

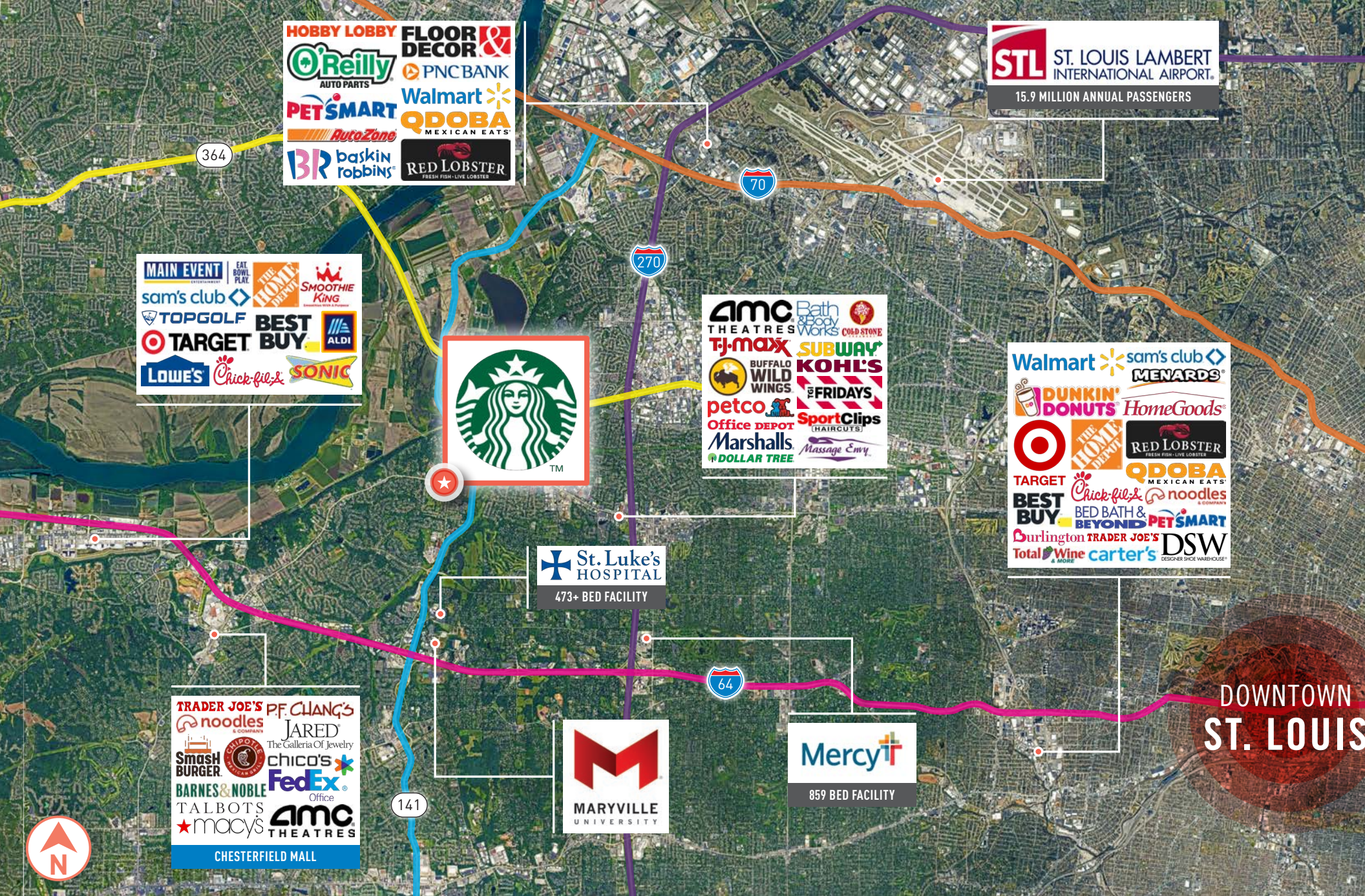
STARBUCKS

13506 OLIVE BLVD, CHESTERFIELD, MISSOURI



OFFERING MEMORANDUM

Marcus & Millichap



HOBBY LOBBY FLOOR DECOR
O'Reilly AUTO PARTS PNC BANK
PET SMART Walmart
AutoZone QDOBA MEXICAN EATS
BR baskin robbins RED LOBSTER FRESH FISH LIVE LOBSTER

STL ST. LOUIS LAMBERT INTERNATIONAL AIRPORT
15.9 MILLION ANNUAL PASSENGERS

MAIN EVENT EAT BOWL PLAY THE HOME DEPOT SMOOTHIE KING
sam's club TOPGOLF BEST BUY ALDI
TARGET
Lowe's Chick-fil-A SONIC

AMC THEATRES Bath & Body Works COLD STONE
TJ-MAXX SUBWAY KOHL'S
BUFFALO WILD WINGS
petco Office DEPOT Sport Clips HAIRCUTS
Marshall's Massage Envy
DOLLAR TREE

Walmart sam's club MENARDS
DUNKIN' DONUTS HomeGoods
Target THE HOME DEPOT RED LOBSTER
BEST BUY QDOBA MEXICAN EATS
Chick-fil-A noodles & COMPANY
BED BATH & BEYOND PET SMART
Burlington TRADER JOE'S DSW
Total Wine & More carter's DESIGNER SHOE WAREHOUSE

St. Luke's HOSPITAL
473+ BED FACILITY

TRADER JOE'S P.F. CHANG'S
noodles & COMPANY JARED The Galleria Of Jewelry
Smash BURGER CHILPOTE Mexican Grill chico's
BARNES & NOBLE FedEx Office
TALBOTS amc THEATRES
macy's
CHESTERFIELD MALL

MARYVILLE UNIVERSITY

Mercy
859 BED FACILITY

DOWNTOWN
ST. LOUIS

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Executive Summary

13506 Olive Boulevard, Chesterfield, MO 63017

FINANCIAL SUMMARY

Price	\$1,709,000
Cap Rate	5.15%
Building Size	627 SF
Net Cash Flow	5.15% \$88,000
Year Built	2016
Lot Size	0.31 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Lease ⁽¹⁾
Tenant	Starbucks
Guarantor	Corporate
Lease Commencement	January 5, 2017
Lease Expiration	February 28, 2027
Lease Term	10 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Right of First Refusal	None

FOOTNOTES:

(1) – Landlord Responsible for Structure Only. Tenant responsible for repair and replacement of roof but shall not be required to expend more than \$10,000 in any 12-month period towards the full roof replacement (627 SF), during the Term.

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
Current – 02/28/2027	\$88,000	5.15%
Options	Annual Rent	Cap Rate
Option 1	\$96,800	5.66%
Option 2	\$106,480	6.23%
Option 3	\$117,128	6.85%
Option 4	\$128,841	7.54%

Base Rent	\$88,000
Net Operating Income	\$88,000
Total Return	5.15% \$88,000





26,500 CPD
OLIVE BLVD / MO-340



8,500+ CPD
N WOOD MILLS RD





STL ST. LOUIS LAMBERT
INTERNATIONAL AIRPORT.
15.9 MILLION ANNUAL PASSENGERS



DOWNTOWN
ST. LOUIS

THE
MAGNOLIA
APARTMENT HOMES



**Jenny's
DINER**



STACKHOUSE
PUB AND GRILL

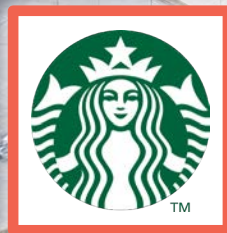


20,500+ CPD
HIGHWAY 141

DÉCOR

jiffylube

**FIREHOUSE
SUBS**



26,500 CPD
OLIVE BLVD / MO-340



8,500+ CPD
N WOOD MILLS RD



Property Description



INVESTMENT HIGHLIGHTS

- » **5 Years Remaining on Triple-Net Lease with Below Market Rent**
- » Corporate Guaranty, Investment Grade Credit Tenant (S&P Rating: BBB+)
- » **10% Rental Increases Every 5 Years, with Four (4), 5-Year Options**
- » Surrounded by Major National Retail Tenants - McDonald's, Firehouse Subs, Goodwill, Anytime Fitness, Domino's, Taco Bell, Bowlero, and Many More
- » **Grocery Anchored Outparcel Location: High Visibility at Hard-Corner Signalized Intersection of Olive Blvd / MO-340 and N Wood Mills Rd (Over 36,000 Cars/Day)**
- » Dense Daytime Population of 503,630 Employees on Average in Surrounding Area
- » **Prime Retail Corridor between Four Seasons Shopping Center and Woods Mill Plaza, with Direct Connections along MO-340 to Chesterfield Mall and Chesterfield Commons**
- » Less Than 15 Minute Commute to St. Louis Lambert International Airport with Over 15.9 Million Passengers Annually
- » **Located in Affluent Suburb of St. Louis: Average Household Income in Immediate Area Exceeds \$139,000 Per Year**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2026 Projection	7,953	46,705	123,053
2021 Estimate	8,001	46,681	122,723

Households

2026 Projection	3,598	20,162	52,353
2021 Estimate	3,594	20,033	51,942

Income

2021 Est. Average Household Income	\$137,501	\$136,935	\$139,698
2021 Est. Median Household Income	\$99,000	\$93,951	\$95,213
2021 Est. Per Capita Income	\$61,773	\$59,159	\$59,417



Tenant Overview



Seattle, Washington

Headquarters

NASDAQ: SBUX

Stock Symbol

1985

Founded

33,000+

Locations

www.starbucks.com

Website

Starbucks is the premier roaster, marketer and retailer of specialty coffee in the world, operating in 69 countries. Formed in 1985, Starbucks Corporation's common stock trades on the NASDAQ Global Select Market ("NASDAQ") under the symbol "SBUX." The company purchases and roasts high-quality coffees that they sell, along with handcrafted coffee, tea and other beverages and a variety of fresh food items, through company-operated stores. Starbucks also sells a variety of coffee and tea products and license their trademarks through other channels such as licensed stores, grocery and national food service accounts. In addition

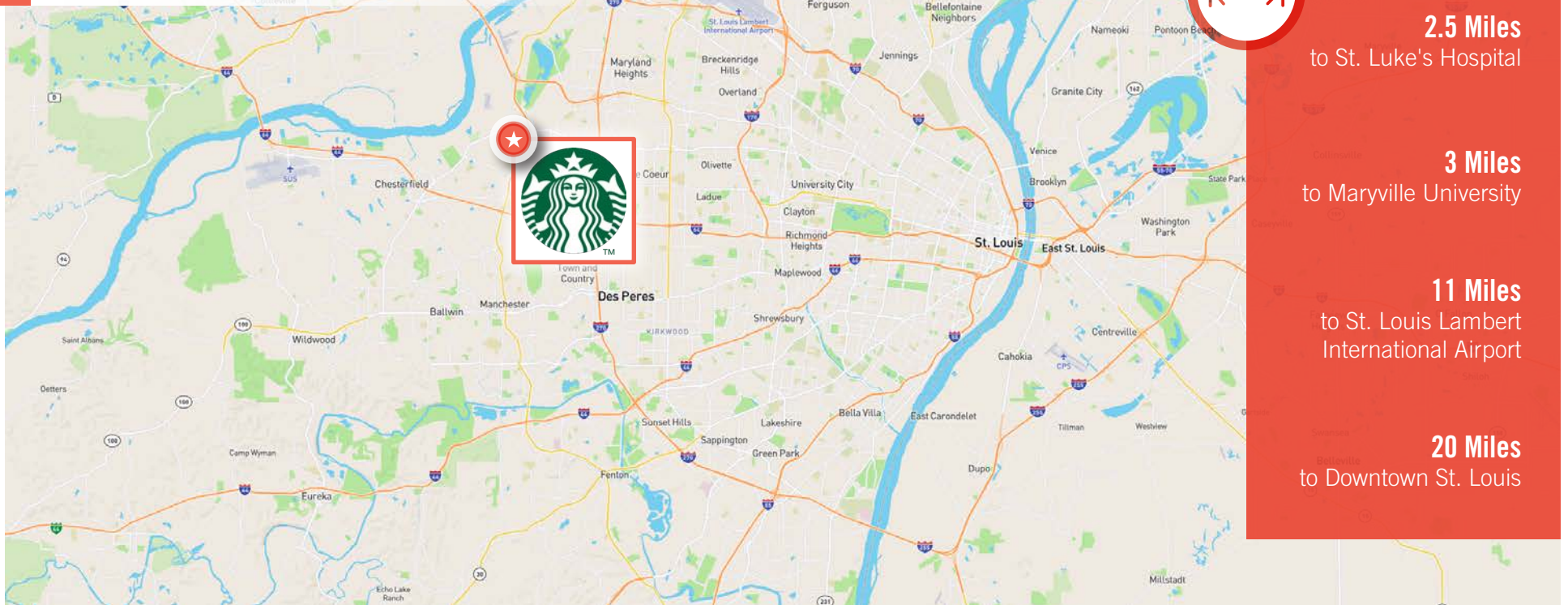
to their flagship Starbucks Coffee brand, Starbucks also offers goods and services under the following brands: Teavana, Tazo, Seattle's Best Coffee, Evolution Fresh, La Boulange, Ethos and Torrefazione Italia Coffee.

Starbucks company-operated stores are typically located in high-traffic, high-visibility locations. Their ability to vary the size and format of their stores allows the Starbucks to locate them in or near a variety of settings, including downtown and suburban retail centers, office buildings, university campuses, and in select rural and off-highway locations.

Property Photos



Location Overview



Covering approximately 32 square miles in suburban St. Louis County, the City of Chesterfield, Missouri is a thriving residential and business community. Chesterfield is located just 25 minutes west of downtown St. Louis along Interstate 64, home to mid-level office buildings, tree-lined neighborhoods, shopping centers and rustic horse farms among rolling hills and lush green valleys. Top employers include St. Luke's Hospital, Parkway School District, and Bayer.

The Greater St. Louis metropolitan statistical area is the 20th largest in the country, and home to more than 2.8 million residents along with the headquarters of ten Fortune 500 companies: Express Scripts, Emerson Electric, Monsanto, Reinsurance Group of America, Centene, Graybar Electric, and Edward Jones Investments.

St. Louis boasts a diverse economy with strengths in service, manufacturing, trade, transportation, and tourism. Some examples of major companies that have either headquarters or significant corporate operations in the city include: Ameren Corporation, Peabody Energy, Nestlé Purina PetCare, Anheuser-Busch, Wells Fargo Advisors, Stifel Financial, Spire, Inc., MilliporeSigma, FleishmanHillard, Square, Inc., U.S. Bank, Anthem BlueCross and Blue Shield, U.S. Department of Agriculture, National Geospatial-Intelligence Agency.

The city has much to offer, with two major research universities in the area – Saint Louis University and Washington University in St. Louis. The Washington University School of Medicine is affiliated with Barnes-Jewish Hospital, the fifth largest hospital in the world.

[exclusively listed by]

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