

ACTUAL SITE

PLADT | PATEL
INVESTMENT ADVISORS

STARBUCKS

SHREVEPORT, LA



BRAND NEW 10-YEAR
LEASE, MINIMAL LANDLORD
RESPONSIBILITIES



145,765 RESIDENTS IN
GROWING TRADE AREA



EXCELLENT ACCESS AND
VISIBILITY TO 24,762 VPD
ALONG MAIN CORRIDOR



OCHSNER LSU MEDICAL CENTER

Three Professional Schools with 1,621 Students, \$600 Million Economic Impact on Shreveport



SOUTHERN UNIVERSITY SHREVEPORT

3,013 STUDENTS

DOWNTOWN

3.5 MILES



GOLD DOME
3,000 SEAT ARENA



22,696 VPD



**SUBJECT
PROPERTY**



24,762 VPD

E KINGS HWY

YOUREE DR



RESIDENTIAL COMMUNITIES

145,765 RESIDENTS IN
PRIMARY TRADE AREA



 **BARKSDALE AIR FORCE BASE**
15,000+ ACTIVE DUTY MILITARY

 **RED RIVER**
93,000 SQUARE MILES



 **18,429 VPD**



SUBJECT PROPERTY



 **24,762 VPD**




E KINGS HWY

SHREVEPORT BARKSDALE HWY



RESIDENTIAL COMMUNITIES
145,765 RESIDENTS IN
PRIMARY TRADE AREA

 **UNIVERSITY OF LOUISIANA-SHREVEPORT**
9,955 STUDENTS & 370 STAFF

 **Walgreens**

 **WHOLE FOODS MARKET** lululemon  **at home**
The Home Decor Superstore

BAYOU WALK CENTER

 **Kroger**  **JO-ANN stores inc.**  **Starbucks**
 **petco**

 **OLD NAVY**  **BARNES & NOBLE BOOKSELLERS**  **KFC**
 **chili's**  **MATTRESS FIRM**

KINGS CROSSING

 **LOWE'S**  **KOHL'S**
 **Aspen Dental**  **PET SMART**
 **JCPenney**  **Cane's CROOKIN FINERY**
 **Conn's HomePlus**  **ULTA BEAUTY**

SOUTHFIELD CENTER

 **DUNKIN'**  **planet fitness**


EAST SIDE PLAZA

 **Sam's Club**  **TJ-maxx**  **target**  **DOLLAR TREE**  **CHIPOTLE MEXICAN GRILL**
 **Chick-fil-A**  **BEST BUY**  **SONIC**
 **SMOOTHIE KING**  **Michaels**  **Olive Garden**  **verizon**  **McALISTER'S DELI**

EASTGATE PLAZA

 **ROSS DRESS FOR LESS**  **HOBBY LOBBY**
 **Marshalls**  **HomeGoods**

 **22,696 VPD**

 **24,762 VPD**

 **TACO BELL**

SUBJECT PROPERTY

 **SONIC**

 **CHASE**

YOUREE DR

E KINGS HWY



 **RESIDENTIAL COMMUNITIES**
145,765 RESIDENTS IN
PRIMARY TRADE AREA




 **RED RIVER**
93,000 SQUARE MILES

 **CADDO PARISH MAGNET HIGH**
1,054 STUDENTS

**SUBJECT
PROPERTY**



 **24,762 VPD**

E KINGS HWY



 **RESIDENTIAL
COMMUNITIES**
145,765 RESIDENTS IN
PRIMARY TRADE AREA



641 E KINGS HWY.
SHREVEPORT, LA 71105

\$1,936,000
5.75% CAP RATE



GROSS LEASABLE AREA
2,226 SF



LOT SIZE
0.90 ACRES



YEAR BUILT
2023



NOI
\$111,300

LEASE SUMMARY

LEASE TYPE	NNN
ROOF & STRUCTURE	Landlord Responsible
TENANT	Starbucks Corporation
LEASE TERM	10 Years
RENT COMMENCEMENT	1/30/2023
RENT EXPIRATION	2/28/2033
INCREASES	10% in Year 6, 8% in Renewal Options
OPTIONS	Four, 5-Year

RENT SUMMARY

TERM	MONTHLY	ANNUAL
Years 1 - 5	\$9,275.00	\$111,300.00
Years 6-10	\$10,202.50	\$122,430.00
Option 1	\$11,018.70	\$132,224.40
Option 2	\$11,900.20	\$142,802.35
Option 3	\$12,852.21	\$154,226.54
Option 4	\$13,880.39	\$166,564.66

INVESTMENT HIGHLIGHTS



SECURE INCOME STREAM

- New 10-Year Lease, Minimal Landlord Responsibilities
- Brand New 2023 Construction with Drive-Thru, Latest Prototype Design with Drive-Thru
- Corporate Guaranteed Lease (NASDAQ: SBUX), \$26.58 Billion Net Revenue YTD 2022
- Investment Grade Credit Rated Tenant (S&P: BBB+)
- Starbucks Plans to Open 2,000 New Stores between 2023-2025



PROXIMITY

- Excellent Access and Visibility Along E. Kings Hwy. with 24,762 VPD
- 145,765 Residents in Primary Trade Area
- Strong Daytime Population of 190,453 in 5-Mile Radius
- 2.5 Miles to Barksdale Air Force Base with 15,000+ Active-Duty Military
- Minutes to Ochsner LSU Health, Three Professional Schools with 1,621 Students, \$600 Million Economic Impact on Shreveport
- Surrounded by Several K-12 Schools with 36,153 Combined Students
- Dozens of National Tenants Nearby Including Walmart, Target, Lowe's, Sam's Club, Marshalls and Hobby Lobby
- Shreveport is the Third Largest City in Louisiana after New Orleans and Baton Rouge
- Shreveport-Bossier City MSA is a Tourist Destination Boasting Over 10,000 Hotel Rooms, Five Casinos, One Horse Racing Track, and 55+ Festivals and Annual Events
- 36 Colleges within 100 Miles with 122,325 Students Combined

TENANT OVERVIEW

STARBUCKS

Starbucks Corporation (NASDAQ: SBUX) is an American global coffee company and coffeehouse chain based in Seattle, Washington. Starbucks was founded in 1985 as a local coffee bean roaster and retailer and has grown into the largest coffeehouse company in the world. As of 2021, there are over 32,660 Starbucks locations open across six continents and 75 countries and territories.

Starbucks locations serve hot and cold beverages, whole-bean coffee, micro-ground instant coffee, full-leaf teas, pastries, and snacks. Most stores also sell packaged food items, hot and cold sandwiches, and items such as mugs and tumblers. Many of the company's products are seasonal or specific to the locality of the store, while Starbucks-brand ice cream and coffee are also offered at grocery stores. Through Starbucks Entertainment division and its Hear Music brand, the company also markets books, music, and films. The drive-thru is Starbucks' original on-the-go experience. The company plans to continue to expand and enhance the drive-thru for customers including opening new locations outside of densely populated cities and in new markets. The company will also design new experiences that could include double lane drive-thru, or drive-thru plus curbside pickup, all of which would leverage the ordering and payment capabilities of the Starbucks App. Starbucks has a strong presence both in the U.S. and in the global marketplace due in part to its rapid growth over the last few decades.

In the 1990s, Starbucks opened a new store every workday, a pace that continued into the 2000s. The first store outside the United States or Canada opened in the mid-1990s, and overseas stores now constitute almost one third of Starbucks' stores. As of September 2020, Starbucks had annual revenue of \$23.5 billion and net income of \$928 million.

WWW.STARBUCKS.COM

HEADQUARTERS
SEATTLE
WASHINGTON

FOUNDED
1985

LOCATIONS
32,600+

STOCK SYMBOL
SBUX
NASDAQ

STARBUCKS HIKE LONG-TERM FINANCIAL FORECAST AS IT UNVEILS REINVENTION PLAN

Starbucks hiked its long-term financial forecast on Tuesday after outlining a series of changes coming to its cafes as part of its reinvention plan. The Seattle-based company is projecting earnings per share growth of 15% to 20% annually over the next three years, up from its prior long-term outlook given in late 2020. Global and U.S. same-store sales are expected to rise 7% to 9% annually.

Shares of Starbucks rose more than 2% in extended trading. Earlier on Tuesday, the company outlined its plans for expanding its loyalty program and speeding up service at its cafes with new coffee-making equipment and automation. The changes are intended to address how Starbucks' business has transformed in recent years. Its menu has expanded, and cold coffee drinks that often include add-ons now account for 60% of orders year-round. Rather than going to the counter, more customers are going through the drive-thru or using its mobile app. Despite seeing record demand in the U.S. and abroad, outgoing CEO Howard Schultz said the company was making "self-induced mistakes" and had lost its way.

As it implements its reinvention strategy, Starbucks said it also plans to build roughly 2,000 new U.S. stores between fiscal 2023 and 2025, accelerating its development strategy. By the end of fiscal 2025, it plans to have 45,000 locations worldwide. Starbucks will also start buying back shares beginning its next fiscal year, which starts in October. Schultz suspended the buyback program in April, using those funds instead to invest back into the business.

The company's previous long-term forecast had projected adjusted earnings per share growth of 10% to 12%, revenue growth of 8% to 10% and global same-store sales growth of 4% to 5% for 2023 and 2024. In May, Starbucks suspended its fiscal 2022 forecast, citing lockdowns in China, investments in its U.S. employees and high inflation.

In its fiscal 2023, Starbucks plans to invest roughly \$450 million to upgrade its cafes with new equipment that will simplify operations and speed up operations. "Our physical stores were built for a different era and we have to modernize to meet this moment," outgoing Chief Operating Officer John Culver told investors. With its new cold beverage system, for example, baristas will no longer have to scoop ice, pour milk from a gallon jug or bend down for whipped cream when making drinks. The new system uses dispensers and cuts down the time to create a Mocha Frappuccino from 86 seconds to 35 seconds. It's been tested in a store, and a second test is planned for January after making improvements based on feedback.

Starbucks is also streamlining its process for making cold brew coffee, which is now a \$1.2 billion business for the company. The current process requires more than 20 hours of brewing, with more than 20 steps. The new process automatically grinds and presses the coffee beans and reduces waste by 15%. And instead of having baristas batch brew hot coffee every half hour, a machine that grinds and brews a single cup in 30 seconds will roll out next year. Even as cold drinks take over, the company sees 15 million customers every month who order brewed coffee.

Food preparation is also changing. Items like Starbucks' premade sandwiches and egg bites will now be batch cooked and placed in packaging that retains humidity. Automated ordering will roll out as well in U.S. stores in the next few years, according to Culver. The company said the shift toward automation is meant to give employees more time to interact with customers and relieve them of the more mundane parts of the job.

ADDITIONAL PHOTOS



DRONE FOOTAGE



CLICK TO WATCH

SITE OVERVIEW

LOT SIZE

0.90

ACRES

VPD

24,762

OFF MAIN CORRIDOR

PARKING

29

SPACES

NEARBY TENANTS

WALMART, TARGET, LOWE'S,
SAM'S CLUB, MARSHALLS AND
HOBBY LOBBY

DAYTIME POPULATION

190,453

TOTAL



SHREVEPORT, LOUISIANA



THE HISTORIC LAKEFRONT COMMUNITY

Shreveport, Louisiana, was founded in 1836, by the Shreve Town Company, a corporation established to develop a town at the juncture of the newly navigable Red River and the Texas Trail, an overland route into the newly independent Republic of Texas and, prior to that time, into Mexico. The Red River had been cleared of the 180 mile long raft of debris that had clogged its channel since time immemorial by Captain Henry Miller Shreve, commanding the US Army Corps of Engineers. In Shreve's honor, the Shreve Town Company and the village of Shreve Town were named. On March 20, 1839, the village of Shreve Town was incorporated as the town of Shreveport. The Red River, opened by Shreve in the 1830s, remained navigable until 1914 when disuse, owing to the rise of the railroad as the preferred means of transporting goods and people, allowed it to begin silting up. Not until the 1990s was the navigation of the river again possible to Shreveport. Today the port of Shreveport-Bossier city is being developed once again as a shipping center.



ATTRACTIONS

Nestled between the banks of the Red River and the Texas state line, there's a city teeming with potential, artistic flair and southern hospitality that's so sweet, it'll make your lips pucker. Shreveport hosts the Louisiana State Fair as well as the annual crawfish eating marvel that is the Mudbug Festival. Shreveport hosts the Red River Revel Arts and Music Festival and at least five different Mardi Gras parades complete with floats and beads galore. There are gumbo cooking contests, barbeque cook-offs, and both a wine and a craft beer festival. Not to mention at least 3 local craft breweries and a restaurant scene that includes Indian, Italian, Middle Eastern and Asian and ranges from steakhouses to taco trucks and everything in between. One of the best things about the city is the vibrant arts community as well as the beauty of mother nature. With a plethora of lakes, running trails, 63 public parks and local, regional and national sporting events, the desire to get outside can be exercised in Shreveport.



EDUCATION

There are 6 colleges in Shreveport and 36 colleges within 100 miles enrolling a total of 122,325 students. The top rated private college in the area is LeTourneau University in Longview, Texas which is ranked #361 in the nation. The top rated public college in the area is Louisiana State University Shreveport. The largest college in the area is Stephen F Austin State University enrolls 12,620 students.



ECONOMY

Shreveport sits at the intersection of I-20 and I-49, connecting Kansas City and Lafayette, Dallas and Atlanta. The riverport continues to drive commerce, gaining business access to domestic and international markets through the Mississippi River and the Gulf Intracoastal Waterway. Shreveport Regional is the second most trafficked freight airport in Louisiana. The intricate railway system serves yet another channel of trade. Ranked as one of the most cost competitive places to do business and among the top ten communities for economic potential, the Greater Shreveport area offers competitive advantages that make it a world class location for high quality talent, innovative companies, and global investment. The region's economy is both balanced and diverse including manufacturing, construction, health care, information technology, tourism, retail, oil and gas development, casino gaming, and warehousing and distribution.



TRANSPORTATION

The closest airport to Shreveport is Shreveport Regional Airport. The distance from Shreveport Regional Airport to Shreveport is 7.0 miles. The nearest international airport is Alexandria International Airport which lies 109 miles to the south.

DEMOGRAPHICS

POPULATION	1 MI	3 MI	5 MI
2022 Total	9,097	63,284	145,765
Total Daytime Population	8,062	90,643	190,453

HOUSEHOLDS	1 MI	3 MI	5 MI
2022 Total Households	4,069	28,531	62,818

INCOME	1 MI	3 MI	5 MI
2022 Median Income	\$57,646	\$48,111	\$42,568
2022 Average Income	\$78,306	\$73,121	\$67,453

AGE/HOME VALUE	1 MI	3 MI	5 MI
2022 Est. Median Age	36.8	36.9	36.7
18 and Older	80.0%	78.6%	77.2%
2022 Est. Median Home Value	\$164,629	\$178,816	\$171,949
2027 Est. Median Home Value	\$189,433	\$199,832	\$195,262

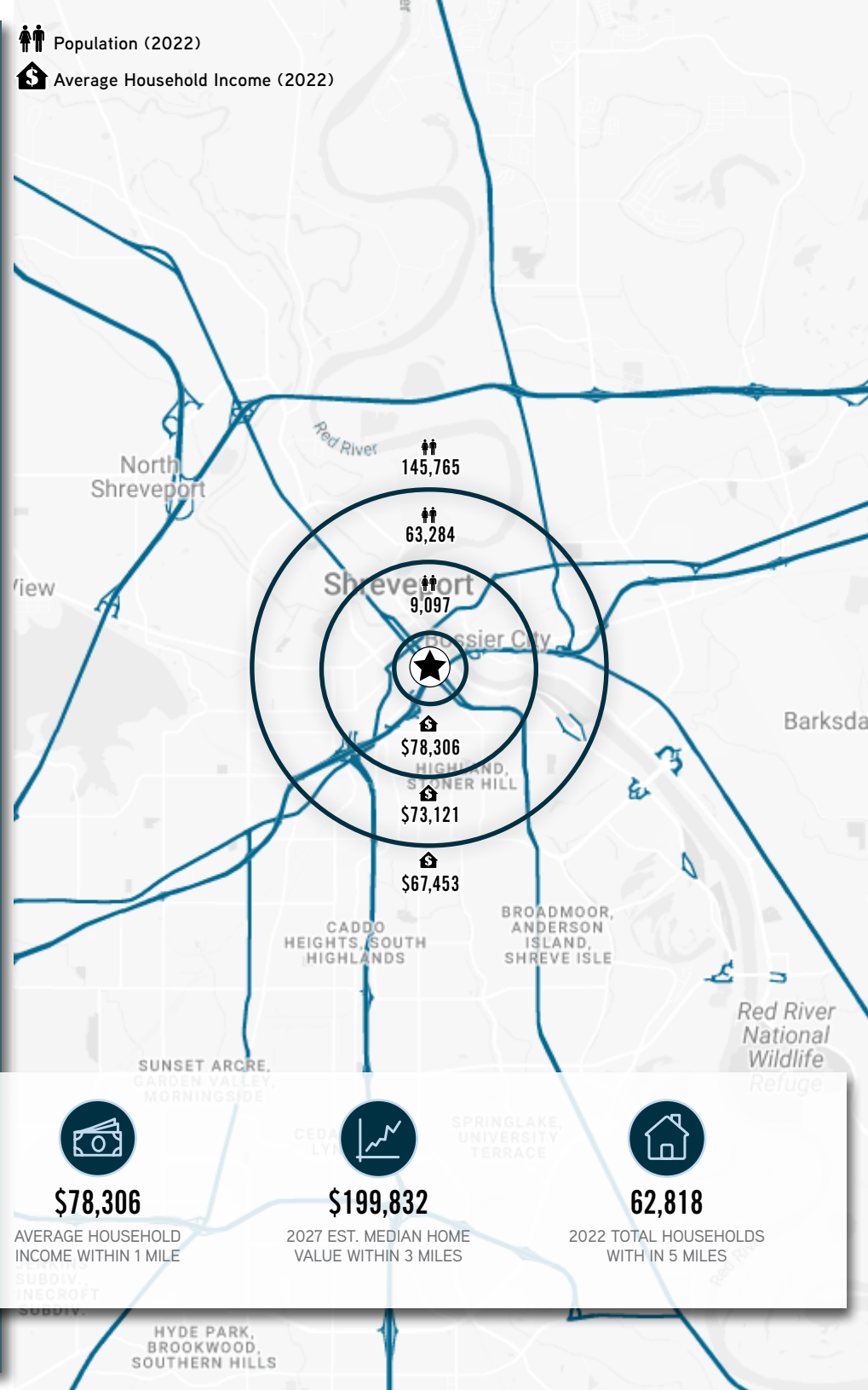
EDUCATION	1 MI	3 MI	5 MI
Bachelor's Degree or Higher	39.5%	33.8%	27.5%



Population (2022)



Average Household Income (2022)



190,453

TOTAL DAYTIME POPULATION
WITHIN 5 MILES



39.7%

INDIVIDUALS WITH A BACHELOR'S
DEGREE OR HIGHER WITHIN 3 MILES



145,765

2022 TOTAL POPULATION
CONSENSUS WITHIN 5 MILES



\$78,306

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE



\$199,832

2027 EST. MEDIAN HOME
VALUE WITHIN 3 MILES



62,818

2022 TOTAL HOUSEHOLDS
WITHIN 5 MILES

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ACTUAL SITE



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