



420 SAM HOUSTON JONES PKWY
LAKE CHARLES, LA

Recent Construction | Rare 13 Year Lease



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Marcus & Millichap

PAPPAS CARDONE
NET LEASE GROUP



Established 1971

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Executive Summary

Starbucks

420 Sam Houston Jones Parkway | Lake Charles | LA

Offering Price

\$2,427,184

Cap Rate	5.15%
Net Operating Income	\$125,000
Gross Leaseable Area	+/- 2,165 SF
Lot Size	0.76 Acres
Year Built/Remodeled	2023
Guarantor	Corporate



Lease Summary

Lease Type	Double Net (NN)	Original Lease Term	15 Years
Roof/Structure	Landlord Responsibility	Remaining Lease Term	+/- 13 Years
Lease Commencement	11/7/2022	Renewal Options	6, 5-Year
Lease Expiration	2/28/2039	Rent Increases	10% in '29 & Each Option

Rent Schedule

Rent Period	Annual Rent	Rent Increase	Cap Rate
Current - Feb '29	\$125,000	-	5.15%
March '29 - Feb '39	\$137,500	10%	5.67%
Options 1-6	-	10% in Each Option	-

Investment Highlights



Passive Starbucks Leased Asset with High Traffic

Starbucks Leased Asset with Minimal Landlord Maintenance Located on a Heavily Trafficked Section of Sam Houston Jones Parkway (21,000 Vehicles Per Day (VPD)) in Lake Charles, LA



Rare 15-Year Lease w/ 13-Years Remaining and Rent Increases

Rare Opportunity to Purchase This Recently Constructed Building (2023) with Roughly 13 Years of Base Term Remaining and 10 Percent Rent Increases in 2029 and in Each Option to Hedge Inflation



Corporate Guarantee

Lease Corporately Guaranteed by Starbucks, the Largest Coffeehouse in the World with Over 40,000 Stores Globally in 80 Countries, 15,000+ of Which Are Located in the U.S.



Directly Across from Moss Bluff Elementary School

Strategically Positioned Site Located Directly Across from Moss Bluff Elementary School with +/- 1,000 Students (Grades Pre-K Through 5) Providing a Built-In Activity Generator



High Activity Walmart Anchored Retail Corridor

Heavily Trafficked Retail Node Anchored by One of the Most Highly Trafficked Walmarts in Louisiana (Placer.ai) with Surrounding Tenants Including Popeyes, Taco Bell, and McDonald's



Ideal Affluent/Wealthy Customer Base

Situated in an Area with Over 41,000 People Living Within a 5-Mile Radius with an Average Annual Household Income Exceeding \$126,000 Making This an Ideal Starbucks Location

Retail Map



Subject Property

DOLLAR GENERAL

Market Basket

Walmart
Save money. Live better.

Ranks in Top 9% (Visits) of All
Walmarts Across Louisiana
(Placer.ai)



POPEYES
LOUISIANA KITCHEN

Top National Store
(Placer.ai)

Walmart
Save money. Live better.
Gas Station

FIRST HORIZON BANK



Lakeside BANK

Sam Houston Jones Parkway +/- 21,000 VPD



Moss Bluff Elementary
Building Young Minds For Future Times

+/- 1,000 Students Enrolled, Covering
Grades Pre-K Through 5, Built-In
Customer Base for Starbucks

State Farm



McDonald's

BURGER KING

Retail Map

DOLLAR GENERAL

Market Basket

 **Dense, Affluent Area** 

Over 41,000 People Living Within a 5-Mile Radius with Average Household Income Over \$126,000 Within a 5-Mile Radius

Walmart 
Save money. Live better.

Ranks in Top 9% (Visits) of All Walmarts Across Louisiana (Placer.ai)



Subject Property

H&R BLOCK



Lakeside BANK

POPEYES

LOUISIANA KITCHEN

Ranks in Top 4% (Sales) of All Popeyes in the Nation (Placer.ai)

Sam Houston Jones Parkway +/- 21,000 VPD

Building Images



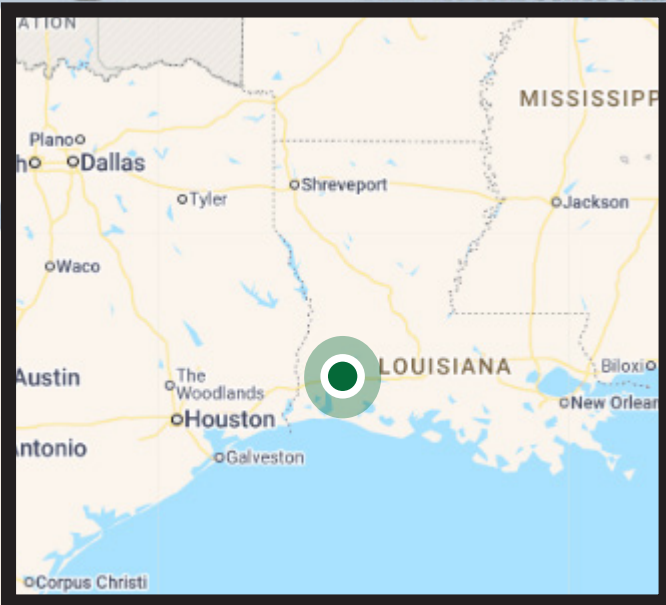
Regional Map

Subject Property



Dynamic Fitness
- Moss Bluff

Lake Area Dentistry



Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2029 Projection	2,392	16,478	42,503
204 Estimate	2,376	16,346	41,848
Projected Growth 2024-2029	0.67%	0.81%	1.56%
Growth 2000-2010	5.90%	8.97%	10.66%
INCOME			
Average	\$126,818	\$119,874	\$95,678
Median	\$100,910	\$100,033	\$77,322
Per Capita	\$51,782	\$47,290	\$38,123
HOUSEHOLD			
2029 Projection	936	6,573	17,272
2024 Estimate	924	6,479	16,894
Projected Growth 2024-2029	1.33%	1.45%	2.24%
Growth 2000-2010	5.73%	10.32%	11.34%



Tenant Overview



Starbucks Corporation (NASDAQ: "SBUX") is the premier roaster, marketer, and retailer of specialty coffee in the world, operating more than 40,000+ locations in 80 countries. Starbucks also sells a variety of coffee and tea products and licenses its trademarks through other channels such as licensed stores, grocery, and national food service accounts.

The Starbucks concept and success are driven as much by real estate as by coffee and experience. Starbucks locations take advantage of other traffic generators in attractive retail and demographic locations. The desired store model offers a drive-thru window and a configuration that is adaptable to a variety of alternative uses. The combination of a strong brand, stable financials, and premier locations makes Starbucks an appealing option for net lease investors.



Industry | QSR
Locations | 40,000+

Employees | 361,000
Net Revenue (2025) | \$37.2 Billion

Symbol | SBUX (Nasdaq)
Website | www.starbucks.com

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