



**CORPORATELY GUARANTEED LEASE
(INCOME-TAX FREE STATE)
RAWLINS, WYOMING**

BANG
REALTY
**OFFERING
MEMORANDUM**



2300 PLAZA STREET | RAWLINS, WYOMING 82301

ADVISORY TEAM

BRIAN BROCKMAN

Principal Broker

License # RE-15604

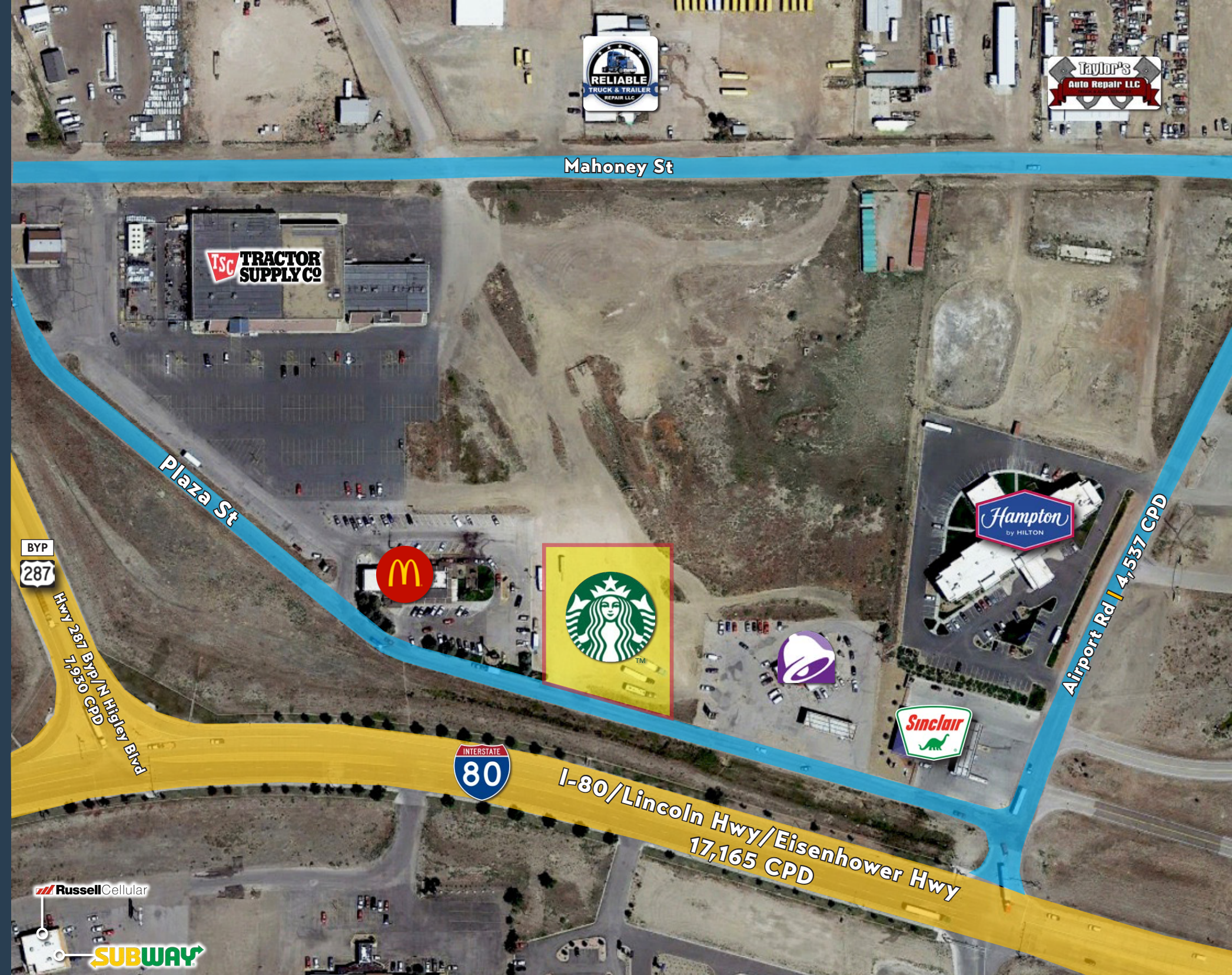
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BANG
REALTY

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HIGHLIGHTS



STARBUCKS®

PRICE

\$2,522,000

CAP RATE

5.75%

NOI

\$145,000



POINTS OF INTEREST

Retailers | Entertainment: Nearby retailers include Walmart, Tractor Supply Co., R.P. Lumber, Ace Hardware, Family Dollar, Bomgaars, City Market, Carquest Auto Parts, O'Reilly Auto Parts; Dining options include McDonald's, Taco Bell, Taco John's, Burger King, Subway, Domino's Pizza; Hotel & accommodations include Hampton Inn, Holiday Inn Express, Fairfield Inn & Suites, Comfort Inn & Suites, Days Inn, Econo Lodge, Best Western, Quality Inn, Baymont, Microtel Inn & Suites, Travelodge, Super 8

Public Education: Rawlins has 3 public schools within the 2-mile vicinity with total enrollment of 1,432

Healthcare: 3 miles from **Memorial Hospital of Carbon County** - a 25-bed critical access hospital located in south central Wyoming. Some of their key services include: trauma-rated emergency department open 24 hours a day, General Surgery, Orthopedic Surgery, Endoscopy, Medical/Surgical Unit, Intensive Care Unit and Radiology; MRI, CT Scan, Ultrasound, X-Ray



NEW 10-YEAR NN LEASE

The Property benefits from a new 10-year NN* lease (NO EARLY TERMINATION) to Starbucks Corporation with attractive 10% rental escalations every 5 years with four 5-year options to renew.

**Landlord is responsible for the roof, gutters, downspouts, foundation, interior/exterior walls & all structural components of the Premises and replacement (only) of parking lot/sidewalks.*



BRAND NEW CONSTRUCTION

Starbucks latest prototype with **impressive 13-car stack in drive-thru** - slated for opening date/rent commencement on September 2023 (est.)



LOCATION | TRAFFIC COUNTS

Well positioned in main retail corridor of Rawlins near the intersection of I-80/E Cedar St (17,265 CPD) & Hwy 287 Byp/N Higley Blvd (7,930 CDP)



AFFLUENT 2023 DEMOGRAPHICS

2023 Population (5-MI) 8,958

2023 Households (5-MI) 3,599

2023 Average Household Income (1-MI) \$110,729

2028 Projected Average Household Income (1-MI) \$133,514

WYOMING IS AN "INCOME TAX FREE" STATE

PROPERTY OVERVIEW & RENT ROLL

SITE ADDRESS	2300 Plaza Street Rawlins, Wyoming 82301
LESSEE	STARBUCKS CORPORATION
LESSEE ENTITY TYPE	Corporate
GROSS LEASABLE AREA	±2,408 SF
LOT SIZE	±0.79 acre (Accdg to Carbon County Assessor)
YEAR BUILT	September 2023 (Est. - Under Construction)
OWNERSHIP	Fee Simple (Building & Land)
PARKING LOT	Concrete/Asphalt
ROOF	20-Year Transferrable Warranty (TPO Roof)
EXPENSE REIMBURSEMENT	This is a NN lease . Landlord is responsible for the roof, gutters, downspouts, foundation, interior/exterior walls & all structural components of the Premises and replacement (only) of parking lot/sidewalks..
LEASE TERM	10 years (New)
RENTAL INCREASES	10% every 5 years
RENT COMMENCEMENT DATE	September 29, 2023
EXPIRATION DATE	September 30, 2033
OPTIONS	Four 5-Year Renewal Options



RENT ROLL

	TERM*	ANNUAL RENT	CAP RATE
Years 1-5	09/29/23 to 09/30/28	\$145,000	5.75%
Years 6-10	10/01/28 to 09/30/33	\$159,500	6.32%
6.04% AVG ANNUAL RETURN			
RENEWAL OPTIONS			
1st Option	10/01/33 to 09/30/38	\$175,450	
2nd Option	10/01/38 to 09/30/43	\$192,995	
3rd Option	10/01/43 to 09/30/48	\$212,295	
4th Option	10/01/48 to 09/30/53	\$233,524	

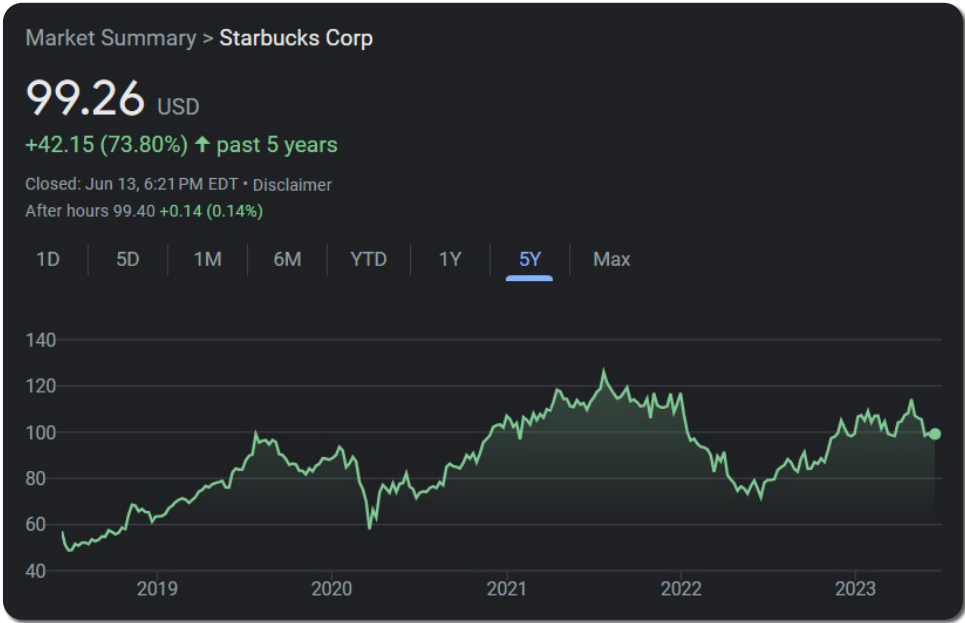
* Estimated dates are subject to change based on construction completion and tenant opening.

TENANT OVERVIEW



STARBUCKS®

TYPE	Public
TRADED AS	NASDAQ: SBUX
S&P CREDIT RATING	BBB+ Stable (11/17/22)
MOODY'S RATING	Baa1 Stable (05/17/21)
INDUSTRY	Restaurants: Fast Food
MARKET CAP	113.79B (06/13/23)
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: North America, International, and Channel Development.

Starbucks offers a range of exceptional products that customers enjoy in our stores, at home, and on-the-go. There are more than 30 blends and single-origin premium coffees such as Fresh-brewed coffee, hot and iced espresso beverages, teas, Starbucks® Cold Brew, Frappuccino® blended beverages, and Starbucks Refreshers® beverages. Their stores offer fresh food such as baked pastries, sandwiches, salads, protein boxes, oatmeal, yogurt and snacks.

The company also licenses its trademarks through licensed stores, & grocery & food service accounts. The company offers its products under the Starbucks, Teavana, Seattle's Best Coffee, Evolution Fresh, Ethos, Starbucks Reserve, & Princi brand names.

Currently, there are over 36,000 stores in 84 markets.

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

ACTUAL EXTERIOR SITE PHOTOS

As of 05/26/23



SITE PLAN

- Starbucks Brand new construction - slated to open September 2023 (est.)
- Starbucks Starbucks latest prototype
- Starbucks Impressive 13-car stack in drive-thru
- Starbucks GLA: ±2,408 SF
- Starbucks Lot Size: ±0.79 acre



RAWLINS



RAWLINS SYNOPSIS

Rawlins is a city located in south-central Wyoming with a rich history dating back to the late 19th century. The county has a total area of 7,964 square miles, and is the third-largest county in Wyoming (by area). It was established as a stop on the Union Pacific Railroad and quickly became an important transportation center for Northern Colorado and interior Wyoming. Rawlins played a vital role in the development of the state’s sheep and cattle industries, and it still remains an important transportation hub with its location at the intersection of two major highways. The town’s top employers include Carbon County School District 2, U.S. Forest Service, Forest Management and Sinclair Oil Refinery.

Memorial Hospital of Carbon County is a 25-bed critical access hospital located in south central Wyoming. Some of their key services include: trauma-rated emergency department open 24 hours a day, General Surgery, Orthopedic Surgery, Endoscopy, Medical/Surgical Unit, Intensive Care Unit and Radiology; MRI, CT Scan, Ultrasound, X-Ray. They have 90 employees on staff.

The Sinclair Refinery refines 85,000 barrels of oil per day, 55,000 more barrels than its sister refinery in Casper. Both refineries produce gasoline and diesel from refined oil. The Sinclair Refinery has become significantly more complex with investments to install gas-oil hydrocracking, gas-oil hydrotreating, delayed coking units, and the associated hydrogen generation and sulfur plant capacity.

2023 DEMOGRAPHICS

	1-MI	3-MI	5-MI
2023 Population	1,519	8,521	8,958
2023 Households	597	3,418	3,599
Labor Population Age 16+	1,127	6,563	6,932
Median Age	32.2	34.9	35.2
Average Household Income	\$110,729	\$102,672	\$103,775



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By accepting this Marketing Brochure you agree to release Bang Realty-Colorado, Inc hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

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