

CORPORATELY GUARANTEED LEASE
ELKHORN (OMAHA), NEBRASKA

CIA commercial
investment
advisors
OFFERING MEMORANDUM



FILE PHOTO

18414 EVANS STREET | ELKHORN (OMAHA MSA), NEBRASKA 68022

ADVISORY TEAM

JESSICA GIBSON
Owner

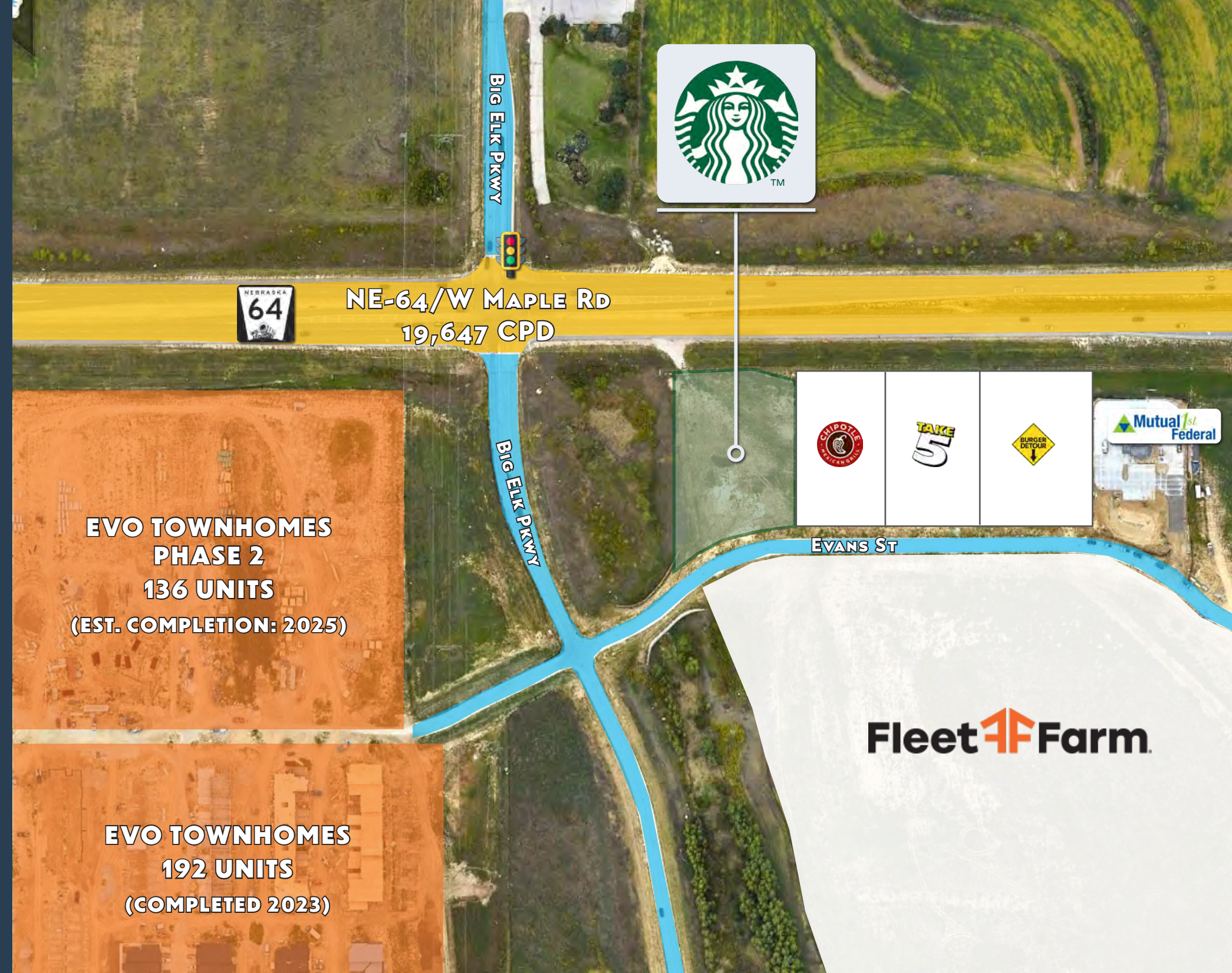
jess@ciadvisor.com
602.770.7145 - cell

JUSTIN ZAHN
Vice President

justin@ciadvisor.com
480.718.5555 - direct
402.730.6021 - cell



COMMERCIAL INVESTMENT ADVISORS
CIA BROKERAGE COMPANY
9383 East Bahia Drive, Suite 130
Scottsdale, Arizona 85260
480.214.5088
www.ciadvisor.com



HIGHLIGHTS



STARBUCKS®

PRICE

\$2,557,000

CAP RATE

5.75%

NOI

\$147,000



POINTS OF INTEREST

Retailers | Entertainment: Nearby retailers include Walmart, Target, Lowe's, Menards, Hobby Lobby, DSW, Five Below, Old Navy, Ross, PetSmart, ALDI, Office Depot, Baker's, Hy-Vee Grocery, Family Fare, Scheels, Ace Hardware & Garden Center, Walgreens, Goodwill, O'Reilly Auto Parts, Advance Auto Parts, Napa Auto Parts, Discount Tire, Verizon, Lifetime Athletics, F45 Training, Marcus Cinema

Higher Education: 10 miles from **Nebraska Methodist College** - a private, not-for-profit nursing & health care college with 1,082 students; 13 miles from **University of Nebraska Omaha** - a public research university offering over 270 undergraduate, graduate degrees, & certificates with total enrollment of 15,058

Healthcare: Less than 3 miles from **Methodist Women's Hospital** - the region's only medical campus dedicated to women's health with 153 beds; 5 miles from **CHI Health Lakeside** - West Omaha's only full-service hospital specializing in cancer, orthopedics, maternity and 24/7 emergency care with 157 beds



BRAND NEW 10-YEAR NN LEASE

Brand new 10-year NN* lease to Starbucks Corporation, 10% rental escalations every 5 years with four 5-year options to renew

**Landlord is responsible for the roof/roof membrane/roof systems, gutters, foundation, structural components of the Building, parking areas/sidewalk/Outdoor Seating Area, Drive-Thru Facility, landscaping & drainage systems, all utility systems (mechanical, electrical, lighting & HVAC systems) and plumbing systems up to the point of connection to the Building.*



CORPORATE TENANT

Starbucks Corporation (NASDAQ: SBUX | S&P BBB+ Credit Rating | Moody's Baa1 Rating) operated **over 38,000 locations worldwide**



BRAND NEW CONSTRUCTION

Brand new, build-to-suit construction to Starbucks newest prototype - slated to open February 2024 (est.)



LARGE PARCEL | TRAFFIC COUNTS

Pad site to Fleet Farm; situated on a large ±1.10-acre lot with excellent access/visibility on W Maple Rd where traffic counts exceed 19,640 CPD!



AFFLUENT 2023 DEMOGRAPHICS (5-MI)

2023 Population	143,028
2028 Population (Est.)	153,452
2023 Households	52,317

2023 Average Household Income **\$169,973**



LOW UNEMPLOYMENT RATE

According to Bureau of Labor Statistics (September 2023), Nebraska's rate at 2.3% - National unemployment rate at 3.8%

PROPERTY OVERVIEW & RENT ROLL

SITE ADDRESS	18414 Evans Street Elkhorn, Nebraska 68022
LESSEE	Starbucks Corporation
LESSEE ENTITY TYPE	Corporate
GROSS LEASABLE AREA	±2,365 SF
LOT SIZE	±1.10 acres
YEAR BUILT	February 2024 (Est. - Under Construction)
OWNERSHIP	Fee Simple (Building & Land)
PARKING LOT	Concrete
ROOF	Mechanically Fastened TPO - 10-Year Warranty
EXPENSE REIMBURSEMENT	This is a NN lease . Landlord is responsible for the roof/roof membrane/roof systems, gutters, foundation, structural components of the Building, parking areas/sidewalk/Outdoor Seating Area, Drive-Thru Facility, landscaping & drainage systems, all utility systems (mechanical, electrical, lighting & HVAC systems) and plumbing systems up to the point of connection to the Building.
LEASE TERM	10 years (New)
RENTAL INCREASES	10% every 5 years
RENT COMMENCEMENT DATE	February 1, 2024
EXPIRATION DATE	January 31, 2034
OPTIONS	Four 5-Year Renewal Options



RENT ROLL

	TERM*	ANNUAL RENT	CAP RATE
Years 1-5	02/01/24 to 01/31/29	\$147,000	5.75%
Years 6-10	02/01/29 to 01/31/34	\$161,700	6.32%
6.04% AVG ANNUAL RETURN			
RENEWAL OPTIONS			
1st Option	02/01/34 to 01/31/39	\$177,870	
2nd Option	02/01/39 to 01/31/44	\$195,675	
3rd Option	02/01/44 to 01/31/49	\$215,223	
4th Option	02/01/49 to 01/31/54	\$236,745	

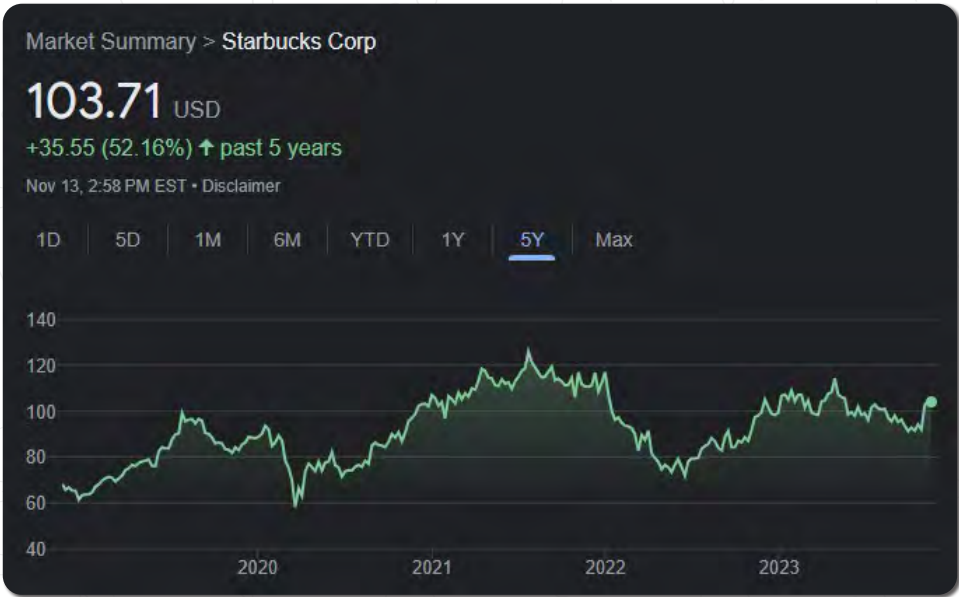
* Estimated dates are subject to change based on construction completion and tenant opening.

TENANT OVERVIEW



STARBUCKS®

TYPE	Public
TRADED AS	NASDAQ: SBUX
S&P CREDIT RATING	BBB+ Stable (11/17/22)
MOODY'S RATING	Baa1 Stable (05/17/21)
INDUSTRY	Restaurants: Fast Food
MARKET CAP	118.56B (11/13/23)
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® Cold Brew, Frappuccino® blended beverages, and Starbucks Refreshers® 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 38,000 stores worldwide.

Starbucks Corporation was founded in 1971 & is based in Seattle, Washington.

ACTUAL CONSTRUCTION PHOTOS

As of November 14, 2023



ANTLER VIEW SITE PLAN



NE-64/W MAPLE RD | 19,647 CPD

N 192ND ST | 23,687 CPD

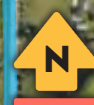
N 180TH ST | 8,809 CPD



- FAAR Consulting
- The Waterslide Guys
- McBride Insurance
- G. Lee Homes
- Elkhorn Esports Academy
- Bags of Fun
- Wink & Wax
- Charleston Homes
- Avant Spaces
- Euphoria Health
- American Family Insurance



ELKHORN



N 204TH ST | 23,540 CPD

Indian Creek
Golf Club

GOOD EVANS
BREAKFAST & LUNCH

RUNZA

W

ANYTIME
FITNESS

HILLCREST
ELEMENTARY
352 STUDENTS

UNITED STATES
POSTAL SERVICE

ACE
Hardware

Casey's

Holiday Inn
Express
& Suites

F45
TRAINING

N 192ND ST | 23,687 CPD

Public
Storage

EVO
TOWNHOMES
PHASE 2
136 UNITS

EVO
TOWNHOMES
192 UNITS

ANTLER
VIEW
384 UNITS

CODENINJAS ATHLETICO
verizon
QDOBA MEXICAN EATS
SCOOTER'S COFFEE

PR
GO



NEBRASKA
64

Fleet Farm

NE-64/W MAPLE RD | 19,647 CPD

N 180TH ST | 8,809 CPD

SAGEWOOD
ELEMENTARY
484 STUDENTS

ELKHORN GRANDVIEW
MIDDLE SCHOOL
586 STUDENTS

ELKHORN NORTH
HIGH SCHOOL
879 STUDENTS

Dillon Brothers
Harley Davidson

GameStop

Walmart

CHURCH'S
COOKIES

N 168TH ST | 23,687 CPD

ALDI

COSTCO
WHOLESALE

HOBBY LOBBY

Advance
Auto Parts

jimmy's
egg

Great
Clips

Runza

Tuffy by
brakes plus

AT&T

McDonald's

Freddy's

O'Reilly
AUTO PARTS

PET SMART

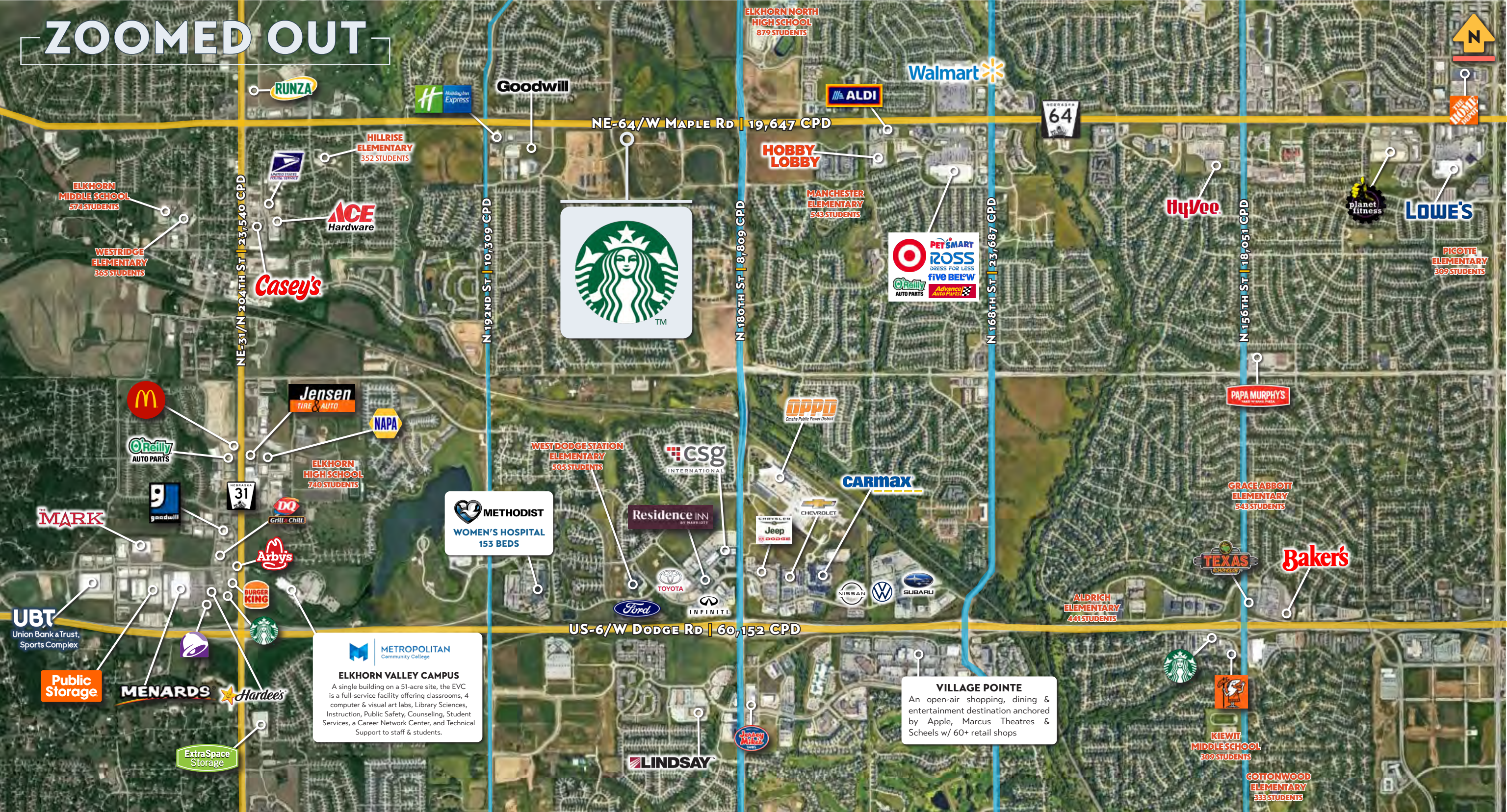
ROSS
DRESS FOR LESS

five
below

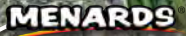
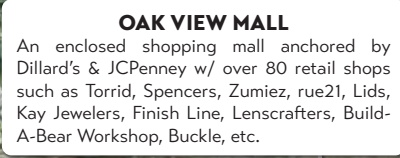
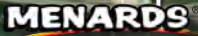


MANCHESTER
ELEMENTARY
543 STUDENTS

ZOOMED OUT



CITY VIEW



OMAHA METRO



Walmart

PET SMART



LOWE'S

HOBBY LOBBY

FIVE BELOW

WESTROADS MALL
Nebraska's largest shopping center anchored by Von Maur & JCPenney w/ over 120 retailers such as The Container Store, Dick's Sporting Goods, Old Navy, H&M, Five Below, etc.

CHI Health
IMMANUEL
356 BEDS

Nebraska
Omaha
15,328 STUDENTS

Creighton
UNIVERSITY
8,397 STUDENTS

CHI Health Center
OMAHA

EPPLEY AIRFIELD
This airport sits on 2,650 acres with 3 runways. Airlines servicing OMA include Southwest, United, Delta, American, Alaska, Frontier, Allegiant & Sun Country. There were over 4,500,00 passengers in 2022.

MENARDS

ELKHORN VALLEY
MIDDLE SCHOOL
613 STUDENTS

ELKHORN SOUTH
HIGH SCHOOL
1,437 STUDENTS

OAK VIEW MALL
An enclosed shopping mall anchored by Dillard's & JCPenney w/ over 80 retail shops such as Torrid, Spencers, Zumiez, rue21, Lids, Kay Jewelers, Finish Line, Lenscrafters, Build-A-Bear Workshop, Buckle, etc.

Village of
BOYS TOWN

METHODIST
HOSPITAL
423 BEDS

Happy Hollow
Club

Children's
HOSPITAL & MEDICAL CENTER
OMAHA
200 BEDS

University of Nebraska
Medical Center
NEBRASKA MEDICAL CENTER
A hospital anchored by tertiary/quaternary academic medical center w/ 718 beds and has 4,555 medical students

City of
OMAHA

City of
COUNCIL BLUFFS



OMAHA'S
KNEAR BOOBY
ZOO
& AQUARIUM

IOWA



THE LUMBERYARD DISTRICT
A multi-use development with office & commercial tenants, and an upscale 346-unit apartment complex

Johnny Goodman
Golf Course

City of
RALSTON

NEBRASKA

METROPOLITAN
Community College
13,244 STUDENTS
THROUGHOUT ALL
SEVEN CAMPUSES

MISSOURI RIVER

City of
LA VISTA

Cabela's

COSTCO
WHOLESALE

BELLEVUE WEST
HIGH SCHOOL
1,562 STUDENTS

Walmart

MENARDS



City of
GRETNA

SHADOW LAKE TOWNE CENTER
A regional shopping center featuring Dick's Sporting Goods, JCPenney, Ulta Beauty, TJ Maxx, Best Buy, PetSmart, Old Navy, etc.

OFFUTT AIR FORCE BASE

OMAHA SYNOPSIS

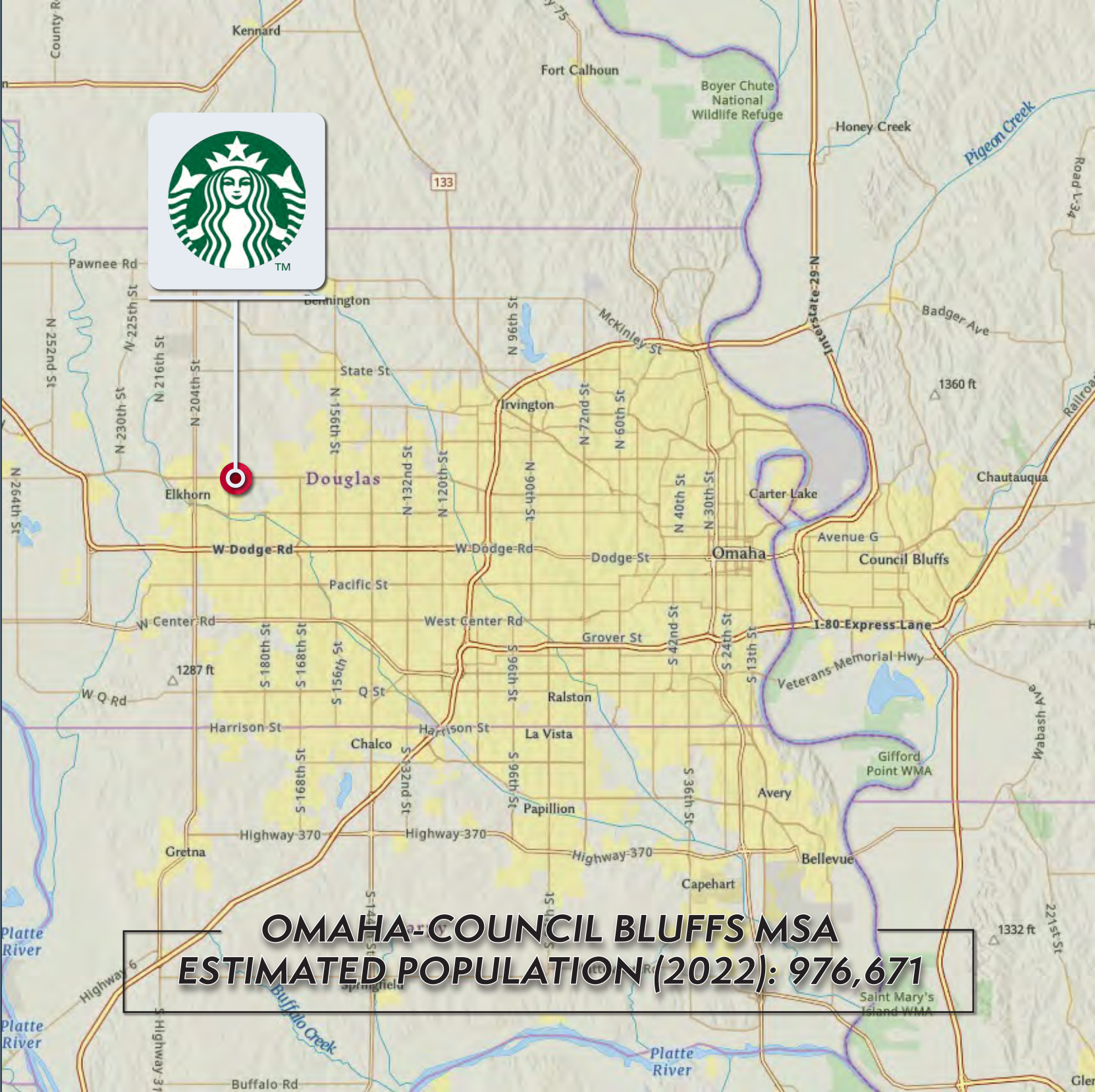
Omaha is the largest city and the county seat of Nebraska’s Douglas County. Densely-populated Omaha is the anchor of the eight-county, bi-state Omaha-Council Bluffs metropolitan area. With diversification in several industries, including banking, insurance, telecommunications, architecture/construction, 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	7,355	57,920	143,028
2028 Projected Population	9,381	63,477	153,452
Historical Annual Growth (2010-2020)	17.6%	5.2%	3.5%
2023 Households	2,704	21,147	52,317
Labor Population Age 16+	5,403	42,959	107,831
Median Age	32.8	35.1	36.8
Average Household Income	\$137,488	\$167,136	\$169,973



CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Investment Advisors, Inc. and should not be made available to any other person or entity without the written consent of Commercial Investment Advisors, Inc. | CIA Brokerage Company. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Commercial Investment Advisors, Inc. | CIA Brokerage Company has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Any projections, opinions, assumptions or estimates used in the Marketing Brochures are for example only and do not represent the current or future performance of any property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Commercial Investment Advisors, Inc. | CIA Brokerage Company has not verified, and will not verify, any of the information contained herein, nor has Commercial Investment Advisors, Inc. | CIA Brokerage Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investment carries significant risks. Purchaser and Purchaser's legal and financial advisors must request and carefully review all legal and financial documents related to the properties and tenants. While the tenant's past performance at these locations or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Purchaser is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and Purchaser's legal ability to make alternate use of the property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

JESSICA GIBSON
Owner

jess@ciadvisor.com
602.770.7145 - cell

JUSTIN ZAHN
Vice President

justin@ciadvisor.com
480.718.5555 - direct
402.730.6021 - cell

