

Properties for Sale

1

1589 N Main St, San Luis, AZ 85349



Price	\$2,950,000
Gross Leasable Area	2,403 SF
Cap Rate	5%
Status	Active

Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at nnn@marabellafinance.com

Sale Notes

Credit Income Stream from Starbucks Corporation | Best In Class Category Leader in the Coffee-Retailing Industry Long-Term 10 Year Lease with 8.5 years remaining 10% Rent Increases Every 5 Years Only Starbucks Drive-Thru Location within the 50,000 Population Trade Area - Ranks Top 12% in Traffic Nationwide & Top 7% in the State of Arizona According to Placer.ai. Ideal Café and Drive-Thru Concept for Starbucks Strategic Location Just 2 Miles from the San Luis Port Of Entry with Mexico Ease Of Management Investment | Pride of Ownership New Construction Freestanding Pad to Super Walmart, Goodwill, and Dollar Tree Anchored Center

2

3141 NE Pine Island Rd, Cape Coral, FL 33909



Price	\$3,545,000
Gross Leasable Area	2,500 SF
Cap Rate	5.50%
Status	Active

Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at nnn@marabellafinance.com

Sale Notes

Corporate Guaranty (S&P: BBB+)  
Drive-Thru Equipped

3 14202 US Highway 301 S, Riverview, FL 33578



Price	\$3,478,000
Gross Leasable Area	2,500 SF
Cap Rate	5%
Status	Active

Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

Sale Notes

The CBRE Net Lease Property Group is pleased to offer for sale the 2,500-square-foot freestanding Starbucks (S&P: BBB+) situated on 1.06 acres in Riverview, Florida—a component of the Tampa MSA (MSA Population: 3.29M+). Newly constructed, Starbucks' lease commenced in July 2024 and features ±14.7 years of primary term with a 10% rent increase in year 6 and in each of the seven 5-year renewal options. Originally a 10-year lease, Starbucks recently exercised an early option, extending the lease for 5 years through 2039 with an additional renewal option (originally six options).

4 183 W Ohio Ave, Dover, OH 44622



Price	\$2,280,000
Gross Leasable Area	930 SF
Cap Rate	5.70%
Status	Active

Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

## 5 3221 Howland Blvd, Deltona, FL 32725



Price	\$3,704,000
Gross Leasable Area	2,630 SF
Cap Rate	5.40%
Status	Active

### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

### Sale Notes

Part of Deltona Village Mixed-Use Development (140 Acres)

Corporate Guaranty (S&P: BBB+)

No State Income Tax

The local trade area is anticipating a 1.88% YOY population increase from 2023-2038

2023 - Second Quarter Earnings Report Highlights:

During Q2 2023, U.S. comparable store sales increased 12%, driven by a 6% increase in comparable transactions and a 6% increase in average ticket

Opened 464 new stores in Q2 2023 (100+ in North America & 360+ internationally), 36,634 total locations

GAAP operating margin increase to 15.2% compared to 12.4% in the previous year

## 6 410 SC-28, Anderson, SC 29624



Price	\$2,182,000
Gross Leasable Area	2,500 SF
Cap Rate	5.50%
Status	Active

### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

### Sale Notes

Ransome Foose and Carl Brendes of Berkeley Capital Advisors are pleased to present for sale Starbucks in Anderson, SC. We welcome your review of this attractive investment.

## 7 501 W Tomichi Ave, Gunnison, CO 81230



Price	\$2,700,000
Gross Leasable Area	2,624 SF
Cap Rate	5%
Status	Active

### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

### Sale Notes

Don't miss this chance to own a freestanding Starbucks with a drive-thru and partially covered patio in a prime location on Tomichi Avenue, Gunnison's main thoroughfare. The property, currently under construction, features a modern design, ample off-street parking, and cozy outdoor fireplace. The café is approximately 2,624 square feet situated on 0.53 acres of land directly on the route between Gunnison Crested Butte Airport and Crested Butte Ski Resort. Starbucks is set to open March 2024 with a ten (10) year primary term (no early termination) with 10% escalators every five (5) years and four (4) five (5) year options. This is a great chance to invest in a national brand with a loyal customer base and a proven track record of success.

## 8 103 W Rancier Ave, Killeen, TX 76541



Price	\$2,284,000
Gross Leasable Area	2,296 SF
Cap Rate	6%
Status	Active

### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

### Sale Notes

**Easily-Accessible Location:** Located at the signalized intersection of West Rancier Avenue and North 2nd Street (combined 22,530 AADT) with multiple access points into the property  
**Ideal Nearby Customer Base:** Located minutes from multiple entrance gates to Fort Cavazos, the largest active duty armored post in the U.S. Army spanning 214,968 acres (335 square miles) and serving a population of nearly 65,000  
**Near High-Traffic Institutions:** This site is less than 6 miles from AdventHealth Central Texas (a high-performing medical facility with 245 beds and more than 80,000 employees) and Central Texas College (10,173 students)  
**Located in a Military "Boom Town":** Killeen has experienced significant growth due to the establishment and expansion of Fort Cavazos, which has fueled economic development in Killeen and created numerous opportunities for businesses and entrepreneurs to thrive  
**Growing Demographics:** Within a 15-mile radius of the site, the large and growing population of 305,3963 is supported by an average annual household income of \$79,530 (projected to increase by at least 12% over the next 5 years)  
**Central Location:** This Starbucks in Killeen is located 125 miles southwest of Dallas (2023 population of 1,259,404) and 125 miles northeast of San Antonio (2023 population of 1,479,493)





Price	\$2,174,000
Gross Leasable Area	2,244 SF
Cap Rate	5.75%
Status	Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

#### Sale Notes

Brand-New High-Quality Construction with Drive-Thru – Starbucks has a dedicated drive-thru lane while also offering indoor or outdoor seating. The oversized lot has ample parking with excellent ingress / egress

10-Year Corporate Net Lease with 10% Rental Increases Every 5 Years – Allows an investor the opportunity to acquire a net lease asset with limited responsibilities while the rental escalations provide a strong hedge against inflation

Strong Corporate Guarantee – Starbucks is an investment grade tenant with a BBB+ S&P credit rating and \$32.3 billion in 2022 annual revenue

Features Excellent Highway Visibility and Accessibility with Strong Traffic Counts – The site sits directly off Highway 83 boasting over 38,311 VPD (Source: CBRE Analytics)

Best in Class Tenant – Since its beginning in 1971, Starbucks has opened over 35,000 locations and was recognized by Fortune as the #1 Most Admired Food Services Company in 2023

Strategically Located Adjacent to a 201,400 SF Walmart Supercenter with over 2-Million Annual Visitors (Source: Placer.AI)

Texas has NO State Income Tax

---

## 10 2151 Pocahontas Trl, Quinton, VA 23141



Price	\$2,937,000
Gross Leasable Area	2,500 SF
Cap Rate	5.75%
Status	Active

### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

### Sale Notes

- Brand-new (2024), state-of-the-art construction Starbucks
- Corporately guaranteed lease which is backed by BBB+, investment-grade credit (S&P)
- New, 10-year & 3-month initial term with 10% rental increases throughout the initial term and options, providing an excellent hedge against inflation | No kick-out clause in the lease
- New, 20-year roof warranty to be transferred to Buyer at close of escrow
- Directly off an on-ramp & off-ramp for I-64 which boasts 76,000 VPD
- Adjacent to a new construction Arby's
- Direct access and visibility from Pocahontas Trail which sees over 14,000 VPD
- Just off the signalized intersection of New Kent Hwy & Pocahontas Trl | Combined  $\pm$ 33,600 VPD
- Located within an ideal commuter retail corridor with tenants such as Food Lion, McDonald's, Walgreens, Bojangles, Taco Bell, Arby's, Waffle House, Dunkin', Dollar General, VCU Health Emergency, among others
- About a 10-minute drive from Richmond International Airport
- Starbucks is ranked #125 on Fortune 500 list (2023), #1 World's Most Admired Company in the Food Services Industry – Fortune Magazine (2023), and #1 Most Valuable Restaurant Brand in the World – Brand Finance (2023)
- Starbucks is the world's largest coffee chain with 38,000+ locations in 76 countries | \$35.97B in revenue in 2023, an 9.3% increase from 2022

## 11 424 US Highway 70 W, Havelock, NC 28532



Price	\$2,008,000
Gross Leasable Area	2,480 SF
Cap Rate	6.10%
Status	Active

### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

### Sale Notes

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN leased, drive-thru equipped, corporate signed, freestanding Starbucks investment property located in Havelock, North Carolina. The tenant, Starbucks Corporation (NASDAQ: SBUX | S&P: BBB+) has over 9 years remaining on their current lease term with 6 (5-year) options to extend, demonstrating their commitment to the site. The lease features a flat base term, with 10% increases at the beginning of each option period, growing NOI and hedging against inflation. The lease is NNN with limited landlord responsibilities making it an ideal, low-management investment opportunity for a passive investor.



Price	\$3,770,527
Gross Leasable Area	2,500 SF
Cap Rate	5.50%
Status	Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

#### Sale Notes

Kennedy Investments is pleased to offer the opportunity to acquire a Double Net (NN), corporate signed, 2,500 square foot, freestanding, drive-thru Starbucks (S&P BBB+) in Wesley Chapel, FL (Tampa MSA). Delivered in November 2023, and situated on 1.1 acres, this brand new NN lease with limited landlord responsibilities, features a 10 year primary lease term with 10% rent escalations every five years, including the six 5 year renewal options. Starbucks (Nasdaq: SBUX) is a globally renowned coffeehouse chain and one of the most recognizable brands in the world. With over 35,000 locations worldwide and over \$32B in revenue, Starbucks has become the market standard for coffeehouses across the globe.

The subject property is strategically located on Wesley Chapel Blvd (18,500 VPD) with visibility and direct access to/from I-75 (113,000 VPD) providing some of the best retail exposure in the corridor. Wesley Chapel, a vibrant suburb nestled in the heart of Pasco County, is just 25 miles north of Tampa and has an ever growing population of 80,000+ residents. Population growth in the area continues to outpace construction exemplified by the numerous projects underway including, but not limited to, Two Rivers (6,000+ homes), Esplanade (1,500+ homes) and Vidas Way (4,000 homes). Boasting an AHHI of \$109,000 within a 5 mile radius, this generational location is unmatched in terms of visibility, traffic counts and demographics.

Located directly off I-75 (113,000 VPD), Starbucks will greatly benefit from highway traffic patrons in addition to the neighboring communities, retailers and businesses. Starbucks is ideally situated within a dense retail corridor and is near the Groves, Kratochvil and the Tampa Premium Outlets. Surrounding national/credit tenants include Honda, Hyundai, Lexus, Toyota, Publix, Walmart among many others. The draw to the car dealerships and surrounding national retailers in the immediate vicinity promote additional crossover exposure to the corridor.



Price	\$2,900,000
Gross Leasable Area	1,500 SF
Cap Rate	5%
Status	Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

#### Sale Notes

New 10-Year Lease | 10% Increases Every 5 Years | Half Mile (Morning Drive Side) to 215 Freeway (158K CPD)



Price \$2,895,000  
Gross Leasable Area 2,365 SF  
Cap Rate 5.25%  
Status Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

#### Sale Notes

SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an NN leased, newly constructed, Starbucks investment property located in Concord, North Carolina. The tenant, Starbucks Corporation, recently signed a brand new 10 year lease with 6 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% 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 NN with limited landlord responsibilities making it an ideal, limited-management investment opportunity for a passive investor.



Price \$4,200,000  
Gross Leasable Area 2,500 SF  
Cap Rate 5%  
Status Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

#### Sale Notes

##### Brand New Under Construction Starbucks

The Property is located at 56 Crystal Run Road in Middletown NY approximately 60 miles North of NYC. The signalized corner property is located directly off of Route 17; the property is less than .5 miles away from the Route 17 and I-84 Interchange. The property is surrounded by national tenants and the Garnet Health Medical Center is also .5 miles down the Road.

Traffic Counts(Vehicles Per Day):

Crystal Run Road: 18,261

Route 17: 53,043

I-84: 75,020



Price	\$2,683,000
Gross Leasable Area	1,750 SF
Cap Rate	6.15%
Status	Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

#### Sale Notes

Jones Lang LaSalle Americas, Inc. ("JLL"), is pleased to exclusively offer for sale the fee-simple interest in a newly developed Starbucks (the "Property") located at the northeast corner of Parrish Ave NE and 88th St in Otsego, Minnesota. This single tenant net lease asset is 100% occupied by Starbucks, and the 10-year lease, which includes built-in rent escalations every 5 years, is signed directly with Starbucks corporate. The 1,693 SF building is new construction and sits on 0.68 acres of land.

Starbucks (NASDAQ: SBUX) is a global leader in the retail coffee industry, renowned for its premium beverages and inviting store experience. With a strong presence in over 80 markets worldwide, Starbucks operates more than 31,000 stores across the globe. With over \$32 Billion in revenue in 2022 and an investment-grade credit rating, Starbucks is the gold standard for quick service retail.

The property is ideally situated on the hard corner of Parrish Ave and 88th St, benefiting from a clear, unobstructed view from both roadways. The site is also located directly adjacent to a Target and a newly developed Coborn's Grocery. The immediate area is experiencing rapid development with Parkview Grand Apartments and Parrish Meadows Townhomes being completed in the last two years. Within a three-mile radius, average household income approximately equal to the national average and has grown at a solid pace over the last five years. With a relatively highly educated and young population, the surrounding area is primed for continued growth, as evidenced by steady population growth over the last five years.

Please see OM for more information.

---



Price	\$2,685,000
Gross Leasable Area	3,188 SF
Cap Rate	5.40%
Status	Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

#### Sale Notes

- The tenant, Starbucks, has over 11 years remaining on its current lease with 6 (5-year) options to extend, demonstrating their long-term commitment to the site
- 2023 construction which features high-quality materials, high-level finishes, and distinct Starbucks design elements
- The lease is corporate signed by Starbucks, an investment grade (S&P: BBB+), nationally recognized, and established firm with over 39,000 stores
- The lease features 5% rental increases at the beginning of each option, generating NOI and providing an adequate hedge against inflation
- Tenant pays for taxes, insurance and maintains most aspects of the premises
- Limited landlord responsibilities to roof, structure, foundation, and electrical systems
- Ideal, low-management investment for a passive investor
- For Q4 2023, net revenues were up 11% to a record \$9.4B, while comparable store sales were up 8% globally, 8% in North America, and 5% internationally
- The company opened 816 net new stores in Q4 2023, ending the period with 38,038 stores: 52% company-operated and 48% licensed
- Starbucks' CEO said, "We finished our fourth quarter and full fiscal year strong, delivering on the higher end of our full-year guidance."
- Fiscal year 2023:
  - Global comparable store sales increased 8%, driven by a 5% increase in average ticket and 3% increase in comparable transactions
  - North America and U.S. comparable store sales increased 9%, driven by a 6% increase in average ticket and 3% increase in comparable transactions
  - International comparable store sales increased 5%, driven by a 5% increase in comparable transactions
- Starbucks is ideally located at the signalized intersection of US Highway 321 and 2nd Avenue NW averaging a combined 52,300 VPD
- The immediate trade area is supported by surrounding retailers such as McDonald's, Dunkin', Walmart Neighborhood Center, Wendy's, and more
- The site is equipped with a double drive-thru lane, allowing for Starbucks to maximize efficiency and productivity at this location
- More than 159,000 residents and 6,400 employees support trade area
- \$86,722 average household income



Price	\$2,100,000
Gross Leasable Area	2,305 SF
Cap Rate	6%
Status	Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

#### Sale Notes

The property is conveniently located near the signalized hard corner of U.S. Route 178/ Chestnut Street Northeast and State Road S-38-1637, with excellent visibility and access to 29,100+ vehicles per day. Located in a dense retail corridor, the property is surrounded by notable tenants such as Walmart Supercenter, Lowe's Home Improvement, T.J. Maxx, Tractor Supply Co., ALDI, and many more. This Starbucks is adjacent to Prince of Orange Mall, attracting significant crossover shopping to the location. The site greatly benefits from its proximity to South Carolina State University (2,900 students, 1,696 employees). The location serves as a common gateway to Downtown Columbia, the capital of South Carolina (population 134,057). Projected income increases within 1-, 3-, and 5-mile radii over the next five years poise Starbucks and Orangeburg for steady concurrent growth.



Price	\$3,641,000
Gross Leasable Area	1,470 SF
Cap Rate	5.15%
Status	Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)



Price	\$2,250,000
Gross Leasable Area	2,600 SF
Cap Rate	6%
Status	Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

#### Sale Notes

Corporate Guarantee from Credit Worthy Tenant

- Starbucks has an S&P rating of BBB+
- Over 35,000 locations worldwide

- \$30.3B in Total Revenue

Attractive Lease Fundamentals

- Corporate Guarantee from Credit Rated Tenant
- 10% rental increases every 5-years including options
- Six (6) - five (5) year options
- Minimal LL responsibilities

New Construction

- New build-to-suit Starbucks
- Warranties will be assigned to the new owner

Strategic Location

- Positioned on the morning side of I-26 (59K VPD) exit to Hendersonville
- Located in front of a Holiday Inn Express (85 key hotel) and a planned Tru by Hilton (90 key hotel)
- Direct access to The Summit at Hendersonville, a 50 unit apartment complex

Nearby Industrial Employers

- Less than 0.5 miles to Blue Ridge Commerce Center - a 648K SF Class A industrial park
  - Less than half mile to Parts Unlimited 229K SF distribution facility
  - Approximately 0.6 miles to Jabil Healthcare's 160K SF distribution facility
-



## 21 5513 Highway 153, Hixson, TN 37343



Price	\$8,187,000
Gross Leasable Area	15,282 SF
Cap Rate	6.75%
Status	Active

### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

### Sale Notes

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a freestanding with drive-through, multi-tenant retail building investment property located in Hixson, Tennessee. The offering features a strong food and service-based tenant lineup of Starbucks, Crumble Cookies, I Heart Mac And Cheese, T-Mobile, Sega Dental, and 100 Food Sushi. The tenants operate under leases that are NNN in nature, limiting expense leakage for a future investor. Additionally, Starbucks is equipped with an end-cap drive-through lane, which provides ease and convenience for customers. The building is recently built in 2021 featuring a state-of-the-art design and high-quality materials. The property is at 100% occupancy, providing stable cash income stream, ideal for a future passive investor.

## 22 1204 Whitley Ave, Corcoran, CA 93212



Price	\$3,270,000
Gross Leasable Area	2,000 SF
Cap Rate	5.15%
Status	Active

### Property Notes

### Sale Notes

New 10-Year Lease | No Early Termination | Only Starbucks in a 15-Mile Radius

## 23 8091 Narcoossee rd, Orlando, FL 32822



Price	\$4,902,000
Gross Leasable Area	2,700 SF
Cap Rate	5.10%
Status	Active

### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

### Sale Notes

New Construction with 10-Year Lease | In One of Nation's Fastest Growing Markets | Substantial Developments in Close Proximity

## 24 2031 Oliver Lancaster Boulevard blvd, Malvern, AR 72104



Price	\$2,792,000
Gross Leasable Area	2,540 SF
Cap Rate	6.10%
Status	Active

### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

### Sale Notes

The CBRE Net Lease Property Group is pleased to offer for sale the 2,540-square-foot Starbucks Coffee situated on 0.93 acres in Malvern, Arkansas — part of the larger Hot Springs, AR MSA (MSA Population: 100,004). Recently constructed, Starbucks' net lease commenced in May 2024 and features ±9.6 years of term remaining with 7.5% rent increases in year 6 and in each of the four, 5-year renewal options. This Malvern location will be the first freestanding Starbucks along I-30 for those traveling from Texarkana (99 miles southwest) towards Little Rock. The store will enjoy limited competition as the nearest freestanding Starbucks are in Hot Springs (18 miles northwest) and Benton (20 miles northeast).

## 25 321 N GA Highway 49 N, Byron, GA 31008



Price	\$2,205,000
Gross Leasable Area	2,600 SF
Cap Rate	5.60%
Status	Active

### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

### Sale Notes

- Starbucks is directly off Interstate 75 (80,700 VPD), allowing customers to benefit from direct on/off ramp access to the subject site and surrounding trade areas
- The surrounding retailers include Popeyes, Zaxby's, Burger King, Taco Bell, Chick-fil-A, and more
- The asset is equipped with a drive-thru, maximizing productivity and efficiency at this location

## 26 629 N Zaragoza Rd, El Paso, TX 79907



Price	\$2,635,000
Gross Leasable Area	2,020 SF
Cap Rate	5.50%
Status	Active

### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

### Sale Notes

Pad to Top-Performing El Super (Top 8% in the Chain; Placer.ai) | Minutes from Yselta-Zaragoza Border Crossing (5M Annual Crossings)

## 27 910 N Kinzie Ave, Bradley, IL 60915



Price	\$3,167,000
Gross Leasable Area	2,225 SF
Cap Rate	6%
Status	Active

### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

### Sale Notes

Rare 15-year lease term, absolute NNN and zero landloed responsibilities.



Price	\$2,500,000
Gross Leasable Area	2,500 SF
Cap Rate	6.38%
Status	Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

#### Sale Notes

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an NN leased, corporate signed, investment grade (S&P: BBB+) Starbucks investment property located in Corinth, Mississippi. The tenant, Starbucks, has over 13 years remaining on their current lease with 6 (5-year) options to extend, demonstrating their commitment to the site. Starbucks exercised a five year option early to make the original term length 15 years instead of the more common 10 year term. The lease features a 10% rental increase in March 2028 and variable rental increases at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is NN with landlord responsibilities to roof, structure, and parking lot. The newly-constructed building features a state-of-the-art design with high-quality materials. Since 1971, Starbucks Coffee Company has been committed to roasting high-quality arabica coffee. Today, with more than 38,000 stores worldwide, the company is the premier roaster and retailer of specialty coffee in the world.



Price	\$3,100,000
Gross Leasable Area	2,234 SF
Cap Rate	6%
Status	Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

#### Sale Notes

This Starbucks is excellently positioned as an outparcel to Home Depot at an infill location, greatly improving the visibility of the site to passing traffic. In addition, the site has direct access to Covington Pike and Stage Road, two of the main thoroughfares in the area, benefiting from over 42,799 vehicles per day collectively.

With its strategic placement and access to prominent attractions, this Starbucks promises sustained success as a focal point for community engagement and exceptional coffee experiences, making it an ideal acquisition for investors keen on tapping into Memphis's dynamic cultural scene.

The site is located in a retail-dense corridor surrounded by many other top national tenants. Both Covington Pike and Stage Road closely connect Starbucks to retailers such as The Home Depot, McDonald's, Kroger, Mattress Firm, Marshalls, Burlington, Taco Bell, Walgreens, Sherwin-Williams, Caliber Collision, and others.

The surrounding area is home to many community hubs that will drive traffic to Starbucks such as Bartlett High School (2,839 students), Craigmont High School (702 students), Craigmont Middle School (555 students), Methodist North Hospital (246 beds), and Douglass High School (546 students).

Located near the heart of Memphis, Tennessee, this Starbucks retail property offers an exceptional investment opportunity. Surrounded by renowned tourist attractions like Graceland, Beale Street, and Sun Studio, the property benefits from a constant flow of visitors seeking quality coffee and refreshments. With its prime location and strong tourist traffic, this Starbucks presents a lucrative opportunity to capitalize on Memphis's vibrant tourism industry.



Price	\$3,700,000
Gross Leasable Area	2,500 SF
Cap Rate	5.11%
Status	Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

#### Sale Notes

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NN leased, drive-thru equipped, corporate signed, Starbucks investment property located in Sanford, FL (Orlando MSA). The tenant recently signed a brand new 10-year lease with 6 (5-year) option periods left to extend, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and options, growing NOI and hedging against inflation. The lease is signed by the corporate entity (S&P: BBB+) and is NN with limited landlord responsibilities, making this an ideal, low-management investment opportunity for a passive investor. The property, which opened in Q4 2023, features a state-of-the-art design using the highest-grade materials available. Founded in 1971, Starbucks is the premier roaster and retailer of specialty coffee with over 38,000 locations worldwide.



Price	\$2,653,543
Gross Leasable Area	2,540 SF
Cap Rate	6.35%
Status	Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

#### Sale Notes

Ohio Broker of Record: Michael Glass | 500 Neil Ave., Ste. 100 Columbus, OH 43215 | P: (614) 360-9800 | Lic. # BRK.2007005898 | [Michael.Glass@MarcusMillichap.com](mailto:Michael.Glass@MarcusMillichap.com)  
 Tenant Self Maintains Premises | Brand New 2024 High Quality Construction | Adjacent to Future Residential Development | Pad to Walmart Supercenter | Along Highway-36 | Hard Corner | Walking Distance from Hospital



Price	\$2,958,333
Gross Leasable Area	2,500 SF
Cap Rate	6%
Status	Active

Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

Sale Notes

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,500 SF Starbucks Located at 110 Alabama Road in Adel, GA. This Deal Includes a Brand New 2024 Construction With 20-Year Roof Warranty and Long Term Lease With Limited Landlord Responsibilities and 10% Rent Increases Every 5 Years Providing a Strong Hedge Against Inflation, Providing For a Secured Investment.

In Cooperation With Sands Investment Group Atlanta, LLC - Lic. #67374 BoR: Andrew Ackerman - Lic. GA #311619



Price	\$2,050,000
Gross Leasable Area	2,020 SF
Cap Rate	6.10%
Status	Active

Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

Sale Notes

This Starbucks is positioned along U.S. Route 69 / Blake Drive with access to more than 26,100 vehicles per day directly in front of the property. This site is directly adjacent to Wagoner Community Hospital, a 100-bed medical facility with a wide range of services including a 32-bed mental health unit, outpatient counseling for seniors, interventional pain management, sleep services laboratory, inpatient/ outpatient general surgery, and a 24-hour emergency room.

This is the only Starbucks within approximately 14 miles (20 minute drive) and will be a welcome new amenity to the surrounding area.

Located less than three miles from Wagoner High School, Wagoner Junior High School, and William R. Teague Elementary School (combined enrollment count of 1,500+ students).

This new Starbucks is located near strong local traffic drivers including Walmart Supercenter, Tractor Supply, McDonald's, Arby's, Sonic, QuikTrip, and many others. 36,098 residents live within 5 miles of the site, creating a stable customer base for the site.



Price	\$3,902,655
Gross Leasable Area	2,231 SF
Cap Rate	5.65%
Status	Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

#### Sale Notes

Illinois Broker of Record: Steven Weinstock | One Mid America Plaza, Ste. 200 Oakbrook Terrace, IL 60181 | P: (630) 570-2200 | Lic #: 471.011175 | [Steven.Weinstock@MarcusMillichap.com](mailto:Steven.Weinstock@MarcusMillichap.com)  
 15 Year Lease | Rare Special Use Permit with Dr-Thru in City of Chicago | Brand New 2024 High Quality Construction | Extremely Dense & Affluent Area: 647k+ People w/in 5-Mile Radius | High Traffic Counts | Strong Daytime Employment Area - Across FedEx Freight Distribution Center | Immediate Access to/from I-55 | Minutes from Midway International Airport - One of the Busiest Airports in the Nation



Price	\$2,640,000
Gross Leasable Area	2,312 SF
Cap Rate	6.15%
Status	Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

#### Sale Notes

New 12-Year Corporate Lease | Affluent High-Growth Kansas City Suburb; \$108,000 AHHI



Price	\$2,797,000
Gross Leasable Area	2,600 SF
Cap Rate	6.15%
Status	Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

#### Sale Notes

##### ATTRACTIVE LEASE FUNDAMENTALS

- Corporate Guarantee from Credit Rate Tenant
- 10% rental increases every 5 years including options
- Six (6) - five (5) year options
- Minimal LL responsibilities

##### CORPORATE GUARANTEE FROM CREDIT WORTHY TENANT

- Starbucks has a S&P credit rating of BBB+
- Over 35,000 locations worldwide
- \$30.3B Total Revenue

##### CLOSE PROXIMITY TO HIGH GROWTH UNC PEMBROKE

- Less than a half-mile to UNC Pembroke
- Over 7,500 students and 420+ faculty
- 8 different colleges & schools
- Since adopting the NC Promise Tuition Plan in 2016, enrollment has grown 32%

##### HIGHLY VISIBLE ON A RETAIL CORRIDOR

- Fronting W. 3rd St (15.5k VPD)
- Over 325KSF of retail space located in a 1-mile radius boasting a 0% vacancy rate
- Over 3.7K SF of retail space has been absorbed over the past 12 months
- Nearby national tenants include: Jersey Mikes, Circle K, Cook Out, McDonalds, and Burger King

##### NEW CONSTRUCTION

- New build-to-suit Starbucks
  - Warranties will be assigned to the new owner
-



37 7417 Augusta Rd, Piedmont, SC 29673



Price	\$2,091,000
Gross Leasable Area	2,500 SF
Cap Rate	5.50%
Status	Active

Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

**Sale Notes**

Ransome Foose and Carl Brendes of Berkeley Capital Advisors are pleased to present for sale Starbucks in Piedmont, SC. We welcome your review of this attractive investment.

---

38 5211 W Park Blvd, Texarkana, TX 75503



Price	\$2,383,333
Gross Leasable Area	2,225 SF
Cap Rate	6%
Status	Active

Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

**Sale Notes**

Brand New 2024 High Quality Construction | Along I-30 | Adjacent to Future Medical Center | Near Wadley Regional Medical Center & CHRISTUS St. Michael Hospital | In Close Proximity to Texarkana College | Less than 2 Miles from Shopping Mall | Strong Retail Node

---



Price	\$3,217,000
Gross Leasable Area	2,540 SF
Cap Rate	5.75%
Status	Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

#### Sale Notes

We are pleased to present the rare opportunity to acquire fee simple interest (land & building) in a brand new, drive-thru, freestanding Starbucks property in the pro-business state of Wyoming. Starbucks has chosen this outparcel in front of Walmart, Hobby Lobby, and Harbor Freight as a relocation opportunity for their newest corporate drive-thru prototype. This quick-service coffee restaurant just opened in March 2024, and kicked off a fresh 10+ year lease with 10% rental increases occurring every 5 years of the lease term. In addition to the corporate-backed lease, Starbucks does not have the right to terminate the lease early, which provides additional security and stability for an investor. This brand new Starbucks property is the ideal investment opportunity for a passive investor looking for a drive-thru QSR property with a premier, investment-grade tenant (BBB+).

The subject property on Douglas Highway (28,000 VPD) directly services the residents and the primary trade area of Wyoming's third largest city. This location directly benefits from the synergy created by the national retailers surrounding the site including: Walmart Supercenter, Hobby Lobby, Harbor Freight Tools, Albertsons, Home Depot, Boot Barn and more. This Starbucks property is also adjacent to the Interstate 90 freeway entrance/exit, which runs through the city and connects Seattle WA, Spokane WA, Bozeman MT, Gillette WY, Sioux Falls SD, Madison WI, to eventually Chicago IL and beyond.



Price	\$2,995,000
Gross Leasable Area	2,158 SF
Cap Rate	5.30%
Status	Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

## 41 10410 Gibsonton Dr, Riverview, FL 33578



Price	\$4,095,000
Gross Leasable Area	2,562 SF
Cap Rate	5.25%
Status	Active

### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

### Sale Notes

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this newly constructed Starbucks with drive-thru featuring a 10 year Net Lease with 10% rental increases every 5 years. Starbucks is planning to open for business in August.

## 42 8610 2nd St, Machesney Park, IL 61115



Price	\$2,330,000
Gross Leasable Area	2,540 SF
Cap Rate	6.65%
Status	Active

### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

## 43 916 Van ave, Daphne, AL 36526



Price	\$3,749,000
Gross Leasable Area	2,500 SF
Cap Rate	6%
Status	Active

### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

### Sale Notes

10-YEAR LEASE | OFF SIGNALIZED, HARD CORNER INTERSECTION | SIX-FIGURE INCOMES

44 1579 Pilgrim Ln, Plymouth, IN 46563



Price	\$2,319,904
Gross Leasable Area	2,546 SF
Cap Rate	6.25%
Status	Active

Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

45 284 S Orchard Dr, North Salt Lake, UT 84054



Price	\$3,048,000
Gross Leasable Area	2,050 SF
Cap Rate	5.25%
Status	Active

Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

**Sale Notes**

New Starbucks 10-year NNN Lease  
Investment grade Tenant (S&P BBB+)  
Well positioned in captive trade area with limited area for any competition  
Over 1,000 high-end apartments in walking distance  
Freeway access to site

---



Price	\$3,700,000
Gross Leasable Area	1,250 SF
Cap Rate	5%
Status	Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

#### Sale Notes

This Starbucks has a high-visibility and easily accessible location at the signalized intersection of John Street and Monterey Street (33,369 AADT). The property is centrally located at the confluence of three highly trafficked Salinas thoroughfares, including South Main Street, allowing the site to capture significant commuter traffic (combined 62,669 AADT). Ideally set in Salinas' primary active corridor, the property is one mile from Hartnell College (17,000 students) and 10 miles from Cal State University Monterey Bay (7,634 students), establishing a strong collegiate customer base.

The site greatly benefits from its proximity less than two miles from Salinas Valley Memorial Hospital (263 beds, 2,312 employees). 176,659 residents live within a five-mile radius of the site with an average annual household income of \$112,694, providing an extremely large and affluent customer base. Projected income increases within 1-, 3-, and 5-mile radii over the next five years poise Starbucks and Salinas for steady concurrent growth.



Price	\$4,059,000
Gross Leasable Area	2,710 SF
Cap Rate	5.15%
Status	Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

#### Sale Notes

BRAND NEW 10-YEAR LEASE | ACROSS FROM HIGH-PERFORMING PUBLIX (95TH PERCENTILE NATIONWIDE VIA PLACER



Price	\$4,171,000
Gross Leasable Area	2,500 SF
Cap Rate	5.15%
Status	Active

Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

Sale Notes

RIGHT OFF I-75 (90,000 VPD) | NEXT TO HIGH-PERFORMING PUBLIX (75TH PERCENTILE NATIONWIDE VIA PLACER)



Price	\$2,091,000
Gross Leasable Area	2,620 SF
Cap Rate	5.50%
Status	Active

Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

Sale Notes

Ransome Foose and Carl Brendes of Berkeley Capital Advisors are pleased to present for sale Starbucks in Thomson, GA. We welcome your review of this attractive investment.



Price	\$2,470,000
Gross Leasable Area	1,125 SF
Cap Rate	6.10%
Status	Active

#### Property Notes

If you would like more information regarding this property contact Chris Marabella at (760) 803-6464 or email us at [nnn@marabellafinance.com](mailto:nnn@marabellafinance.com)

#### Sale Notes

We are glad to present our exclusively listed brand new construction Starbucks on a ten-year (10-yr) lease with a grandfathered-in pylon sign providing additional income from Outfront Media (\$2.65B+ Market Cap) in Central Columbus, Ohio. This is Starbucks' newest concept and drive-thru-only location. The submarket of Bexley, Ohio, benefits from Capital University and boasts average house price sales well into the \$700Ks range and household incomes into the \$100Ks. This location has high visibility and accessibility due to its proximity to major roadways and key intersections. The immediate area features a diverse mix of retail, dining, and service-oriented businesses, creating a dynamic commercial environment. Nearby residential neighborhoods contribute to a steady flow of foot traffic and consumer activity. The presence of established national brands and local enterprises underscored the area's economic vitality and appeal to both investors and tenants.