



**STARBUCKS®**

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

505 W. Golf Road, Schaumburg, IL 60195

**Marcus & Millichap**  
**SHARKO | WEISENBECK**  
**TEAM**





**IKEA** **COSTCO WHOLESALE** **ROOSEVELT UNIVERSITY**  
**five BELOW** **ULTA** **rack** **Starbucks**  
**Michael's** **Marshall's** **blanningdales** **TORRID**  
**The Container Store** **PETSMART** **SIERRA**  
**HomeGoods** **OLD NAVY** **carter's**

**WOODFIELD MALL**  
A SIMON MALL  
300 Stores | 2+ Million SF  
**NORDSTROM** **Apple**  
**macy's** **Michael Kors**  
**JCP** **LORD + TAYLOR** **DSW**

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

**Kohl's** **DAVID'S BRIDAL**  
**CRACK** **BLICK** **BEST BUY**

**amazon fresh** **petco**  
**Walmart** **Office DEPOT**  
**O'Reilly** **Auto Parts**  
**TESLA**

**Petland** **Firestone** **McDonald's**  
**TJ-maxx** **car-x**  
**Party City** **savers**  
**The Melting Pot** **Walgreens**

**Burlington**  
**Jewel-Osco**  
**SALLY BEAUTY**  
**pennys**

**TARGET** **Fresh Market** **DOLLAR TREE**

**Valli**  
INTERNATIONAL FRESH MARKET  
**jiffylube** **Mobil**

**ALDI**

**Schaumburg Police Department**

**Steeple Hill & Highland Crossing Complexes** | 763 Residential Units

**Subject Property**

**W GOLF ROAD** | 37,965 VPD

**W HIGGINS ROAD** | 28,575 VPD

**Arby's**

**MIDAS**

**car-x**  
TIRE & AUTO

**DISCOUNT TIRE**



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



Hoffman Estates  
High School  
1,967 Students



**Subject Property**

W HIGGINS ROAD | 28,575 VPD

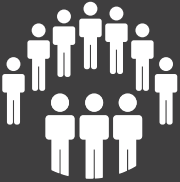
FRONTAGE

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 +/-

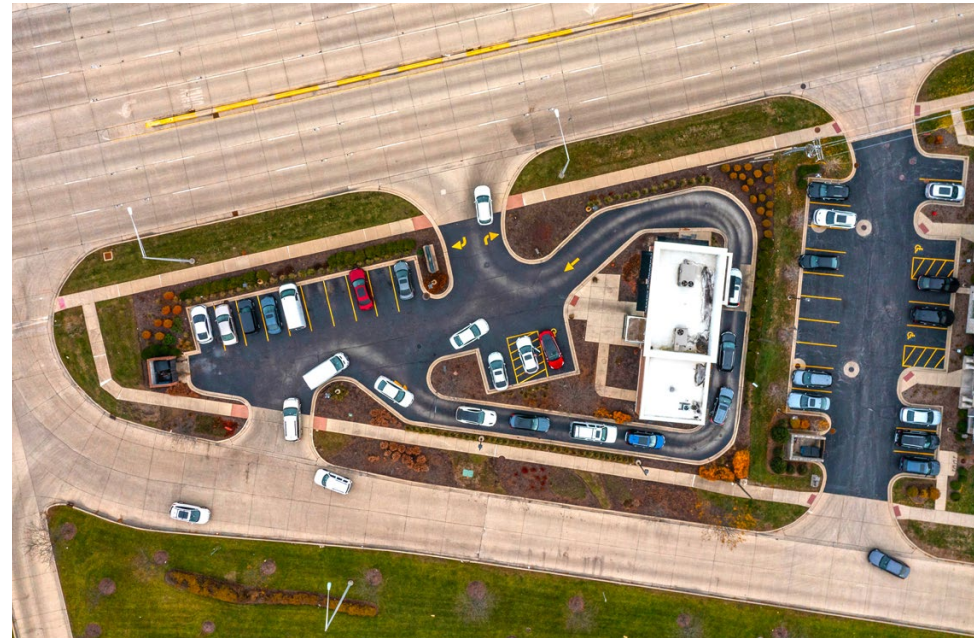
## RENT SCHEDULE

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









## TENANT PROFILE | STARBUCKS



# 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

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- **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







# REGIONAL MAP

## DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2021 Population	19,173	101,242	242,445

Households	1-Mile	3-Miles	5-Miles
2021 Households	7,307	39,685	90,548

Daytime Population	1-Mile	3-Miles	5-Miles
2021 Population	15,591	125,140	268,488

Income	1-Mile	3-Miles	5-Miles
2021 Median HH Income	\$76,431	\$82,002	\$84,770
2021 Average HH Income	\$90,919	\$106,334	\$114,160

Subject Property

30 Miles to  
Downtown Chicago















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EXCLUSIVELY LISTED BY  
**Marcus & Millichap**  
SHARKO | WEISENBECK  
TEAM

**ADRIAN MENDOZA**

FIRST VICE PRESIDENT INVESTMENTS  
Chicago Oakbrook  
(630) 570-2163  
adrian.mendoza@marcusmillichap.com  
IL 475.147980

**SEAN SHARKO**

SENIOR VICE PRESIDENT INVESTMENTS  
Chicago Oakbrook  
(630) 570-2238  
sean.sharko@marcusmillichap.com  
IL 471.010712

**AUSTIN WEISENBECK**

SENIOR VICE PRESIDENT INVESTMENTS  
Chicago Oakbrook  
(630) 570-2169  
austin.weisenbeck@marcusmillichap.com  
IL 475.140200

**DESIGNATED MANAGING BROKER**

**STEVEN WEINSTOCK**

Chicago Oakbrook  
(630) 570-2200  
steven.weinstock@marcusmillichap.com  
IL 471.011175