



Menlo Group  
COMMERCIAL REAL ESTATE



**100% NNN LEASED SINGLE TENANT INVESTMENT**

**406 N Val Vista Dr, Mesa, AZ 85213**

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Starbucks Corporation

*Exclusively listed by:*

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## Property Summary



### PROPERTY DETAILS

PRICE	\$3,279,000
CAP RATE	5.43%
NOI	\$178,000

### PROPERTY DESCRIPTION

Introducing a premier investment opportunity in Mesa, Arizona. This newly constructed 2,400 SF freestanding Starbucks, completed in 2025, presents a strong addition to any retail portfolio. Strategically positioned at the signalized hard corner of Val Vista Drive and University Drive on approximately 34,773 SF (0.80 acres), the property benefits from exceptional visibility and steady traffic counts. Zoned NC by the City of Mesa, the site is surrounded by established retail and commercial amenities and offers convenient access to Loop 202, US 60, and SR 87, supporting long-term tenant success and stable income potential.

APN: 140-12-008G

### PROPERTY FEATURES

- 100% NNN Leased Single Tenant Investment Sale
- Corporate Guaranty Signed by Starbucks Corporation
- 2025 Construction
- 10 Year Initial Lease Term with Ample Renewal Options
- Approx 2,400 SF
- Zoned NC, City of Mesa
- Near Retail and Business Amenities
- Close Proximity to Loop 202 Freeway, US 60 Freeway, and SR 87

# Lease Summary

<b>TENANT</b>	Starbucks Corporation	<b>INSURANCE</b>	Tenant
<b>GUARANTOR</b>	Corporate	<b>UTILITIES</b>	Tenant
<b>LEASE TYPE</b>	NNN	<b>HVAC</b>	Tenant
<b>LEASE TERM</b>	10 Years	<b>PARKING LOT &amp; SIDEWALKS</b>	Tenant*
<b>COMMENCEMENT DATE</b>	March 30, 2025	<b>LANDSCAPING &amp; OUTDOOR SEATING</b>	Tenant*
<b>EXPIRATION DATE</b>	June 30, 2035	<b>ROOF</b>	Tenant*
<b>EXTENSION OPTIONS</b>	Four (4), Five (5) Year Options	<b>STRUCTURE</b>	Landlord
<b>PROPERTY TAXES</b>	Tenant	<b>DRIVE-THRU</b>	Tenant*
<b>OPERATING EXPENSES</b>	Tenant	*Reimbursed Through Tenant	

## RENT ROLL

YEAR	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT/SF	INCREASE
1-5	\$14,833.33	\$178,000	\$74.17	10%
6-10	\$16,316.67	\$195,800	\$81.58	10%

## EXTENSION TERMS

11-15	\$17,948.33	\$215,380.00	\$89.74	10%
16-20	\$19,743.17	\$236,918.00	\$98.72	10%
21-25	\$21,717.48	\$260,609.80	\$108.59	10%
26-30	\$23,889.23	\$286,670.78	\$119.45	10%

## Tenant Overview

### STARBUCKS COFFEE COMPANY

Founded in 1971 in Seattle's historic Pike Place Market, Starbucks Coffee Company has grown from a single neighborhood coffee shop into a global brand with more than 40,000 locations worldwide. Today, Starbucks serves millions of customers each week, becoming an integral part of communities across the globe.

Guided by its mission to “nurture the limitless possibilities of human connection” through every cup, conversation, and community, Starbucks is deeply committed to delivering exceptional quality and service. Through a carefully cultivated network of farming partners, master roasters, and dedicated baristas, the company upholds rigorous standards from bean to cup.

In addition to its premium coffee beverages, Starbucks offers a diverse selection of handcrafted drinks, teas, fresh food items, packaged coffee, and branded merchandise—creating a comprehensive café experience that extends well beyond the coffeehouse.

Starbucks is equally committed to making a positive impact in the communities it serves. The company actively invests in initiatives designed to strengthen neighborhoods while advancing meaningful environmental stewardship.

With ambitious goals to reduce water usage, lower carbon emissions, and minimize waste, Starbucks continues to implement sustainable practices across its store portfolio. At the same time, the company is developing innovative solutions to support its global network of farmers, partners, and communities—helping them adapt and thrive in the face of climate change and evolving environmental challenges.



# Additional Photos





# Retailer Map



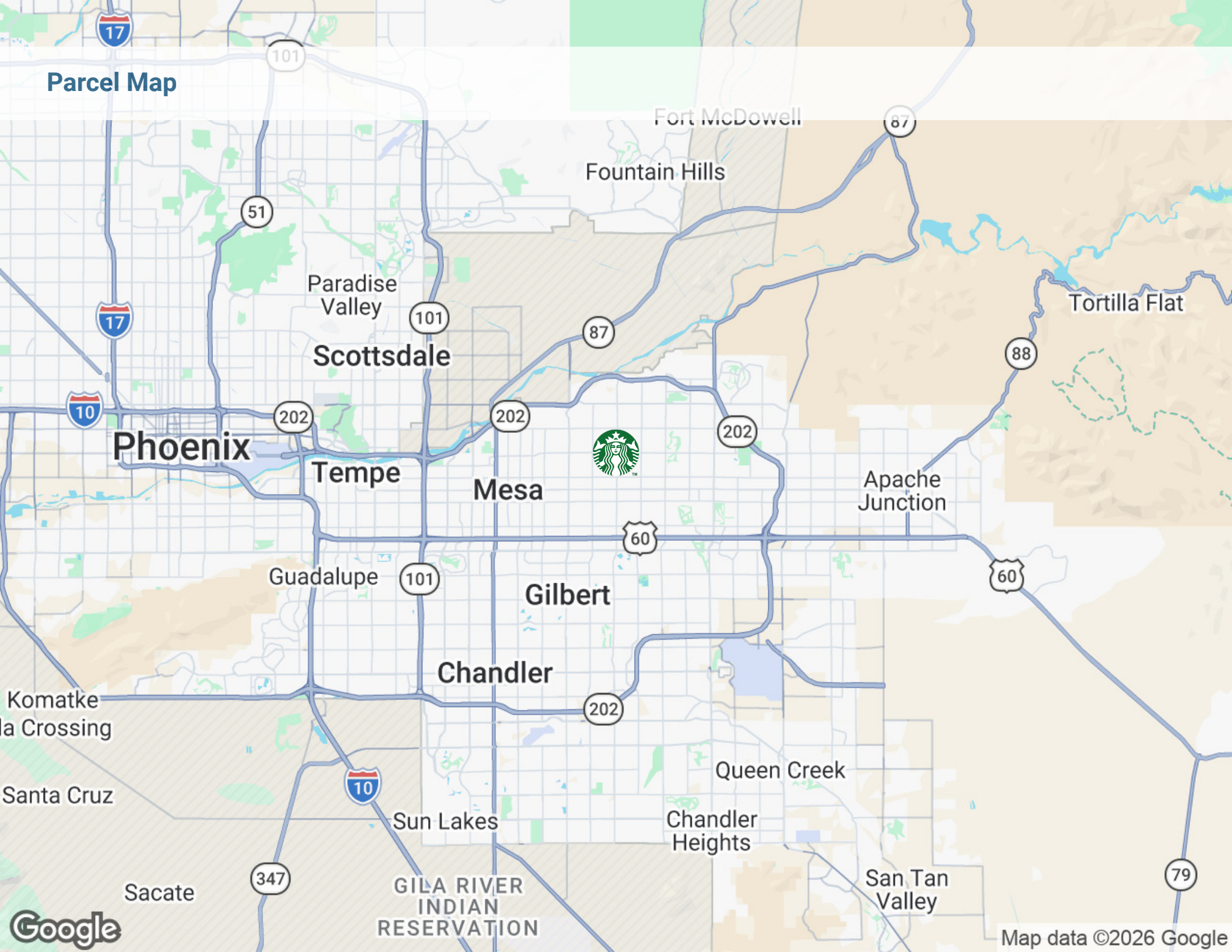
N Val Vista Dr

E University Dr



- Nearby Businesses / Retail:**
- Farnsworth Physical Therapy
  - Woolf Dental
  - Yoga Pulse Studio
  - AZ Auto Gallery
  - Bunker Family Funerals & Cremation
  - SolarRepair
  - Extra Space Storage
  - United States Postal Service
  - EOS Fitness
  - Dollar Tree
  - Circle K

Parcel Map



Fort McDowell

Fountain Hills

Paradise Valley

Scottsdale

Phoenix

Tempe

Mesa

Apache Junction

Tortilla Flat

Guadalupe

Gilbert

Chandler

Komatke  
la Crossing

Santa Cruz

Queen Creek

Chandler  
Heights

Sacate

GILA RIVER  
INDIAN  
RESERVATION

San Tan  
Valley

## Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,436	136,798	318,319
Average Age	46	42	41
Average Age (Male)	45	41	39
Average Age (Female)	47	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,233	52,864	120,945
# of Persons per HH	2.2	2.6	2.6
Average HH Income	\$98,366	\$103,025	\$103,701
Average House Value	\$362,540	\$430,544	\$452,022

2020 American Community Survey (ACS)

