CORPORATELY GUARANTEED LEASE


102 NORTH 144TH STREET I OMAHA, NEBRASKA 68154

## ADVISORY TEAM-

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## STARBUCKS

## PRICE <br> \$3,217,000 <br> NOI <br> \$185,000

## POINTS OF INTEREST

Retailers | Entertainment: Nearby retailers include Costco, Target, Walmart, Menards, Lowe's, Home Depot, Sam's Club, Scheels, Kohl's, Hobby Lobby, The Container Store, Nebraska Furniture Mart, T.J. Maxx \& HomeGoods, Ross, Old Navy, Sierra, Dick's Sporting Goods, Von Maur, Ulta Beauty, Best Buy, Michaels, Office Depot, Petco, PetSmart, Floor \& Decor, World Market, ALDI, Bakers, Hy-Vee, Whole Foods, AMC Theatres, Marcus Theatres
Higher Education: 5 miles from Nebraska Methodist College - a private, not-for-profit nursing \& health care college with 1,082 students; $71 / 2$ miles from University of Nebraska Omaha - a public research university offering over 270 undergraduate, graduate degrees, \& certificates with total enrollment of 15,058
Healthcare: $31 / 2$ miles from CHI Health Lakeside - West Omaha's only fullservice hospital specializing in cancer, orthopedics, maternity and 24/7 emergency care with 157 beds; $41 / 2$ miles from Methodist Women's Hospital - the region's only medical campus dedicated to women's health with 153 beds

## BRAND NEW 10-YEAR NN LEASE

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

## 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 with impressive 15-car stack in drive-thru - slated to open April 2024 (est.)

## 霟 CENTRALLY LOCATED IN HEARTWOOD DEVELOPMENT

A multifaceted, mixed-use 500-acre development featuring 430 units of Single Family Homes, an upscale 1,630-Unit Multi-Family Residential, 300 units of Assisted Living; a 300-room hotel; 80 acres devoted to green space; 8 miles of bike paths \& open trails; over 10,000 newly planted trees *** SEE PAGE 14 FOR DETAILS***

## TRAFFIC COUNTS

This free-standing building is positioned on a $\pm 0.92$-acre lot, on the corner of $N 144$ th St \& Canopy Ave where traffic counts exceed 27,980 CPD! Just south of W Dodge Rd where traffic counts exceed 120,510 CPD!

AFFLUENT 2023 DEMOGRAPHICS (5-MI)
2023 Population
2028 Population (Est.) 153,452
\(\left.$$
\begin{array}{rll}\text { SITE ADDRESS } & \begin{array}{l}102 \text { North 144th Street } \\
\text { Omaha, Nebraska } 68154\end{array}
$$ <br>

LESSEE \& Starbucks Corporation\end{array}\right\}\)| LESSEE ENTITY TYPE | Corporate |
| ---: | :--- |
| GROSS LEASABLE AREA | $\pm 2,365$ SF |
| LOT SIZE | $\pm 0.92$ acre |
| YEAR BUILT | April 2024 (Est. - Under Construction) |
| OWNERSHIP | Fee Simple (Building \& Land) |
| PARKING LOT | Concrete |
| ROOF | Mechanically Fastened TPO - 10-Year Warranty |
|  | This is a NN lease. Landlord is responsible for the <br> roof, gutters, foundation, plumbing/utility systems <br>  |
| EXPENSE REIMBURSEMENT |  |
|  | Structure. Tenant shall reimburse for maintenance/ <br> repairs of parking areas/sidewalk, HVAC (Landlord <br> responsible for replacement only). |
| LEASE TERM | 10 years (New) |



## STARBUCKS



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 ${ }^{\circledR}$ 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.

Located in the exciting new Heartwood Preserve

Brand new construction－slated to open April 2024 （est．）

Starbucks latest prototypeImpressive 15－car stack in drive－thruGLA： $\pm 2,365$ SF

Lot Size：$\pm 0.92$ acre


## NORTHEAST



## NORTHWEST



## -SOUTHEAST

Linkedin

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## -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, 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 | 6,977 | 95,518 | 248,164 |
| 2028 Projected Population | 7,177 | 99,185 | 258,331 |
| 2023 Households | 2,508 | 38,857 | 98,822 |
| 2028 Projected Households | 2,572 | 40,196 | 102,411 |
| Labor Population Age 16+ | 5,408 | 75,347 | 192,263 |
| Median Age | 37.2 | 39.1 | 37.5 |
| Average Household Income | $\$ 151,187$ | $\$ 138,992$ | $\mathbf{\$ 1 4 2 , 3 4 2}$ |



## (e <br> HEARTWOOD


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OFFICE
RETAIL
MULTI-FAMILY RESIDENTIAL
MIXED-USE

- FULL-SERVICE HOTEL

SENIOR LIVING
SINGLE FAMILY RESIDENTIAL

Heartwood Preserve is a 500 -acre development with roughly 80 acres devoted to green space, 8 miles planted trees. Offering a wide variety of retail, ommercial, residential, and recreational facilities on Preserve is designed to become a top destination for the greater Omaha area and surrounding region

## KHEARTWOOD






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## HEARTWOOD



Heartwood Preserve's network of neighborhoods has something for everyone: cottages, villas, apartments, multi-family units, single-family homes, and large-lot estates. All residential options feature pedestrian friendly access to extensive recreational trail systems and parks, among many other outdoor amenities. Every lifestyle and life stage will find a place within Heartwood Preserve.

Heartwood Preserve will be home to 1.65 million square feet of Class A office space on a single-tenant and multi-tenant for lease or build-to-suit basis. Several of Omaha's premier employers are among these state-of-the-art structures in development, with more to come.


Heartwood Preserve retail districts will provide an elevated shopping and dining experience. Approximately 500,000 square feet of space will be designed to accommodate a rich variety of stores and restaurants from national chains to independent boutiques. For first-class shopping and dining choose Heartwood.

Heartwood Preserve will feature approximately 80 -acres of greenway corridors, bike paths, walking trails, and pedestrian sidewalks. These spaces will be well-composed, resilient, and inspiring, relying on the vernacular of Omaha with oak savannahs, woodlands, riparian corridors, and beautiful limestone sitework The jewel of Heartwood Preserve will be Heartwood Park, a centralized gathering space for events and outdoor activities.

## FOR FURTHER DETAILS, VISIT:

## Heartwood Preserve https://heartwoodomaha.com/

Heartwood Preserve Press Release https://heartwoodomaha.com/heartwood-preserve-announces-agreement-with-broadmoor-development-co-for-550-class-a-multifamily-homes-on-14-acres-as-omaha-project-exceeds-70-sales-mark/

## CONFIDENTIALITY AGREEMENT

















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

## FOR MORE INFORMATION:

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