

*** COLLEGE TOWN LOCATION ***



STARBUCKS
5480 SOUTH 56TH STREET
LINCOLN, NEBRASKA 68516

**OFFERING
MEMORANDUM**

Represented By:
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CIA
commercial
investment
advisors

INVESTMENT OVERVIEW

STARBUCKS
LINCOLN, NEBRASKA

STARBUCKS

LOCATION	5480 South 56th Street Lincoln, Nebraska 68516
MAJOR CROSS STREETS	SEC S 56th St & Shady Creek Dr
TENANT	STARBUCKS CORPORATION
PURCHASE PRICE	\$2,674,000
CAP RATE	4.75%
ANNUAL RENT	\$127,000
GROSS LEASEABLE AREA	±2,225 SF
RENTAL ESCALATIONS	7.50% Every 5 Years
LEASE TYPE	NN*
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	March 2022 (Est.)
LOT SIZE	±0.93 Acre**
LEASE EXPIRATION	February 29, 2032
OPTIONS	Four 5-Year Renewal Options
PARKING LOT	Concrete
ROOF	Rubber Membrane (15- Yr Warranty)

* Landlord is responsible for Roof, Structure/Foundation, Concrete Parking Lot/Sidewalk "Replacement Only", and all Utility Systems, Water & Sewer Lines located outside the Premises.

** According to Lancaster County Assessor

POINTS OF INTEREST

RETAIL | ENTERTAINMENT: Major retailers within the 5-mile vicinity include Walmart Supercenter, Target, Costco Wholesale, Sam's Club, Lowe's Home Improvement, Home Depot, Menards, At Home, Von Maur, Bed Bath & Beyond, Michaels, Kohl's, Old Navy, Marshalls & HomeGoods, Barnes & Noble, Party City, PetSmart, Petco, ULTA Beauty, Guitar Center, ALDI, Scheels, Super Saver, Dollar Tree, etc.

HIGHER EDUCATION: Less than 7 miles from University of Nebraska - Lincoln & East Campus - a public land grant research university offering over 150 majors with 24,431 students in both campuses; 6 miles from Nebraska Wesleyan University (a liberal arts university offering 106 majors & minors programs with 1,924 students)

HEALTHCARE: Within 4 miles from Bryan Medical Center (an acute care hospital on 2 campuses in Lincoln - Bryan East Campus with 374 licensed beds & Bryan West Campus with 266 licensed beds); 5 miles from CHI St. Elizabeth (260 beds)

INVESTMENT HIGHLIGHTS

LEASE: Brand New 10-Year NN Lease with Attractive 7.50% Rental Escalations Every 5 Years & During Renewal Options!

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

BRAND NEW CONSTRUCTION: Starbucks' Latest Prototype - Slated for Developer to Deliver to Starbucks January 2022 with an Expected Opening Date/Rent Commencement on March 1, 2022 (Est.)

TRAFFIC COUNTS: Pad Site to a Target Anchored Shopping Center with Great Drive-by Visibility on S 56th St where Traffic Counts Exceed 50,790 CPD!

HIGH BARRIERS TO ENTRY | DRIVE-THRU: Infill Location (COVID Resistant Tenant) with 10-Car Stack Drive-Thru!

AFFLUENT 2021 DEMOGRAPHICS: Total Population (5-MI): 182,680 | Average Household Income (3-MI): \$104,579

EXTREMELY LOW UNEMPLOYMENT RATE: Lincoln's Rate at 1.3% - National Rate at 4.8% (BLS Sep 2021)



FINANCIAL ANALYSIS

SUMMARY

TENANT	Starbucks Corporation	LOT SIZE	±0.93 Acre
PURCHASE PRICE	\$2,674,000	EXPENSE REIMBURSEMENT	
CAP RATE	4.75%		
GROSS LEASABLE AREA	±2,225 SF		
YEAR BUILT	Mar 2022 (Est.)	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.

RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY	
TENANT NAME	SQ FT	TERM*	INCREASE	RENT	ANNUAL INVESTOR RETURN
Starbucks Corporation	2,225	Years 1-5: 03/01/22 to 02/28/27	Current	\$127,000	4.75%
		Years 6-10: 03/01/27 to 02/29/32	7.50%	\$136,525	5.11%
		4.93% AVG ANNUAL RETURN			
RENEWAL OPTIONS		1st Option: 03/01/32 to 02/28/37	7.50%	\$146,764	
		2nd Option: 03/01/37 to 02/28/42	7.50%	\$157,772	
		3rd Option: 03/01/42 to 02/28/47	7.50%	\$169,605	
		4th Option: 03/01/47 to 02/29/52	7.50%	\$182,325	

* Estimated dates subject to change based on construction timeline.

STARBUCKS | LINCOLN, NEBRASKA

TENANT OVERVIEW

STARBUCKS
LINCOLN, NEBRASKA



STARBUCKS®

TYPE	PUBLIC
TRADED AS	NASDAQ: SBUX
INDUSTRY	RESTAURANTS: FAST FOOD
S&P CREDIT RATING	BBB+ (05/04/20)
MOODY'S RATING	Baa1 (05/04/20)
MARKET CAP	133.12B (11/18/21)
WEBSITE	https://www.starbucks.com/

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.

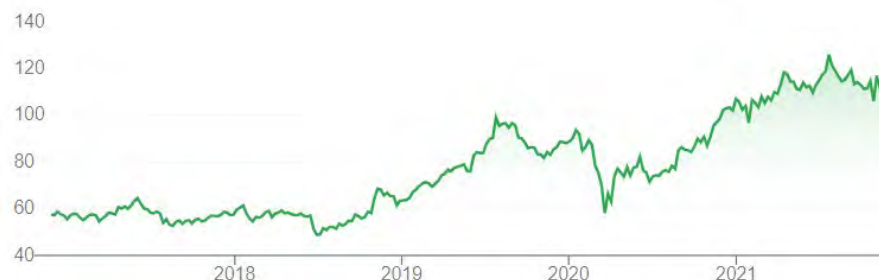
Starbucks Corporation was founded in 1971 & is based in Seattle, Washington.

Market Summary > Starbucks Corporation NASDAQ: SBUX

112.90 USD +55.47 (96.59%) ↑ past 5 years

Closed: Nov 18, 4:01 PM EST • Disclaimer
After hours 112.90 0.00 (0.00%)

1 day 5 days 1 month 6 months YTD 1 year 5 years Max



SITE PLAN

SHADY CREEK DRIVE

56TH STREET

25,764 CPD

LOT SIZE

±0.93 Acre

GLA

±2,225 SF



STARBUCKS | LINCOLN, NEBRASKA

FACING NORTH



STARBUCKS | LINCOLN, NEBRASKA

FACING WEST



STARBUCKS | LINCOLN, NEBRASKA

LINCOLN



STARBUCKS | LINCOLN, NEBRASKA

LINCOLN ZOOMED OUT



STARBUCKS | LINCOLN, NEBRASKA

LINCOLN CITY VIEW



Kawasaki
KAWASAKI MOTORS
MANUFACTURING CORP

**NORTH STAR
HIGH SCHOOL**
2,140 STUDENTS

**NEBRASKA
WESLEYAN
UNIVERSITY**
1,924 STUDENTS

**NORTHEAST
HIGH SCHOOL**
1,706 STUDENTS

LNK
LINCOLN AIRPORT

- 3 RUNWAYS
- 5,000 ACRES
- PUBLIC/MILITARY AIRPORT
- AIRLINES: UNITED
- 301,251 TOTAL PASSENGERS IN 2019

NEBRASKA
UNIVERSITY OF
NEBRASKA-LINCOLN
24,431 STUDENTS

**MICKLE
MIDDLE SCHOOL**
730 STUDENTS

**NEBRASKA
NATIONAL GUARD**

BNSF
RAILWAY

**CITY OF
LINCOLN**
NEBRASKA

GATEWAY MALL
A 975,000 SF SHOPPING MALL
ANCHORED BY DILLARD'S, DICK'S
SPORTING GOODS & JCPENNEY
W/ 107 RETAIL SHOPS

**ROPER
ELEMENTARY**
892 STUDENTS

**LINCOLN
HIGH SCHOOL**
2,184 STUDENTS

Bryan Health
BRYAN MEDICAL
CENTER EAST CAMPUS
374 BEDS

**EASTRIDGE
ELEMENTARY**
320 STUDENTS

Southeast
COMMUNITY COLLEGE
LINCOLN CAMPUS
6,924 STUDENTS

CHI Health
ST. ELIZABETH
260 BEDS



STARBUCKS | LINCOLN, NEBRASKA

LOCATION OVERVIEW

STARBUCKS
LINCOLN, NEBRASKA



Lincoln is the capital city of Nebraska and the county seat of Lancaster County. Lincoln's economy is fairly typical of a mid-sized American city; most economic activity is derived from the service and manufacturing industries. **Government** and the **University of Nebraska-Lincoln** are both large contributors to the local economy. Other prominent industries in Lincoln include finance, insurance, publishing, manufacturing, pharmaceutical, telecommunications, railroads, high technology, information technology, medical, education and truck transport.

Lincoln is ideally situated in the middle of America's Heartland. It is only hours away from major metropolitan areas such as Chicago, Denver and Minneapolis. Still, the city is surrounded by the quaint farms and rolling fields for which Nebraska is famous. Lincoln's prime location offers convenient access to coast-to-coast Interstate-80 and several other federal highways. Plus, the roads within and around Lincoln are very well-maintained, making car travel advantageous.

One of the largest employers is **Bryan Health**, which consists of two major hospitals and several large outpatient facilities across the city.

Several national business were originally established in Lincoln; these include student lender **Nelnet**, **Ameritas**, **Assurity**, **Fort Western Stores**, **CliffsNotes** and **HobbyTown USA**. Several regional restaurant chains began in Lincoln, including **Amigos/Kings Classic**, **Runza Restaurants**, and **Valentino's**.

Founded in 1869, the **University of Nebraska-Lincoln** is a research institution focused in humanities and sciences and has been recognized by the legislature as the primary research and doctoral degree granting institution in the state for fields outside of the health profession with total enrollment of 24,431.

Nebraska Wesleyan University, is the #1 liberal arts university in Nebraska offering 106 majors, minors & pre-professional programs with total enrollment of 1,924.

Kidwell Companies has diversified into three autonomous organizations: Kidwell Electric, Kidwell Communications, and Kidwell Technologies. **Kawasaki Motors Manufacturing** recently added light subway railcars to its production line. Lincoln's own **Duncan Aviation** is an internationally known aviation service center which consistently ranks as one of the "Top 100 Companies to Work For" according to Fortune magazine. Lincoln Plating, a national metal finishing plant, is also undergoing a major expansion.

Other companies in Lincoln include **Sysco Lincoln**, **Molex Inc.**, **American Tire Distributors**, **BMS Logistics Inc.**, **Zoetis**, **BNSF Railway**, **ADM Milling**, **Frito-Lay Inc.**, **Midlands Packaging Corp.**, **Teledyne Isco**, **ContiTech**, etc.

2021 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Total Population	12,146	93,979	182,680
Projected Population (2026)	12,405	99,492	191,665
Labor Force Population Age 16+	9,471	56,179	127,562
Population Median Age	38.9	38.7	36.2
Average Household Income	\$86,895	\$104,579	\$87,159

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