

# STARBUCKS

**LONGSTANDING SITE - TENANT HAS OCCUPIED THE LOCATION SINCE 2009 & RECENTLY EXECUTED A 10 YR EXTENSION  
97,000 VPD @ SCOTTSDALE RD & SHEA BLVD INTERSECTION | \$180K HOUSEHOLD INCOME WITHIN 3 MILES**

*7050 E SHEA BLVD, SCOTTSDALE, AZ 85254*



OFFERING MEMORANDUM



OO  
OO  
SCOTTSDALE  
QUARTER\*

pv  
REDEVELOPMENT  
UNDERWAY

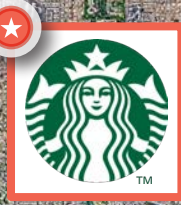
HONORHEALTH  
SCOTTSDALE SHEA MEDICAL  
CENTER | 427 BEDS

TALIESIN WEST

AERO  
SCOTTSDALE

KIERLAND  
COMMONS

BEST BUY TARGET HALF PRICE BOOKS ULTA BEAUTY  
Walmart HOBBY LOBBY  
SPROUTS FARMERS MARKET HomeGoods CVS pharmacy  
TJ-maxx Tuesday Morning OfficeMax



THE HOME DEPOT DSW BIG LOTS! Portillo's  
fru's PET SMART BABY buy buy  
HomeGoods SPROUTS FARMERS MARKET POPEYES  
BARNES & NOBLE IHOP Louisiana Kitchen  
TACO BELL FLOWER CHILD fru's Marketplace

ARIZONA  
BILTMORE  
A WALDORF ASTORIA RESORT

SALT RIVER FIELDS  
AT TALKING STICK GREAT  
WOLF  
LODGE

CASINO ARIZONA  
TALKING STICK RESORT ODYSEA AQUARIUM  
TOPGOLF

51

SCOTTSDALE  
Fashion Square

TARGET Michaels DISCOUNT TIRE  
MOUNTAIN SIDE FITNESS THE HOME DEPOT Conn's Guitar Center DUNKIN' goodwill  
BUFFALO WILD WINGS ULTA BEAUTY petco ROSS  
Burlington HOBBY LOBBY DRESS FOR LESS

LIFETIME FITNESS The Cheesecake Factory  
Saks Fifth Avenue lululemon macy's  
BILTMORE FASHION PARK

OLD TOWN  
SCOTTSDALE

SCOTTSDALE  
COMMUNITY COLLEGE  
A MARICOPA COMMUNITY COLLEGE  
7,300+ STUDENTS



The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus Millichap

# Executive Summary

7050 East Shea Boulevard, Scottsdale, AZ 85254

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$2,238,000</b>
Cap Rate	5.25%
Building Size	900 SF
Net Cash Flow	5.25% \$117,500
Year Built	2009
Lot Size	0.231 Acres

## LEASE SUMMARY

Lease Type	Double Net (NN) Lease*
Tenant	Starbucks
Guarantor	Corporate
Lease Commencement Date	April 15, 2009
Lease Expiration Date	August 14, 2034
Lease Term Remaining	9+ Years
Rental Increases	13.65% in First Option; 10% Every 5 Years Thereafter
Renewal Options	4, 5 Year Options

\*New roof June 2020 - 10 year transferrable warranty in place until 6/20/2030.

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
8/15/2024 – 8/14/2034	\$117,500.00	5.25%
Renewal Options	Annual Rent	Cap Rate
Option 1 (8/15/2034 – 8/14/2039)	\$133,536.00	5.97%
Option 2 (8/15/2039 – 8/14/2044)	\$146,889.60	6.56%
Option 3 (8/15/2044 – 8/14/2049)	\$161,578.56	7.22%
Option 4 (8/15/2049 – 8/14/2054)	\$177,735.80	7.94%

<b>Base Rent</b>	<b>\$117,500</b>
<b>Net Operating Income</b>	<b>\$117,500</b>
<b>Total Return</b>	<b>5.25% \$117,500</b>





**Harkins**  
THEATRES

SCOTTSDALE  
COUNTRY CLUB

ACOYA  
SHEA

SAFEWAY

CVS  
pharmacy

McDonald's

51,700 CPD  
N SCOTTSDALE RD

CIRCLE K



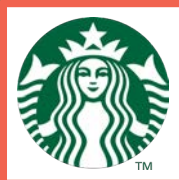
PARADISE  
VALLEY PLAZA

SUNDOWN PLAZA



COSANTI COMMONS

Redevelopment Project Planned to Add 196 Apartment Units, Underground Parking, 79,200 SF of Commercial Space, and a 500 SF Educational/Flex Space



ROSATI'S  
PIZZA  
U.S. EGG

DISCOUNT  
TIRE

jiffylube

45,300 CPD  
E SHEA BLVD



**GAINNEY RANCH  
GOLF CLUB**



**51,700 CPD**  
N SCOTTSDALE RD

**CHAPARRAL  
HIGH SCHOOL**  
[2,100 STUDENTS]



**PARADISE  
VALLEY PLAZA**



**45,300 CPD**  
E SHEA BLVD



**COSANTI COMMONS**



Redevelopment Project Planned to Add 196 Apartment Units, Underground Parking, 79,200 SF of Commercial Space, and a 500 SF Educational/Flex Space



**SUNDOWN PLAZA**



# Property Description



## INVESTMENT HIGHLIGHTS

- » **9+ Years Remaining on Corporate Lease with Starbucks (NASDAQ: SBUX)**
- » 184,626 Residents within a 5-Mile Radius - Households and Population Projected to Increase 6% in the Surrounding Area by 2028
- » **Multiple Renewal Options with 10% Rental Increases Every 5 Years**
- » Affluent Trade Area with Average Household Income Exceeding \$180,000 within 3 Miles
- » **Located within the Scottsdale/Shea Retail Corridor Surrounded by National Tenants: Safeway, Harkins Theaters, McDonald's, and More**
- » Frontage Along Shea Boulevard with 97,000+ Cars/Day at the Corner of Shea Boulevard and Scottsdale Road
- » **Close Proximity to Numerous Apartment Complexes and Chaparral High School**
- » Adjacent to a Planned Redevelopment Project to Add 196 Apartment Units and 79,200 SF of Commercial Space



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2028 Projection	7,447	65,267	195,197
2023 Estimate	7,237	61,222	184,626
Growth 2023 - 2028	2.90%	6.61%	5.73%

### Households

2028 Projection	3,674	29,112	90,188
2023 Estimate	3,551	27,377	85,074
Growth 2023 - 2028	3.48%	6.34%	6.01%

### Income

2023 Est. Average Household Income	\$178,363	\$180,003	\$158,108
2023 Est. Median Household Income	\$111,447	\$117,131	\$103,906

# Tenant Overview



**SEATTLE, WASHINGTON**  
Headquarters



**1985**  
Founded



**STARBUCKS.COM**  
Website



**33,000+**  
Locations

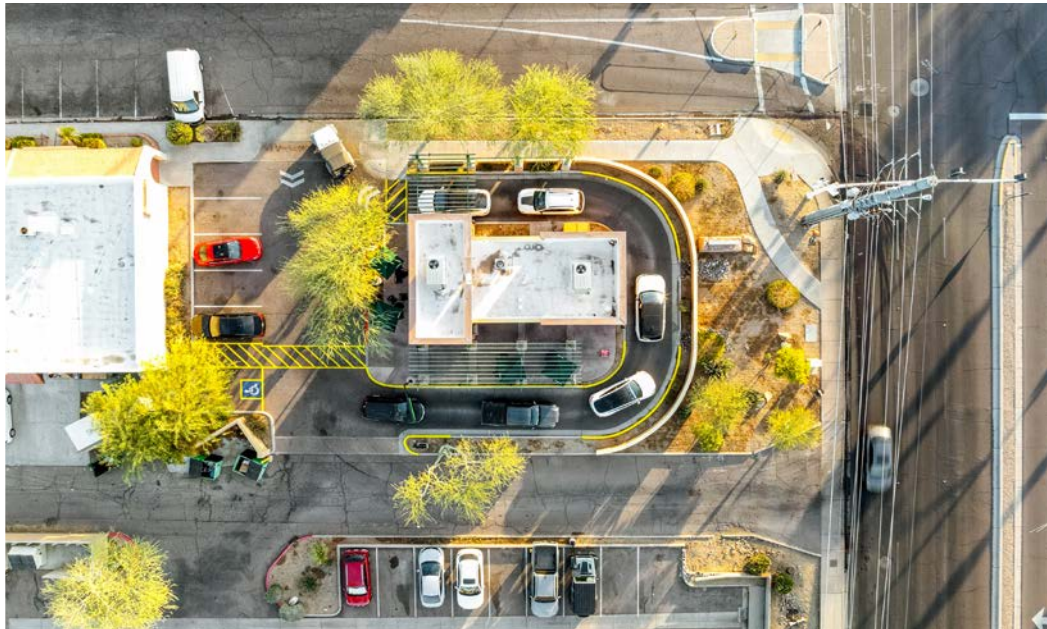


**NASDAQ: SBUX**  
Stock Symbol

Starbucks is the premier roaster, marketer and retailer of specialty coffee in the world, operating in 69 countries. Formed in 1985, Starbucks Corporation's common stock trades on the NASDAQ Global Select Market ("NASDAQ") under the symbol "SBUX." The company purchases and roasts high-quality coffees that they sell, along with handcrafted coffee, tea and other beverages and a variety of fresh food items, through company-operated stores. Starbucks also sells a variety of coffee and tea products and license their trademarks through other channels such as licensed stores, grocery and national food service accounts. In addition to their flagship Starbucks Coffee brand, Starbucks also offers goods and services under brands including: Teavana, Tazo, Seattle's Best Coffee, La Boulange, Ethos and Torrefazione Italia Coffee.

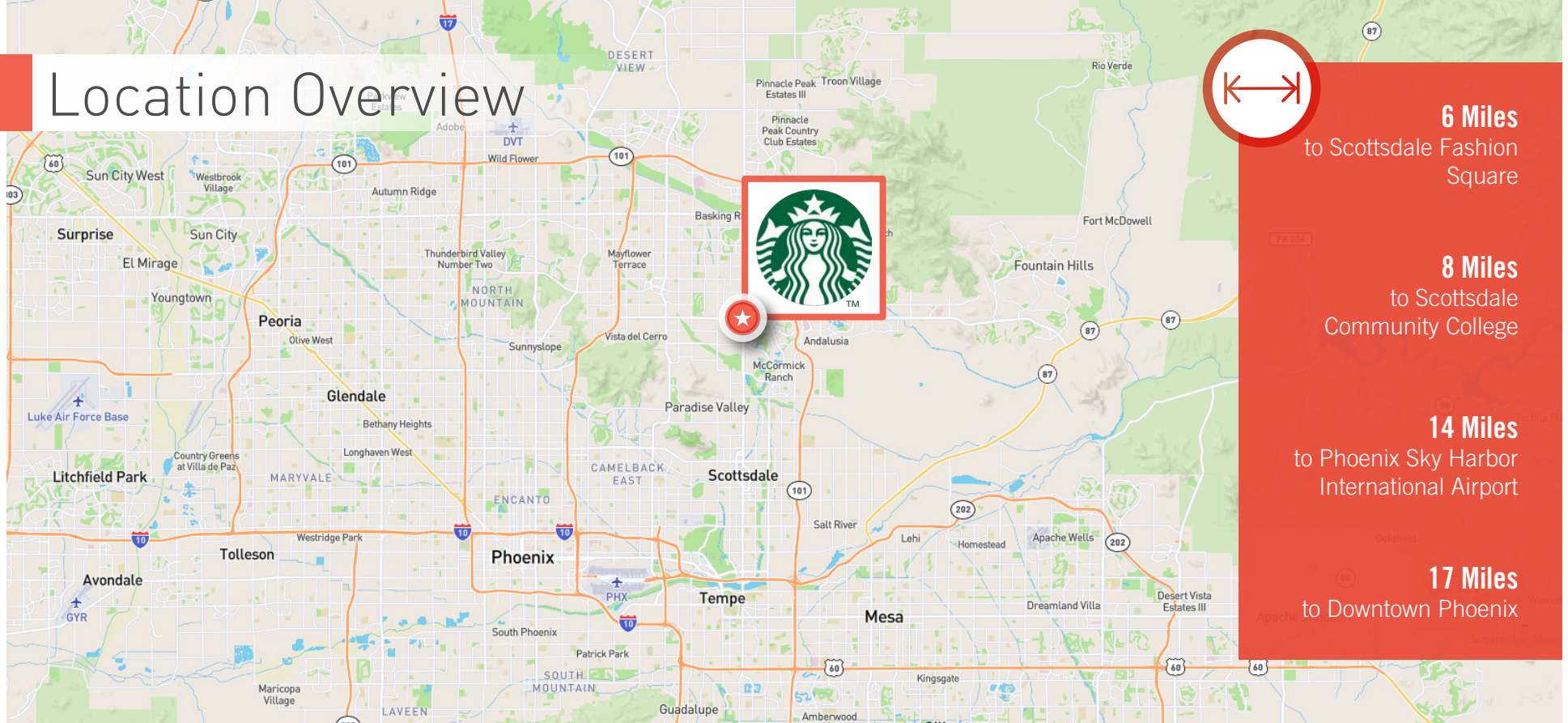
Starbucks company-operated stores are typically located in high-traffic, high-visibility locations. Their ability to vary the size and format of their stores allows the Starbucks to locate them in or near a variety of settings, including downtown and suburban retail centers, office buildings, university campuses, and in select rural and off-highway locations.

# Property Photos





# Location Overview



Adjacent to the Greater Phoenix Area, Scottsdale is known as “the West’s most Western town” and was described in the New York Times as “a desert version of Miami’s South Beach.” With a population of more than 240,000, the City of Scottsdale is among Arizona’s ten largest cities. Scottsdale continues to be recognized nationwide as one of the top markets for business performance, job growth, livability, and friendly culture.

With a rich history in tourism, Scottsdale is visited by more than 9 million people annually, generating an economic impact of \$2.5 billion. Home to Arizona’s finest shopping and dining, Scottsdale offers ranches, hiking trails, award-winning resorts and acclaimed art galleries. While millions of visitors come to experience the best in art, sports, special events and the natural beauty of the Sonoran Desert, residents stay for much more. Before becoming a global destination for

business, Scottsdale was, and remains, renowned for its exceptional recreational amenities. The city offers a mix of lifestyle options for all income levels and living preferences.

Scottsdale is home to one of the most visited malls in the country, Scottsdale Fashion Square, as well as the San Francisco Giants Training Center and SkySong. SkySong is Arizona State University’s (ASU) 1.2 million SF mixed-use development located on a 42-acre campus in Scottsdale, three miles from ASU’s Tempe campus. SkySong is home to a diverse business community that links technology, research, education and entrepreneurship to position ASU and Greater Phoenix as global leaders in the knowledge economy. Scottsdale is home to more than 25,000 businesses with nearly 20 percent of Arizona corporate headquarters calling the city home.

# [ exclusively listed by ]

**Chris N. Lind**

Senior Managing Director  
602 687 6780  
chris.lind@marcusmillichap.com

**Mark J. Ruble**

Executive Managing Director  
602 687 6766  
mruble@marcusmillichap.com

**Zack House**

First Vice President  
602 687 6650  
zhouse@marcusmillichap.com

**NET LEASED DISCLAIMER**

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own

investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

**CONFIDENTIALITY AGREEMENT**

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

**Marcus & Millichap**

Offices Nationwide  
[www.marcusmillichap.com](http://www.marcusmillichap.com)