

STARBUCKS FOR SALE

CACTUS AND DEAN MARTIN

3377 W. Cactus Las Vegas, NV 89141



Brand New Starbucks For Sale - Las Vegas, NV

SALE PRICE \$5,000,000

Ron Opfer
702 768 7238

Taylor Peterson
725 400 8080

Jerry Steklachick
702 701 9700



COLDWELL BANKER
COMMERCIAL | **PREMIER**

SALE

BRAND NEW STARBUCKS AT CACTUS AND DEAN MARTIN - LAS VEGAS, NV

3377 W. Cactus Las Vegas, NV 89141

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

Coldwell Banker Commercial commands a powerful presence and delivers strong results.

1.7M

CBCWORLDWIDE.COM
PAGE VIEWS
ANNUALLY



TOP 15

Firms in the U.S. for
sales transaction market
share in 2022 by MSCI
Real Capital Analytics

11,989

YEAR END
TRANSACTIONS
IN 2022



Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial Premier is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.



IN THE
TOP 15

ON THE LIPSEY
COMPANY'S "TOP 25
COMMERCIAL REAL
ESTATE BRANDS"
IN 2022



RANKED 3RD

in number of Certified
Commercial Investment
Member (CCIM) Designees
in 2022



Highest net promoter
score among key
competitors²

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation



9 OUT OF 10

Commercial real estate
decision makers rate
us excellent or good



2,600+

PROFESSIONALS



MOST RECOGNIZED
COMMERCIAL REAL
ESTATE BRAND¹

Total 2022
Sales Volume of

\$9.82B

¹ According to a 2020 survey by Coldwell Banker Commercial. Affiliated real estate agents are independent contractor sales associates, not employees.

² Net Promoter Score (NPS) measures customer experience and client recommendation.

³ Data sourced from Coldwell Banker Commercial Premier. Includes all commercial transactions from 2022.

PROPERTY INFORMATION

Section 2



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PROPERTY DESCRIPTION

Brand new Starbucks for sale in A+ location on the 'going to work' side of Cactus at Dean Martin. This is a single tenant 10 year lease with a corporate guarantee. The gross revenues of Starbucks (SBUX) is 33 billion dollars.

Starbucks has four 5-year options to renew.

PROPERTY HIGHLIGHTS

- A+ Location near Interstate 15 and Cactus.
- Brand new construction
- Corporate guarantee
- Drive thru location

OFFERING SUMMARY

Sale Price:	\$5,000,000
Number of Units:	1
Lot Size:	1.16 Acres
Building Size:	2,425 SF
NOI:	\$230,000.00
Cap Rate:	4.6%
Zoning:	C-1
APN:	177-32-101-030

4.327 100.544 357.902

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Starbucks has four 5-year options to renew.

LOCATION DESCRIPTION

This Starbucks is strategically located just west of the intersection of Cactus and Dean Martin. Cactus serves as the gateway to the I 15 freeway from the Southwest and Southern Highlands area. It's a prime location for commuters and on the 'going to work' side of the street just before the freeway entrance.

This busy intersection has many national tenants, such as Chevron, KFC, Circle K, Starbucks, and Sundevil Auto.

EXTERIOR DESCRIPTION

New Starbucks design with lots of outside seating and an extended drive through to accomodate a larger stack. Construction is stucco with stone and metal accents. Easy pedestrian access.

POWER DESCRIPTION

400 amps

GAS DESCRIPTION

SW Gas



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PROPERTY HIGHLIGHTS

- A+ Location near Interstate 15 and Cactus.
- Brand new construction
- Corporate guarantee
- Drive thru location
- Multiple new home developments in area
- Single Tenant
- On 'going home' side of Interstate 15 returning to California
- 10 year initial term
- 4 five-year Options



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LOCATION INFORMATION

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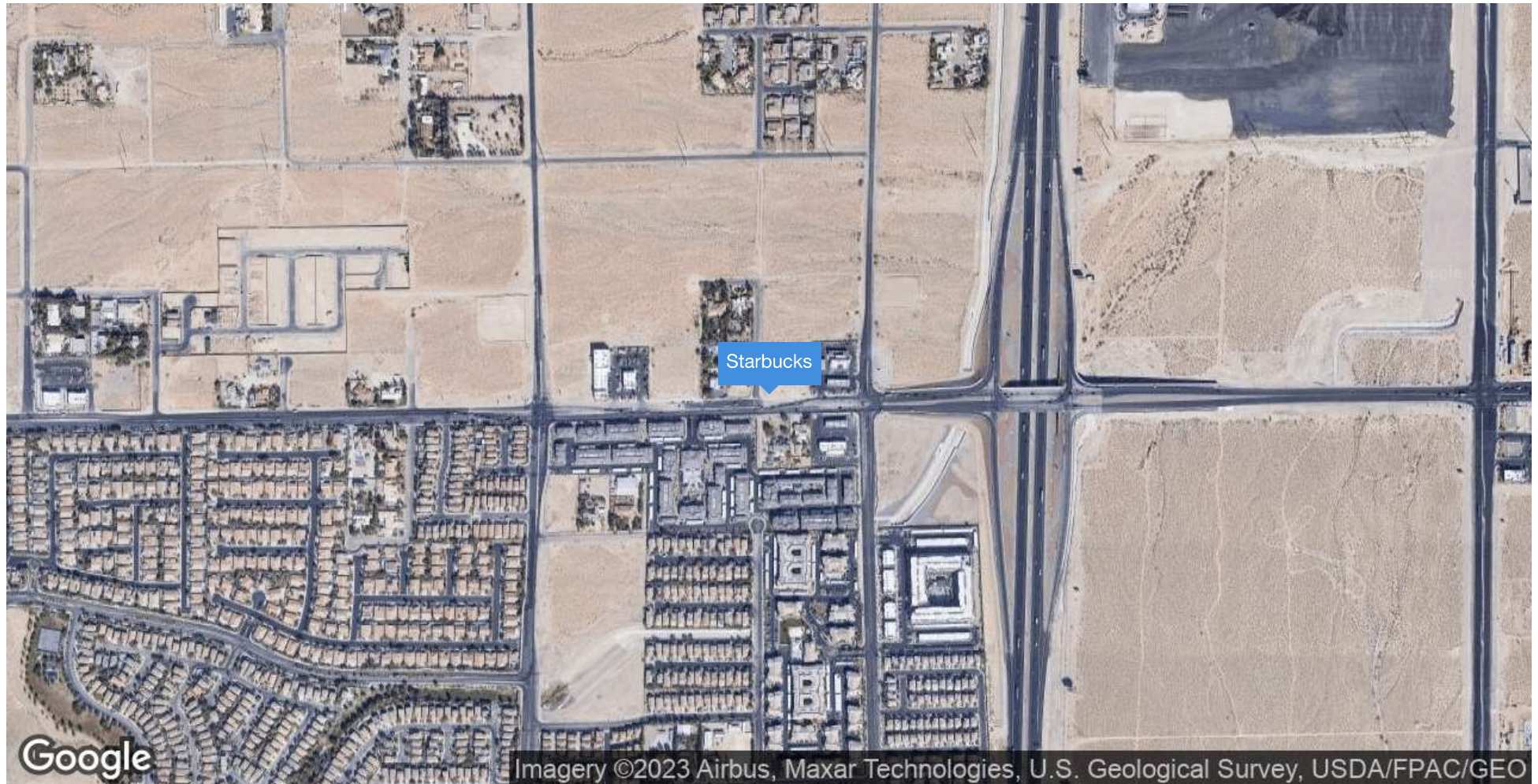


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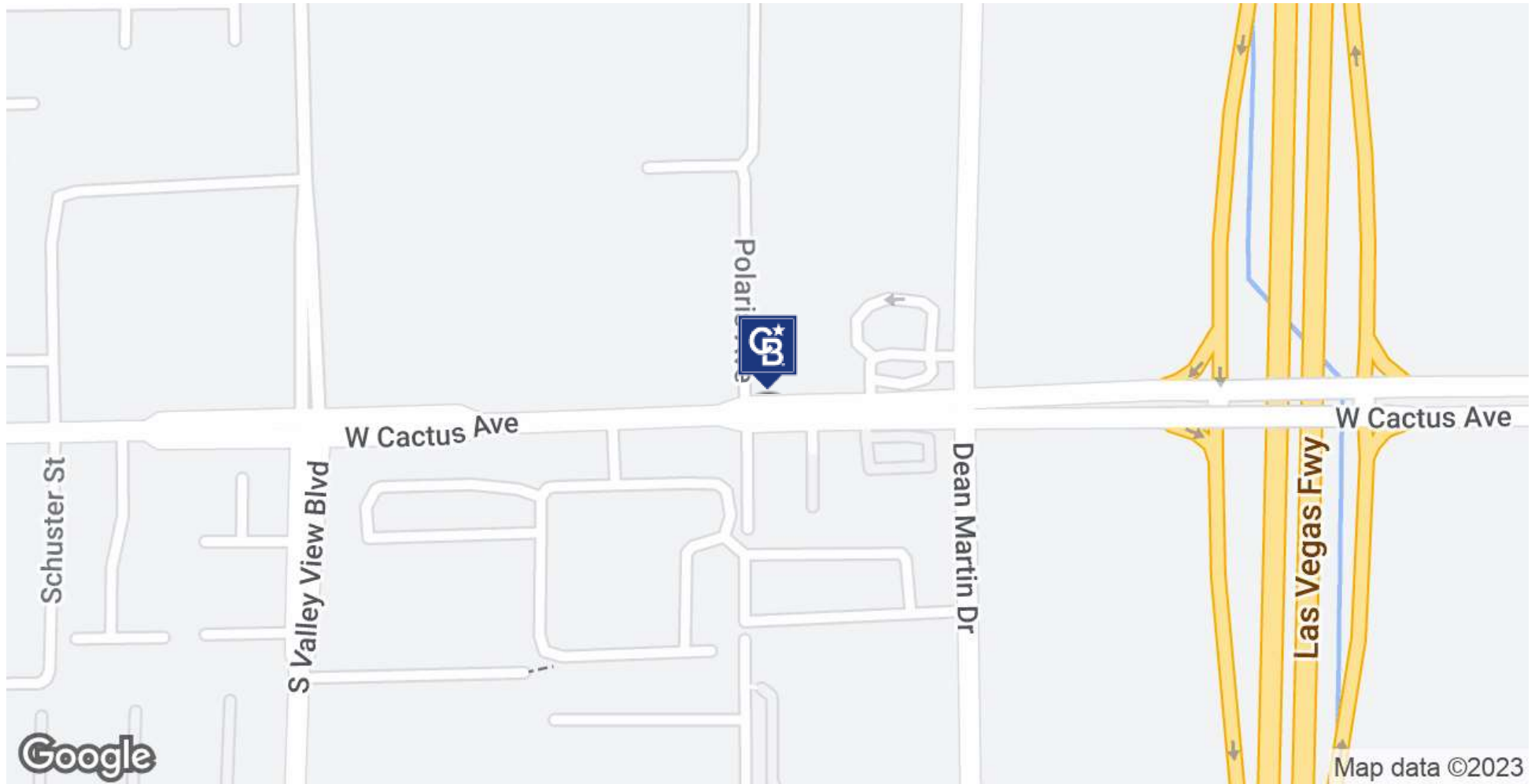
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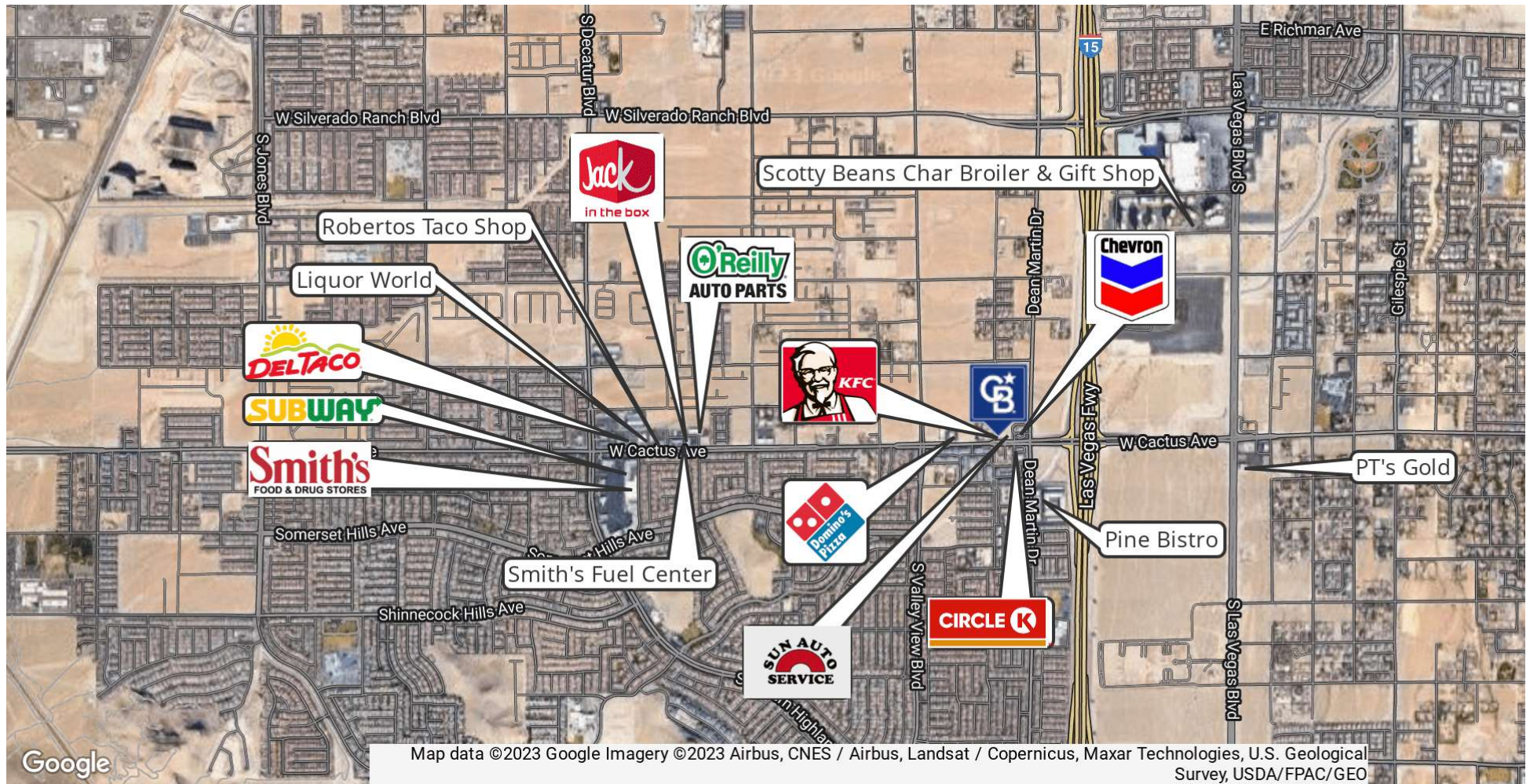


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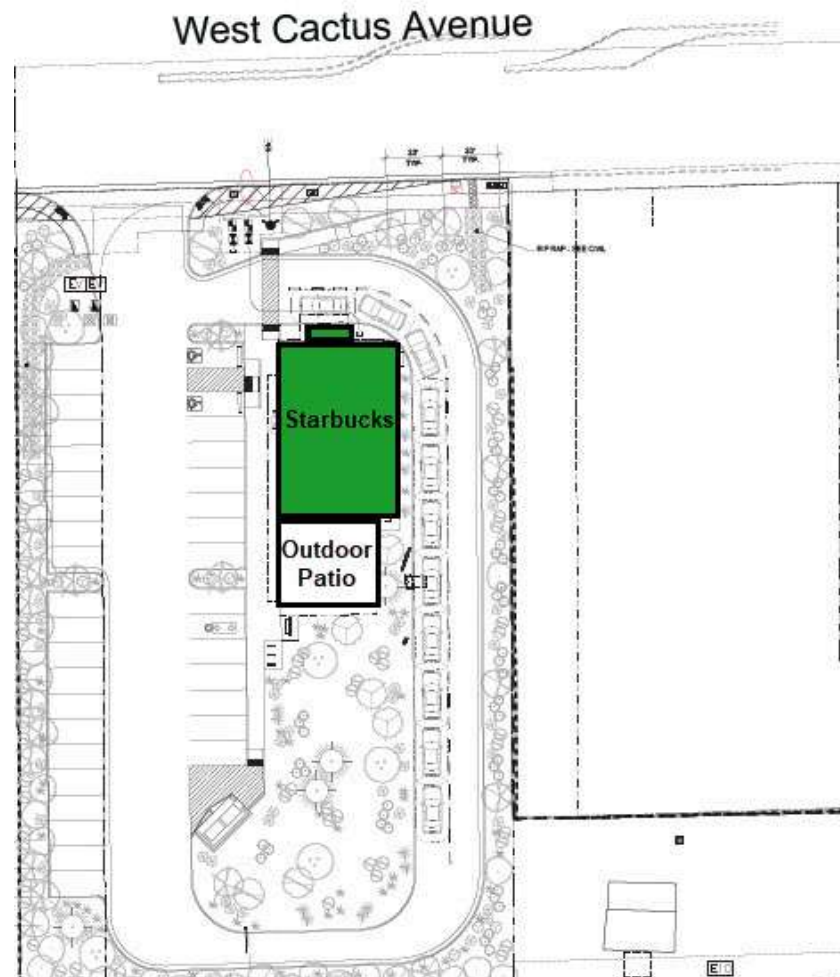
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INVESTMENT OVERVIEW

BRAND NEW STARBUCKS FOR SALE - LAS VEGAS, NV

Price	\$5,000,000
Price per SF	\$2,062
Price per Unit	\$5,000,000
CAP Rate	4.60%

OPERATING DATA

BRAND NEW STARBUCKS FOR SALE - LAS VEGAS, NV

Net Operating Income	\$230,000
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FINANCING DATA

BRAND NEW STARBUCKS FOR SALE - LAS VEGAS, NV

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STARBUCKS Q1 FY23 – EARNINGS AT A GLANCE



I am very proud of what we have achieved in Q1, with nearly every business contributing to our strong performance.
– Rachel Ruggeri, cfo



GLOBAL NET REVENUE

North America International Channel Development



Non-GAAP EPS¹

\$0.75

+4% YoY

Non-GAAP GLOBAL OPERATING MARGIN¹

14.5%

-60bps YoY

GLOBAL STORE COUNT

36,170

+5% YoY

COMP



+5%

GLOBAL

+10%

NORTH AMERICA

+10% U.S.

INTERNATIONAL

-13%

-29% China

PROMO



Red Cup Day
Top Net Sales Day
of All Time



USLS²



+32%

Revenue
Growth YoY

CARD



Record Breaking
\$3.3B
U.S. Starbucks
Card Loads

DIGITAL



30.4M

90-DAY Active
SR Members

U.S.

CHINA

49%

Digital Mix

SALE COMPARABLES

Section 5



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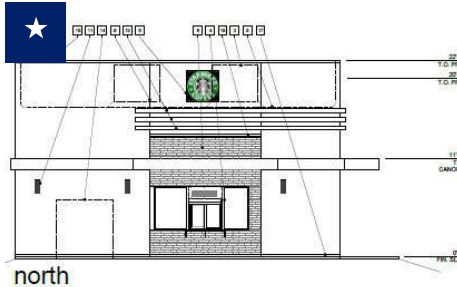


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BRAND NEW STARBUCKS AT CACTUS AND DEAN MARTIN - LAS VEGAS, NV

3377 W. Cactus, Las Vegas, NV 89141

Price:	\$5,000,000	Bldg Size:	2,425 SF
Lot Size:	1.16 Acres	No. Units:	1
Cap Rate:	4.60%	Year Built:	2023

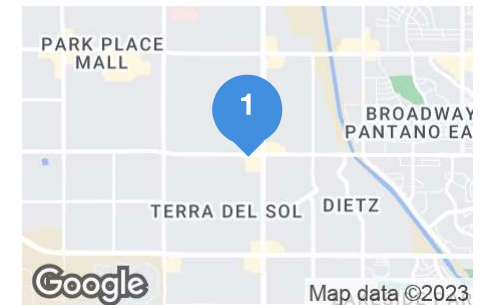


1

SINGLE TENANT STARBUCKS IN TUSCON

6960 E 22nd St, Tuscon, AZ 85710

Price:	\$3,500,000	Bldg Size:	240 SF
Lot Size:	0.69 Acres	No. Units:	1
Cap Rate:	4.50%	Year Built:	2022

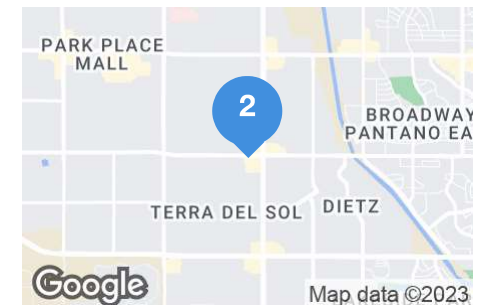


2

SINGLE TENANT STARBUCKS IN TUSCON

6960 E 22nd St, Tuscon, AZ 85710

Price:	\$3,500,000	Bldg Size:	240 SF
Lot Size:	0.69 Acres	No. Units:	1
Cap Rate:	4.50%	Year Built:	2022



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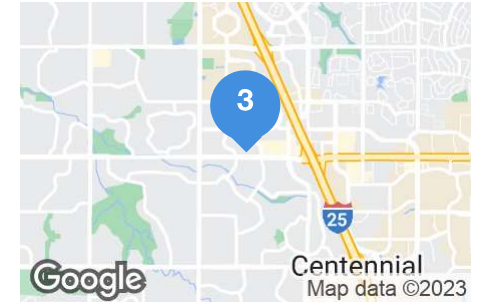
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SINGLE TENANT STARBUCKS IN GREENWOOD VILLAGE

7999 E Arapahoe Rd, Greenwood Village, CO 80112

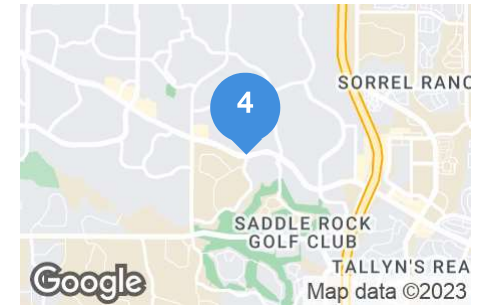
Price:	\$3,013,000	Bldg Size:	2,175 SF
Lot Size:	0.81 Acres	No. Units:	1
Cap Rate:	4.07%	Year Built:	2022



SINGLE TENANT STARBUCKS CENTENNIAL

20201 E Smokey Hill Road, Centennial, CO 80015

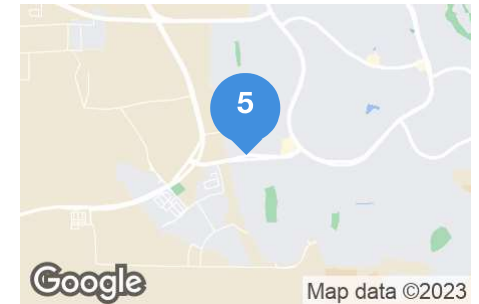
Price:	\$2,670,000	Bldg Size:	2,200 SF
Lot Size:	1.27 Acres	Cap Rate:	2%
Year Built:	2022		



SINGLE TENANT STARBUCKS HENDERSON

3251 Bicentennial Parkway, Henderson, NV 89044

Price:	\$4,487,179	Bldg Size:	2,030 SF
Lot Size:	0.55 Acres	No. Units:	1
Cap Rate:	4%	Year Built:	2022



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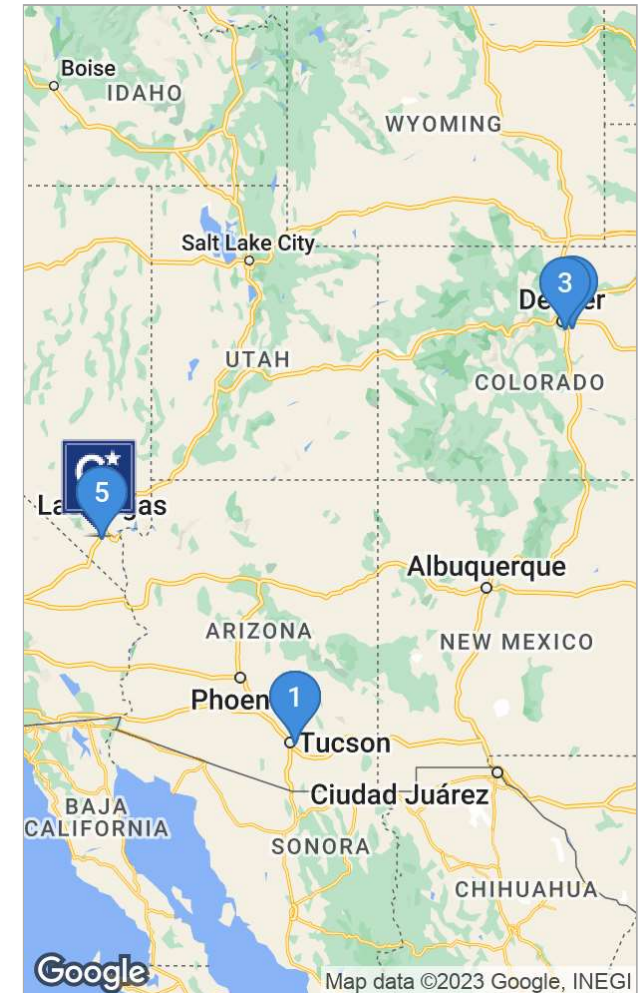
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	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	Brand New Starbucks at Cactus and Dean Martin - Las Vegas, NV 3377 W. Cactus Las Vegas, NV	\$5,000,000	2,425 SF	1.16 Acres	1	4.60%
1	Single Tenant Starbucks in Tuscon 6960 E 22nd St Tuscon, AZ	\$3,500,000	240 SF	0.69 Acres	1	4.50%
2	Single Tenant Starbucks in Tuscon 6960 E 22nd St Tuscon, AZ	\$3,500,000	240 SF	0.69 Acres	1	4.50%
3	Single Tenant Starbucks in Greenwood Village 7999 E Arapahoe Rd Greenwood Village, CO	\$3,013,000	2,175 SF	0.81 Acres	1	4.07%
4	Single Tenant Starbucks Centennial 20201 E Smokey Hill Road Centennial, CO	\$2,670,000	2,200 SF	1.27 Acres	-	2%
5	Single Tenant Starbucks Henderson 3251 Bicentennial Parkway Henderson, NV	\$4,487,179	2,030 SF	0.55 Acres	1	4%
AVERAGES		\$3,434,036	1,377 SF	0.80 ACRES	1	3.81%



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DEMOGRAPHICS

Section 6



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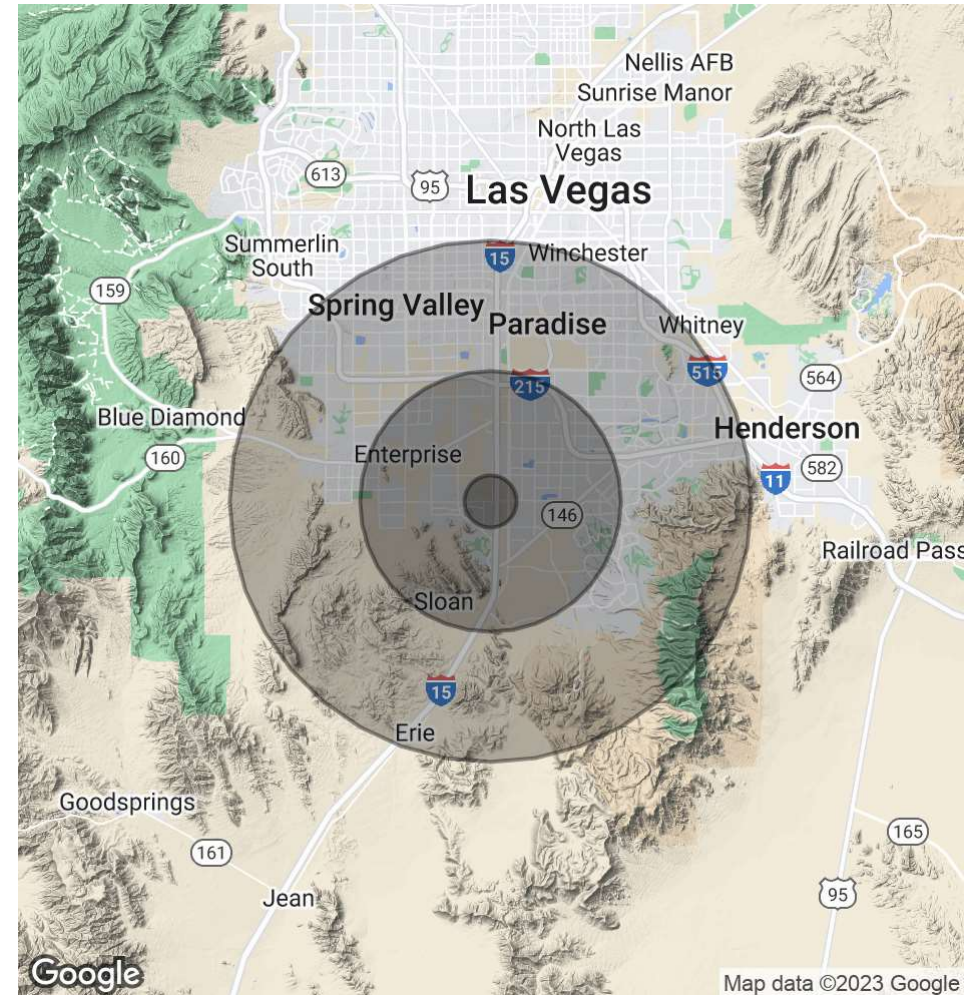
BRAND NEW STARBUCKS AT CACTUS AND DEAN MARTIN - LAS VEGAS, NV

3377 W. Cactus Las Vegas, NV 89141

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,948	255,907	812,865
Average Age	36.4	37.7	39
Average Age (Male)	36.4	36.6	38.3
Average Age (Female)	36.2	38.5	39.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,327	100,544	357,902
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$102,240	\$91,407	\$76,309
Average House Value	\$360,291	\$330,235	\$285,651

* Demographic data derived from 2020 ACS - US Census



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Demographics

3377 W Cactus Ave, Las Vegas, Nevada, 89141 2 (1 mile)
3377 W Cactus Ave, Las Vegas, Nevada, 89141
Ring of 1 mile

Latitude: 35.99889
Longitude: -115.18543

DEMOGRAPHIC SUMMARY

3377 W Cactus Ave, Las Vegas, Nevada, 89141 2
Ring of 1 mile

KEY FACTS

12,930

Population



4,909

Households

36.4

Median Age

\$76,675

Median Disposable Income

EDUCATION

7%

No High School Diploma



23%

High School Graduate



30%

Some College



40%

Bachelor's/Grad/Prof Degree

INCOME



\$89,697

Median Household Income



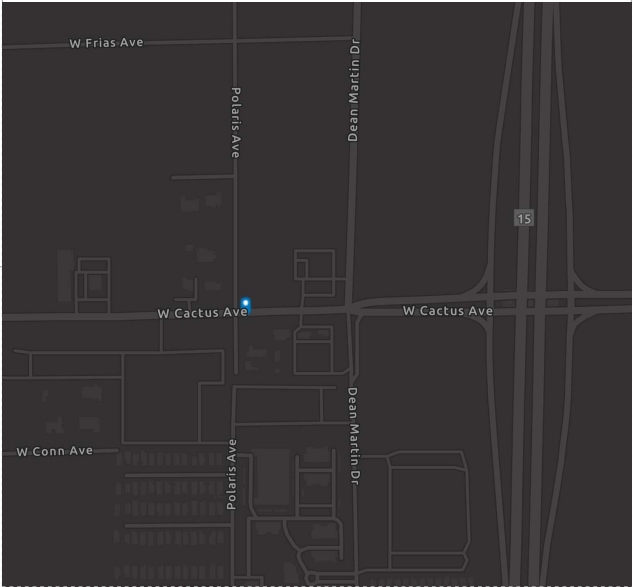
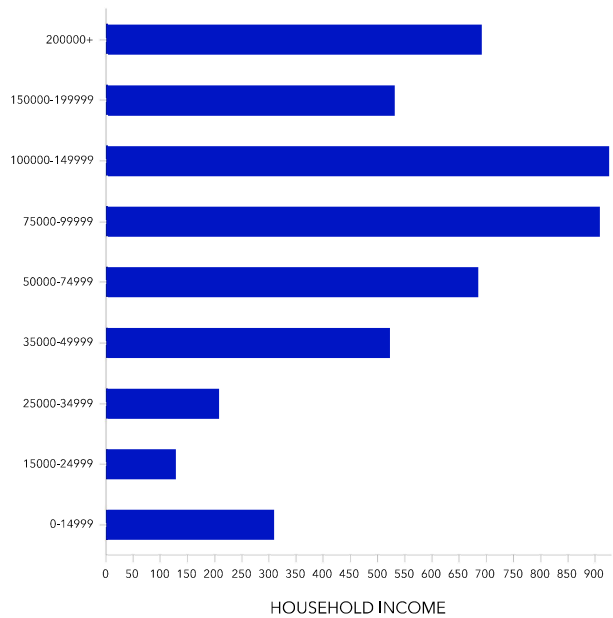
\$46,267

Per Capita Income



\$166,336

Median Net Worth



EMPLOYMENT



White Collar

72%



Blue Collar

11%



Services

21%

7.1%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

Demographics

3377 W Cactus Ave, Las Vegas, Nevada, 89141 2 (3 miles)
3377 W Cactus Ave, Las Vegas, Nevada, 89141
Ring of 3 miles

Latitude: 35.99889
Longitude: -115.18543

DEMOGRAPHIC SUMMARY

3377 W Cactus Ave, Las Vegas, Nevada, 89141 2
Ring of 3 miles

KEY FACTS

126,211

Population



47,165

Households

35.8

Median Age

\$73,084

Median Disposable Income

EDUCATION

6%

No High School Diploma



25%

High School Graduate



33%

Some College



36%

Bachelor's/Grad/Prof Degree

INCOME



\$86,564

Median Household Income



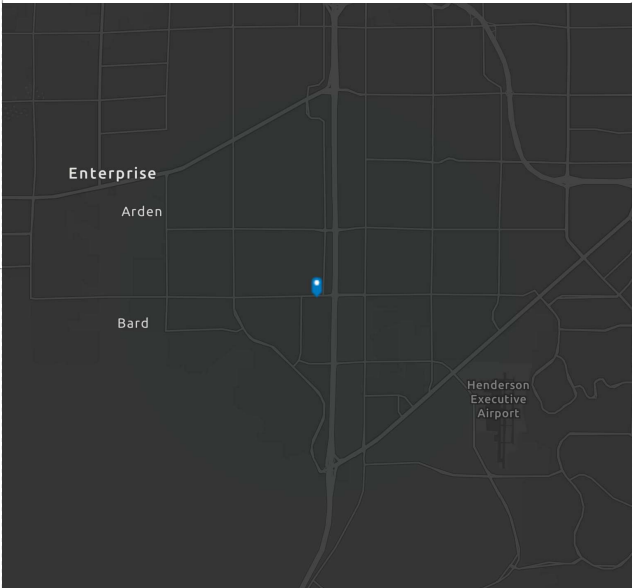
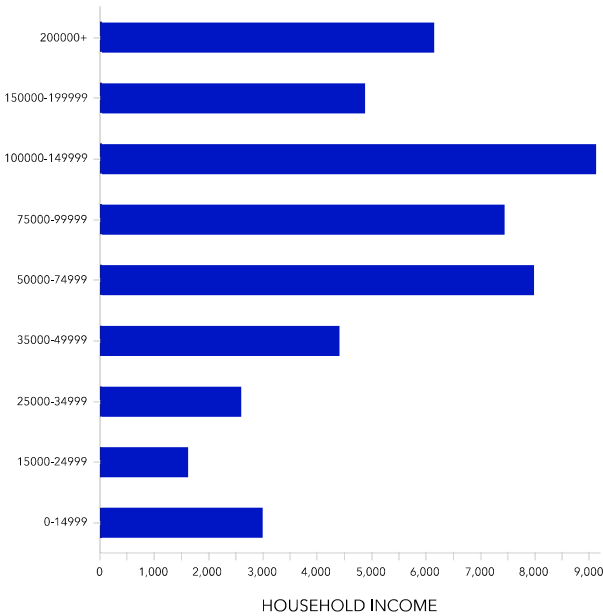
\$44,344

Per Capita Income



\$138,043

Median Net Worth



EMPLOYMENT



67%

White Collar



14%

Blue Collar



22%

Services

5.8%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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