

STARBUCKS - NEW 10 YR LEASE

MAIN ST NE & NM HWY 47, LOS LUNAS (ALBUQUERQUE), NEW MEXICO



CONSTRUCTION PHOTO
AS OF 04-15-2022

OFFERING MEMORANDUM

Marcus & Millichap



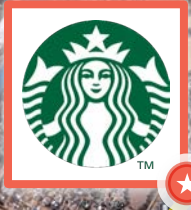
**Los Lunas
Solar Energy
Center**

Walmart
DISTRIBUTION CENTER

Walmart
Domino's
SHOE DEPT. DISCOUNT
Car's Jr.
chili's
Phillips 66
Express
9
KFC

THE HOME DEPOT
HIBBETT SPORTS
LOWE'S
MCDONALD'S
BURGER KING
AutoZone
Applebee's
Harbor Freight Tools
petsense
Wendy's
Sherwin Williams
T-Mobile
Denny's
Jersey Mike's
DEL TACO
planet fitness

MCDONALD'S
TSC
TRACTOR SUPPLY CO
WELLS FARGO
DOLLAR GENERAL
SUBWAY
SONIC



**LOS LUNAS
SPORTSPLEX**

**13TH
JUDICIAL
DISTRICT**

**UNITED STATES
POSTAL SERVICE**
enterprise
Church's
MCDONALD'S
SUBWAY
Arby's
DOLLAR TREE

Walgreens
PET SMART
BIG 5
O'Reilly
Smith's
usbank
Pizza Hut
Albertsons
AutoZone
ACE Hardware
7 ELEVEN
TACO BELL
metro
BURGER KING



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Executive Summary

Main Street NE & NM Hwy 47, Los Lunas (Albuquerque), NM 87031

FINANCIAL SUMMARY

Price	\$2,447,900
Cap Rate	4.80%
Building Size	2,243 SF (Building + Patio: 1,943 SF + 300 SF)
Net Cash Flow	4.80% \$117,501
Year Built	2022
Lot Size	0.58 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Starbucks
Guarantor	Corporate
Est. Lease Commencement	August 2022
Est. Lease Expiration	August 2032
Lease Term	10 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
Years 1 - 5	\$117,500.94	4.80%
Years 6 - 10	\$129,245.22	5.28%
Options	Annual Rent	Cap Rate
Option 1	\$142,171.68	5.81%
Option 2	\$156,396.60	6.39%
Option 3	\$172,036.26	7.03%
Option 4	\$189,245.70	7.73%

Base Rent	\$117,501
Net Operating Income	\$117,501
Total Return	4.80% \$117,501



VALENCIA



HIGHWAY-47

ROSS
DRESS FOR LESS®

Albertsons

DOLLAR TREE

RIBS

cricket
wireless

metro
by T-Mobile

ALON

Rutilio's
Family Restaurant

O'Reilly
AUTO PARTS

Starbucks

MAIN ST NE / HWY-6

PETSMART

TACO BELL

BURGER KING

SUPERCUTS

usbank

BIG 5
SPORTING GOODS





Property Description



INVESTMENT HIGHLIGHTS

- » **New Construction with Drive-Thru – Brand New 10 Year Lease with Starbucks**
- » 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 and Restaurant Tenants - Walgreens, PetSmart, Ross, Big 5 Sporting Goods, Taco Bell, Burger King, Ace Hardware, AutoZone, Pizza Hut, and Many More
- » **Grocery Anchored Outparcel Location Between 2 Major Supermarkets: Smith's Food and Drug & Albertsons Market**
- » High Visibility Location Along Main Street NE at Intersection of Highway-47 and Highway-6 (More than 36,720 Cars per Day)
- » **Less Than 10 Minutes from Central Los Lunas - Easily Accessible and Connected Location Along Highway-6**
- » Direct Connection to Albuquerque International Sunport and Downtown Albuquerque via Highway-47



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2026 Projection	2,294	22,267	42,614
2021 Estimate	2,295	21,982	41,585

Households

2026 Projection	886	8,450	15,252
2021 Estimate	875	8,261	14,745

Income

2021 Est. Average Household Income	\$67,468	\$68,993	\$69,325
2021 Est. Median Household Income	\$54,013	\$55,782	\$56,149
2021 Est. Per Capita Income	\$25,729	\$26,212	\$25,020



Tenant Overview

CONSTRUCTION PHOTO
AS OF 04-15-2022



Seattle, Washington

Headquarters

NASDAQ: SBUX

Stock Symbol

1985

Founded

33,830+

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.

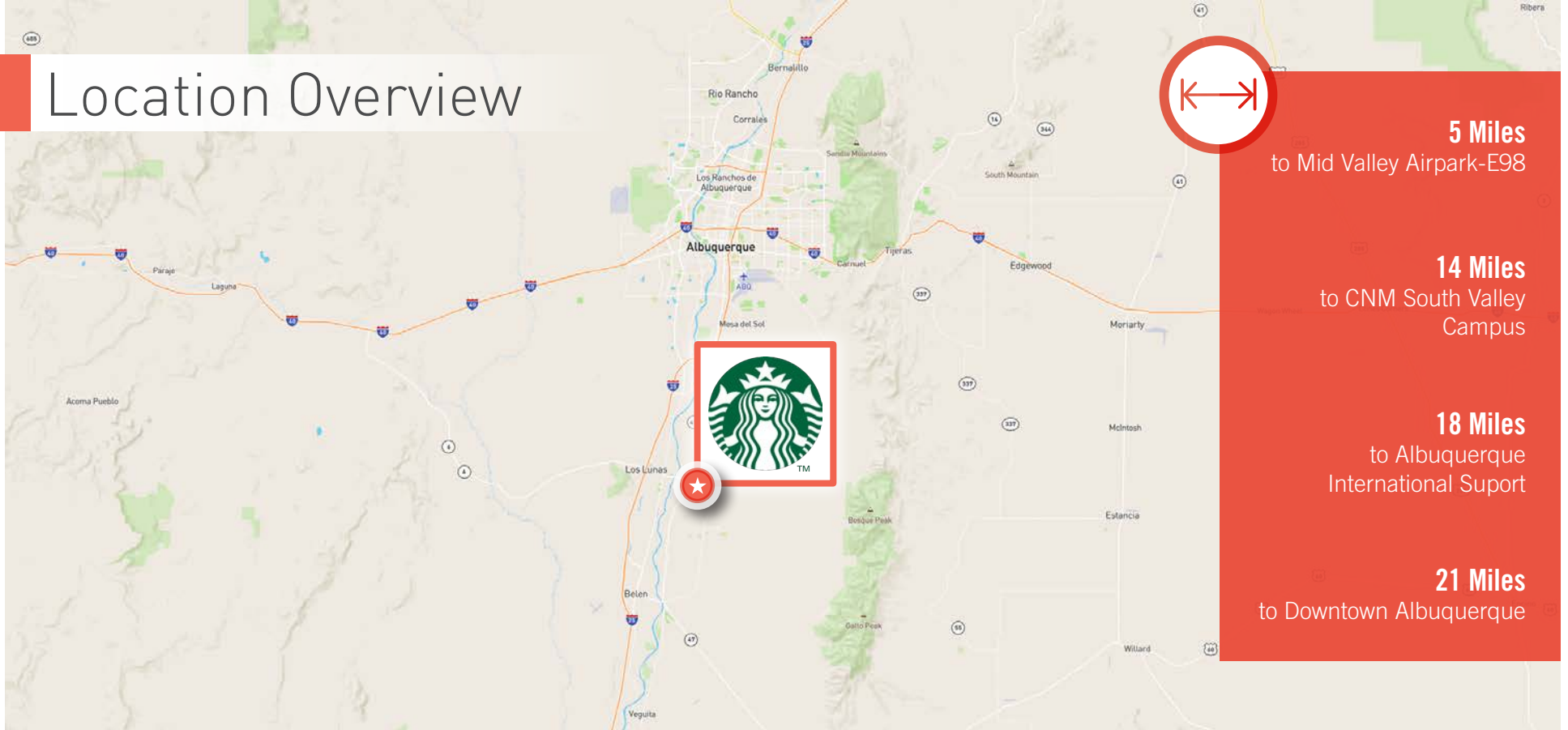
Starbucks company-operated stores are typically located in high-traffic, high-visibility locations. Their ability to vary the size and format of their stores allows the Starbucks to locate them in or near a variety of settings, including downtown and suburban retail centers, office buildings, university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

Construction Photos

As of 04/15/2022



Location Overview



Los Lunas is the county seat of Valencia County, New Mexico and part of the Albuquerque Metropolitan Statistical Area. As a friendly, pro-development community located 20 minutes south from downtown Albuquerque, 15 minutes from the International Sunport and easily accessed off the major I-25 interstate that runs north and south through the state of New Mexico, Los Lunas is literally and figuratively on the crossroads of the state.

Some of Los Lunas's largest employers are the Los Lunas Meta (Facebook) Data Center campus, Walmart Distribution Center, Wall Colmonoy, Niagara Bottling, Accurate Machine & Tool, Party Outlaw, and Fresenius Medical Care distribution, amongst other businesses across various industries and national retailers. Over the past 40 years, Los Lunas' population increase makes us one of the fastest growing communities in New Mexico.

As the largest and most populous city in New Mexico and home to approximately one-fourth of the state's population, Albuquerque has an economy built on science, medicine, technology, commerce, education, culture outlets and entertainment. Albuquerque is located in the center of the New Mexico Technology Corridor, a cluster of high-tech institutions in the area which includes Intel's Fab 11X and a Facebook Data Center, in addition to being the founding location of MITS and Microsoft. Albuquerque is home to many large institutions, such as the Kirtland Air Force Base, Sandia National Laboratories, Lovelace Respiratory Research Institute, Presbyterian Health Services, as well as both main campuses of The University of New Mexico and Central New Mexico Community College, which are the largest employers in the city. In 2019, Netflix constructed its main \$1 billion production hub at Albuquerque Studios, bringing in an additional 1,000 estimated jobs.

[exclusively listed by]

Mark J. Ruble
Executive Managing Director
602 687 6766
mruble@marcusmillichap.com

Chris N. Lind
Senior Managing Director
602 687 6780
chris.lind@marcusmillichap.com

Ryan Sarbinoff
Broker of Record
602 687 6700
ryan.sarbinoff@marcusmillichap.com
License #: 20675

Offices Nationwide
www.marcusmillichap.com

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