SINGLE TENANT NN W/DRIVE-THRU

Investment Opportunity

STARBUCKS

(NASDAQ: SBUX | S&P: BBB+)

7+ Years Remaining | Scheduled Rental Increases | Options To Extend | Corporate Guranty

WATCH DRONE VIDEO

3100 Emerson Street

JACKSONVILLE FLORIDA

ACTUAL SITE

SRS CAPITAL MARKETS

EXCLUSIVELY MARKETED BY

PATRICK NUTT

Senior Managing Principal &
Co-Head of National Net Lease

patrick.nutt@srsre.com
D: 954.302.7365 | M: 703.434.2599
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. BK3120739

WILLIAM WAMBLE

EVP & Principal
National Net Lease

william.wamble@srsre.com
D: 813.371.1079 | M: 813.434.8278
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. SL3257920

BROOKLYN
Baptist MD Anderson Cancer Center
Baptist Medical Center Jacksonville
Downtown Jacksonville
VyStar Veterans Memorial Arena
EverBank Stadium
Hart Bridge
East San Marco
Publix
Orangetheory FITNESS
Landon Middle School
Bishop Kenny High School
SPRING PARK
Landing Furnished Apartments at The Jack on Beach
173,000 VPD
95
Philips Pointe Apartments
Metro Square
THE EDGE ROCK GYM
DUNKIN'
COMMUNITY FIRST IGLOO
ALT 1
EMERSON ST 16,400 VPD
126
1
22,500 VPD
DOLLAR TREE

SRS

SITE OVERVIEW

OFFERING SUMMARY

OFFERING

Pricing	$2,990,000
Net Operating Income	$160,000
Cap Rate	5.35%

PROPERTY SPECIFICATIONS

Property Address	3100 Emerson Street, Jacksonville, Florida 32207
Rentable Area	3,131 SF
Land Area	0.92 AC
Year Built	2023
Tenant	Starbucks
Guaranty	Corporate (Nasdaq: SBUX) (S&P: BBB+)
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Reimbursed For Taxes & Insurance
Lease Term Remaining	7+ Years
Increases	10% Every 5 Years & Beg. Of Each Option
Options	6 (5-Year)
Rent Commencement	October 2023
Lease Expiration	October 2033

CLICK HERE FOR A FINANCING QUOTE

IAN MAHONEY
Associate
Ian.mahoney@srsre.com | M: 813.586.1914

		LEASE TERM				RENTAL RATES		
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**Annually**	**Options**
Starbucks	3,131	Oct 2023	Oct 2033	Current	-	$13,333	$160,000	6 (5-Year)
(Corporate Guaranty)				Oct 2028	10%	$14,666	$176,000	
						10% Increase Beg. of Each Option		

7+ Years Remaining | Corporate Guaranty | Options To Extend | Scheduled Rental Increases | 2023 Construction

- Starbucks Corporation has 7+ years of term remaining on the original 10 year lease, demonstrating their long-term commitment to the site
- The lease is guaranteed by Starbucks, and investment grade (S&P: BBB+), nationally recognized, and established firm with over 41,000 stores
- The lease features 10% rental increases every 5 years and at the beginning of each option
- 2023 construction which features high-quality materials, high-level finishes, and distinct Starbucks design elements

Fee Simple Ownership (Land & Building) | No State Income Tax | NN Lease | Limited Landlord Responsibilities

- Tenant pays for taxes, insurance, and maintains all aspects of the premises
- Limited landlord responsibilities to roof, structure, and will be reimbursered by tenant for taxes and insurance
- Ideal, low-management investment for a passive investor in a state with no state income tax

Strong Demographics In The Trade Area

- More than 198,051 residents and 155,497 employees support the 5-mile trade area
- $103,283 average household income within a 3 mile radius of the Starbucks

Fronting U.S. Highway 1 (22,500 VPD) | Drive-Thru Equipped | Dense Retail Corridor | Surrounding Big Box Retailers

- Starbucks is strategically fronting U.S. Highway 1 that also intersects with Emerson Street which combine to have over 38,500 vehicles per day
- The site is equipped with a drive-thru, allowing for Starbucks to maximize efficiency and productivity at this location
- National tenants in the immediate trade area such as Chipotle, McDonald's, WingStop, Dairy Queen, Arby's, Dunkin, and more
- Surrounding big box retailers such as Walmart, Winn Dixie, Family Dollar, Dollar Tree, Advance Auto Parts, ALDI, Ace Hardware, and more

0.5 Miles Off Interstate 95 (173,000 VPD) | Strong Performing Walmart Nearby | $200 Million Development

- The subject property is just 0.5 miles off Interstate 95 that averages over 173,000 vehicles per day
- The Walmart less than a mile away has done over $115 million in sales according to CenterCheck and has had over 1.7 million visitors in the past 12 months according to Placer.Ai
- Southbank Residence is a new $200 million dollar multifamily development that will include a 25 story residential tower, an 8 story mid-rise building with resort style amenities, all of which demonstrates continued investment in the Southbank market (Article)

PROPERTY PHOTOS

WATCH DRONE VIDEO


STARBUCKS
EXIT ONLY


STARBUCKS

PROPERTY PHOTOS

STARBUCKS

starbucks.com
Company Type: Public (NASDAQ: SBUX)
Locations: 41,000+
2025 Employees: 381,000
2025 Revenue: $37.18 Billion
2025 Net Income: $1.86 Billion
2025 Assets: $32.02 Billion
Credit Rating: S&P: BBB+

Since 1971, Starbucks Coffee Company has been committed to responsibly sourcing and roasting high-quality arabica coffee. Today, with a global footprint of more than 41,000 company-operated and licensed coffeehouses and a growing presence in consumer-packaged goods, they are the world's premier purveyor of specialty coffee.

Through their unwavering commitment to excellence and their guiding principles, they bring the unique Starbucks Experience to life for every customer through every cup. Starbucks Corporation was founded in 1971 and is based in Seattle, Washington.

Source: stories.starbucks.com, finance.yahoo.com

Starbucks Delivers Healthy Comparable Store Sales and Earnings Growth

SEATTLE--(BUSINESS WIRE)-- Starbucks Corporation (Nasdaq: SBUX) today reported financial results for its 13-week fiscal second quarter ended March 29, 2026. GAAP results in fiscal 2026 include items that are excluded from non-GAAP results. Please refer to the reconciliation of GAAP measures to non-GAAP measures at the end of this release for more information.

Q2 Fiscal Year 2026 Highlights:

- **Global comparable store sales increased 6.2%, primarily driven by a 3.8% increase in comparable transactions and a 2.3% increase in average ticket**
- **The company opened 11 net new stores in Q2, ending the period with 41,129 stores: 52% company-operated and 48% licensed**
- **Consolidated net revenues increased 9% to $9.5 billion, or a 8% increase on a constant currency basis**
- **Effective tax rate of 29.8% compared to 23.5% in the prior year, with the increase primarily due to the impact of reorganizing certain entities in China, the $8 million discrete increase to the change in indefinite reinvestment assertions as a result of classifying our Starbucks retail operations in China as held for sale in the first quarter of 2026, and the effect of higher pre-tax earnings and the proportionate impacts from certain permanent differences and discrete items**
- **GAAP earnings per share of $0.45 increased 32% over prior year**

"Our second quarter marked the turn in our turnaround as our Back to Starbucks plan drove both top and bottom line growth," commented Brian Niccol, chairman and chief executive officer. "This is the Starbucks our customers deserve and the Starbucks we believe will deliver long-term growth and value for our partners and shareholders as we execute consistently, at-scale."

Fiscal Year 2026 Guidance:

- **The company updates its fiscal year 2026 guidance (all growth targets are relative to fiscal year 2025 non-GAAP measures unless specified):**
- **Global and U.S. comparable store sales growth of 5.0% or greater;**
- **Consolidated net revenues roughly flat year over year;**
- **Non-GAAP consolidated operating margin to slightly improve year over year;**
- **Non-GAAP earnings per share in the range of $2.25 to $2.45; and**
- **Approximately 600 to 650 net new coffeehouses globally across company-operated and licensed businesses.**

Source: Starbucks

Read Full Report HERE

PROPERTY OVERVIEW

LOCATION

Jacksonville, Florida
Duval County

PARKING

There are approximately 38 parking spaces on the owned parcel.
The parking ratio is approximately 12.13 stalls per 1,000 SF of leasable area.

ACCESS

Philips Highway/U.S. Highway 1: 1 Access Point

PARCEL

Parcel Number: 126066-1100
Acres: 0.92
Square Feet: 40,141

TRAFFIC COUNTS

Emerson Street/U.S. Highway 1 Alternate: 16,400 VPD
Philips Highway/U.S. Highway 1: 22,500 VPD
Interstate 95: 173,000 VPD

CONSTRUCTION

Year Built: 2023

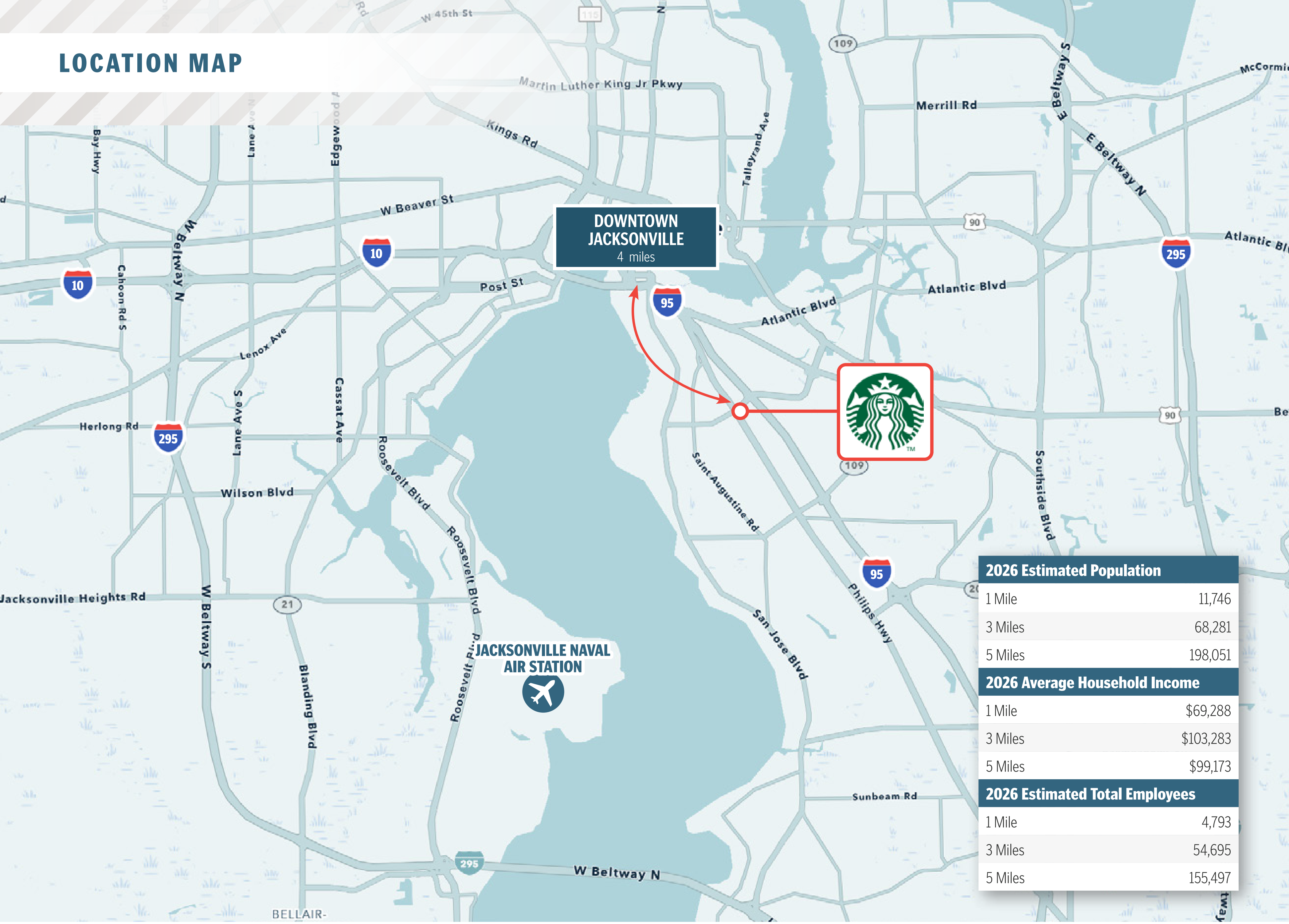
IMPROVEMENTS

There is approximately 3,131 SF of existing building area

ZONING

CCG-2: Commercial Community General

LOCATION MAP



2026 Estimated Population	
1 Mile	11,746
3 Miles	68,281
5 Miles	198,051

2026 Average Household Income	
1 Mile	$69,288
3 Miles	$103,283
5 Miles	$99,173

2026 Estimated Total Employees	
1 Mile	4,793
3 Miles	54,695
5 Miles	155,497


28,000 VPD
90
212
1
22,500 VPD
Metro Square
THE EDGE ROCK GYM
IGLOO
DUNKIN'
Emerson Plaza
THRIFT STORE
cricket
Advance Auto Parts
FAMILY DOLLAR
30,500 VPD
AutoZone
1
Public Storage
AT&T
CHIPOTLE MEXICAN GRILL
tropical SMOOTHIE CAFE
228
26,000 VPD
Gordon FOOD SERVICE
Arby's
ups
The Broach School of Jacksonville South Campus
Brooks Rehabilitation Hospital - University Campus
HCA Florida Memorial Hospital
U-HAUL
bp
Wawa
O'Reilly AUTO PARTS
CHEVROLET
ALDI
DOLLAR TREE
Carwash
Wendy's
126
EMERSON ST
16,400 VPD
PROCRAFT CABINETRY
MURPHY USA
Walmart Supercenter
95
173,000 VPD
Central Park
ARCO GROUP
BERNHARDT LABORATORIES
HEIRLOOM
ClosetsbyDesign
Santa Monica Center
Winn-Dixie
city G.E.A.R.
save-a-lot
HIBBETT
Rainbow
RAC
FAMILY DOLLAR
Aaron's
FIREHOUSE SUBS
CVS pharmacy
Public Storage
ACE The helpful place.
DQ
MAVIS DISCOUNT TIRE
TIRES PLUS
NAPA


EMERSON STREET 22,500 VPD
ALTERNATE
1
PHILIPS HIGHWAY 16,400 VPD
Wendy's
Carwash
DOLLAR TREE

	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	11,746	68,281	198,051
2031 Projected Population	11,896	70,762	206,326
2026 Median Age	37.9	40.1	38.7
Households & Growth			
2026 Estimated Households	4,985	28,750	86,711
2031 Projected Households	5,104	30,264	91,987
Income			
2026 Estimated Average Household Income	$69,288	$103,283	$99,173
2026 Estimated Median Household Income	$53,194	$69,637	$69,372
Businesses & Employees			
2026 Estimated Total Businesses	789	5,442	14,539
2026 Estimated Total Employees	6,313	59,727	178,781

JACKSONVILLE, FLORIDA

Jacksonville, the largest city in Florida, is located in Duval County in the northeast corner of Florida, on the banks of the St. Johns River and adjacent to the Atlantic Ocean. It is the largest metropolitan area in northeast Florida and southeast Georgia. The City of Jacksonville is the largest city in Florida with a population of 1,008,868 as of July 1, 2025.

Jacksonville is the leading transportation and distribution hub in the state. However, the strength of the city's economy lies in its broad diversification. The area's economy is balanced among distribution, financial services, biomedical technology, consumer goods, information services, manufacturing, and other industries. More than 50,000 new jobs have been created by companies expanding or relocating in Jacksonville during the last five years. A central location with access to road, rail, sea and air transportation has made Jacksonville the intermodal hub of the southeast United States.

With a growing population, a strong economy, diverse cultural and recreational opportunities and abundant natural resources, Jacksonville continues to distinguish itself as one of the nation's most dynamic and progressive cities.

Jacksonville is home to many prominent corporations and organizations, including the headquarters of four Fortune 500 companies: CSX Corporation, Fidelity National Financial, Fidelity National Information Services and Southeastern Grocers. Interline Brands is based in Jacksonville and is currently owned by The Home Depot. The Florida East Coast Railway, Swisher International Group and the large short line railroad holding company RailAmerica are also based in Jacksonville.

Jacksonville's appeal as a premier place to do business has been reinforced by national media attention, including a steady ranking among the top ten best places to live by Money magazine. A growing economy, a strong workforce and an excellent living environment are just some of the reasons why one should do business in Jacksonville.

11TH MOST POPULOUS UNITED STATES CITY

POPULATION (AS OF 2026)

1.032MIL

#1 BEST STATE TO START A BUSINESS

#3 CITY BEST U.S. CITY FOR JOB SEEKERS

910,000+ WORKING AGE ADULTS

1.22% POPULATION GROWTH RATE

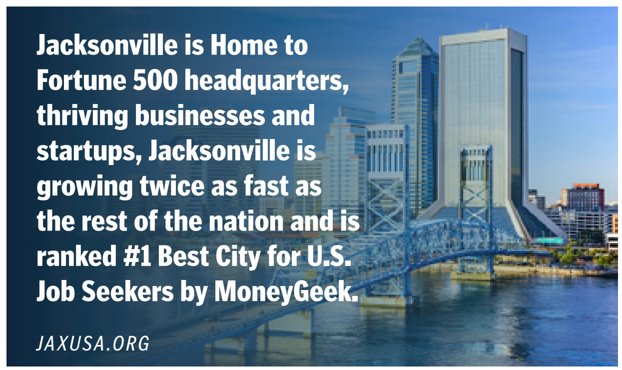
15% LOWER CONSTRUCTION COSTS THAN THE U.S. AVERAGE

#1 SCHOOL DISTRICT IN FLORIDA

St. Johns County ranked as top school district in Florida for over a decade!

#1 JACKSONVILLE

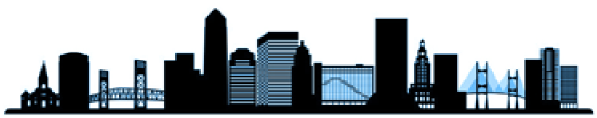
Largest city by land area & most populous city in Florida



Jacksonville is Home to Fortune 500 headquarters, thriving businesses and startups, Jacksonville is growing twice as fast as the rest of the nation and is ranked #1 Best City for U.S. Job Seekers by MoneyGeek.

JAXUSA.ORG

90 MAJOR BANKS, INSURANCE & INVESTMENT SERVICES FIRMS ON THE FORTUNE GLOBAL 500 LIST HAVE OPERATIONS IN JACKSONVILLE



2026 GDP

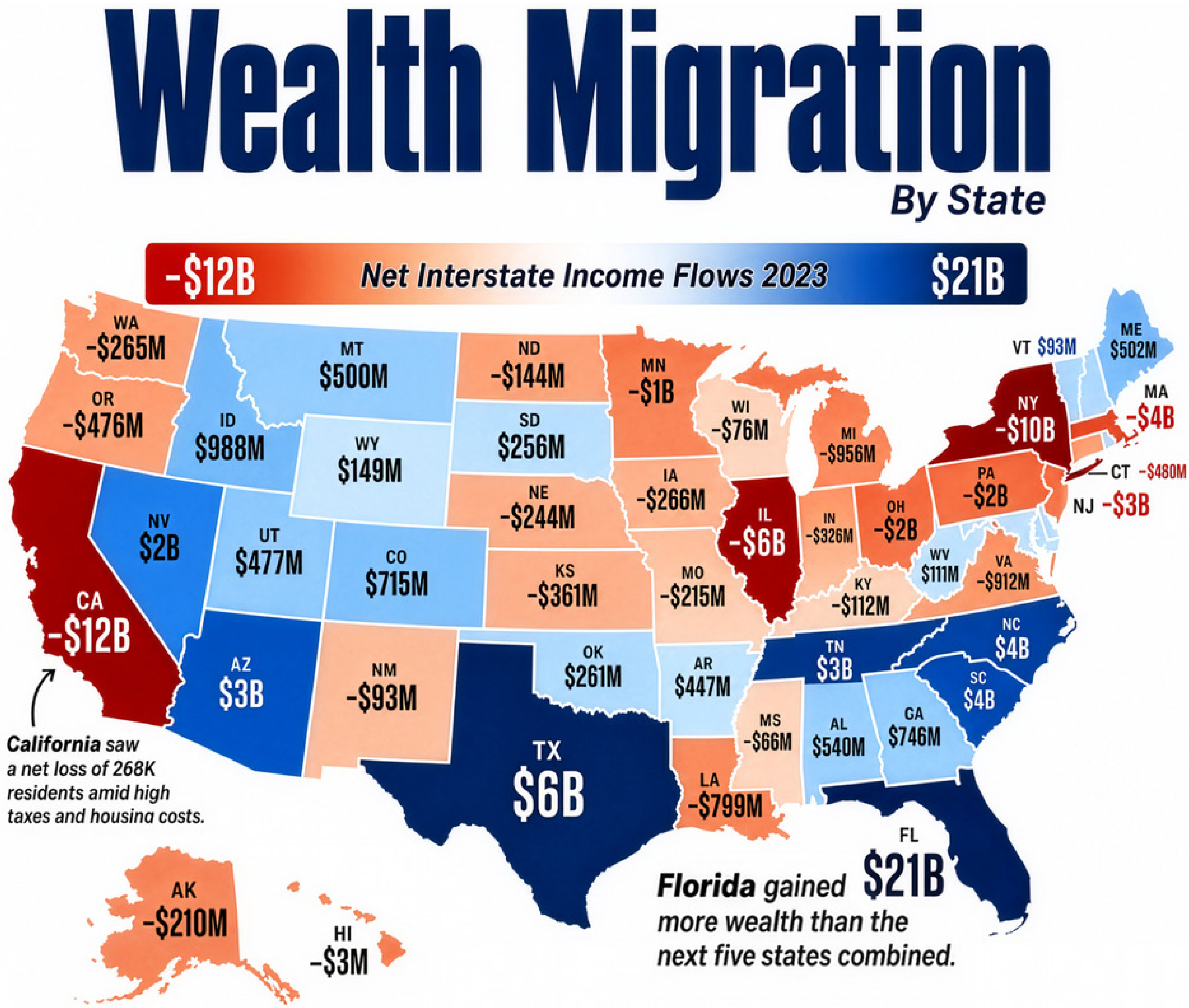
JACKSONVILLE MSA

$134BIL

TOP EMPLOYEES IN THE JACKSONVILLE REGION

AT&T, Walmart, Bank of America, Publix, Florida Blue, Baptist Health, J.P.Morgan

Hottest Job Market


Wealth Migration
By State
-$12B
Net Interstate Income Flows 2023
$21B
WA -$265M
OR -$476M
CA -$12B
NV $2B
ID $988M
MT $500M
WY $149M
UT $477M
AZ $3B
CO $715M
NM -$93M
ND -$144M
SD $256M
NE -$244M
KS -$361M
OK $261M
TX $6B
MN -$1B
IA -$266M
MO -$215M
AR $447M
LA -$799M
WI -$76M
IL -$6B
MI -$956M
IN -$326M
OH -$2B
KY -$112M
TN $3B
MS -$66M
AL $540M
GA $746M
FL $21B
SC $4B
NC $4B
VA -$912M
WV $111M
PA -$2B
NY -$10B
VT $93M
ME $502M
MA -$4B
CT -$480M
NJ -$3B
AK -$210M
HI -$3M
California saw a net loss of 268K residents amid high taxes and housing costs.
Florida gained $21B more wealth than the next five states combined.

SRS | CAPITAL MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+
TEAM MEMBERS

29
OFFICES

$6.5B+
TRANSACTION VALUE
company-wide in 2025

930+
CAPITAL MARKETS PROPERTIES SOLD
in 2025

$3.5B+
CAPITAL MARKETS TRANSACTION VALUE
in 2025

45 Years OF GOING THE EXTRA MILE

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