



19,090 VPD



BUSINESS 270



Malvern, AR

Starbucks

Build-to-Suit Drive-Thru on Primary Retail Corridor with Over 19,000+ VPD



In Association with ParaSell, Inc.
A Licensed Arkansas Broker #PB00078916



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Starbucks

[2031 Oliver Lancaster Blvd, Malvern, AR 72104](#) 

PRICE: **\$2,523,000**

CAP RATE: **6.75%**

NOI	\$170,312
LEASE TYPE	Corporate NN
LEASE TERM	10 Years
OPTIONS	Four, 5-Year
BUILDING SIZE	2,540 SF
LOT SIZE	0.93 AC



Build-to-Suit Drive-Thru on a High-Traffic Retail Thoroughfare with 19,000+ VPD

This corporate Starbucks lease features **7.50% rent increases every five years** throughout the base term, as well as at the commencement of each of the four (5-year) option periods. The property is **strategically positioned just off I-30** which has traffic counts **exceeding 55,000 vehicles per day**, in close proximity to a Walmart Supercenter, McDonald's, and other national retailers.



The Offering

- 8+ years remain on a corporate net lease with 7.50% increases every five years of base term and options
- 2024 build-to-suit construction with drive-thru
- Corporate lease backed by investment grade tenant

About the Tenant

- Largest coffee retailer in the world with 40,000+ locations globally across 80+ countries
- FY 2025 net revenues of \$37.2 billion, representing 3% year-over-year growth
- Investment grade credit rating: S&P BBB+
- Over 30 million active U.S. rewards members, driving repeat traffic and predictable revenue streams
- Starbucks' digital ecosystem is a major driver of sales, with ~60% of U.S. revenue tied to Starbucks Rewards members

Market Highlights

- The site is strategically located along Interstate 30, providing direct connectivity between Little Rock and Texarkana
- Proximity to major regional employers including Alcoa, Hostess Brands, and Weyerhaeuser, which collectively support hundreds of local jobs each and a broader industrial employment base of several thousand workers across the trade area
- The Central Arkansas region is emerging as a major hub for AI and data center infrastructure, highlighted by a \$6+ billion hyperscale data center development near Little Rock, just 45 minutes away (with potential to exceed \$20 billion)



In the News

Starbucks is Back, Turning Momentum into Long-Term, Sustainable Growth

STARBUCKS | JANUARY 29, 2026

Starbucks Coffee Company (NASDAQ: SBUX) today hosted its 2026 Investor Day, highlighting progress in its “Back to Starbucks” transformation plan, showcasing new coffeehouse and menu innovation, and detailing a financial framework for delivering long-term, sustainable growth.

“Starbucks is back,” said Brian Niccol, chairman and chief executive officer. “Customers are responding to our commitment to world-class service, compelling menu innovation, and marketing that truly resonates. We’re putting the customer at the center of everything we do and setting our partners up for success. We know there’s more work ahead, but we’re confident in our plan and see significant opportunity in the U.S. and around the world.”

During the event, Starbucks leaders offered a deep dive into the “Back to Starbucks” plan, sharing details on progress and momentum and highlighting significant opportunities for growth.

[READ FULL ARTICLE](#) ➔

		CURRENT
Price		\$2,523,000
Capitalization Rate		6.75%
Building Size (SF)		2,540
Lot Size (AC)		0.93
Scheduled Rent		\$170,312
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$170,312

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Starbucks
Lease Signed By	Starbucks Corporation
Lease Type	Corporate NN
Original Lease Term	10 Years
Rent Increases	7.50% Every 5 Years
Rent Commencement	5/27/2024
Options	Four; 5-Year Options
Year Built	2024
Expenses	
CAM	Landlord's Responsibility (Tenant Reimburses)
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC Maintenance	Tenant's Responsibility
HVAC Repairs / Replacement	Landlord's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility (15-Year Transferable Roof Warranty)

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
Starbucks	2,540	5/27/2024	5/31/2029	\$170,312	\$14,193	\$170,312
	<i>7.5% Increase</i>	6/1/2029	5/31/2034		\$15,257	\$183,085
	Option 1	6/1/2034	5/31/2039		\$16,401	\$196,817
	Option 2	6/1/2039	5/31/2044		\$17,632	\$211,578
	Option 3	6/1/2044	5/31/2049		\$18,954	\$227,446
	Option 4	6/1/2049	5/31/2054		\$20,375	\$244,505
TOTALS:	2,540			\$170,312	\$14,193	\$170,312

LEGEND

 Property Boundary

2,540
Rentable SF

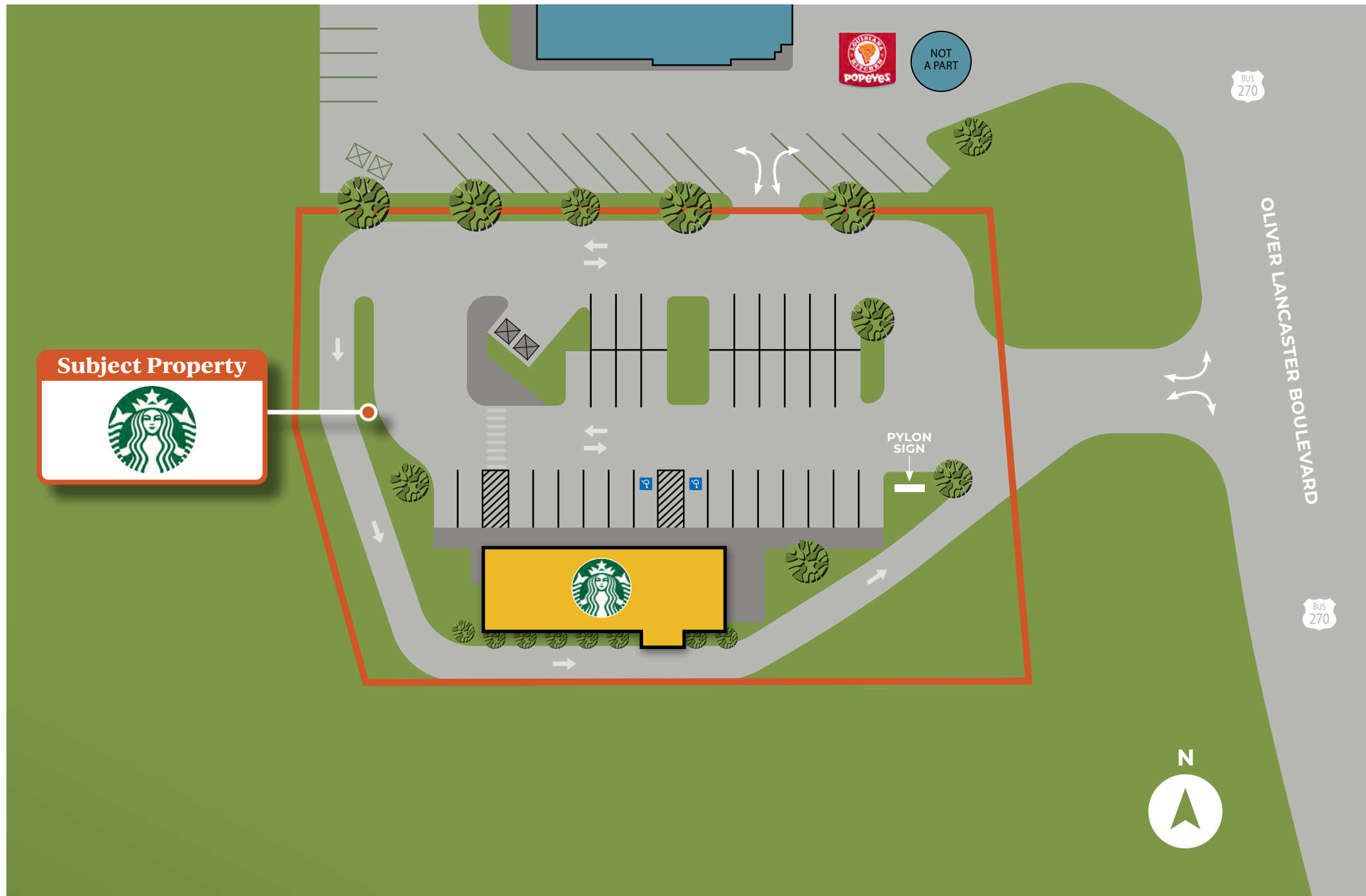
0.93
Acres

35
Parking Spaces



Egress

Subject Property





Starbucks

The world's premier roaster and retailer of specialty coffee, operating in 89 markets

Overview

- What started as a single store in Seattle's historic Pike Place Market in 1971 has transformed into one of the most globally recognized brands today
- Headquartered in Seattle, Washington, Starbucks Coffee Company (NASDAQ: SBUX) is the #1 specialty coffee retailer in the world
- The menu offers award-winning coffee drinks, Frappuccino® blended beverages, Starbucks Refreshers® beverages, fresh food items, premium teas and coffee beans

Company Growth

- In FY 2025, Starbucks' total net revenues increased 3% to \$37.2 billion, compared to \$36.2 billion the prior year
- At the end of FY 2025 (September 2025) the brand had 40,990 stores globally: 52% company-operated and 48% licensed
- Company-operated store revenue increased \$979 million, primarily driven by net new company-operated store growth of 1,010 stores, or 5%, over the past 12 months
- Looking forward in fiscal 2028, the company expects to deliver over 2,000 net new stores across the global company-operated and licensed portfolio, including approximately 400 net new U.S. company-operated stores

[TENANT WEBSITE](#) 



STARBUCKS

\$37.2 Billion

TOTAL REVENUE (FY 2025)

40,000+

LOCATIONS WORLDWIDE





Located in a thriving Hot Springs submarket

2.1 Million

VISITS TO THE NEIGHBORING WALMART (PER PLACER.AI)

19,090

VEHICLES PER DAY ALONG OLIVER LANCASTER BLVD

18.8 Miles

TO HOT SPRINGS

Subject Property


Immediate Trade Area | 12



novolex



ARKANSAS STATE UNIVERSITY
THREE RIVERS



USPS.COM

ANYTIME FITNESS

AutoZone
TACO BELL

Malvern Elementary School

O'Reilly AUTO PARTS

SYKES
Real People. Real Solutions.

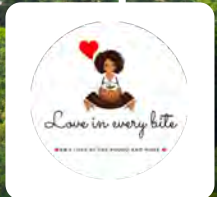
ENCORE
HEALTHCARE & BEHAV
MALVERN

Bank OZK

SUBWAY

19,090 VPD

Subject Property

SONIC

BUSINESS
270

FARMERS
BANK & TRUST

Higginbotham
FAMILY CLINIC

Davita
Kidney Care



POPEYES


SAM'S
Southern Eatery




State Farm

OLIVER LANCASTER BOULEVARD



 GOVERNMENT OFFICE

 SPORTS COMPLEX

DOWNTOWN MALVERN
(2.1 MILES FROM SUBJECT PROPERTY)









DOLLAR TREE



52,901 VPD



-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  HIGH SCHOOL
-  SPORTS COMPLEX

1,979 VPD



ROCKPORT

Walmart
Supercenter



AT&T **verizon**



Subject Property




19,090 VPD

TANNER STREET



Auto Zone



ARKANSAS STATE UNIVERSITY
THREE RIVERS

 Malvern Elementary School



BUS 270



Wilson Intermediate School

SHERWIN WILLIAMS

17,555 VPD

ANYTIME FITNESS

MARTIN LUTHER KING BOULEVARD

DOLLAR GENERAL
market

49,008 VPD

8,329 VPD



 **Baptist Health**

PITTSBURGH PAINTS

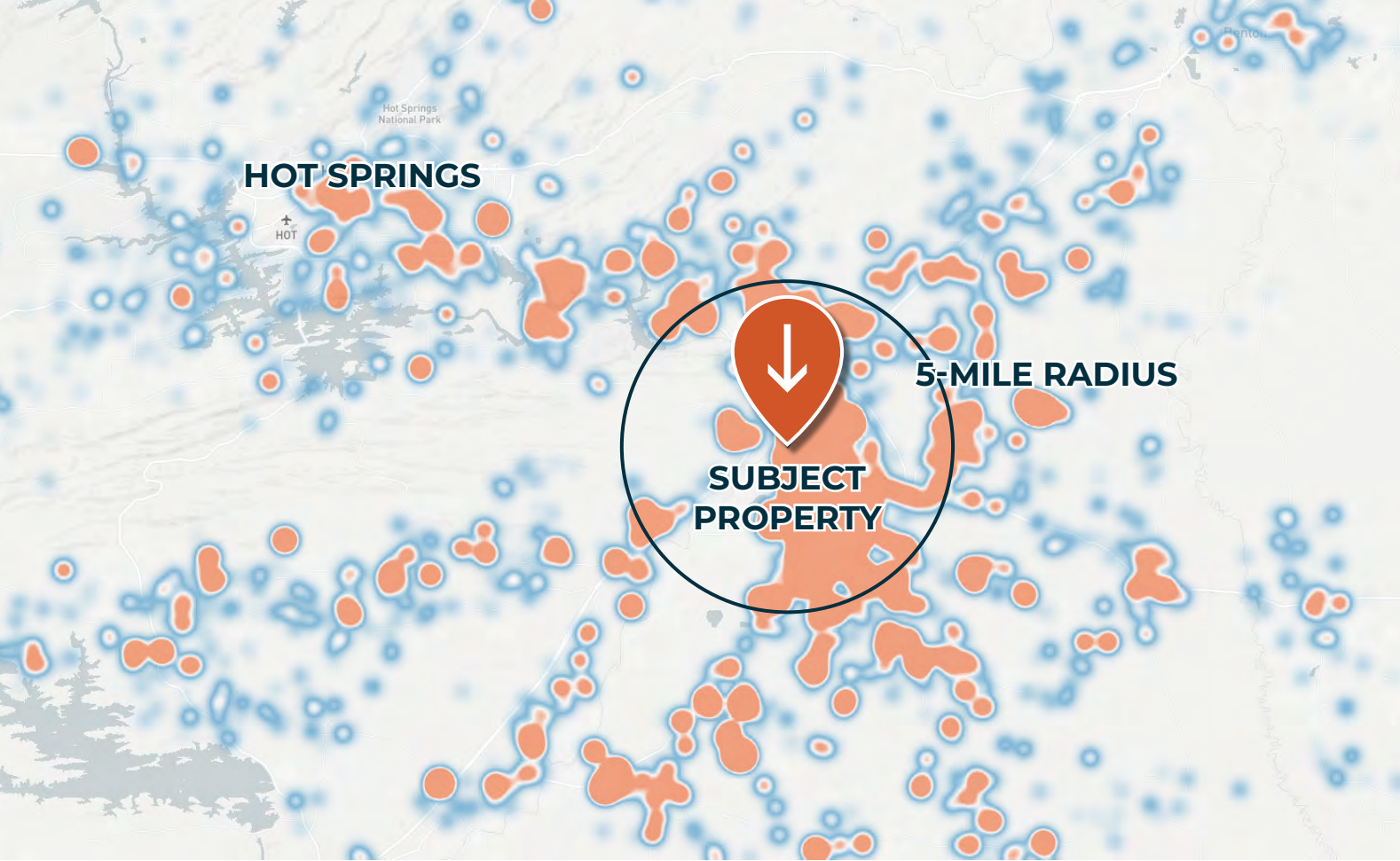
Walgreens

DOWNTOWN MALVERN

TSC TRACTOR SUPPLY CO

3,954 VPD

Malvern High School



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

173.1K Visits

OVER THE PAST 12 MONTHS TO THE SUBJECT PROPERTY

10 Min

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics



Ring Radius Population Data

	3-Mile	5-Mile	10-Mile
2025	7,200	16,464	27,813
2030 PROJ.	7,304	16,739	28,435



Ring Radius Household Income Data

	3-Mile	5-Mile	10-Mile
AVERAGE	\$53,130	\$60,172	\$73,518
MEDIAN	\$42,629	\$49,315	\$57,086

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Malvern, AR

The Brick Capital of the World

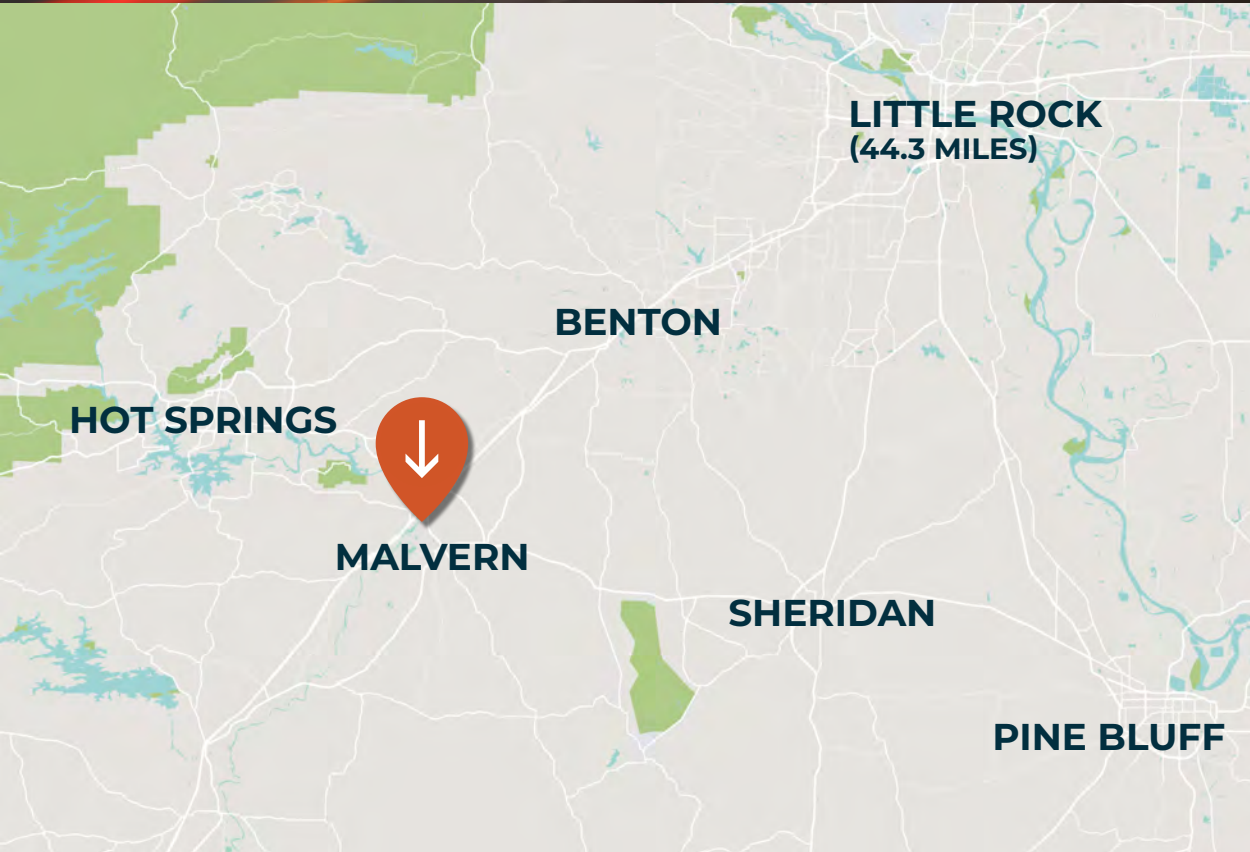


A Historic City

- Malvern serves as the county seat of Hot Spring County and is conveniently located along Interstate 30, approximately 20 miles south of Hot Springs and 45 miles southeast of Little Rock, the state capital
- Originally established as a railroad town, Malvern is well known for its historic brick manufacturing industry from the abundant clay deposits nearby
- This legacy earned the city the nickname “Brick Capital of the World,” which it continues to celebrate annually through the BrickFest community festival featuring a brick-car derby and more
- Home to Arkansas State University Three Rivers (ASUTR), a two-year institution of higher education for associate degrees, offering more than 50 programs of study

Local Attractions

- Lake Catherine State Park, located 12 miles north of Interstate 30 at Malvern via Ark. 171, offers cabins, campgrounds, and hiking trails
- Another notable attraction is the Ouachita River Whitewater Park, created by timed water releases from Lake Catherine



33,451

HOT SPRINGS COUNTY
ESTIMATED POPULATION (2025)



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