



ACTUAL PHOTO

📍 4770 COLONIAL BLVD, FORT MYERS, FL 33966

Marcus & Millichap

## PROPERTY PHOTO



# INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this brand new construction Starbucks with Drive-Thru located at 4770 Colonial Blvd. in Ft. Myers, Florida. Fort Myers is a city in and the county seat of Lee County, Florida with a population of 92,245. Together with the residential city of Cape Coral, Fort Myers Beach, Sanibel and Bonita Springs, the village of Estero, it anchors a Metropolitan Statistical Area with a population of 787,976. Fort Myers is considered the gateway to Southwest Florida, and it is also a major tourist destination. The city takes its name from a former fort that was built there during the Seminole Wars. Major attractions in Fort Myers include The Caloosahatchee River, the IMAG History and Science Center and the Calusa Nature Center and Planetarium.

This new construction Starbucks is situated as an outparcel to a very busy WalMart Supercenter which has more than 2.5 million visits per year (Placer.AI). Numerous apartments complexes surround this Starbucks Property including The Oasis at Cypress Woods with 298 rented units, The Edison with 326 rented units, Colonial Commons with 332 rented units, V2 Apartments with 308 rented units, Green Edge at Province Park, Bernwood Trace Apartments, Venetian Apartments and Vive Apartments. New home developments in the area include Bonavie Cove by Mattamy Homes.

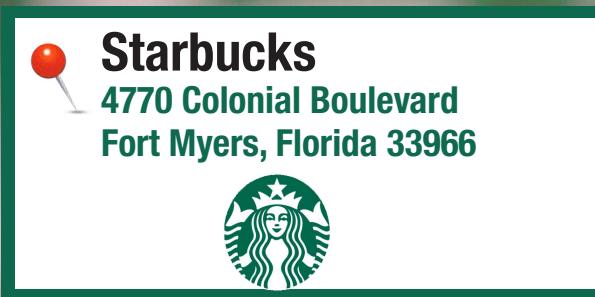
Colleges and Universities nearby include Nova Southeastern University with 6,971 enrolled students, Hodges University with 432 enrolled students, Rasmussen College and Ft. Myers Technical College.

Starbucks Corporation is an American multinational chain of coffeehouses and roastery reserves headquartered in Seattle, Washington. It was founded in 1971 and is currently the world's largest coffeehouse chain. There are currently 40,199 locations in 84 countries serving coffee beverages, smoothies, tea, baked goods and sandwiches.

# INVESTMENT HIGHLIGHTS

- Brand New 2025 Construction Starbucks with Drive Thru
- 10 Year Corporate Guaranteed Lease 10% Increases Every 5 Years | No Kickout Clause
- Outparcel to a Busy Walmart Supercenter which Experiences more than 2.5 Million Visits per Year as Per Placer.AI
- Strong Guarantee: S&P BBB+ Rating | Nasdaq (SBUX)
- Affluent Demographics: Average Household Income Exceeds \$109,000 in a One Mile Radius
- Excellent Exposure to More than 97,000 Vehicles Per Day
- Located at 4770 Colonial Blvd. in Fort Myers, Florida (Population 92,245) and Anchor City of Metropolitan Area Including Cape Coral, Fort Myers Beach, Sanibel and Bonita Springs (Population 787,976)
- Starbucks Corporation is an American Multinational Chain of Coffeehouses Headquartered in Seattle, Washington and as of the Year 2023 there Were 40,199 Starbuck's Locations and Revenue in 2024 was US \$36.2 Billion
- Florida is a No Income Tax State

## THE OFFERING



## PROPERTY DETAILS

Lot Size	46,466 SF (1.07 Acre)
Rentable Square Feet	1,350 SF
Price/SF	\$3,080.25
Year Built	2025

## FINANCIAL OVERVIEW

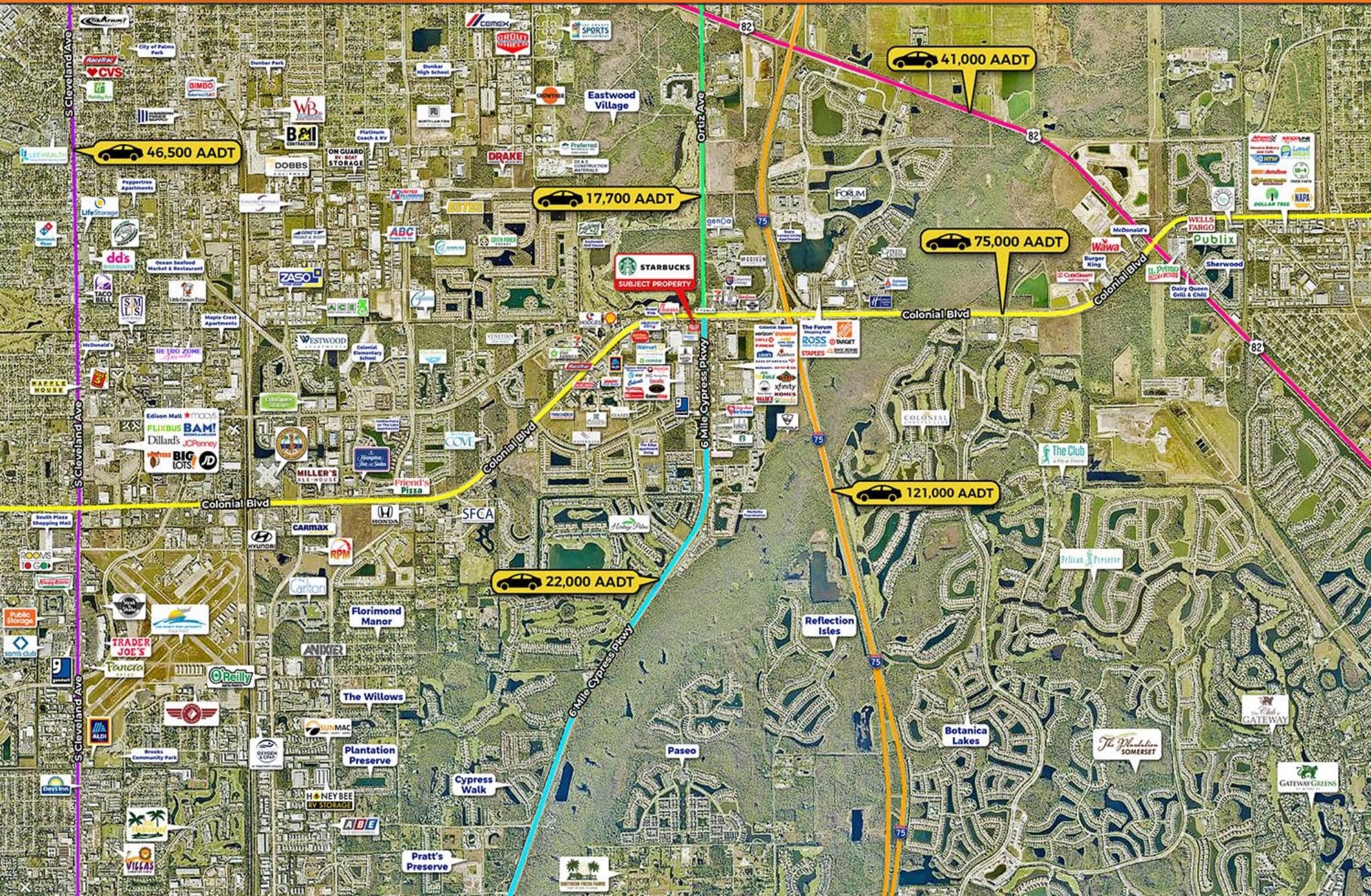
<b>List Price</b>	<b>\$4,158,333</b>
100% / \$4,158,333	
Cap Rate	6.00%
Type of Ownership	Fee Simple

## PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
06/15/2025 - 06/14/2030 (Current)	<b>\$20,792</b>	<b>\$249,500</b>
06/15/2030 - 06/14/2035	<b>\$22,871</b>	<b>\$274,450</b>
06/15/2035 - 06/14/2040 (Option 1)	<b>\$25,158</b>	<b>\$301,895</b>
06/15/2040 - 06/14/2045 (Option 2)	<b>\$27,674</b>	<b>\$332,085</b>
06/15/2045 - 06/14/2050 (Option 3)	<b>\$30,441</b>	<b>\$365,293</b>
06/15/2050 - 06/14/2055 (Option 4)	<b>\$33,485</b>	<b>\$401,822</b>
06/15/2055 - 06/14/2060 (Option 5)	<b>\$36,834</b>	<b>\$442,004</b>
06/15/2060 - 06/14/2065 (Option 6)	<b>\$40,517</b>	<b>\$486,205</b>
Net Operating Income		<b>\$249,500.00</b>
<b>TOTAL ANNUAL RETURN</b>	<b>CAP 6.00%</b>	<b>\$249,500</b>

## LEASE ABSTRACT

Tenant Trade Name	Starbucks
Tenant	Corporate
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NN
Lease Term	10 Years
Rent Commencement Date	Est. 06/15/2025
Expiration Date of Base Term	06/14/2035
Increases	10% every 5 Years of Lease Term and Option Periods
Options	Six 5-Year Options
Term Remaining on Lease	10 Years
Property Type	Net Leased Restaurant
Landlord Responsibility	Roof, Structure, and Capital Replacement of the Parking Lot and other Items (See Lease for Full Details)
Tenant Responsibility	All Other Items
Right of First Refusal	Yes, 20 Days



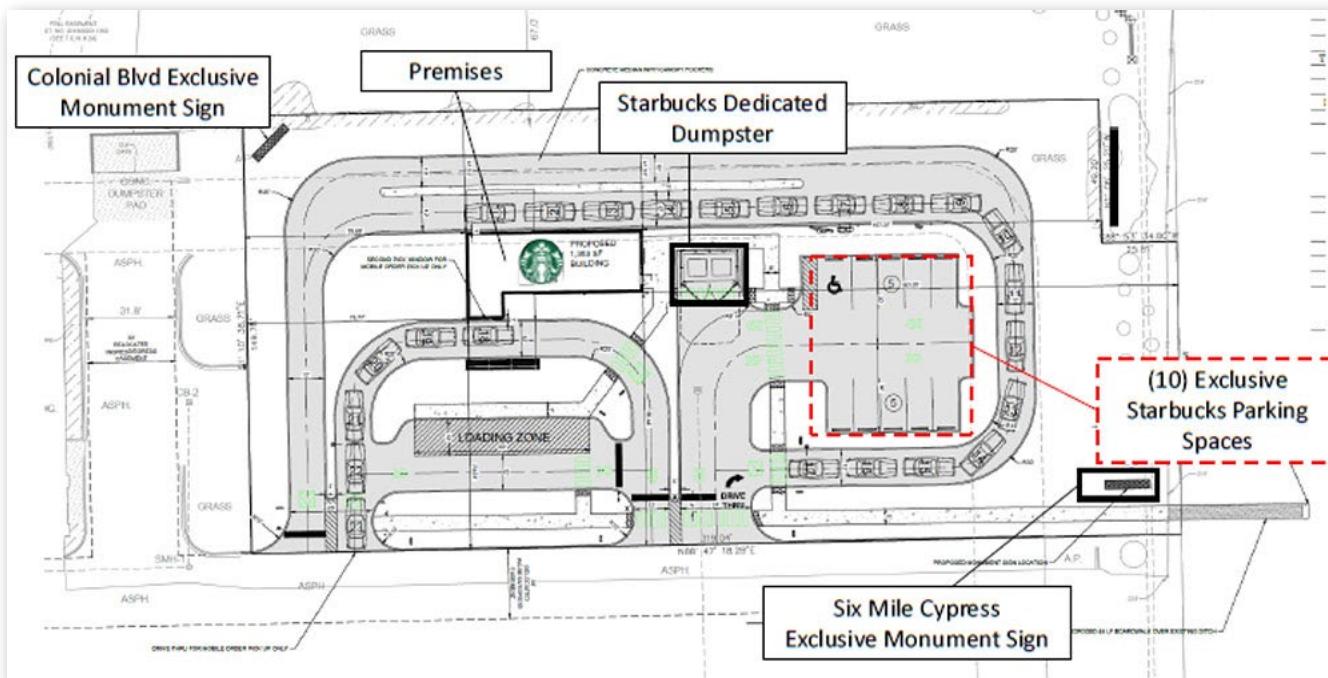
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## ABOUT

Starbucks is an American coffee company. Starbucks operates over 32,660 locations in 83 countries, including 16,637 company operated stores and 16,023 licensed stores. Starbucks offers some of the finest coffees in the world, grown, prepared and served by the finest people. For each cup of coffee, Starbucks purchases and roasts high-quality whole bean coffees. Starbucks' coffee buyers personally travel to coffee farms in Latin America, Africa and Asia to select high quality beans. And the master roasters bring out the balance and rich flavor of the beans through the signature Starbucks Roast. Other companies under the Starbucks brand are Seattle's Best Coffee, Teavana, Tazo, Evolution Fresh, La Boulange, Ethos Water and Torrefazione Italia Coffee.



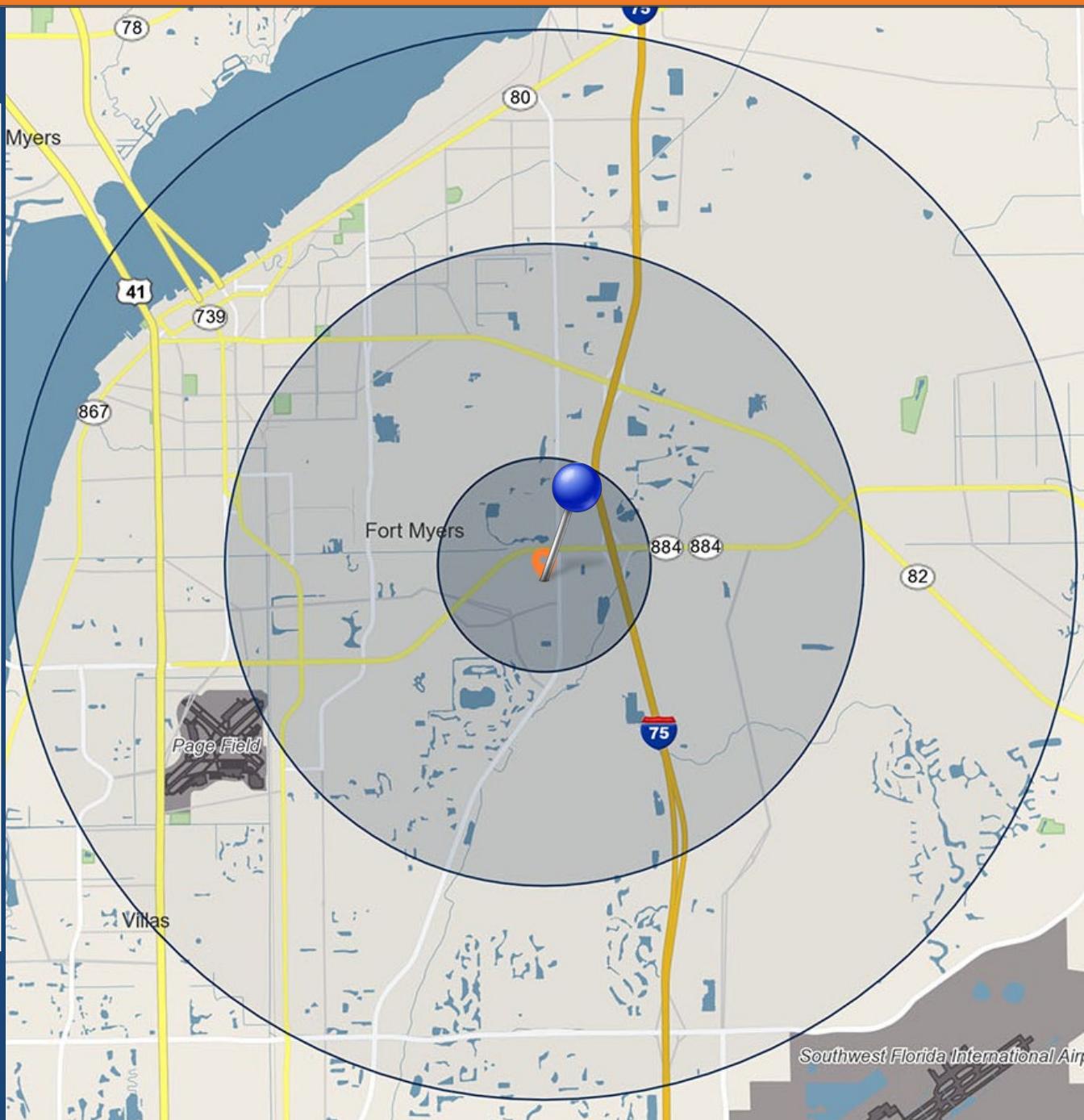
Name	Starbucks Coffee
Ownership	Public
NYSE	SBUX
Sales Volume	<u>\$36.2B+</u> (2024)
S&P	BBB+
HQ	Seattle, Washington
Number of Locations	40,199+ (Worldwide - 2024)
Web Site	<a href="http://www.starbucks.com">www.starbucks.com</a>

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## DEMOGRAPHICS **POPULATION PROFILE**

POPULATION	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Population	5,310	47,799	152,388
<b>2023 Estimate</b>			
Total Population	4,738	43,555	138,970
<b>2020 Census</b>			
Total Population	3,915	41,596	136,645
<b>2010 Census</b>			
Total Population	2,023	26,513	105,417
<b>Daytime Population</b>			
2023 Estimate	5,293	60,990	184,566
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Households	2,230	19,967	64,128
2023 Estimate	2,004	18,009	58,061
Total Households	2.3	2.3	2.3
<b>2020 Census</b>			
Total Households	1,881	16,983	54,895
<b>2010 Census</b>			
Total Households	782	10,080	41,184
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2023 Estimate</b>			
\$200,000 or More	9.6%	7.8%	6.4%
\$150,000-\$199,999	5.6%	5.0%	4.8%
\$100,000-\$149,999	18.6%	13.4%	12.9%
\$75,000-\$99,999	13.8%	12.3%	12.6%
\$50,000-\$74,999	21.3%	18.4%	18.8%
\$35,000-\$49,999	11.8%	12.3%	12.6%
\$25,000-\$34,999	6.1%	9.1%	10.0%
\$15,000-\$24,999	6.6%	9.5%	9.9%
Under \$15,000	6.5%	12.0%	11.9%
Average Household Income	\$109,604	\$91,316	\$84,722
Median Household Income	\$71,838	\$58,830	\$57,003
Per Capita Income	\$46,446	\$38,632	\$35,778



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# GEOGRAPHY: 5 MILE



## POPULATION

In 2023, the population in your selected geography is 138,970. The population has changed by 31.83 since 2010. It is estimated that the population in your area will be 152,388 five years from now, which represents a change of 9.7 percent from the current year. The current population is 49.9 percent male and 50.1 percent female. The median age of the population in your area is 40.8, compared with the U.S. average, which is 38.7. The population density in your area is 1,772 people per square mile.



## HOUSEHOLDS

There are currently 58,061 households in your selected geography. The number of households has changed by 40.98 since 2010. It is estimated that the number of households in your area will be 64,128 five years from now, which represents a change of 10.4 percent from the current year. The average household size in your area is 2.3 people.



## INCOME

In 2023, the median household income for your selected geography is \$57,003, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 40.37 since 2010. It is estimated that the median household income in your area will be \$65,570 five years from now, which represents a change of 15.0 percent from the current year.

The current year per capita income in your area is \$35,778, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$84,722, compared with the U.S. average, which is \$100,106.



## EMPLOYMENT

In 2023, 70,072 people in your selected area were employed. The 2010 Census revealed that 53 percent of employees are in whitecollar occupations in this geography, and 24.5 percent are in bluecollar occupations. In 2023, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 26.00 minutes.



## HOUSING

The median housing value in your area was \$302,164 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 21,631.00 owner-occupied housing units and 19,554.00 renteroccupied housing units in your area.



## EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S averages. Only 10.7 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 17.6 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 8.6 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 28.4 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 18.1 percent in the selected area compared with the 20.1 percent in the U.S.

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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. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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