



ACTUAL LOCATION

# STARBUCKS

1070 DARRINGTON DRIVE, CARY, NC 27513

Moss Withers, SIOR, MBA  
mwithers@lee-associates.com  
O: 919.576.2501

Karah Jennings McConnell  
kjennings@lee-associates.com  
O: 919.576.2502  
C: 919.817.0705

Jake Plotkin, CCIM  
jplotkin@lee-associates.com  
O: 919.576.2505  
C: 919.616.0066

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100 Walnut Street | Cary, NC 27511 | 919.576.2500 | [lee-associates.com/raleigh](http://lee-associates.com/raleigh)



# Investment Overview

## OFFERING SUMMARY

Sale Price	\$2,863,500
NOI	\$157,500
Cap Rate	5.5%
Lease Commencement	April 15, 2024
Lease Expiration	July 31, 2034 <i>Lease does not have a kick-out option</i>
Original Lease Term	Ten (10) Years
Lease Term Remaining	Nine (9) Years
Options Remaining	Six (6) Five (5)-Year Extensions
Lease Type	NN
Rent Increases	10% in initial term and with each option



## PROPERTY SUMMARY

Building Size	2,500 RSF
Site Size	0.95 acres
Year Built	2024
Parking	21 spaces



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# Rent Schedule

Lease Year	Monthly Rent	Annual Rent
Years 1-5	\$13,125.00	\$157,500.00
Years 6-10	\$14,437.50	\$173,250.00
<b>Extension Terms</b>		
Years 11-15	\$15,881.25	\$190,575.00
16-20	\$17,469.38	\$209,632.50
21-25	\$19,216.31	\$230,595.75
26-30	\$21,137.94	\$253,655.33
31-35	\$23,251.74	\$279,020.86
36-40	\$25,576.91	\$306,922.95



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PRESTONWOOD  
COUNTRY CLUB

PARK WEST VILLAGE

560 NEW HOMES

NW Cary Pkwy  
23,500 vehicles per day

James Jackson Ave





# Property Highlights

## DEMOGRAPHICS WITHIN FIVE MILES

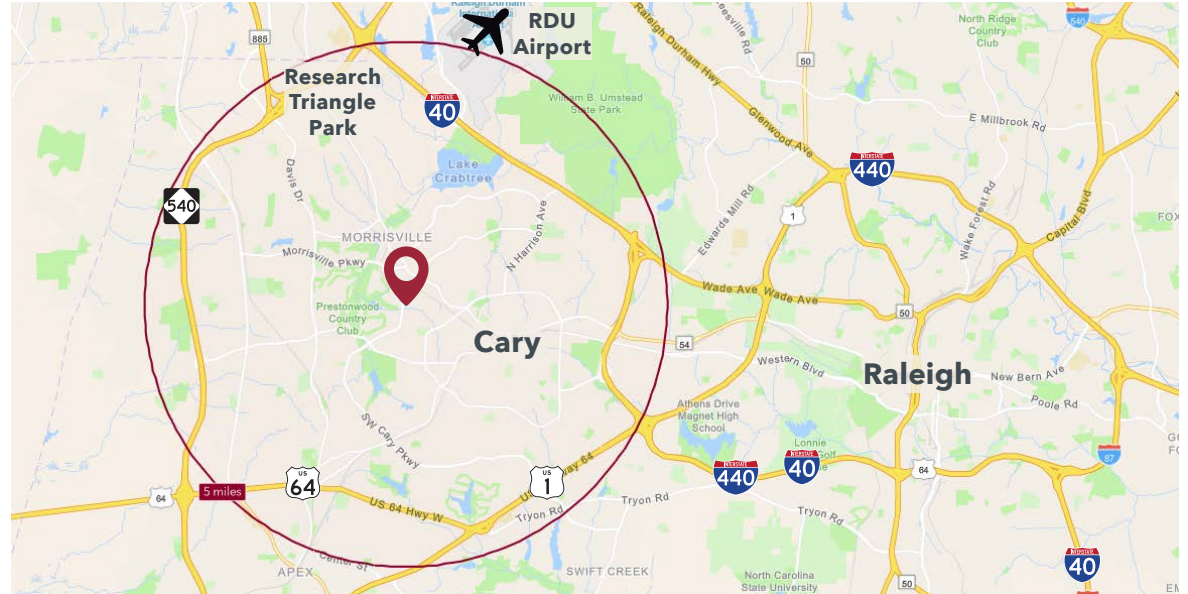
**199,633** Population (2025)

**\$160,673** Average Household Income

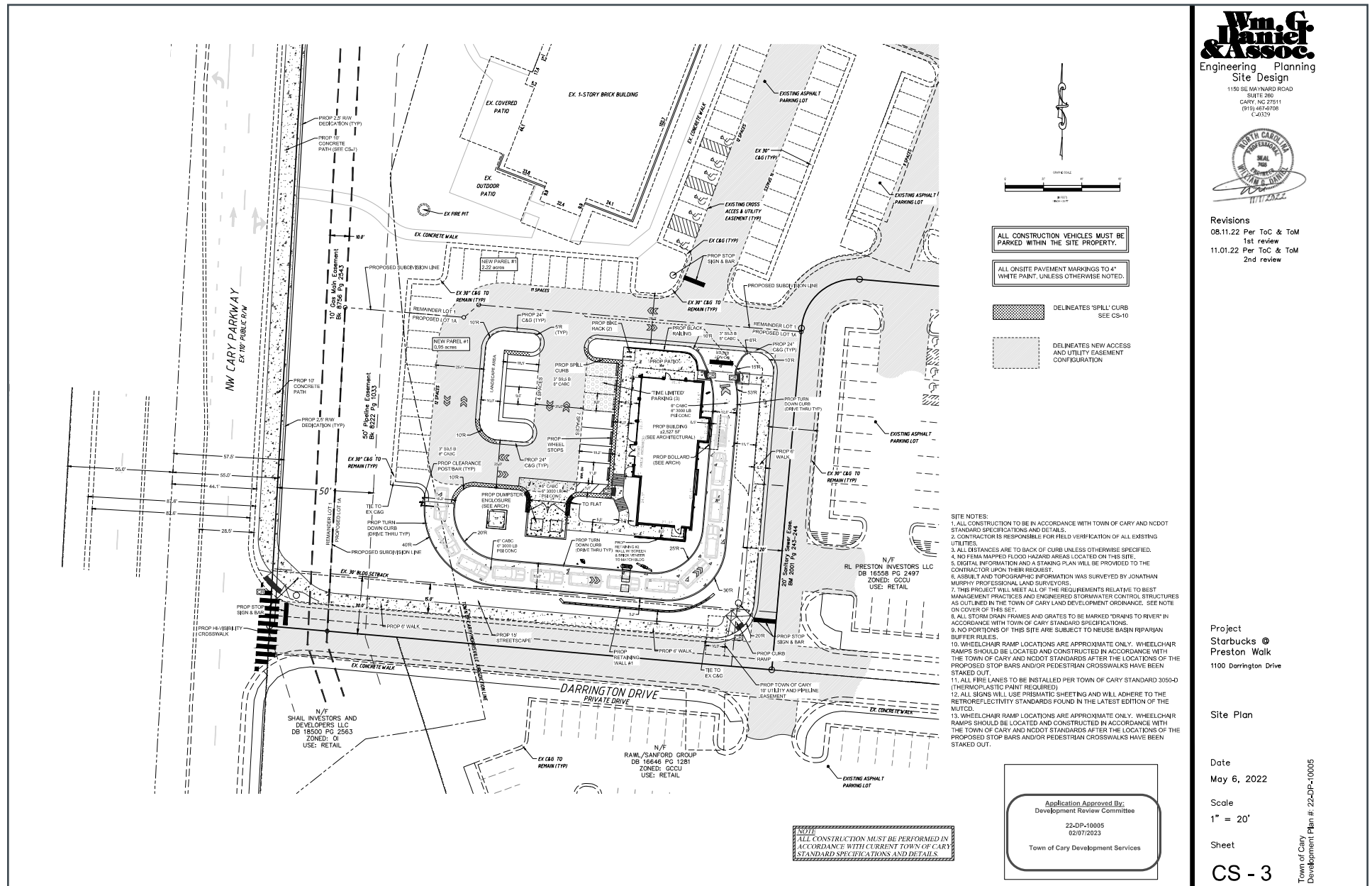
**36.5%** 2010-2024 Population Growth

## PROPERTY HIGHLIGHTS

- » New build to suit construction, delivered in 2024
- » 23,500 vehicles per day on NW Cary Parkway
- » Located in a commercial development with multiple access points, including signalized intersection
- » 5.5 miles from Research Triangle Park
- » Projected 2.69% annual population growth rate between 2024-2029 within a one-mile radius
- » 130 townhomes and 430 multifamily units under construction across the street
- » Affluent area with an average household income of \$190,128 in a one-mile radius
- » Less than one mile from Park West Village, a 615,000 SF shopping center



# Site Plan



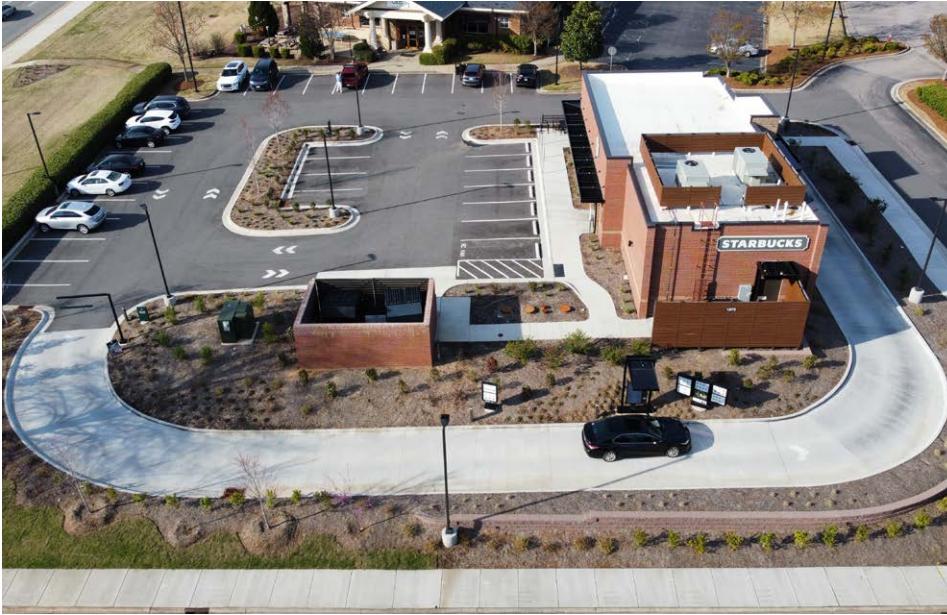
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# Property Photos



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# Tenant Overview

## STARBUCKS®

36,000+ Number of Stores

84 Number of Countries  
in Operation

SBUX NASDAQ Ticker  
Symbol

\$110.19B Market Cap

\$36.2 B Total Revenue

361,000 Total Employees

Starbucks Corporation is a global leader in the premium coffee industry, known for its distinctive customer experience, high-quality arabica coffee, and expansive retail footprint. Starbucks operates over 36,000 retail stores across 84 markets worldwide, serving millions of customers daily through its coffeehouses, drive-thrus, mobile ordering, and delivery services.

The company's core operations include the roasting, marketing, and retailing of specialty coffee and a growing range of food and beverage offerings. Starbucks-branded products also extend to ready-to-drink beverages, single-serve coffee formats, and packaged goods available through grocery and convenience channels.

Starbucks continues to expand its global presence with a strong focus on international growth, especially in key markets like China, India, and Southeast Asia. In the U.S., the company is investing in digital innovation and store modernization—including new store formats like pick-up only, drive-thru only, and delivery-focused locations—to meet evolving consumer preferences.

Central to Starbucks' growth strategy is its Reinvention Plan, which emphasizes operational efficiency, technology investment, and employee (partner) experience. The company is also focused on sustainability initiatives, such as reducing carbon emissions, water usage, and waste in line with its goal to become resource-positive.



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Target Michaels PETSMART HomeGoods  
TRADER JOE'S TJ-maxx ULTA  
NORDSTROM Rack crumbl cookies LOFT CAVA  
Orangetheory FITNESS SUPPLE SALLY BEAUTY. POTBELLY

Park West Village

Chapel Hill Rd

NW Cary Pkwy

560 new homes

STARBUCKS

Prestonwood Country Club

James Jackson Ave

NW Maynard Rd

Harrison Pointe

Harris Teeter Advance Auto Parts  
Neighborhood Food & Pharmacy  
Tire Discount TIRE DIRECT Wal-Mart Neighborhood Market COLD STONE

Harrison Ave

LOWE'S Starbucks DUNKIN'

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Lowes TOOLS McDonald's mellow Mushroom B FARM

High House Rd

Maynard Crossing

Harris Teeter FedEx  
Neighborhood Food & Pharmacy  
GREAT HARVEST BAKERY CAFE Briggs Wendy's

Downtown Cary



# Raleigh-Cary Market Overview



## 2M+

regional population

## 64

daily population growth

## #2

best business climate in the US  
Business Facilities, August 2024

The Raleigh-Cary MSA stands at the forefront of dynamic growth and innovation in the Southeast. As a key submarket within North Carolina's famed Research Triangle, Cary benefits from the convergence of economic stability, talent density, and infrastructure investment—making it one of the most attractive destinations for commercial real estate investment in the nation.

### HIGH-GROWTH, HIGH-TALENT REGION

- » Top 5 fastest-growing U.S. metros
- » 50%+ of residents hold a bachelor's degree or higher
- » Pipeline powered by NC State, Duke, and UNC-Chapel Hill

### DIVERSIFIED, RESILIENT ECONOMY

- » Leading industries: Tech, Life Sciences, Advanced Manufacturing
- » Home to Fortune 500s, R&D hubs, and high-growth startups

### NATION'S TOP BUSINESS CLIMATE

- » #1 Best State for Business – Forbes, Site Selection
- » Low 2.5% corporate tax rate

### STRATEGIC LOCATION & INFRASTRUCTURE

- » Direct access to I-40, US-1, and RDU International Airport
- » 50+ nonstop flights connecting to major markets
- » Ongoing investments in transit, green infrastructure & broadband



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