI MARKET

PATEL BROTHERS
SUBARU AUTHORIZED
Mercedes-Benz
Audi
White Castle
UNITED STATES POSTAL SERVICE
ACURA AVIS
BMO Harris Bank
SUBWAY JAGUAR
7 ELEVEN
LAND-ROVER

Hoffman Estates
High School
1,967 Students

NISSAN
KinderCare LEARNING CENTERS

ACE Hardware
Mobil
The Tile Shop
SHERWIN WILLIAMS

Arby's

MIDAS

Subject Property

W HIGGINS ROAD | 28,575 VPD

FRONTAGE

W GOLF ROAD | 37,965 VPD





Global
Tenant



Infill
Location



Corporate
Guarantee



Heavily
Traveled



Affluent
Demographics

INVESTMENT HIGHLIGHTS

- **Irreplaceable Location Next to the Intersection of Golf Road and Higgins Road**
 - Combined Traffic Counts of 66,540 Vehicles per Day
 - Located on a Triangular Parcel which Offers Maximum Visibility from Both Major Streets
 - Rare Full Access off of Golf Road and Higgins Road
 - Positioning Allows Starbucks to Capture Morningside of Traffic and Daytime Customers
 - Adjacent to a Frontage Road which Allows for More Efficient Car Stacking
- **Long-Term Operating History with Drivers for Continued Success**
 - Starbucks has Operated at this Location for Almost 15 Years
 - Situated in Epicenter of Illinois' Largest Center of Economic Development Outside of Chicago
 - Highly Educated Workforce with Over 12 Million Square Feet of Office Space in the Immediate Area
 - Over 13.5 Million Square Feet of Industrial Space in the Village of Schaumburg
 - Located One Mile to Interstate 90 Interchange and 2.8 Miles from Woodfield Mall
- **Attractive Affluent Demographics**
 - Within Five Miles of Subject Property, there is an Average Household Income of \$113,132
 - 19,173 People Live Within a One-Mile Radius of the Subject Property and 242,445 Live Within Five Miles
- **Essential Global Tenant | Starbucks Corporation**
 - Leading Coffee Company and Coffee Chain in the World
 - › Fortune 500 Company | NASDAQ: SBUX | BBB+ Standard and Poor's Credit Rating



Starbucks | Super Regional Trade Area | 66,540 Vehicles Per Day

505 W. Golf Road, Schaumburg, IL 60195

FINANCIAL SUMMARY

Price	\$2,250,000
Cap Rate	5.15%
NOI	\$115,764
Price/SF	\$1,363.64
Gross Leasable Area	1,650 SF
Year Built	2007
Lot Size	0.41 Acres +/-
Parcel Number	07-16-200-016-0000
Type of Ownership	Fee Simple
Parking	12 Surface Spaces +/-

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$115,764	\$70.16
Option 1	5/1/2027	\$121,556	\$73.67
Option 2	5/1/2032	\$127,628	\$77.35

Notes: Tenant's reimbursement for operating expenses is not to exceed 107% of the previous year's amount.

LEASE SUMMARY

Lease Type	NN
Lease Guarantor	Starbucks Corporation
Roof & Structure	Landlord
Lease Term Remaining	5+ Years
Rent Commencement	5/1/2007
Lease Expiration	4/30/2027
Options	2, 5-Year
Option to Terminate	None
Option to Purchase	Right of First Refusal





STARBUCKS COFFEE
DRIVE THRU

STARBUCKS COFFEE
DRIVE THRU

STOP



STARBUCKS®

- Leading Coffee Company and Coffeehouse Chain
- Starbucks Expanded 635 Stores Since 2020 (Q3 2021)
- Comparable Store Sales Up 73% Globally; U.S. Up 83% with 10% Two-Year Growth (Q3 2021)
- Consolidated Net Revenues Up 78% to a Record \$7.5 Billion (Q3 2021)
- One of 10 “Worlds Most Valuable Brands” (Forbes, 2013-2019) and Number 37 in 2020
- Net Revenue of \$23.5 Billion in 2020
- 16,637 Company-Operated Locations and 16,023 Licensed Stores in 83 Markets (As of 9.27.2020)
- Fortune 500 Company | 17 Consecutive Years
- Recognized as One of the World’s Most Ethical Companies for the 12th Year in a Row (Ethisphere)
- Headquartered in Seattle, Washington | Founded in 1971

Tenant/Guarantor: Starbucks Corporation

33,295
LOCATIONS

BBB+
CREDIT RATING

\$23.5 Billion
NET REVENUE

500
FORTUNE 500 COMPANY

STARBUCKS.COM



LEASE SUMMARY

TENANT	Starbucks
GUARANTOR	Starbucks Corporation
SQUARE FEET	1,650 SF
LEASE COMMENCEMENT	5/1/2007
LEASE EXPIRATION	4/30/2027
LEASE TYPE	NN
RENEWAL OPTIONS	2, 5-Year
ROOF	Landlord
STRUCTURE	Landlord
PARKING LOT	Landlord/Tenant - Tenant reimburses repairs/maintenance
HVAC	Tenant -Paid Directly
TAXES	Tenant - Paid as additional rent
INSURANCE	Tenant - Paid as additional rent
CAM	Tenant - Paid as additional rent
OPTION TO TERMINATE	None



LOCATION HIGHLIGHTS | SCHAUMBURG, IL

- **Next to Chicago, Schaumburg is Illinois' Largest Center of Economic Development**

- 30 Miles Outside of Chicago and Part of the Chicago Metropolitan Statistical Area (MSA)
- Home to Nearly 5,000 Businesses that Employ Over 75,000 People
- In Addition to the 9.5 Million Square Feet of Retail and Restaurant Space, the Village has Over 12 Million Square Feet of Office Space and 13.5 Million Square Feet of Industrial Space
 - › Includes 30 Hotels and Over 200 Restaurants

- **Significant New Developments throughout Schaumburg**

- A Mixed-Use Development of the Previous Motorola Campus is Already Underway with a Hotel, Townhomes, Assisted Living Facility, Apartments, Retail, Entertainment, Top Golf, Zurich Headquarters (2,600 Employees)
- Amazon has Invested Over a Half-Million Dollars to Renovate the 43,000-Square Foot Space for its New Amazon Fresh Grocery Store | Also Features an 862-Square Foot Dining Area
- 90 North District is a Mixed-Use Development that will Surround the Schaumburg Convention Center Including Entertainment, Restaurant, Retail and Medical Space | Anchor Entertainment Space Available up to 100,000 Square Feet

- **11 Miles West of O'Hare International Airport and Home to Schaumburg Regional Airport**

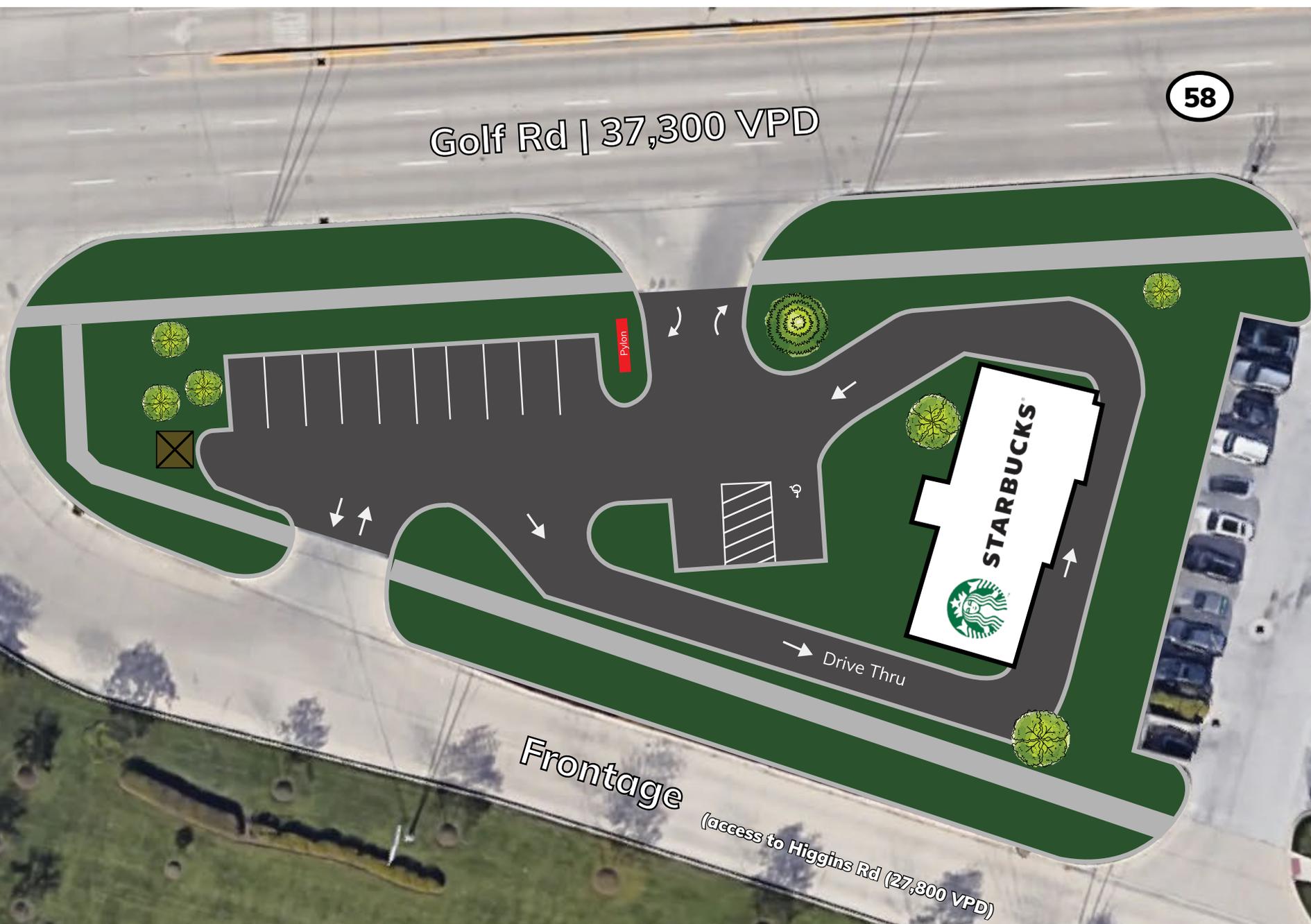
- O'Hare Averages 2,520 Flights per Day, the Most of Any Airport in the World
- Schaumburg Regional Airport Averages 123 Flights per Day
 - › In 2019, the Schaumburg Regional Airport Received the Airport of the Year Award from the Illinois Department of Transportation

- **Award-Winning Town | Six Awards in 2020**

- The Village was Awarded the 2020 Municipality of the Year by Illinois Real Estate Journal for the Development Activity and Efforts of the Economic Development Department to Make Schaumburg a Friendly Place to do Business
- Seven Awards in 2019
- In 2018, the Village was Ranked the Best Place to Live in Illinois by MONEY Magazine

- **Home to Schaumburg Convention Center**

- Hosted 93 Events that Attracted More than 250,000 Attendees (In 2018)
- The Convention Center and Hotel Contributes Approximately \$43 Million Annually to the Local Economy



Golf Rd | 37,300 VPD

58

STARBUCKS

Drive Thru

Frontage

(access to Higgins Rd (27,300 VPD))

Pylon





Winston Churchill Elementary School
644 Students

Hoffman Estates High School
1,967 Students



WINGS Furniture Store



Logos for: PATEL BROTHERS, SUBARU, Mercedes-Benz, Audi, White Castle, UNITED STATES POSTAL SERVICE, ACURA, AVIS, BMO, Harris Bank, 7-ELEVEN, LAND-ROVER, SUBWAY, JAGUAR

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58

W GOLF ROAD | 37,965 VPD

Subject Property



AMITA HEALTH
Binny's
AutoZone



MedCoa Clinic

W HIGGINS ROAD | 28,575 VPD

Kripa MONTESSORI SCHOOL
Bright Children start with the Right Beginning
Kripa Montessori School Hoffman Estates | 40 Students
Hot Breads
Bhai Bhai
The Mumbai Cafe

Steeple Hill & Highland Crossing Complexes | 763 Residential Units

egetaria
WOORI MARKET
Pita & Kabobz
Unica



Mixed-Use Development Underway with a Hotel, Townhomes, Assisted Living Facility, Apartments, Retail, Entertainment, Top Golf, Zurich Headquarters (2,600 Employees)

Hoffman Estates High School
1,967 Students

amazon fresh
MART
petco
Office DEPOT
O'Reilly AUTO PARTS

KOHL'S
DAVID'S BRIDAL
CLOUTIER
BLICK art materials
BEST BUY

COSTCO
WHOLESALE

IKEA

five BELOW
ULTRA
rack
NORDSTROM
Michael's
Marshall's
The Container Store
PET SMART
HomeGoods
OLD NAVY
carter's
STARBUCKS
blanningdale's
TORRID
SIERRA PARADES SHOP

PATEL BROTHERS
SUBARU
ACURA
AVIS
SUBWAY
HERNIM BANK
LAND POWER

HIGGINS RD
GOLF RD

Subject Property

Burlington
Jewel-Osco
SALLY BEAUTY
Denny's

XSPORT FITNESS
Gordon
ROSS
HONEY LOBBY
MCDONALD'S
BED BATH & BEYOND
COURT YARD
LIFETIME
FOUR POINTS
STAY AMERICA
HOMEWOOD SUITES
HOMESIDE

WOODFIELD MALL
A SIMON MALL
300 Stores | 2+ Million SF
NORDSTROM
macy's
LORD TAYLOR
DSW
MICHAEL KORS

Schaumburg High School
2,138 Students

AutoZone
DISCOUNT TIRE
AMITA HEALTH
McDonald's
TJ-maxx
ALDI
Party City
Binnys
savers
Petland
Walgreens

Schaumburg Golf Club

James B. Conant High School
2,346 Students

TARGET
fresh green markets
DOLLAR TREE

STREETS WOODFIELD
24 Tenants | 692,549 SF
DICK'S LOFT
Crate&Barrel
LEGOLAND
WHOLE FOODS
amc THEATRES

MENARDS
DISCOUNT TIRE
Bank of America
physicians
MATTRESS FIRM
Advance Auto Parts
JUST TIRES
usbank

Jewel-Osco
PLAY IT AGAIN SPORTS
CHASE
Walgreens
Great Clips

THE HOME DEPOT
STAPLES
Burger King

Merlin
200,000 MILES
TACO BELL

SCHAUMBURG BOOMERS
Wintrust Field
7,365 Capacity

Schaumburg Regional Airport | Over 44,000 Flights Annually

Walmart
ROSS
DUNKIN'
SALLY
Walgreens
McDonald's
BAGEL
FIRST AMERICAN BANK



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EXCLUSIVELY LISTED BY
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