

## JUSTIN ZAHN

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## STARBUCKS

| PRICE | CAP RATE | NOI |
| :--- | :--- | :--- |
| $\$ 2,250,000$ | $6.00 \%$ | $\$ 135,000$ |

## POINTS OF INTEREST

Retailers Entertainment: Nearby retailers include ALDI, Walmart Neighborhood Market, Westlake Ace Hardware, Harbor Freight Tools, Walgreens; retailers within 3 miles include Walmart, Target, Nebraska Furniture Mart, Lowe's, Kohl's, Floor \& Decor, Hobby Lobby, PetSmart, Michaels, Tractor Supply Co., Baker's; 2 miles from Westroads Mall - anchored by Von Maur, Dick's Sporting Goods \& AMC Theatres
Higher Education: $41 / 2$ miles from College of St Mary - a Catholic women's university offering various graduate \& undergraduate programs with 857 students; 5 miles from University of Nebraska Omaha - a public research university offering over 270 undergraduate \& graduate degrees \& certificates with total enrollment of 15,328
Healthcare: $41 / 2$ miles from CHI Health Immanuel - a top ranked hospital in Omaha with doctors specializing in back \& spine, bariatric surgery, rehab \& cancer care with 356 licensed beds

## BRAND NEW 10-YEAR NN LEASE

The Property benefits from a new 10 -year NN* lease (NO EARLY TERMINATION) to Starbucks Corporation, 10\% rental escalations every 5 years with four 5-year options to renew.
*Landlord is responsible for the roof/roof membrane (under warranty), gutters, structure, foundation and capital replacements on sidewalk/parking lot.

## BRAND NEW CONSTRUCTION

Starbucks latest prototype with impressive 10-car stack in drive-thru - opened June 30, 2023

## ACCESS I TRAFFIC COUNTS

Starbucks Coffee is conveniently located southwest of 90th \& Maple Street (pad site to Ace Hardware Anchored Retail Center) with excellent visibility/access where traffic counts exceed 49,300 CPD! Only Starbucks location within a 2 -mile radius!

| AFFLUENT 2023 DEMOGRAPHICS (5-MI) |  |
| :--- | :--- |
| 2023 Population | 250,063 |
| 2028 Population (Est.) | 259,755 |
| 2023 Households | 107,202 |
| 2023 Average Household Income | $\mathbf{\$ 1 0 6 , 1 9 3}$ |

## LOW UNEMPLOYMENT RATE

According to Bureau of Labor Statistics (August 2023), Nebraska's rate at 2.0\% | National unemployment rate at 3.8\%

〔PROPERTY OVERVIEW \& RENT ROLL

| SITE ADDRESS | 2716 North 90th Street <br> Omaha, NE 68134 |
| :---: | :---: |
| Lessee | Starbucks Corporation |
| lessee entity type | Corporate |
| Gross Leasable area | $\pm 2,225 \mathrm{SF}$ |
| LOT SIZE | $\pm 0.44$ acre |
| Year built | June 2023 |
| OWNERSHIP | Fee Simple (Building \& Land) |
| PARKING Lot | Concrete |
| ROOF | Rubber Membrane - 15-Year Warranty |
| EXPENSE REIMBURSEMENT | This is a NN lease. Landlord is responsible for roof/roof membrane, gutters, structure, foundation and capital replacements of sidewalk/parking lot. |
| LEASE TERM | 10 years (New) |
| RENTAL INCREASES | 10\% every 5 years |
| RENT COMMENCEMENT DATE | June 30, 2023 |
| EXPIRATION DATE | June 30, 2033 |
| OPTIONS | Four 5-Year Renewal Options |

## TENANT OVERVIEW

## STARBUCKS

| TYPE | Public |
| ---: | :--- |
| TRADED AS | NASDAQ: SBUX |
| S\&P CREDIT RATING | BBB + Stable $(11 / 17 / 22)$ |
| MOODY'S RATING | Baal Stable $(05 / 17 / 21)$ |
| INDUSTRY | Restaurants: Fast Food |
| MARKET CAP | $104.37 \mathrm{~B}(10 / 12 / 23)$ |
| WEBSITE | https://www.starbucks.com/ |



Starbucks Corporation (NASDAQ: SBUX), together with its subsidiaries, operates as a roaster, marketer, and retailer of specialty coffee worldwide. The company operates through three segments: North America, International, and Channel Development.
Starbucks offers a range of exceptional products that customers enjoy in our stores, at home, and on-the-go. There are more than 30 blends and single-origin premium coffees such as Fresh-brewed coffee, hot and iced espresso beverages, teas, Starbucks ${ }^{\ominus}$ Cold Brew, Frappuccino ${ }^{\oplus}$ blended beverages, and Starbucks Refreshers ${ }^{\oplus}$ beverages. Their stores offer fresh food such as baked pastries, sandwiches, salads, protein boxes, oatmeal, yogurt and snacks.

The company also licenses its trademarks through licensed stores, \& grocery \& food service accounts. The company offers its products under the Starbucks, Teavana, Seattle's Best Coffee, Evolution Fresh, Ethos, Starbucks Reserve, \& Princi brand names.
Currently, there are over 36,000 stores in 84 markets.
Starbucks Corporation was founded in 1971 \& is based in Seattle, Washington.

ACTUAL EXTERIOR SITE PHOTOS


## SITE PLAN

Pad site to Ace Hardware Anchored Retail Center

Brand new construction - opened
June 30, 2023
Starbucks latest prototype

Impressive 10 -car stack in drive-thru

GLA: 2,225 SF
Lot Size: 0.44 acre



## ZOOMED OUT




## -OMAHA SYNOPSIS

Omaha is the largest city and the county seat of Nebraska's Douglas County. Densely-populated Omaha is the anchor of the eight-county, bi-state OmahaCouncil Bluffs metropolitan area. With diversification in several industries, including banking, insurance, telecommunications, architecture/construction, health care, education, and transportation, Omaha's economy has grown dramatically since the early 1990s.
Today, Omaha is the home to the headquarters of four Fortune 500 companies: mega-conglomerate Berkshire Hathaway (headed by local investor Warren Buffett, one of the wealthiest people in the world); one of the world's largest construction companies, Kiewit Corporation; insurance and financial firm Mutual of Omaha; and the United States' largest railroad operator, Union Pacific Corporation.
Omaha is also the home to five Fortune 1000 headquarters: Green Plains Renewable Energy, Intrado, TD Ameritrade, Valmont Industries, and Werner Enterprises. Also headquartered in Omaha are the following: First National Bank of Omaha, the largest privately held bank in the United States; three of the nation's ten largest architecture/engineering firms: DLR Group, HDR, Inc., \& Leo A Daly; and the Gallup Organization, of Gallup Poll fame, and its riverfront Gallup University.

## - 2023 DEMOGRAPHICS -

|  | 1-MI | 3-MI | 5-MI |
| :--- | ---: | ---: | ---: |
| 2023 Population | 11,338 | 103,057 | 250,063 |
| 2028 Projected Population | 11,490 | 106,028 | 259,755 |
| 2023 Households | 5,186 | 45,803 | 107,202 |
| 2028 Projected Households | 5,241 | 46,901 | 110,967 |
| Daytime Demographics Age 16+ | 6,868 | 89,752 | 212,339 |
| Median Age | 38.0 | 35.8 | 36.1 |
| Average Household Income | $\$ 85,321$ | $\$ 104,863$ | $\$ 106,193$ |



## CONFIDENTIALITY AGREEMENT

















 all of the information set forth herein.
 your investigation and/or purchase of any property.

## FOR MORE INFORMATION:

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