



PARKER, CO

# Starbucks

10-YEAR LEASE WITH 10% RENTAL INCREASES EVERY 5 YEARS

BRAND-NEW BUILD-TO-SUIT CONSTRUCTION WITH CORPORATE TENANT



**CP PARTNERS**  
COMMERCIAL REAL ESTATE COLORADO, LLC



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# Starbucks

8793 S CHAMBERS RD, PARKER, CO 80134 [↗](#)

**\$3,589,744**

PRICE

**5.85%**

CAP RATE

NOI	\$210,000
LEASE TYPE	Corporate NN
LEASE TERM	10 Years
OPTIONS	Four, 5-Year
LEASABLE AREA	2,340 SF
LAND AREA	0.86 AC



## Build-to-suit construction with drive-thru

A 10-year corporate Starbucks featuring **10% rental increases** throughout the base term and options. The subject property is located in highly desirable Parker, CO, **surrounded by numerous residential developments** including Dove Village, Cottonwood Highlands, Chambers High Point, and Compark Village (See page 10).

## The Offering

- 10-year corporate net lease featuring 10% rental increases every 5 years throughout the base term and options
- Brand-new 2025 build-to-suit construction with drive-thru
- Store opened for business on September 8th, 2025
- Next door to an under-construction McDonald's
- Strategic location directly off the exit of the major thoroughfare E-470 with traffic counts of over 55,000 that leads to Interstate 25
- Adjacent to an under-construction McDonald's at the signalized intersection, a proposed 124-room hotel with a national chain, and an under construction 276,000 SF Data Center (see pages 9 & 10)
- The newly constructed [Terra Bluffs Senior Living Community](#) is on the opposite side of the subject property

## About the Tenant

- Largest coffee retailer in the world with 40,000+ locations worldwide
- FY 2024 revenues totaled \$36.1 Billion
- Investment grade credit rating from S&P (BBB+)

## Market Highlights

- Subject property is surrounded by Dove Village which is a 300+ acre Master Planned development by Lennar
- Located nearby Centennial Airport, 100-acre Highfield Business Park, Meridian Business Park, Rocky Vista University, Dove Valley Regional Park



		CURRENT
Price		\$3,589,744
Capitalization Rate		5.85%
Building Size (SF)		2,340
Lot Size (Acres)		0.86
<b>Stabilized Income</b>	<b>\$/SF</b>	
Scheduled Rent	\$89.74	\$210,000
<b>Less</b>	<b>\$/SF</b>	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
<b>Net Operating Income</b>		<b>\$210,000</b>

## Disclaimer

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	
<b>Premise &amp; Term</b>	
Tenant	Starbucks
Lease Signed By	Starbucks Corporation
Lease Type	Corporate NN
Lease Term	10 Years
Rent Increases	10% Every 5 Years
Rent Commencement	September 8, 2025
Options	Four, 5-Year
Year Built	2025
<b>Expenses</b>	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

Tenant Info		Lease Terms		Rent Summary					
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/FT	Year Rent/FT	
Starbucks	2,340	9/8/2025	9/7/2030	\$210,000	\$17,500	\$210,000	\$7.48	\$89.74	
		9/8/2030	9/7/2035		\$19,250	\$231,000	\$8.23	\$98.72	
		Option 1	9/8/2035	9/7/2040		\$21,175	\$254,100	\$9.05	\$108.59
		Option 2	9/8/2040	9/7/2045		\$23,292	\$279,500	\$9.95	\$119.44
		Option 3	9/8/2045	9/7/2050		\$25,621	\$307,450	\$10.95	\$131.39
		Option 4	9/8/2050	9/7/2055		\$28,183	\$338,195	\$12.04	\$144.53
<b>TOTALS:</b>	<b>2,340</b>			<b>\$210,000</b>	<b>\$17,500</b>	<b>\$210,000</b>	<b>\$7.48</b>	<b>\$89.74</b>	

LEGEND

Property Boundary

2,340  
Rentable SF

0.859  
Acres

Egress



# The #1 roaster and retailer of specialty coffee in the world, operating in 86 markets



## About Starbucks

- Headquartered in Seattle, Washington, Starbucks is the world's #1 specialty coffee retailer
- The menu offers award-winning coffee drinks, cold blended beverages they trademarked as Frappuccinos, fruit beverages, food items, premium teas and coffee beans

## Company Growth

- In FY 2024, Starbucks' consolidated net revenues increased to a record \$36.1 billion
- At the end of FY 2024 (Sept. 2024) the brand had 40,199 stores globally: 45% company-operated and 55% licensed
- 648 new stores were opened in FY 2024
- Starbucks has a credit rating of BBB+ from Standard & Poor's, and is traded on the NASDAQ under SBUX

## Rankings

- #1 - FORTUNE'S List of World's Most Admired Companies - Food Services Industry (2023)
- #125 - FORTUNE 500 List (2024)

**40,000+**

LOCATIONS  
WORLDWIDE

**\$36.1 Billion**

TOTAL NET REVENUE  
IN FY 2024

**BBB+**

S&P RATING

[Tenant Website](#)

276,000 SF DATA CENTER  
UNDER CONSTRUCTION

  
OPENING IN  
SPRING 2026

124-ROOM HOTEL  
UNDER REVIEW

COTTONWOOD  
HIGHLANDS  
238 Homes

**TERRA BLUFFS**  
SENIOR LIVING ELEVATED  
121 Unit Senior Living Facility





**Commercial Campus Development Site**  
6.87 Acres

**Proposed Data Center and Office Building**  
249,000 sqft, 17 acres

**124-Room Hotel Under Review**

**Compark Edge 470 Flex/Office Campus**

 **Opening Spring 2026**



**Terra Bluffs**  
121 Unit Senior Living Facility

**Cottonwood Highlands**  
238 Homes

**Proposed Scooter's Coffee**

**Compark Village Planned Development**

**Compark Village**  
57 Homes

**Cottonwood Highlands**  
Future Inclusion

**Alder Creek**  
Duplex, Single Homes

**Compark Village South**  
33 Single Family Homes

**Compark Village South**  
300 Apartment Units  
7.69 ac

**Chambers High Point**  
192 Residential Unit  
Multifamily Development

**Kum N Go**

**Proposed Church**

DOWNTOWN DENVER  
19.5 MILES



PRAIRIE POINT  
1,786 HOMES  
900 AC

52,195 VPD

E-470  
TOLL ROAD



CENTENNIAL AIRPORT

DENVER SPRINGS HOSPITAL

55,793 VPD

E-470 TOLL ROAD



PARKER HOSPITAL

18,449 VPD

S CHAMBERS ROAD

166,779 VPD

25

228,474 VPD

25

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

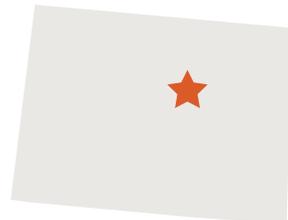
DOWNTOWN DENVER  
19.5 MILES



	GOVERNMENT OFFICE		GOLF COURSE
	ELEMENTARY/MIDDLE SCHOOL		SPORTS COMPLEX
	HIGH SCHOOL		

# Parker, CO

A HUB ON DENVER'S SOUTHEAST EDGE



## About Parker

- Founded in 1864 and incorporated in 1981, Parker sits at the southeastern edge of the Denver Metro Area and blends small-town charm with metropolitan convenience
- Spanning 22.4 square miles at an elevation of approximately 5,900 feet, Parker offers a high quality of life with convenient access to urban amenities
- Parker features a vibrant local economy, robust civic engagement, and a mission to deliver innovative services while preserving its hometown atmosphere
- Home to top-tier amenities including the Parker Arts, Culture & Events (PACE) Center, the state-of-the-art Parker Hospital, and a variety of dining, retail, and entertainment options
- The city is strategically connected through E-470 and I-25, with convenient access to Denver International Airport (~30 miles) and Centennial Airport

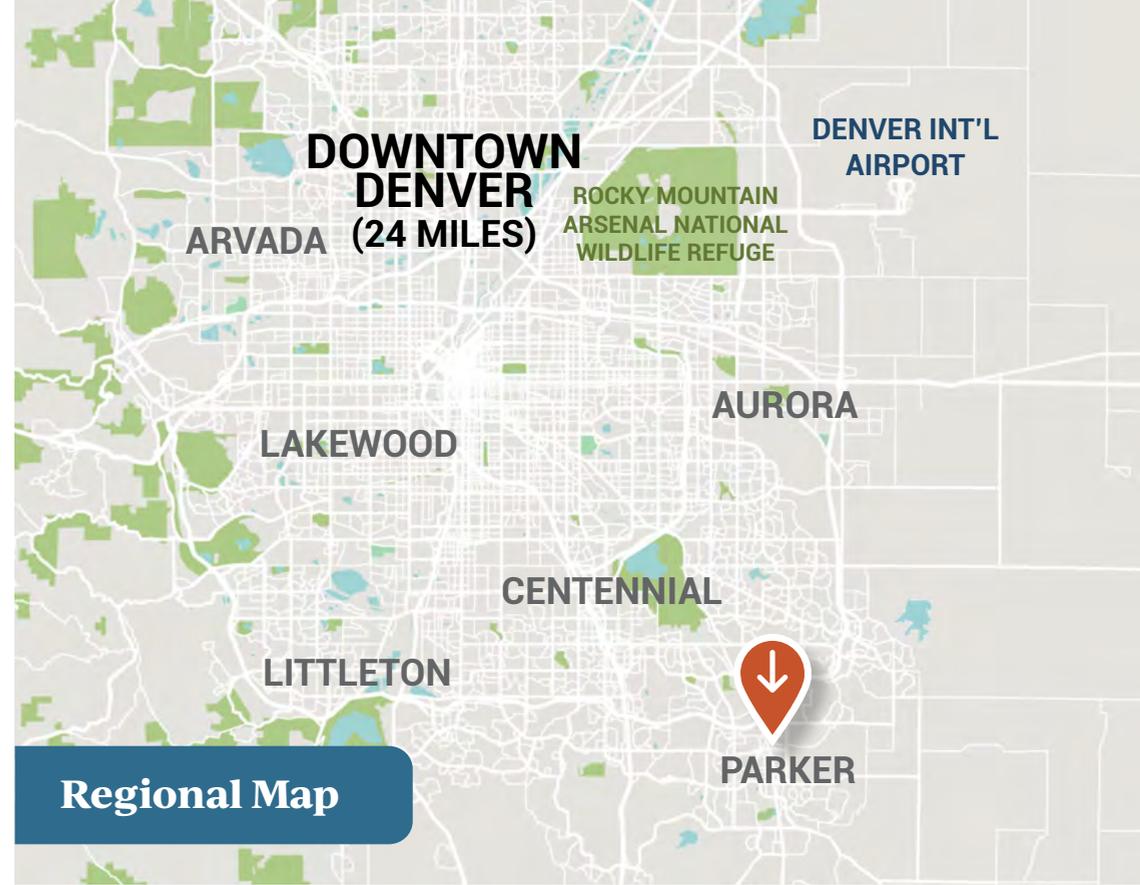
## Outdoors and Views

- Elevated nearly 600 feet above Denver, Parker offers sweeping views of the city skyline, the Foothills, and the Rocky Mountains
- On clear days, residents enjoy unobstructed vistas of the Continental Divide stretching across the horizon
- Over 250 acres of developed parks and 950 acres of open space provide ample room for outdoor activities, sports, and relaxation
- Popular destinations like Salisbury Equestrian Park, Discovery Park, and Rueter-Hess Reservoir highlight the town's dedication to recreation and conservation

**3.2 Million**  
DENVER MSA ESTIMATED POPULATION

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**\$311.8 B**  
DENVER MSA GDP



Regional Map

## Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	6,960	58,234	193,209

## Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$127,294	\$143,815	\$160,735
Median	\$118,235	\$115,175	\$124,684

## Population & Migration Patterns

- The city of Denver has a population of over 715,000 people and 3.2 million in the Denver MSA, with people migrating from California, Texas, New York, and Illinois due to lifestyle, cost of living advantages, and job market strength
- Denver was one of the fastest-growing large cities in the U.S. from 2010-2020, with a 19%+ population increase in that decade alone

## Economic Growth & Industry Drivers

- Major sectors include technology, financial services, aerospace, bioscience, and outdoor recreation
- In the Denver metro area, there are 1.76 million people in the civilian labor force and approximately 130,000 people working in Downtown Denver
- The region also had a diverse financial services base with nearly 13,800 companies and about 97,000 employees
- The Denver South region has a base of nearly 234,500 workers, representing almost 15% of total Denver metro employment
- Major employers include Lockheed Martin, Ball Corporation, Arrow Electronics, DaVita, Molson Coors, and numerous startups



## University Impact on the Local Economy

- Denver's universities have a significant impact on the local economy, contributing and estimated \$4.05 Billion annually and supporting thousands of jobs
- Universities including the University of Denver, CU Denver, and MSU Denver generate revenue through tuition, fees, research grants, and operating expenses
- They directly employ thousands of faculty, staff, and researchers, and their operations also support indirect jobs in the local economy
- Universities like CU Denver, which graduates a high number of master's degree holders, contribute to a highly skilled workforce that attracts businesses and fuels economic growth

## Why Denver?

Named #2 best place to live in the United States, according to U.S. News & World Report, 2020

Access to 300+ days of sunshine per year and immediate proximity to world-class outdoor recreation

Ranked as a Top 10 City for Young Professionals (Forbes, 2022) and a Top 10 Emerging Tech Hub (CBRE, 2023)

Strong balance of urban amenities and outdoor access, and consistently ranked as one of the best cities for work-life balance



## Starbucks plots the next phase of its turnaround with new drinks, loyalty program tweaks

CNBC | JANUARY 29, 2026

Starbucks used its January 2026 Investor Day to present a clear and optimistic roadmap for renewed growth under CEO Brian Niccol, signaling momentum in the company's turnaround efforts.

Niccol emphasized a return to Starbucks' roots as a welcoming, community-driven coffeehouse, with enhanced in-store experiences, additional seating, and a strengthened loyalty program.

The company reported its first increase in U.S. same-store sales in two years, driven by improved traffic trends and successful product innovation. Starbucks plans to open hundreds of new U.S. locations this year and accelerate expansion in 2028, reinforcing confidence in its long-term global growth strategy.

Management highlighted disciplined execution and brand strength as key drivers supporting sustainable performance going forward.

Together, these initiatives position Starbucks to capitalize on its brand equity, drive consistent traffic growth, and deliver long-term value for both customers and shareholders.

[Read More](#) 





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