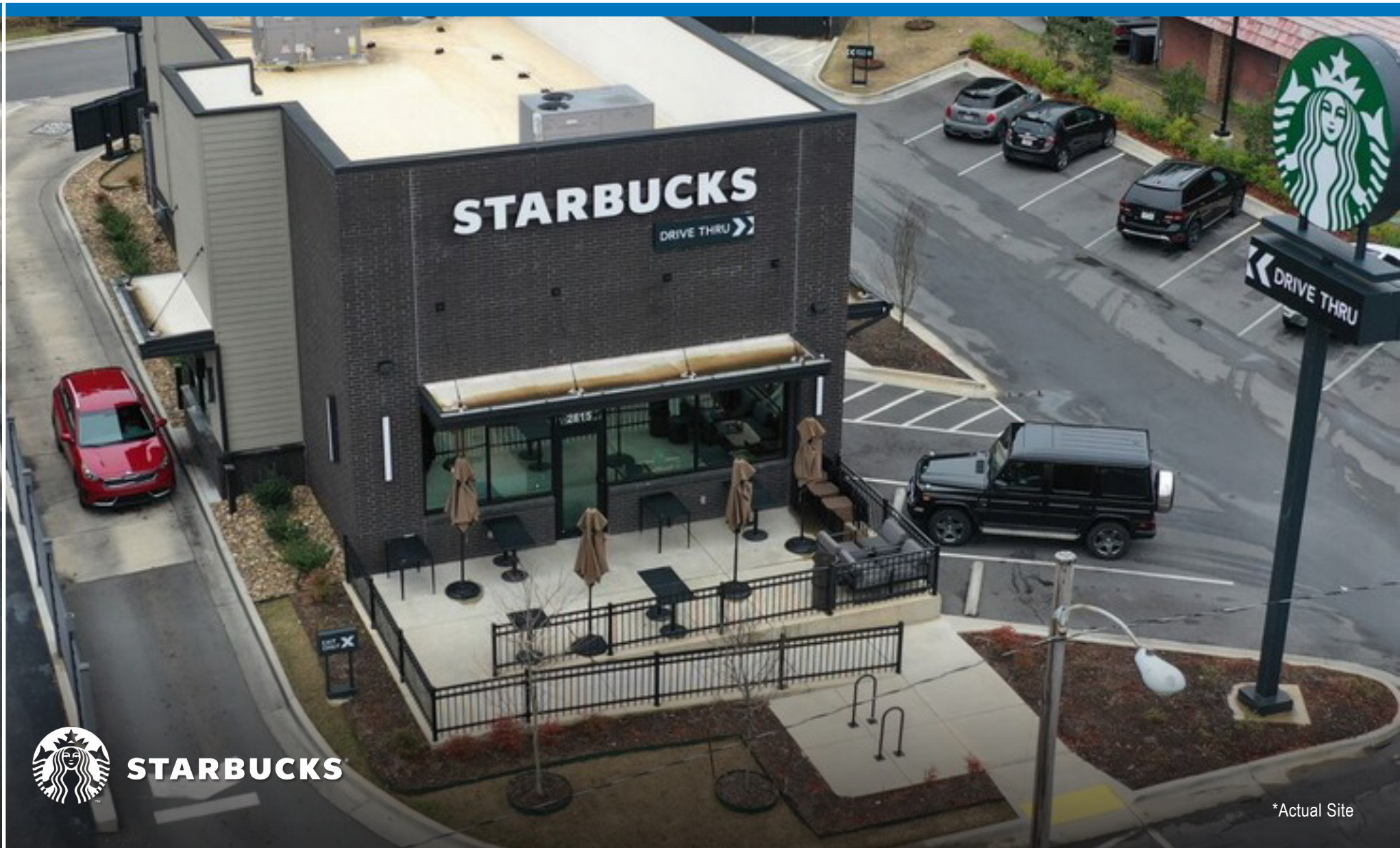


OFFERING MEMORANDUM

STARBUCKS | 2815 CANTRELL RD, LITTLE ROCK, AR 72202

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



STARBUCKS

*Actual Site

DIRECTORY

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STARBUCKS

2815 CANTRELL RD, LITTLE ROCK, AR 72202



*Actual Site

Exclusively Listed By
JAMIE HARRISON

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OFFERING & INVESTMENT SUMMARY

Starbucks // Little Rock, AR



STARBUCKS



\$1,678,000
Sale Price



6.6%
Cap Rate



\$110,743
NOI



2018
Year Built



2,100 Sq Ft
Building Size



0.47 Acres
Land Size

TENANT	Starbucks Corp. (SBUX)
ADDRESS	2815 Cantrell Rd, Little Rock, AR 72202
NOI	\$110,743 / Year
RENEWAL INCREASES	10% in Each Option
LEASE TYPE	NN
LEASE EXPIRATION	October 31, 2028
RENEWAL OPTIONS	Four - 5 Year Options
AVG HOUSEHOLD INCOME	\$149,308 (1 mile radius)

TENANT & FINANCIAL OVERVIEW

Starbucks // Little Rock, AR



STARBUCKS



REVENUE
\$32.3B



LOCATIONS
35,000+



INCOME
\$4.1B

FAST FACTS

COMPANY TYPE

Public (NASDAQ: SBUX)

REVENUE

\$32.3 Billion Fiscal Year 2023

STORES & EMPLOYEES

35,000+ Stores, 400,000+ Employees

S&P CREDIT RATING

A (investment-grade)

WEBSITE

investor.starbucks.com

With its mission “To inspire and nurture the human spirit – one person, one cup, and one neighborhood at a time,” Starbucks Corporation (NASDAQ: SBUX) is a global leader in the premium coffee industry. Founded in 1971 in Seattle, Starbucks has grown to operate more than 35,000 locations in over 80 countries. The company has achieved impressive growth by maintaining a strong commitment to ethically sourced coffee, high-quality products, and a unique customer experience. Starbucks is ranked #288 on the Fortune Global 500 and generated over \$32.3 billion in revenue for fiscal year 2023. The company’s focus on sustainability, community involvement, and innovation continues to drive its strong performance and brand loyalty.

RENT SCHEDULE

PERIOD	MONTHLY RENT	YEARLY RENT	INCREASE
11/01/2023 - 10/31/2028	\$9,660	\$115,920	10%
11/01/2028 - 10/31/2033	\$10,626	\$127,512	10%
11/01/2033 - 10/31/2038	\$11,688	\$140,254	10%
11/01/2038 - 10/31/2043	\$12,857	\$154,284	10%
11/01/2043 - 10/31/2048	\$14,143	\$169,717	10%

IN-PLACE NOI

REVENUE	TOTAL	PSF
RENTAL REVENUE		
Base Rent	\$115,920	51.70
TOTAL RENTAL REVENUE	\$115,920	51.70
TENANT RECOVERY REVENUE		
CAM / Insurance / Taxes	\$22,391	
EFFECTIVE GROSS INCOME	\$138,311	

EXPENSES	TOTAL	
CAM	\$6,957	
Insurance	\$3,638	
Taxes	\$16,973	
TOTAL EXPENSES	\$27,568	
NET OPERATING INCOME	\$110,741	

SITE MAP

Starbucks // Little Rock, AR



STARBUCKS

45
20,600
VEHICLES
PER DAY

45

CANTRELL ROAD



CITY OVERVIEW

Starbucks // Little Rock, AR



STARBUCKS

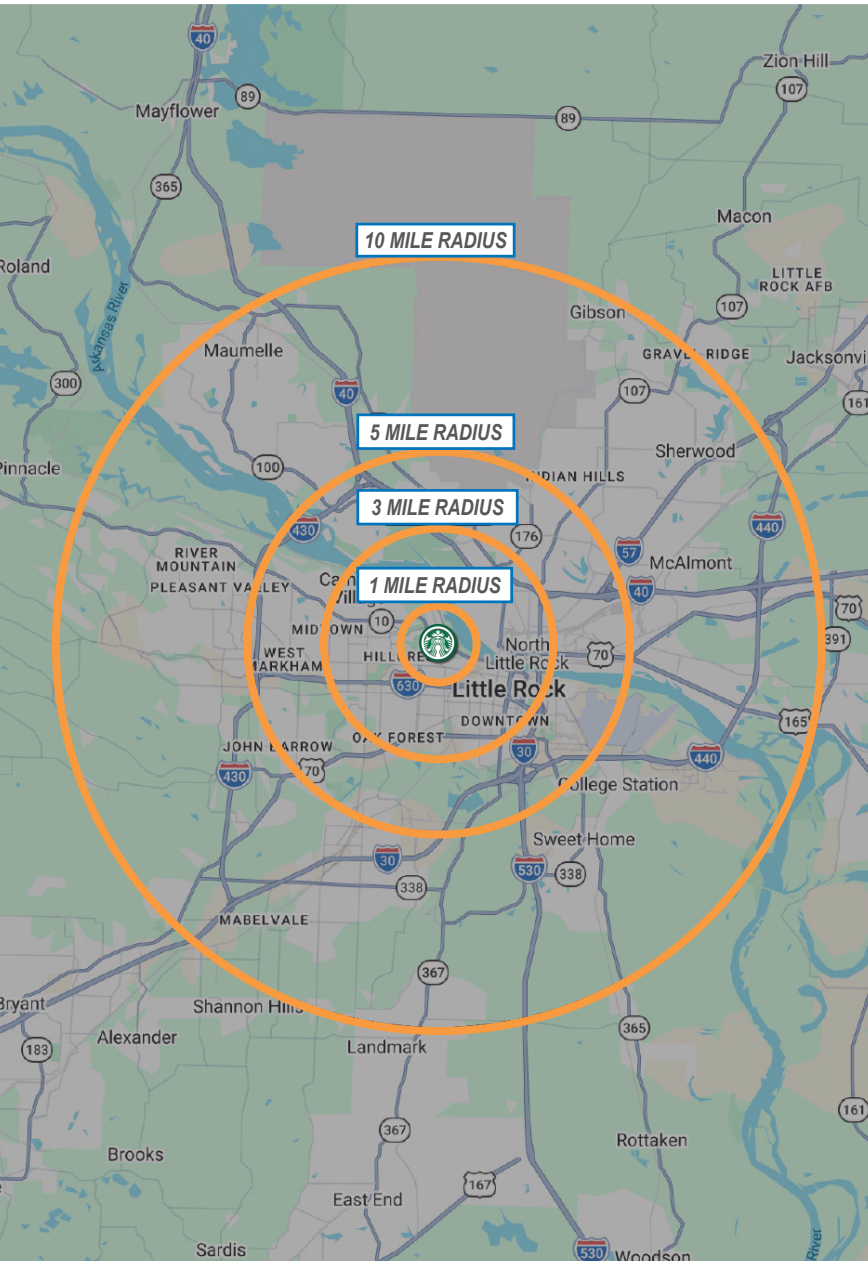


DEMOGRAPHICS

Starbucks // Little Rock, AR



STARBUCKS



DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

POPULATION

Estimated Population (2025)

9,085

68,260

140,616

HOUSEHOLDS

Estimated Households (2025)

5,066

32,012

63,811

HOUSEHOLD INCOME

Average Household Income (2025)

\$149,308

\$95,357

\$89,173

10 MILE RADIUS (2025)



POPULATION

325,938



HOUSEHOLDS

142,265



INCOME

\$98,820

LOCATION OVERVIEW

Starbucks // Little Rock, AR



STARBUCKS

PULASKI COUNTY

Little Rock, AR

Nestled in the heart of central Arkansas, Little Rock is the vibrant capital city of the state and a hub of cultural and historical significance. As the largest city in Arkansas, Little Rock offers a dynamic blend of urban amenities and Southern charm. The city is rich in history, with landmarks like the Little Rock Central High School, a key site in the Civil Rights Movement, and the Old State House, which stands as a symbol of Arkansas's political heritage.

Little Rock is also known for its scenic beauty, with the Arkansas River winding through the city, providing opportunities for outdoor activities like hiking, biking, and riverfront walks. The city's historic downtown is a lively area featuring a mix of shopping, dining, and entertainment venues, reflecting the community's diversity and cultural richness.

With its growing economy, affordable living, and welcoming atmosphere, Little Rock is a cherished destination for both residents and visitors seeking a blend of modern city life and historical depth.



**CONTRIBUTING
GROWING**



**HISTORIC
PLACE**



**HIDDEN
GEM**



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