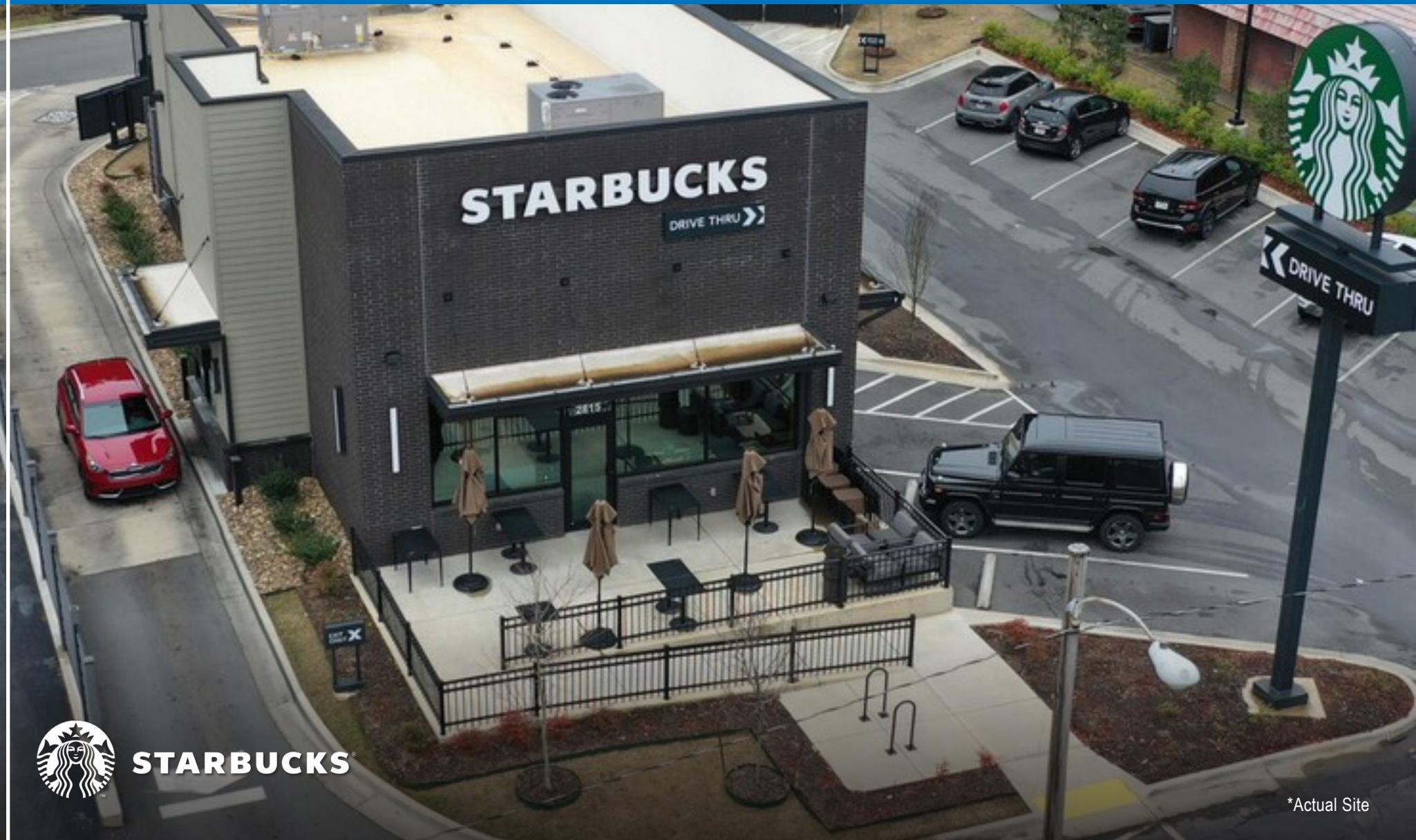


OFFERING MEMORANDUM

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

(415) 539-1106

harrison@tcpre.com

CA Lic. # 01364847

CONFIDENTIALITY & DISCLAIMER

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. Touchstone Commercial Partners however makes no guarantee, representation or warranty, expressed or implied, about the accuracy or completeness of the information provided. All buyers must conduct full due diligence and independently verify the accuracy and completeness of the information contained herein and bear all risk for any inaccuracies. Touchstone Commercial Partners encourages all interested buyers to seek advice from tax, financial and legal advisors before making any real estate purchase and transaction.

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	

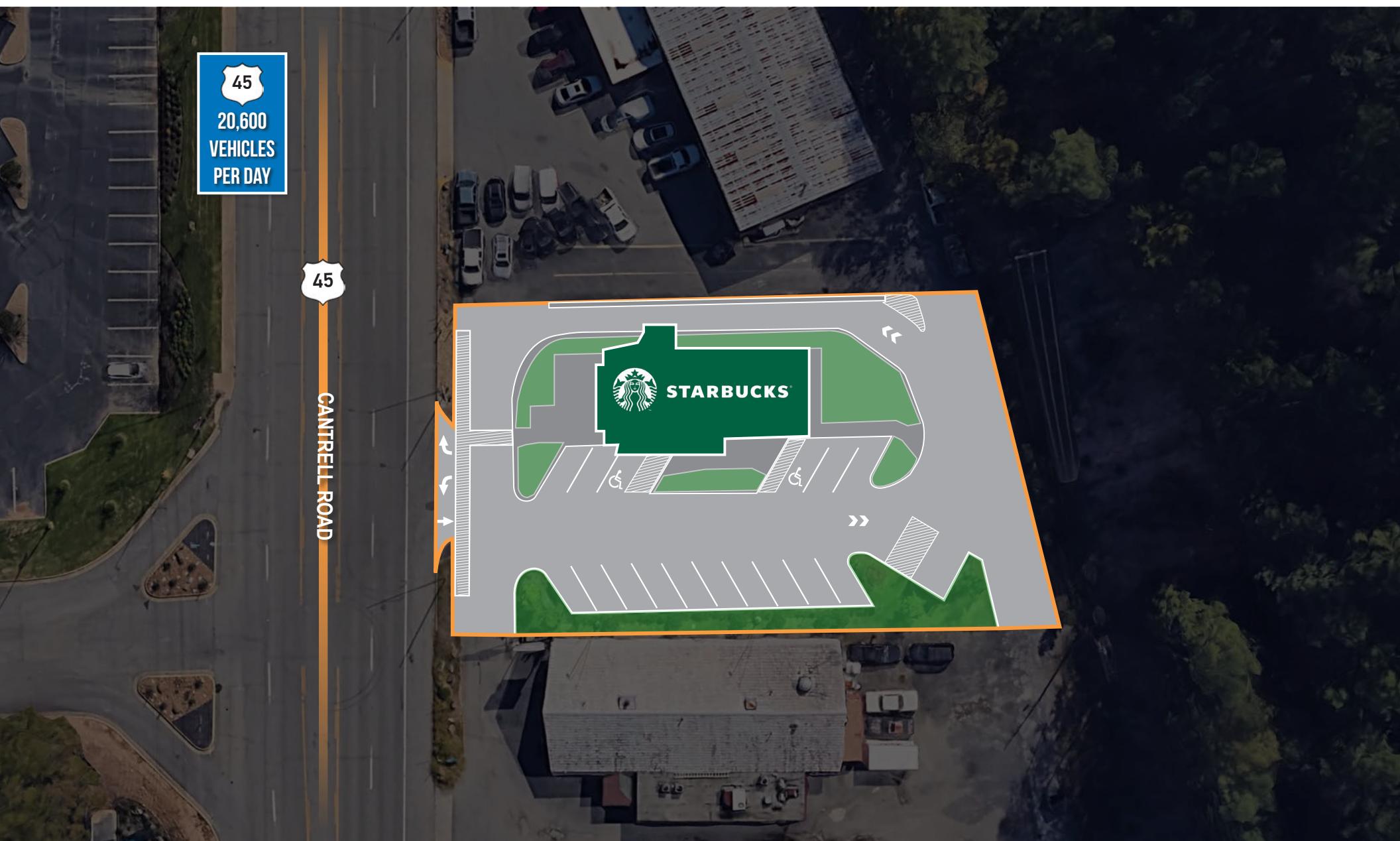
EXPENSES	TOTAL
CAM	\$6,957
Insurance	\$3,638
Taxes	\$16,973
TOTAL EXPENSES	\$27,568
NET OPERATING INCOME	\$110,741

SITE MAP

Starbucks // Little Rock, AR



STARBUCKS



CITY OVERVIEW

Starbucks // Little Rock, AR



STARBUCKS

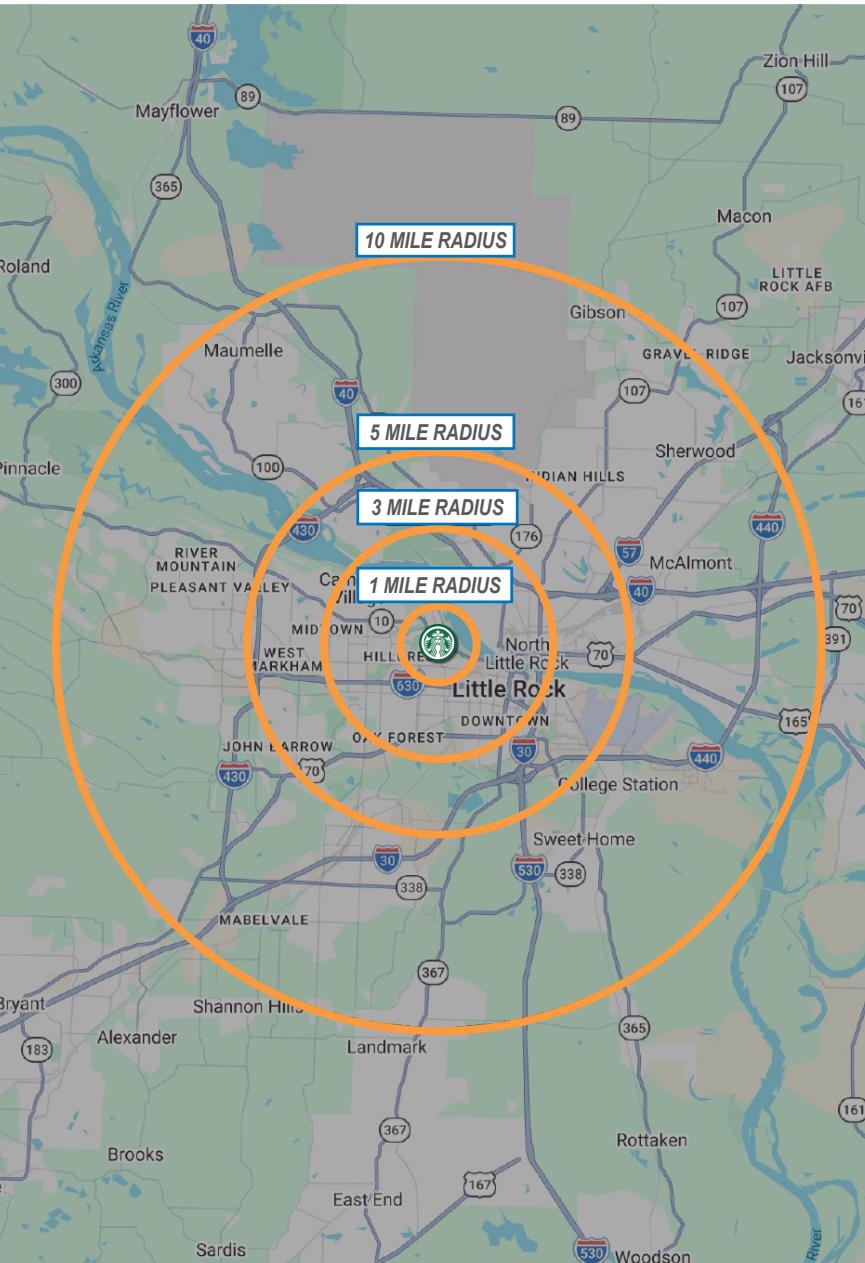


DEMOGRAPHICS

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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