

Prepared for

Christian Marabella and Clients. For more info on this property call or email Chris Marabella at (760) 479-0800 and our email is nnn@marabellafinance.com

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Presented by Christian Marabella

Marabella Commercial Finance, Inc
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Properties for Sale**1 I-45 & FM 1764, Texas City, TX 77591**

Price	\$2,888,889
Gross Leasable Area	2,100 SF
Cap Rate	4.50%
Status	Active

Property Notes

For additional information on this Starbucks property contact Chris Marabella on his cell at (760) 803-6464. Also contact Chris Marabella and his team for various financing structures available for this property at (760) 803-6464 and our email is nnn@marabellafinance.com

Sale Notes

The subject property is a 2,100 square foot Starbucks featuring a dedicated drive-thru located in Texas City, Texas. Starbucks Corporation signed a 10-year lease, which is scheduled to commence in September of 2021. The lease features extremely attractive 10% rent increases every 5 years throughout the primary term, and between each of the four, five-year renewal options. Starbucks, which is publicly traded on the New York Stock Exchange under the ticker symbol "SBUX", has a current "BBB+" credit rating from Standard & Poor's and boasted annual revenues in excess of \$26.5 billion in 2020.

The subject property is prominently positioned at a signalized intersection along FM 1764, which is ideally positioned off Interstate-45, experiencing daily traffic counts in excess of 99,950 vehicles. The site benefits from its proximity to the newly developed Lago Mar, which is a 2,033-acre master-planned community consisting of 4,500 homes and over 14,000 residents. This rapidly growing Galveston-Clear Lake corridor is projected to grow approximately 10% over the next five years, and includes an affluent demographic with an average household income exceeding \$95,000 in a one-mile radius.

Starbucks is located one exit south from the Tanger Outlets, a 352,000 square foot outdoor mall consisting of over 80 stores including Michael Kors, Coach, Polo, Nike, Tommy Hilfiger, Under Armor and many more. Other national retailers in the immediate area include Walmart Supercenter, Sam's Club, Aspen Dental, Office Depot, Discount Tire, Olive Garden, Taco Bell, IHOP, and a variety of nationally recognized car dealerships. Additionally, Starbucks benefits from its immediate proximity to eight hotels consisting of over 700 rooms within a few minutes' drive.

2 6124 S 35th Ave, Phoenix, AZ 85041

Price	\$3,350,000
Gross Leasable Area	2,400 SF
Cap Rate	4.24%
Status	Active

Property Notes

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Sale Notes

Prime location in Walmart Supercenter Anchored Shopping Center



Price	\$2,640,000
Gross Leasable Area	2,200 SF
Cap Rate	4.50%
Status	Active

Property Notes

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Sale Notes

The offering is a net leased single tenant Starbucks with drive-thru located in Williams, CA, just moments off Interstate 5. The tenant is responsible for a majority of the maintenance and expense responsibilities, creating a primarily passive investment for the landlord. The initial 10-year lease features approximately seven years of primary term remaining, and a scheduled 10% rental increase in 2023. Starbucks is an investment grade tenant, with a S&P rating of BBB.

The subject property is a recently constructed 2,200 SF freestanding retail building with its own dedicated parking lot and excellent street and freeway visibility. The property is ideally located and accessible via Interstate 5 immediately from the off-ramp. The location, modern aesthetic and inviting outdoor patio area attract both local customers and travelers along Interstate 5.



Price	\$3,412,500
Gross Leasable Area	2,400 SF
Cap Rate	4.00%
Status	Active

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Sale Notes

SRS Real Estate Partners-West, LLC is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NN leased, corporate signed, brand new construction with drive-thru equipped, Starbucks investment property located in Phoenix, Arizona. The tenant, Starbucks Corporation, recently signed a brand new 10-year lease with 4 (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, growing NOI and hedging against inflation. With an estimated grand opening in June 2021, the building will feature high-level finishes and distinct design elements. No early termination clause or COVID-19 abatement language in the lease.



Price	\$4,625,000
Gross Leasable Area	2,026 SF
Cap Rate	4.00%
Status	Active

Property Notes

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Sale Notes

Pegasus Investments Real Estate Advisory Inc., as exclusive advisor to Seller, is pleased to offer this extremely rare single-tenant triple net (NNN) leased Starbucks drive-thru in the City of Ojai, one of Southern California's highest barrier to entry markets, just 80 miles north of Los Angeles (the "Property"). This highly unique, 15-year Starbucks corporate-backed lease is secured by a global, publicly traded (NASDAQ: SBUX), investment-grade credit company (S&P: BBB+) and carries 10% rent increases every five years.

This newly constructed fee simple (land and building) investment opportunity is the first parcel to receive drive-thru entitlements in the City of Ojai in over 26 years, and potentially the last drive-thru to ever be approved based on feedback from the city council, providing investors a truly one-of-a-kind investment opportunity. To meet the design and community integration features required by the City of Ojai for development, the Property was meticulously designed and developed to complement its surroundings. The result is a single-tenant Starbucks that provides investors with a Property uniquely insulated from relocation and competition risk along with certainty of income well beyond that which can be expected in a typical STNL income-producing Starbucks property.

Finally, investors will benefit from the developer's ability to secure a triple net (NNN) lease with the tenant, who is responsible for all common area maintenance obligations, removing the need for annual CAM reconciliations and limiting the landlord responsibilities to roof and structure replacement only. The advantages of this highly unique, triple net lease cannot be understated, especially when compared to its peer set which predominantly consist of double net leases and CAM caps.

The Property is located prominently on N. Ventura Ave., Ojai's primary thoroughfare which extends from Highway 101 in Ventura to downtown Ojai and carries average traffic volume of $\pm 23,000$ VPD with full cross-directional access. The Property is located just 3 miles from the historic, 5-star Ojai Valley Inn & Spa, a 300+ room award winning hotel and resort and one of Southern California's most highly sought-after wedding destinations. The Ojai Valley has been a coastal retreat for affluent Southern Californians for decades, and more recently has seen a rapid acceleration in Angelenos buying primary and secondary homes in Ojai. The Ojai Valley's popularity is being primarily driven by its proximity to Los Angeles, fresh-air coastal climate, acclaimed vineyards coupled with an eclectic food & wine culture, and casual quality of life. The Property is surrounded by a discerning, affluent population, as evidenced by its 1-mile \$108,000 average household income.



Price	\$3,150,000
Gross Leasable Area	17,159 SF
Cap Rate	4.25%
Status	Active

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Sale Notes

- * Brand-new single-tenant Starbucks opportunity, located on an outparcel to an extremely busy Costco Wholesale.
- * 10-year double-net (NN) lease with attractive 10% rental increases every five years in the initial term and throughout the option periods. Starbucks has changed their increase structure moving forward to 7.5% every 5 years on new deals.
- * Starbucks (NASDAQ: SBUX) is the largest coffee chain in the world with over 32,000 stores in 83 markets. The company reported approximately \$23.5 billion of revenue in 2020 and has a S&P credit rating of BBB+ (Source: [starbucks.com](https://www.starbucks.com)).
- * Population of $\pm 270,450$ in a five-mile radius (Source: Esri).
- * Mesa is the 3rd largest city in Arizona with a population of $\pm 518,000$ (Source: selectmesa.com).
- * The property is located less than two miles from the Superstition Springs Center, a $\pm 922,000$ square foot shopping mall, and Mesa Pavilions, a $\pm 307,417$ square foot Target anchored shopping center.
- * Less than five miles southeast of the Property is Eastmark, the #1 best-selling master-planned community in Arizona and top 10 best-selling community in the United States between 2015 and 2019. Eastmark is zoned for $\pm 15,000$ homes (Source: Eastmark.com).
- * Approximately seven miles southeast of the Property is Apple's ± 1.3 million square foot global data command center, which employs approximately 150 people.



Price	\$3,000,000
Gross Leasable Area	1,900 SF
Cap Rate	4.00%
Status	Active

Property Notes

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Sale Notes

LOGIC Commercial Real Estate is pleased to exclusively offer for sale a new construction single-tenant net-leased Starbucks located within a regional grocery-anchored center in Merced, CA. The property consists of a +/- 1,900 SF freestanding building with a drive-thru and is situated on a +/- 0.26 AC parcel. The asset is strategically located at the signalized intersection of W. Main Street and R. St. (+/- 28,928 CPD) and is in proximity to both Hwy 140 and the Golden State Hwy – two main commuter thoroughfares with combined traffic counts in excess of +/- 51,000 CPD. The property is shadow-anchored by Cardenas and Grocery Outlet, with notable national co-tenants including Rite Aid, AutoZone, Pep Boys, Dollar Tree, Metro PCS, and Rockin' Jump. Other nearby retail includes Costco, Walgreens, The Home Depot, Shell, and 7-Eleven.

Starbucks is the largest coffeehouse company in the world with over 31,000 stores spread across 80 countries, including approximately 14,600 in the United States, and over +/- 346,000 employees. The asset is strategically positioned as it services the nearby communities of Bear Creek, Tuttle, Fergus, and Atwater. The trade area consists of +/- 104,284 residents with an average household income of +/- \$72,698 within a 5-mile radius. This Starbucks provides an investor the opportunity to own a trophy asset leased to an investment grade, internet resistant Tenant with a proven track record for success.



Price	\$2,100,000
Gross Leasable Area	1,795 SF
Cap Rate	5.07%
Status	Active

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Sale Notes

NN- Owner is responsible for the roof and structure.
tax slippage