

OFFERING MEMORANDUM

# STARBUCKS - ANCHORAGE

7820 DEBARR RD | ANCHORAGE, AK 99504



**BANG**  
REALTY

**km** Kidder  
Mathews

*Exclusively Listed by*

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# INVESTMENT SUMMARY

## INVESTMENT SUMMARY

*Kidder Mathews is pleased to present the opportunity to acquire the #1\* performing Starbucks in Anchorage Alaska. This opportunity features extremely strong real estate fundamentals with a drive-thru offering investors a passive investment backed by an investment-grade tenant.*

\*per Placer.ai 06/01/26



**\$2,725,300**

PURCHASE PRICE

**6.00%**

CAP RATE

**NNN**

LEASE TYPE

**5.5 YEARS**

LEASE TERM

**0.88 ACRES**

LAND AREA

**2021**

YEAR BUILT

# INVESTMENT HIGHLIGHTS



## STRONG NATIONAL TENANCY

The Property is leased to Starbucks, an investment-grade tenant with an S&P credit rating of BBB+, offering security of a globally recognized brand with strong financial performance and a long history of successful operations.



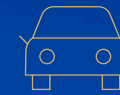
## TOP PERFORMING STORE

The property is the #1 ranked Starbucks in Alaska on Placer.ai and top 28% of stores in the United States.



## NEIGHBORING NATIONAL TENANT SYNERGY

Starbucks is located across the street from both a Fred Meyer and Walmart Superstore.



## DRIVE-THRU EQUIPPED LOCATION

The Starbucks store features a drive-thru, a format that consistently generates higher average sales volumes and aligns with evolving consumer demand for convenience and speed of service.

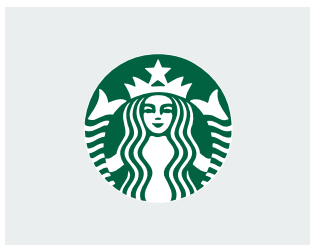


## HIGH TRAFFIC COUNTS

Located on a signalized hard corner with over 28,600 VPD along Muldoon Road and over 11,900 VPD along DeBarr.



## TENANT OVERVIEW



*Starbucks Corporation is the world’s premier specialty coffee retailer, with more than 38,000 stores in over 80 markets worldwide.*

Since its founding in Seattle in 1971, Starbucks has grown into a global brand recognized for its premium coffee, customer experience, and strong commitment to quality. The company serves millions of customers daily through a mix of company-operated and licensed stores, offering a variety of beverages, food items, and consumer packaged goods.

As of 2025, Starbucks ranks among the most creditworthy tenants in the retail net lease sector, carrying an investment-grade credit rating of BBB+ (S&P). The company reported over \$36 billion in annual revenue in fiscal year 2024, supported by consistent same-store sales growth and international expansion. Starbucks has proven resilient across economic cycles, supported by a loyal customer base and its ability to adapt to evolving consumer preferences, including the integration of mobile ordering, delivery, and loyalty programs that drive repeat business.

In the United States, Starbucks maintains a significant real estate footprint, often selecting high-traffic, visible locations in strong retail corridors, near universities, and along major transportation routes. Stores are typically backed by corporate-guaranteed leases with long initial terms and regular rental escalations, making Starbucks one of the most sought-after tenants in the single-tenant net lease market.

For investors, a Starbucks lease represents stability, long-term security, and dependable income backed by one of the most iconic and financially strong brands in the world. The company’s continued expansion and ability to innovate ensure it remains a leader in the quick-service retail space, providing confidence for both near-term performance and long-term value.



NASDAQ

*SBUX*

FOUNDED

*1971 in Seattle, WA*

EMPLOYEES

*402,000*

# OF LOCATIONS

*38,038*

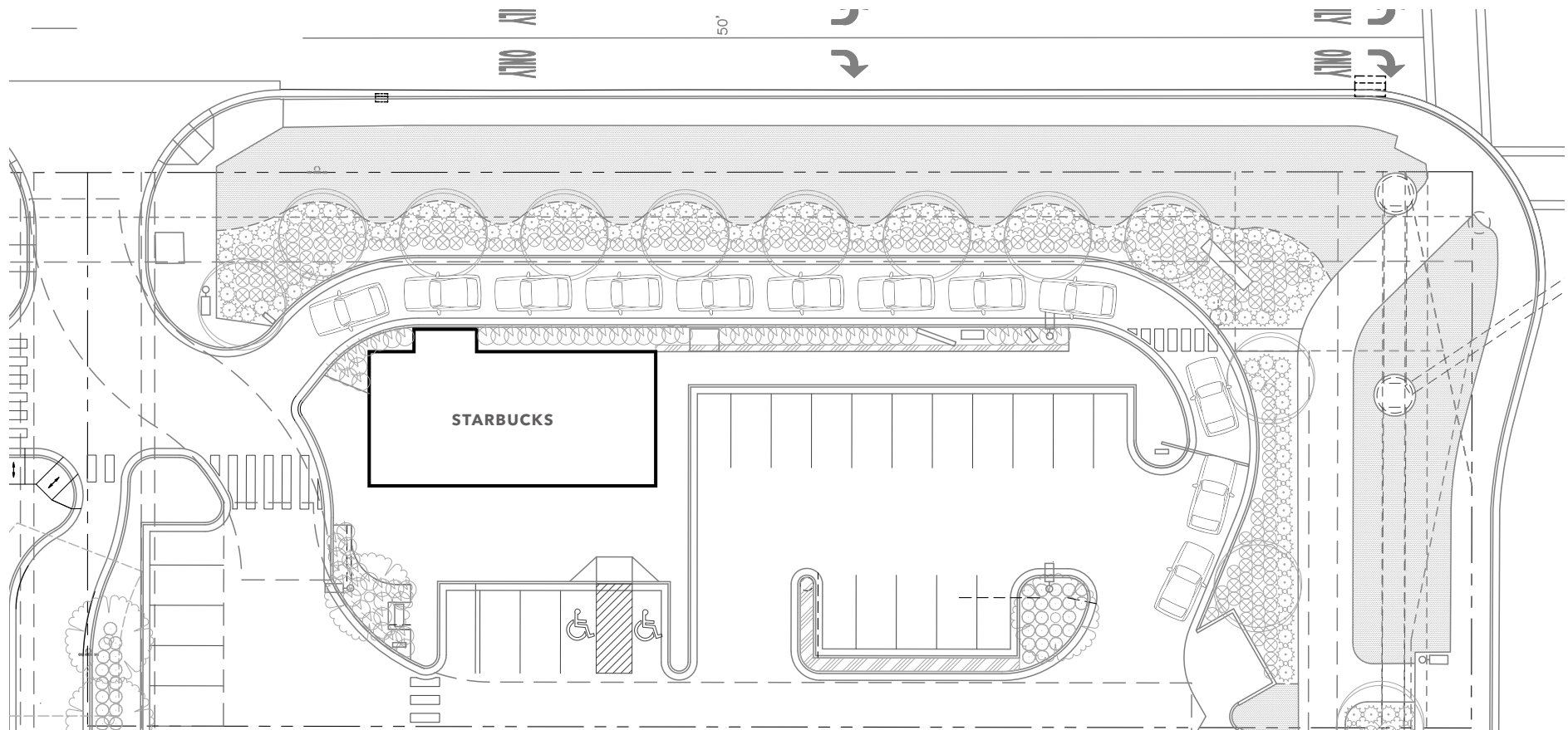
INVESTMENT GRADE  
CREDIT RATING

*BBB+ S&P*



PROPERTY  
OVERVIEW

# SITE PLAN





# FINANCIALS

## FINANCIALS

# CASH FLOW SUMMARY

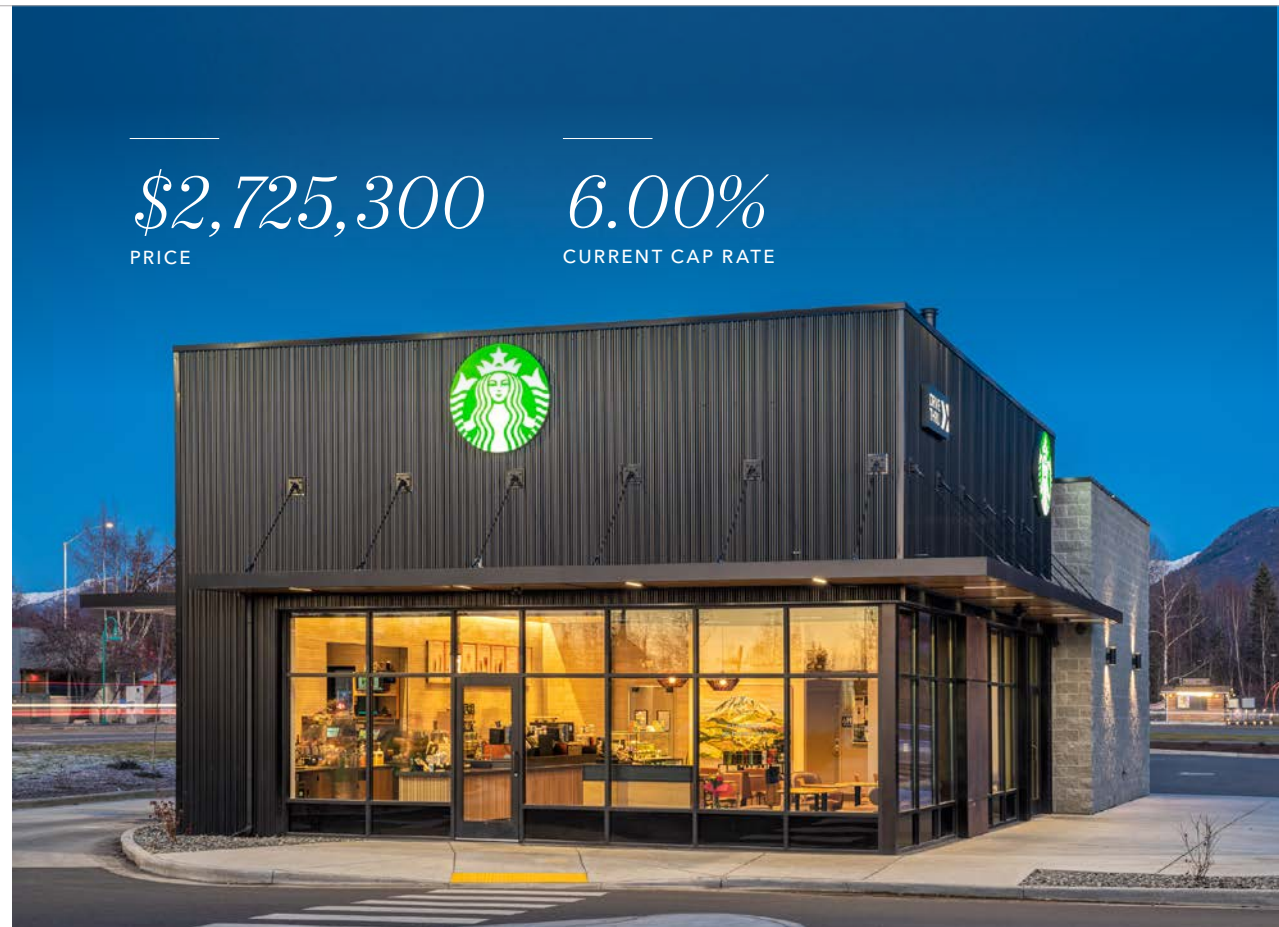
### SCHEDULED REVENUE

	Annual
Scheduled Base Rent	\$163,520
Operating Expense Reimbursement	NNN
<b>Effective Gross Revenue (EGR)</b>	<b>\$163,520</b>

### OPERATING EXPENSES

	Annual
Property Taxes	NNN
Insurance	NNN
CAM	NNN
Total Operating Expenses	NNN
<b>Net Operating Income*</b>	<b>\$163,520</b>

\*Calculated with base rent as of 3/1/27. Seller to credit difference at Closing.



**\$2,725,300**  
PRICE

**6.00%**  
CURRENT CAP RATE

# RENT ROLL

### RENT SUMMARY

Tenant Name	Leased SF	% of NRA	Lease Start	Lease Expiration	Recovery Type
STARBUCKS	2,405	100.0%	11/15/2021	2/29/2032	NNN
Base Rent as of 3/1/27. Seller to credit difference at Closing.					

### RENT DETAILS

Current Monthly Base Rent	Current Annual PSF Base Rent	Renewal Options
\$13,627	\$67.99	Four (4) consecutive 5-yr extension options 12% rent increase in each option period
<b>Totals</b>	<b>\$13,626</b>	<b>\$67.99</b>

## LEASE ABSTRACT

### LEASE DETAILS

TENANT NAME	Starbucks Corporation
ADDRESS	7820 Debarr Rd, Anchorage, AK 99504
LEASE TYPE	NNN
LEASE COMMENCEMENT	December 12, 2021
LEASE EXPIRATION	February 29, 2032
RENEWAL OPTIONS	Four (4) consecutive five (5) year periods; 12% rent increase in each option period

### EXPENSES

#### Property Taxes

For each Lease Year during the Term, Tenant shall pay Landlord, as additional rent, Tenant's Pro Rata Share of the Real Property Taxes.

#### Tenant's Insurance

During the Term, Tenant shall obtain and keep in full force and effect property insurance and liability insurance which may be provided under blanket insurance policies covering other properties as well as the Premises and shall be maintained with an insurance company with an A.M. Best Company ("Best's") rating of at least A- and a Best's financial performance rating of at least VII. Upon Landlord's request, Tenant will provide Landlord access to an Internet website that certifies Tenant's current insurance coverage in a Memorandum of Insurance.

#### Landlord's Insurance

During the Term, Landlord shall obtain and keep in full force and effect, property insurance and liability insurance from an insurance company with a Best's rating of at least A- and a Best's financial performance rating of at least VII. The insurance required to be carried by Landlord under this Section shall be referred to as "Landlord's Insurance." Tenant shall be named as an additional insured under Landlord's liability insurance policies and as an additional loss payee (to the extent of its interest therein from time to time) under Landlord's property insurance policies. Upon Tenant's request, Landlord will provide Tenant with a copy of the certificate(s) evidencing such coverage and a premium bill for Landlord's Insurance.

#### Utilities

Tenant shall pay directly to the applicable utility provider the utility charges for all water, sewer, gas and electricity used by Tenant during the Term.

#### Additional Rent

Commencing on the Rent Commencement Date, for each calendar year of the Term {prorated for any calendar year falling partially within the Term), Tenant shall pay to Landlord as additional rent: (i) an administrative or management fee ("Management Fee") in the amount \$ 5,400.00) which amount may increase periodically, but not more than 5% per year; and (ii) Tenant's Pro Rata Share of Operating Expenses, Landlord's Insurance and Real Property Taxes.

## MAINTENANCE & REPAIR

### Landlord's Obligations

Except for repairs, maintenance and replacements to the Premises and the Building for which Tenant is responsible under Section 6.1, Landlord shall maintain, repair and make replacements to the Premises, the Building, and the Property. Landlord shall, at its sole cost and expense (subject to Tenant's payment obligations, if any, pursuant to Article 12 below), make the repairs and replacements and perform such work that is necessary to maintain the Building and the Property in a condition comparable to other first-class buildings and shopping centers in the Anchorage metropolitan area (collectively, "Landlord's Repair Items"). Landlord's Repair Items shall include (without limitation): (a) the upkeep of the roof, roof membrane and roof systems (gutters, downspouts and the like), foundation, exterior walls, interior structural walls, and all structural components of the Premises, the Building, and the Property and (b) the periodic maintenance and repair of all landscaping and parking areas (including sweeping, pressure washing, and filling of potholes), sidewalks, Outdoor Seating Area (other than items installed in the Outdoor Seating Area by Tenant), Drive-Through Facility (other than items installed in the Drive-Through Facility by Tenant), drainage systems on the Property and all utility systems (including mechanical and electrical) and plumbing systems which serve the Building and/or the Property as a whole and not a particular tenant's premises up to the point at which such utility or plumbing systems connect to the Building. Landlord may pass through the cost of such maintenance and repairs as additional rent, to the extent provided in Article 12. Landlord shall not be required to maintain the interior and exterior surfaces of walls, windows, doors or plate glass and store fronts (except where maintenance of the same is caused by Landlord's negligence or failure to perform its obligations under this Section). Notwithstanding any provision in this Section 6.2 to the contrary, Landlord's Repair Items shall not include making: (a) any repair or improvement necessitated by the negligence or willful misconduct of Tenant, its agents, employees, or servants; (b) any repair or improvement caused by Tenant's failure to perform its obligations under this Agreement or under any other agreement between Landlord and Tenant.

### Tenant's Obligations

Tenant, at Tenant's expense, shall keep the Premises in good order and repair. Tenant's maintenance responsibilities shall include removing snow and ice from the Common Areas, maintaining the interior and exterior of the building, maintaining all plumbing, HVAC, electrical and lighting facilities and equipment on or within the Premises and exclusively serving the Building, outdoor seating area, drive-through facility, and the store front, doors, and plate glass of the Building. At Tenant's request, Landlord shall transfer or assign to Tenant all warranties, express or implied, under any contract or subcontracts relating to any improvements or equipment Landlord built or installed within the Premises to serve the Premises exclusively, including, without limitation, the warranty for the HVAC system. Tenant shall keep the Premises clean and free of trash. Notwithstanding any provision to the contrary, Tenant's obligations under this Section shall not include making: (a) any repair or improvement necessitated by the negligence or willful misconduct of Landlord, its agents, employees or contractors; (b) any repair or improvement caused by Landlord's failure to perform its obligations hereunder or under any other agreement between Landlord and Tenant; or (c) any structural or seismic repairs, improvements or alterations to the Premises, the Building or the Property.



# LOCATION OVERVIEW

# ANCHORAGE



*Anchorage is Alaska's largest city and primary commercial center, serving as the economic, transportation, healthcare, and logistics hub for the state.*

Home to approximately 290,000 residents, representing nearly 40% of Alaska's population, Anchorage functions as the gateway between Alaska and the global economy. Major industries include transportation and logistics, healthcare, military operations, tourism, government services, and energy-related businesses.

A significant driver of the local economy is Ted Stevens Anchorage International Airport, one of

the busiest cargo airports in the world and a critical logistics hub connecting North America, Asia, and Europe. The airport, together with the Port of Alaska and the region's extensive transportation infrastructure, supports Anchorage's position as Alaska's primary distribution center. The city is also anchored by major military installations, including Joint Base Elmendorf-Richardson, one of Alaska's largest employers.

## LOCATION OVERVIEW



### EAT + DRINK

- 01 Starbucks
- 02 Popeyes Louisiana Kitchen
- 03 Domino's Pizza
- 04 Olive Garden
- 05 Raising Cane's Chicken Fingers
- 06 Texas Roadhouse
- 07 907 Alehouse
- 08 UMAMI BBQ
- 09 Pita Pit
- 10 Crumbl
- 11 IHOP
- 12 QDOBA
- 13 Kava's Pancake House
- 14 Sicily's Pizza
- 15 Pho Tommy
- 16 Top Bop
- 17 McDonald's
- 18 Cabin Tavern
- 19 Flo's Pancake House
- 20 Boba Cucue
- 21 Pink Cadillac
- 22 Muldoon Pizza
- 23 Waffles and Whatnot
- 24 Brew DLicious
- 25 JJ's Lounge
- 26 Hamburger Haven
- 27 Ronni 2 Sushi
- 28 Thai Village Restaurant
- 29 Arby's

- 30 Taco Bell
- 31 Ding How Mongolian BBQ
- 32 Wingstop
- 33 Samurai Sushi
- 34 Krispy Kreme Doughnuts
- 35 Wendy's
- 36 My Shwarma House
- 37 Hacienda Mexican Restaurant
- 38 Motor Mocha Inc

### GROCERY + SHOPPING

- 01 JBER Commissary
- 02 Lowe's Home Improvement
- 03 Old Navy
- 04 Kohl's
- 05 Ulta Beauty
- 06 Target
- 07 Best Buy
- 08 AT&T Store
- 09 Boot Barn
- 10 Costco
- 11 Tikahtnu Commons
- 12 Anderson's Ace Hardware
- 13 Circle K
- 14 AutoZone
- 15 Walmart
- 16 Fred Meyer
- 17 Baltazar's Tire Shop
- 18 O'Reilly Auto Parts

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2026 ESTIMATED	17,059	47,313	71,112
2031 PROJECTION	16,696	46,710	70,017
2020 CENSUS	17,213	47,609	71,959

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2026 ESTIMATED	6,284	17,450	25,949
2031 PROJECTION	6,187	17,312	25,674
2020 CENSUS	6,270	17,245	25,686

## EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2026 AVERAGE HH INCOME	\$113,411	\$118,700	\$113,254
2031 PROJECTED AVERAGE HH INCOME	\$113,041	\$118,248	\$112,940
2026 MEDIAN HH INCOME	\$94,090	\$97,562	\$92,258
2031 PROJECTED MEDIAN HH INCOME	\$93,834	\$97,294	\$92,035
TOTAL BUSINESSES	449	1,053	1,665
TOTAL EMPLOYEES	2,897	7,417	16,718

Data Source: ©2026, Sites USA





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