



STARBUCKS

4370 Lake Michigan Dr | Walker, MI 49534

Retail
Investment Opportunity
Offering Memorandum



Representative Photo

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PROPERTY OVERVIEW

Starbucks

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INVESTMENT HIGHLIGHTS



Property Highlights

- **High Performing Store** - Ranks in the 84th percentile nationwide among Starbucks locations based on Placer.ai data, demonstrating strong, consistent foot traffic and above-average unit performance relative to peers.
- **Below-Market Rent** - Current lease rate is meaningfully below market compared to similar Starbucks assets, providing embedded rent growth potential and supporting long-term cash flow durability.
- **Dense Retail Corridor** - Strategically positioned as a Meijer outparcel within a well-established retail corridor featuring national QSR operators. The site benefits from strong co-tenancy, steady consumer traffic, and sustained retail demand drivers.
- **High Traffic Counts** - Located along Lake Michigan Avenue with traffic counts exceeding 45,000 vehicles per day. Excellent visibility and convenient access contribute to consistent customer volume.
- **National Credit Tenant** - Leased to Starbucks, a publicly traded, investment-grade tenant with a globally recognized brand. The corporate guarantee enhances income security and broadens investor appeal.
- **Newer Construction (2022 Build)** - Developed in 2022 utilizing Starbucks' latest prototype design. Recent construction minimizes near-term capital expenditure risk while enhancing overall asset quality and long-term competitiveness.



Representative Photo



Grand Rapids ±6 Miles Away



Apple Ridge Apartments
±806 Units

Boardwalk Subs
jersey style subs, soup & salads

Wendy's

Advance Auto Parts

tropical CAFE
SMOOTHIE
 Pizza Hut
 Panera BREAD

consumers
credit union

ALDI

Blain's FARM & FLEET

Westtown at Wilson
±199 Units

TACO BELL

Subject Property

WALKER DENTAL CARE

Culver's
CREAM CUSTARD BUTTERBURGERS

Valvoline

45

Lake Michigan Dr ± 45,000 VPD

McDonald's

Chick-fil-A

CHOW HOUND
PET SUPPLIES

meijer

Walgreens

Lake Michigan Dr ± 23,700 VPD

Arby's

Applebee's
GRILL + BAR

45

4370 Lake Michigan Dr NW
Walker, MI 49534

±2,240 SF

GLA

2022

Year Built

±43,000

Vehicles Per Day

NN

Lease Type

\$730

Price Per SF



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FINANCIAL OVERVIEW

Starbucks

4370 Lake Michigan Dr, Walker, MI 49534



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FINANCIAL SUMMARY



\$1,636,251

List Price

6.40%

Cap Rate

\$104,720

NOI

±6.3 Years

Term Remaining

±1.12 AC

Lot Size

Property Details

Tenant Name:	Starbucks
Type of Ownership:	Fee Simple
Lease Guarantor:	Corporate
Lease Type:	NN
Roof and Structure:	Landlord
Original Lease Term:	10 years
Lease Commencement Date:	5/10/2022
Lease Expiration Date:	5/31/2032
Term Remaining on Lease:	±6.3 Years
Increases	At options
# of Options:	Four, 5 year options

Annualized Operating Data

	Date	Monthly Rent	Annual Rent	Increases	Rent/SF/year
Current Terms:	-	\$8,726.67	\$104,720	-	\$46.75
Option 1 :	6/1/2032	\$8,960.00	\$107,520	2.67%	\$48.00
Option 2:	6/1/2037	\$9,333.33	\$112,000	4.17%	\$50.00
Option 3:	6/1/2042	\$9,706.67	\$116,480	4.00%	\$52.00
Option 4:	6/1/2047	\$10,080.00	\$120,960	3.85%	\$54.00

TENANT OVERVIEW

1971
Year Founded

Headquarters
Seattle, Washington

Ownership Status
Public

Employees
±361,000

Locations
±40,199 Stores

Credit Rating
S&P: Long-term rating BBB+

Annual Revenue
\$36.2–36.18 Billion



Tenant Overview

Starbucks Corporation, founded in 1971 and headquartered in Seattle, Washington, is the world's premier specialty coffeehouse chain. Boasting a global footprint of over 40,000 locations across 87 countries, Starbucks has built a commanding brand presence rooted in high-quality beverages, experiential retail, and digital engagement. Its leadership position is underpinned by a robust loyalty ecosystem, expansive omni channel distribution, and a strong financial performance, with revenues exceeding \$36 billion in fiscal 2024 and a workforce of approximately 361,000 employees. The company, publicly traded under NASDAQ: SBUX, benefits from proven operational scale and global penetration, though recent strategic shifts under CEO Brian Niccol—focused on reinvigorating the customer experience—have triggered renewed investor scrutiny around margin pressures and credit outlooks.

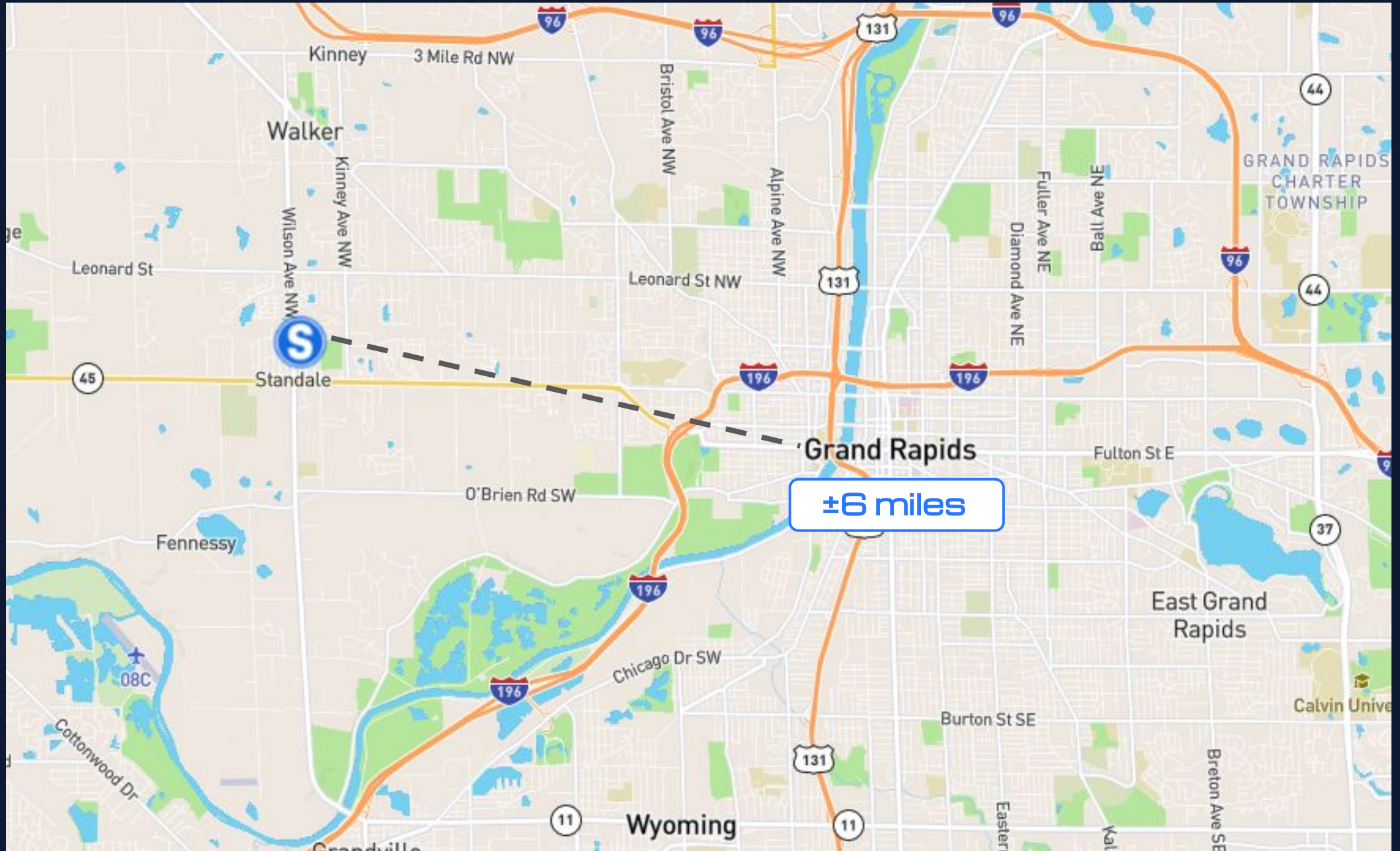
Why Invest in Starbucks?

- **Unmatched Global Scale:** With over 40,000 stores in 87 countries, Starbucks is the world's largest coffeehouse chain and a dominant force in the premium beverage retail market.
- **Powerful Brand & Customer Loyalty:** Starbucks' strong brand equity is supported by an industry-leading loyalty program with over 32 million U.S. members, generating nearly 60% of domestic store revenue.
- **Proven Financial Performance:** The company maintains resilient revenue growth (over \$36 billion in 2024) and consistent profitability, even amidst macroeconomic headwinds.
- **Strategic Reinvention & Efficiency:** The "Back to Starbucks" initiative enhances customer experience, simplifies operations, and focuses on high-margin offerings to defend brand integrity.
- **Diversified Growth Channels:** Beyond retail, Starbucks expands through consumer packaged goods, ready-to-drink products, and digital platforms, creating multiple streams of future revenue.

MARKET OVERVIEW

Starbucks

4370 Lake Michigan Dr, Walker, MI 49534



WALKER, MI

Market Demographics



25,132
Total Population

\$73,835
Median HH Income

10,329
of Households

64.3%
Homeownership Rate

13,800
Employed Population

36.5%
% Bachelor's Degree

36.3
Median Age

266,400
Median Property Value

Local Market Overview

Walker, Michigan is a suburban community just northwest of Grand Rapids, with a population of about 25,000 and a median household income near \$74,000. The city's accessibility via I-96 and Alpine Avenue makes it a prime location for retail, supported by steady commuter and local traffic. Walker offers a mix of residential growth and established business centers, creating consistent demand for everyday retail and service establishments.

Its close proximity—roughly a 10-minute drive—to downtown Grand Rapids strengthens its appeal for national tenants like Starbucks. The area's 64% homeownership rate, educated workforce, and median property value of roughly \$266,000 underscore its economic stability and spending power. These factors, combined with Grand Rapids' continued expansion, make Walker an attractive submarket for coffee and quick-service retailers seeking strong daily traffic and regional visibility.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	6,278	30,266	102,728
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,822	12,872	41,480
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$91,405	\$109,746	\$99,799

GRAND RAPIDS, MI MSA

Local Market Overview

Grand Rapids, Michigan is a dynamic and fast-growing metro area in western Michigan, known for its diversified economy, strong quality of life, and consistent population growth. Located along the Grand River about 30 miles east of Lake Michigan, the city serves as the regional hub for healthcare, manufacturing, education, and technology, creating a balanced economic base that supports both employment and investment stability.

The commercial real estate market in Grand Rapids is robust across industrial, office, retail, and mixed-use sectors. Industrial demand remains elevated due to the area's strong manufacturing and logistics presence, with tenants drawn to its highway access via I-196, US-131, and I-96. Retail corridors such as 28th Street, Alpine Avenue, and downtown Monroe Center attract a mix of national and local users, benefiting from steady consumer traffic and tourism. The city's urban revitalization and ongoing residential growth continue to support adaptive reuse and new construction projects, particularly in the downtown and suburban submarkets.

Total Population

1.1 Million

Median HH Income

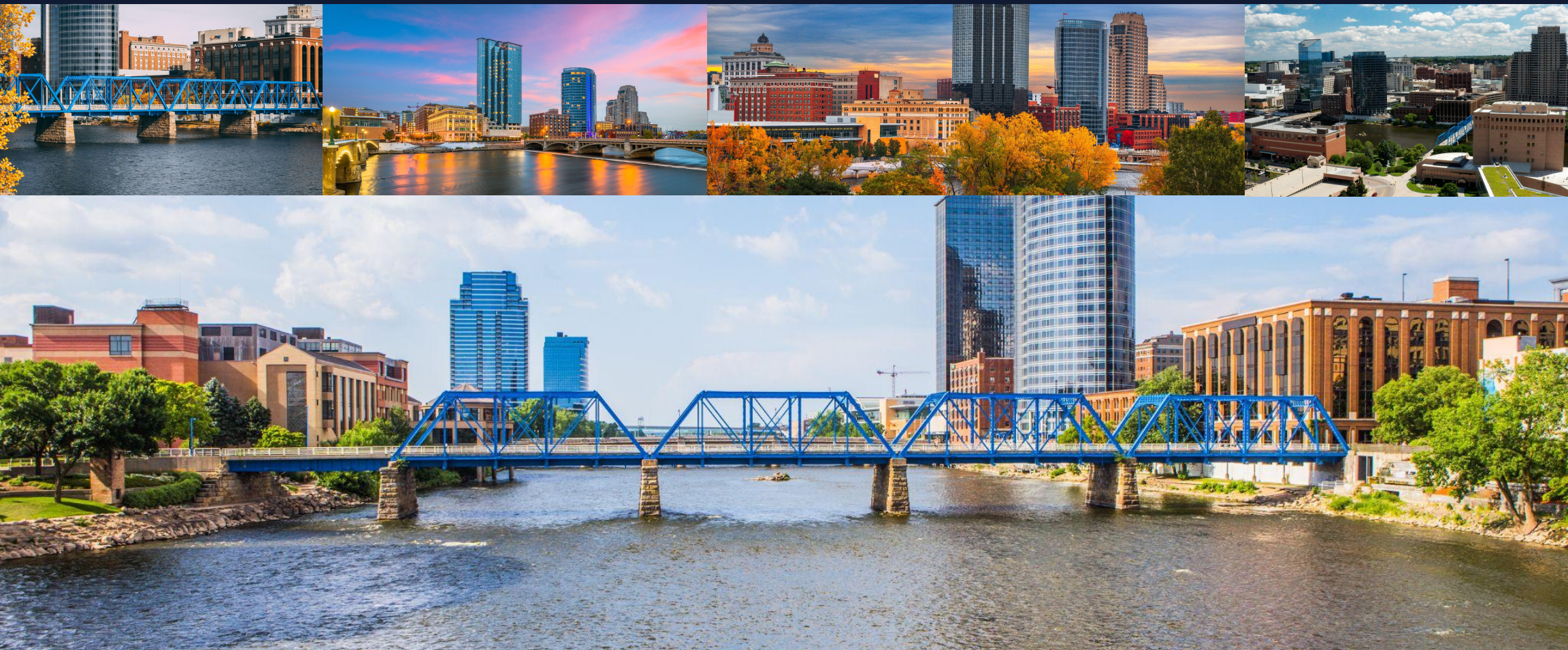
\$65,526

Annual Visitors

22.3 Million

GDP

\$77.3 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 4370 Lake Michigan Dr NW, Walker, MI, 49534 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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