

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



STARBUCKS

(S&P: BBB+ | NASDAQ: SBUX)

11 YEARS REMAINING | DRIVE-THRU EQUIPPED | DENSE RETAIL CORRIDOR



4637 E. Shea Boulevard

PHOENIX ARIZONA

ACTUAL SITE





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Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO





SRS Real Estate Partners-West, LLC is pleased to offer the opportunity to acquire the leased fee interest (land ownership) in an absolute NNN leased, corporate signed, investment grade (S&P: BBB+) Starbucks investment property located in Phoenix, Arizona. The tenant, Starbucks Corporation, has 11 years remaining on their current term with 4 (5-year) options to extend, demonstrating their commitment to the site. The lease features 15% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is an absolute NNN with zero landlord responsibilities, making it an ideal, management-free investment opportunity for a passive investor. Since 1971, Starbucks Coffee Company has been committed to ethically sourcing and roasting high-quality arabica coffee. Today, with more than 35,000 stores worldwide, the company is the premier roaster and retailer of specialty coffee in the world.

The subject property is located near the signalized, hard corner intersection of E. Shea Blvd and N. Tatum Blvd. with a combined (79,900 VPD). The building is equipped with a drive-thru, providing ease and convenience for customers. On average, stores with drive-thrus experience higher sales than those without. The asset benefits from close proximity to an immense retail corridor that includes Paradise Valley Mall, a 1,220,000 SF shopping centre anchored by Costco, Target, Walmart Supercenter, Sprouts, Hobby Lobby, T.J. Maxx, Mattress Firm, Dollar Tree, CVS Pharmacy, and more. Other nearby national/credit tenants include Whole Foods, Walgreens, Trader Joe's, Petsmart, Verizon, AT&T, Taco Bell and many more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site. The 5-mile trade area is supported by over 211,000 residents and 199,000 employees, providing a direct consumer base from which to draw. Residents within a 1-mile radius of the subject property boast an affluent average household income of \$158,095.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$1,780,000
Net Operating Income	\$71,191
Cap Rate	4.00%
Guaranty	Corporate Signature
Tenant	Starbucks Corporation
Lease Type	Absolute NNN - Ground Lease
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	976 SF
Land Area	0.32 Acres
Property Address	4637 E. Shea Boulevard Phoenix, Arizona 85028
Year Built	2015
Parcel Number	168-08-085
Ownership	Leased Fee (Land Ownership)



11 Years Remaining | Options to Extend | Established Brand | Corporate Signed (S&P: BBB+) | Scheduled Rental Increases

- The tenant, Starbucks, has 11 years remaining on its current lease term with 4 (5-year) options to extend
- The lease features 15% rental increases every 5 years and at the beginning of each option period, growing NOI and hedging against inflation
- The lease is corporate signed by Starbucks, an investment grade (S&P: BBB+) tenant
- Today, with more than 35,000 stores worldwide, the company is the premier roaster and retailer of specialty coffee in the world

Absolute NNN | Leased Fee Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities - Ground Lease
- Ideal, management-free investment for a passive investor

Strong Demographics in 5-mile Trade Area | Six-Figure Income

- More than 211,000 residents and 119,000 employees support the trade area, providing a direct consumer base from which to draw
- An affluent average household income of \$150,095 in 1-mile radius

Paradise Valley Mall (1,220,000 SF) | Dense Retail Corridor | Strong National/Credit Tenant Presence

- The subject property is ideally situated in close proximity to Paradise Valley Mall, a 1,220,000 SF shopping centre anchored by Costco, Target, Walmart Supercenter, Sprouts, Hobby Lobby, T.J. Maxx, Mattress Firm, Dollar Tree, CVS Pharmacy, and more
- Other nearby national/credit tenants include, Whole Foods, Walgreens, Trader Joe's, PetSmart, Verizon, AT&T, Taco Bell and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site

Near Signalized, Hard Corner Intersection | Drive-Thru Equipped | Excellent Visibility

- The asset is located near the signalized, hard corner intersection of E. Shea Blvd and N. Tatum Blvd., averaging a combined 79,900 vehicles passing by daily
- The building is equipped with a drive-thru, providing ease and convenience for customers
- On average, stores with drive-thrus experience higher sales than those without
- The asset has excellent visibility via significant street frontage and a large monument sign

PROPERTY OVERVIEW



LOCATION



Phoenix, Arizona
Maricopa County

ACCESS



E. Shea Boulevard: 2 Access Points

TRAFFIC COUNTS



E. Shea Boulevard: 44,800 VPD
Piestewa Freeway/State Highway 51: 139,100 VPD

IMPROVEMENTS



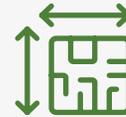
There is approximately 976 SF of existing building area

PARKING



There are approximately 7 parking spaces on the owned parcel.
The parking ratio is approximately 7.17 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 168-08-085
Acres: 0.32
Square Feet: 14,131 SF

CONSTRUCTION



Year Built: 2015

ZONING



C-1 - Neighborhood Commercial





44,800
VEHICLES PER DAY

E. SHEA BLVD.



STARBUCKS





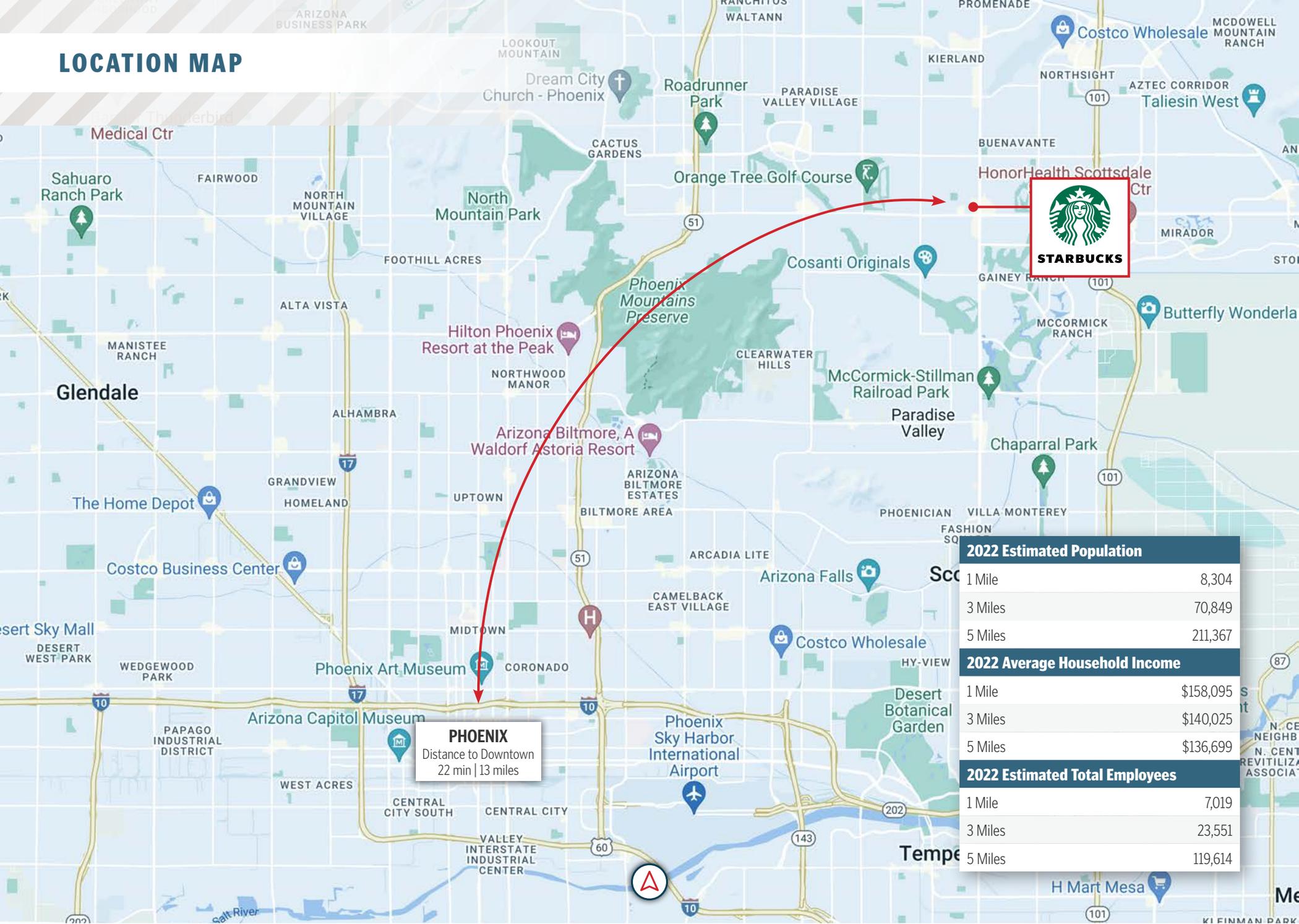
E. SHEA BLVD.

44,800
VEHICLES PER DAY

MONUMENT SIGN



LOCATION MAP



PHOENIX
Distance to Downtown
22 min | 13 miles

2022 Estimated Population	
1 Mile	8,304
3 Miles	70,849
5 Miles	211,367
2022 Average Household Income	
1 Mile	\$158,095
3 Miles	\$140,025
5 Miles	\$136,699
2022 Estimated Total Employees	
1 Mile	7,019
3 Miles	23,551
5 Miles	119,614



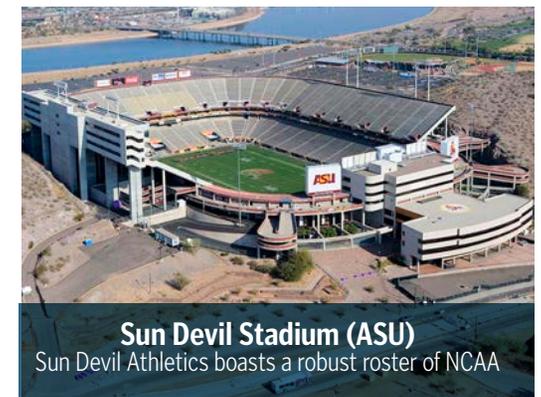
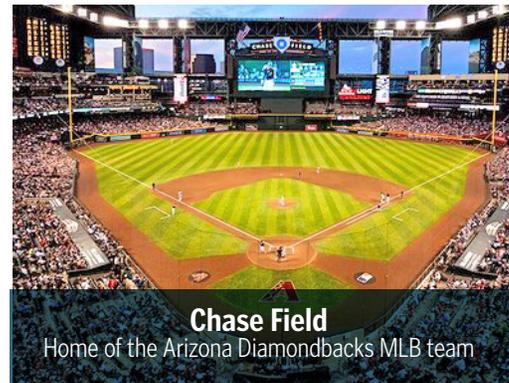
PHOENIX, ARIZONA

Phoenix, the capital of Arizona and seat of Maricopa County, is the largest city in the state. It is located in the center of Arizona, on the Salt River. The City of Phoenix is the largest city in Arizona with a population of 1,647,147 as of July 1, 2022. The city takes up more than 500 square miles, geographically exceeding Los Angeles.

Phoenix is home to Arizona State University and numerous high-tech and telecommunications companies that have recently relocated to the area. Due to the warm climate in winter, Phoenix also benefits greatly from seasonal tourism and recreation, especially in the golfing industry. The military has a significant presence in Phoenix with Luke Air Force Base located in the western suburbs. Foreign governments have established 30 consular offices and eleven active foreign chambers of commerce and trade associations in the city as well. Located in Downtown Phoenix, Scottsdale and other surrounding areas are a large array of cultural activities, including the Phoenix Symphony Hall, Phoenix Art Museum, and Center for Creative Photography, Heard Museum and the Pueblo Grande Museum and Cultural Park. Phoenix is a commercial and manufacturing center in an agricultural region. Major industries include government, agricultural products, aerospace technology, electronics, air-conditioning, leather goods, and Indian arts and crafts. Mining, timbering, and tourism also contribute to the economy.

Phoenix is currently home to four Fortune 500 companies: electronics corporation Avnet, mining company Freeport-McMoRan, retailer PetSmart, and waste hauler Republic Services. Honeywell's Aerospace division is headquartered in Phoenix, and the valley hosts many of their avionics and mechanical facilities. Intel has one of their largest sites in the area, employing about 12,000 employees, the second largest Intel location in the country. The city is also home to: the headquarters of U-HAUL International; Best Western; and Apollo Group, parent of the University of Phoenix.

AREA OVERVIEW





Major Employers:

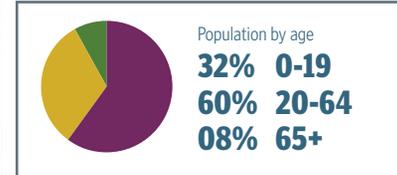
Company	Employees
State of Arizona	37,655
Banner Health	36,213
Wal-Mart Stores Inc.	33,814
Wells Fargo	15,062
City of Phoenix	13,894
Arizona State University	13,480
Raytheon Missile Systems	12,000
HonorHealth	11,308
Dignity Health Arizona	11,206

Inc. 2018 Ranked #1 in the Country for
BEST PLACE TO START A BUSINESS

MSA Home to 4,948,203 Growth of 17.81% since 2010

<p>2019 GDP (MARICOPA COUNTY): \$19,900,834</p>	<p>MEDIAN HOME COST \$269,175</p>	<p>INDUSTRIAL MARKET VACANCY RATE 7.9%</p>	<p>INDUSTRIAL MARKET INVENTORY 362M SF</p>
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6TH MOST POPULOUS CITY IN THE US
1,703,080 RESIDENTS

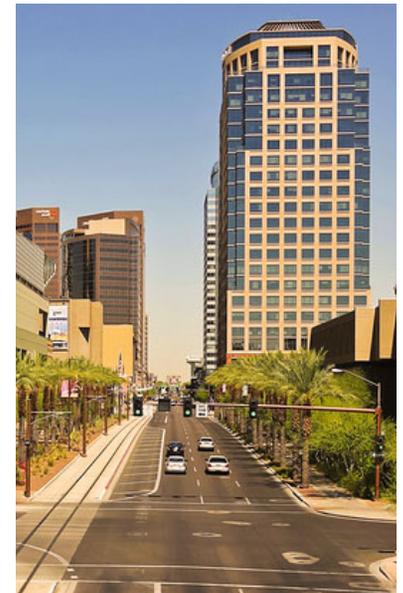


Optimal Location for Distribution to Significant Markets
including California and Mexico

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2022 Estimated Population	8,304	70,849	211,367
2027 Projected Population	8,378	71,843	217,026
2010 Census Population	7,856	69,231	198,746
Projected Annual Growth 2022 to 2027	0.18%	0.28%	0.53%
Historical Annual Growth 2010 to 2020	0.06%	0.12%	0.43%
Households & Growth			
2022 Estimated Households	3,703	29,006	89,340
2027 Projected Households	3,734	29,386	91,812
2010 Census Households	3,616	28,365	83,596
Projected Annual Growth 2022 to 2027	0.17%	0.26%	0.55%
Historical Annual Growth 2010 to 2020	0.22%	0.19%	0.51%
Race & Ethnicity			
2022 Estimated White	88.39%	87.10%	84.16%
2022 Estimated Black or African American	1.45%	1.77%	2.41%
2022 Estimated Asian or Pacific Islander	4.42%	3.93%	5.39%
2022 Estimated American Indian or Native Alaskan	0.31%	0.80%	1.09%
2022 Estimated Other Races	1.67%	4.23%	7.49%
2022 Estimated Hispanic	7.14%	12.23%	17.19%
Income			
2022 Estimated Average Household Income	\$158,095	\$140,025	\$136,699
2022 Estimated Median Household Income	\$88,733	\$94,132	\$89,724
2022 Estimated Per Capita Income	\$69,340	\$57,722	\$57,903
Businesses & Employees			
2022 Estimated Total Businesses	764	2,707	11,184
2022 Estimated Total Employees	7,019	23,551	119,614



RENT ROLL



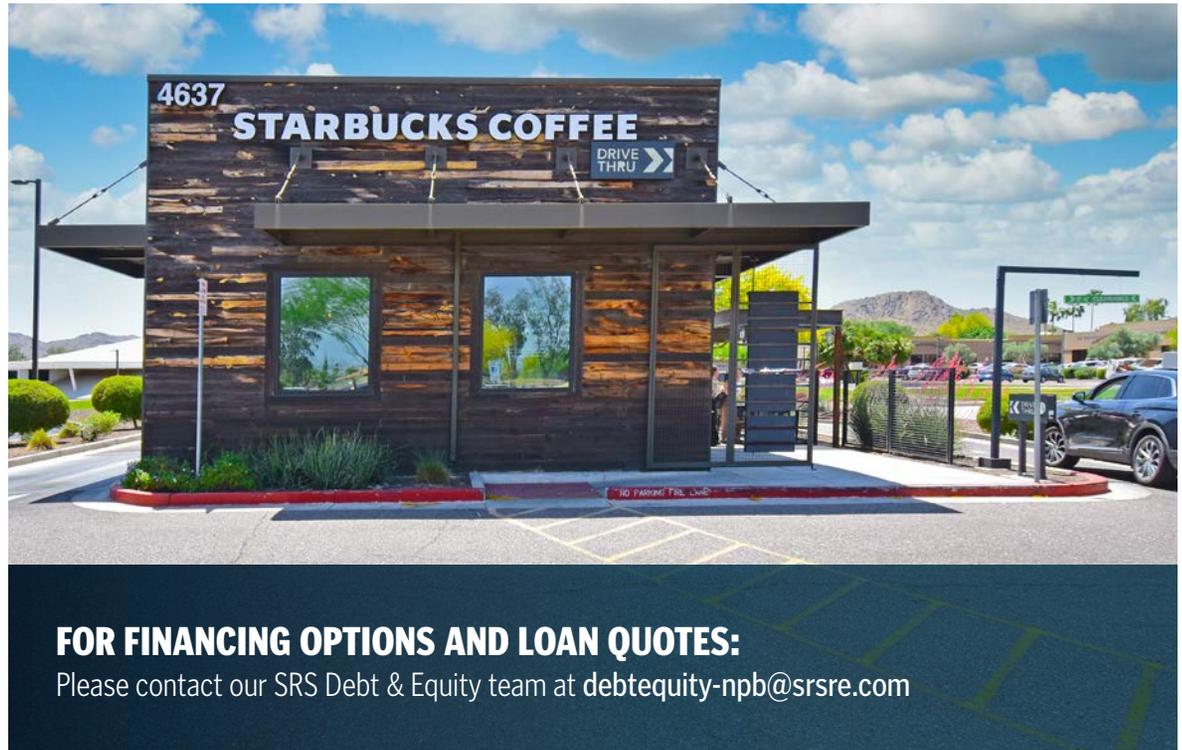
Tenant Name	Square Feet	LEASE TERM		RENTAL RATES							Recovery Type	Options
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF			
Starbucks Corp.	976	1/1/14	1/1/34	Current	-	\$6,042	\$6.19	\$72,500	\$74.28	Absolute NNN	4 (5-Year)	
(Corporate Signature)				Year 6	15%	\$6,948	\$7.12	\$83,380	\$85.43	Ground Lease	15% Increases at Beg. of Each Option	
				Year 11	15%	\$7,991	\$8.19	\$95,887	\$98.24			

FINANCIAL INFORMATION

Price	\$1,780,000
Net Operating Income	\$71,191
Cap Rate	4.00%
Lease Type	Absolute NNN - Ground Lease

PROPERTY SPECIFICATIONS

Year Built	2015
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Land Area	0.32 Acres
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FOR FINANCING OPTIONS AND LOAN QUOTES:
Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



STARBUCKS

starbucks.com

Company Type: Public (NASDAQ: SBUX)

Locations: 35,000+

2022 Employees: 402,000

2022 Revenue: \$32.25 Billion

2022 Net Income: \$3.28 Billion

2022 Assets: \$27.98 Billion

Credit Rating: S&P: BBB+

Since 1971, Starbucks Coffee Company has been committed to ethically sourcing and roasting high-quality arabica coffee. Today, with more than 35,000 stores worldwide, the company is the premier roaster and retailer of specialty coffee in the world. Through our unwavering commitment to excellence and our guiding principles, we bring the unique Starbucks Experience to life for every customer through every cup. Starbucks Corporation was founded in 1971 and is based in Seattle, Washington.



THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

255+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

2.3K+

RETAIL
TRANSACTIONS
company-wide
in 2022

760+

NET LEASE
TRANSACTIONS
SOLD
in 2022

\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

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