

# STARBUCKS

TULSA, OK



Subject Property



**\$2,667,000**  
Purchase Price



**6.00%**  
Cap Rate

Address	1340 East 71st Street, Tulsa, OK 74136
Building Size	+/- 1,600 SF
Land Area	+/- 0.6 Acres
Ownership Interest	Fee Simple
Encumbrances	None; delivered free and clear
NOI	\$160,000



**NN LEASE**  
MIN. LANDLORD OBLIGATIONS



**BRAND-NEW**  
10-YEAR LEASE



**NEW CONSTRUCTION**  
BUILT IN 2024

Northmarq Commercial is pleased to offer to qualified investors a single-tenant retail property, 100% leased to Starbucks, located in Tulsa, OK (the "Property").

The Property consists of a ±1,600 SF building on ± 0.60 acres of land. Starbucks is estimated to open in April 2024 and will be operating under a brand new ten (10) year lease with four (4), five (5) year renewal options and 7.5% rental increases every five (5) years during the lease term and options.

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