

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



RYAN BENNETT, PRINCIPAL

760.448.2449
rbennett@lee-associates.com
License: 01826517

JAKE NEUFELD, ASSOCIATE **LEAD AGENT**

760.448.2455
jneufeld@lee-associates.com
License: 02205115

DREW OLSON, ASSOCIATE

760.448.1372
dolson@lee-associates.com
License: 02049653

JONATHAN SELZNICK, PRINCIPAL

949.734.0243
jselznick@lee-associates.com
NV Broker License: #B.1001723.INDV

Listed By Jonathan Selznick - A Licensed Nevada Real Estate Broker | NV License #B.1001723.INDV

Lee & Associates hereby advise all prospective purchasers of Net-Leased Investment property as follows:

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

As the Buyer of an investment 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. Lee & Associates 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 an investment 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 investment 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 Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



TABLE OF CONTENTS

EXECUTIVE SUMMARY

- Offering Summary
- Investment Highlights
- Lease Summary
- Rent Schedule

5
8
10
11

PROPERTY SUMMARY

- Location Map
- Property Photos
- Aerials

3
4
8

TENANT OVERVIEW

- About Starbucks

3

AREA OVERVIEW

- Demographics
- About Las Vegas
- About Harry Reid Int'l Airport

3
4
6



EXECUTIVE SUMMARY

OFFERING SUMMARY

LIST PRICE \$3,474,000	CAP RATE 4.75%	NOI/MO \$13,750	NOI \$165,000
----------------------------------	--------------------------	---------------------------	-------------------------



* Actual Property

EXECUTIVE SUMMARY

PROPERTY SUMMARY

TENANT OVERVIEW

AREA OVERVIEW

5

Starbucks | Las Vegas, NV

OFFERING SUMMARY

PROPERTY SUMMARY

Address	3412 Boulder Hwy Las Vegas, NV 89121
Property Type	Standalone QSR Drive-Through
Parcel No.	162-01-804-006
Tenant	Starbucks
Guarantor	Starbucks Corp. (Corporate)
Credit Rating	S&P: BBB+
Building Size (GLA)	900 SF
Land Size	0.55 AC
Year Built	2025
Parking	10 Spaces
Construction	Brick/Stone Veneer
Zoning	Commercial General
Ownership	Fee Simple (Land & Building)



INVESTMENT HIGHLIGHTS



CORPORATE STARBUCKS LEASE GUARANTY - INVESTMENT GRADE CREDIT - BRAND-NEW 10-YEAR LEASE

- As of 2024, Starbucks has 35,000+ locations in 80 countries, revenue over \$36 billion, and is ranked #116 on the Fortune 500 list.
- Drive-thru only prototype.
- The 10-year lease features 10% rent increases every 5 years through the primary term and option periods.



HIGH-TRAFFIC INTERSECTION AT BOULDER HWY & E SAHARA AVE - PROXIMITY TO I-11 (140,000 VPD) - 7 MILES TO THE LAS VEGAS STRIP

- This Starbucks is situated at the intersection of Boulder Hwy and E Sahara Ave with over 70,000 combined VPD.
- Boulder Hwy is one of the main thoroughfares connecting East Las Vegas to Downtown Las Vegas and Fremont St to the northwest, and to Henderson just to the southeast.
- E Sahara Ave connects directly to the Las Vegas Strip, just 7 miles to the west. Boulder Hwy leads directly to Historic Downtown Las Vegas, just 3 miles north.



HIGH POPULATION DENSITY - STRONG DAYTIME WORKFORCE - DAYTIME POPULATION OF 429,600 WITHIN 3-MILE RADIUS

- Population of over 26,300 within 1 mile, and over 238,800 within 3 miles from the Starbucks.
- Labor force of over 21,570 within 1 mile of the property, growing to over 190,800 within 3 miles.
- Combined daytime population of 429,600 within 3 miles of this Starbucks.
- The property is immediately surrounded by more than 10 national-brand car dealerships, the Nevada DMV office, Valley High School, and KO Knudson Middle School.

INVESTMENT HIGHLIGHTS



STRATEGIC MARKET LOCATION - LIMITED DIRECT COMPETITION

- No other Starbucks or national coffee concept for nearly 1.5 miles from this location.
- One of the only standalone Starbucks locations between E Sahara Ave and the Las Vegas Strip.
- This location benefits from strong food and beverage expenditure, topping \$112M within 1 mile and growing to over \$1.63B within a 3-mile radius.



NATIONAL RETAIL SYNERGY - LOCATED NEAR MAJOR LAS VEGAS ATTRACTIONS & DESTINATIONS

- The property is located near national tenants such as Lowe's, Smith's Grocery, Walgreens, Planet Fitness, Family Dollar, O'Reilly Auto Parts, and Circle K.
- Close to busy shopping centers including The Boulevard Mall (5M annual visitors), Sahara Towne Square (2M+ annual visitors), and the Commercial Center (1M+ annual visitors).
- Located 3 miles from the Las Vegas Strip (40 million visitors per year), the Las Vegas Convention Center, and down the street from the Boulder Station Hotel & Casino.
- Also located near the Las Vegas National Golf Course, the Las Vegas Country Club, and Desert Pines Golf Club.



LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Annual Base Rent (Year 1)	\$165,000
Rent Commencement	July 10, 2025
Lease Expiration	July 31, 2035
Lease Term	10 Years
Options to Renew	(4) - 5 Year
Rent Increases	10% every 5 years
Lease Type	Double-Net (NN)
LL Responsibilities	Repairs and replacement of Structure, HVAC, Roof**, Parking Areas, Side-walks*
Tenant Responsibilities	Taxes, Insurance, CAMs, Maintenance of HVAC
Administrative Fee	Tenant Pays Landlord 10% of CAM Charges

*Tenant shall reimburse Landlord for operating expenses, such as restriping, repaving, resealing the parking lot, roof replacement, and exterior repainting by amortizing each expense of its useful life

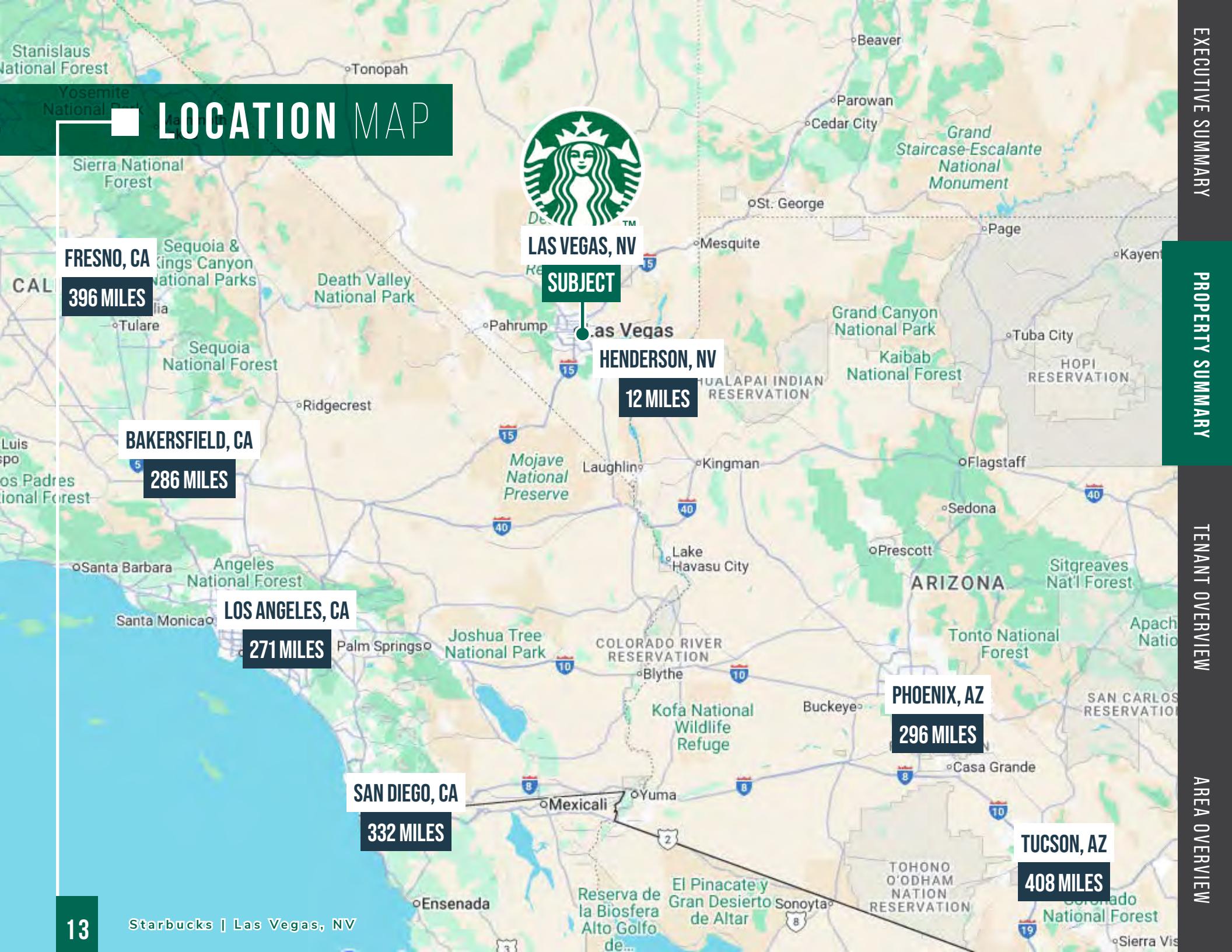
**20 Year Transferable Roof Warranty (No Dollar Limit)

RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM						
	Term	Start Date	End Date	NOI/YR	NOI/MO	Rent Increase
Current Term	Years 1-5	7/10/2025	7/31/2030	\$165,000.00	\$13,750.00	
	Years 6-10	8/1/2030	7/31/2035	\$181,500.00	\$15,125.00	10%
RENEWAL OPTIONS - FOUR(4) - FIVE (5) YEAR OPTIONS REMAINING						
	Years	Start Date	End Date	NOI/YR	NOI/MO	Rent Increase
Option 1	11-15	8/1/2035	7/31/2040	\$199,650.00	\$16,637.50	10%
Option 2	16-20	8/1/2040	7/31/2045	\$219,615.00	\$18,301.25	10%
Option 3	21-25	8/1/2045	7/31/2050	\$241,576.00	\$20,131.33	10%
Option 4	26-30	8/1/2050	7/31/2055	\$265,734.00	\$22,144.50	10%

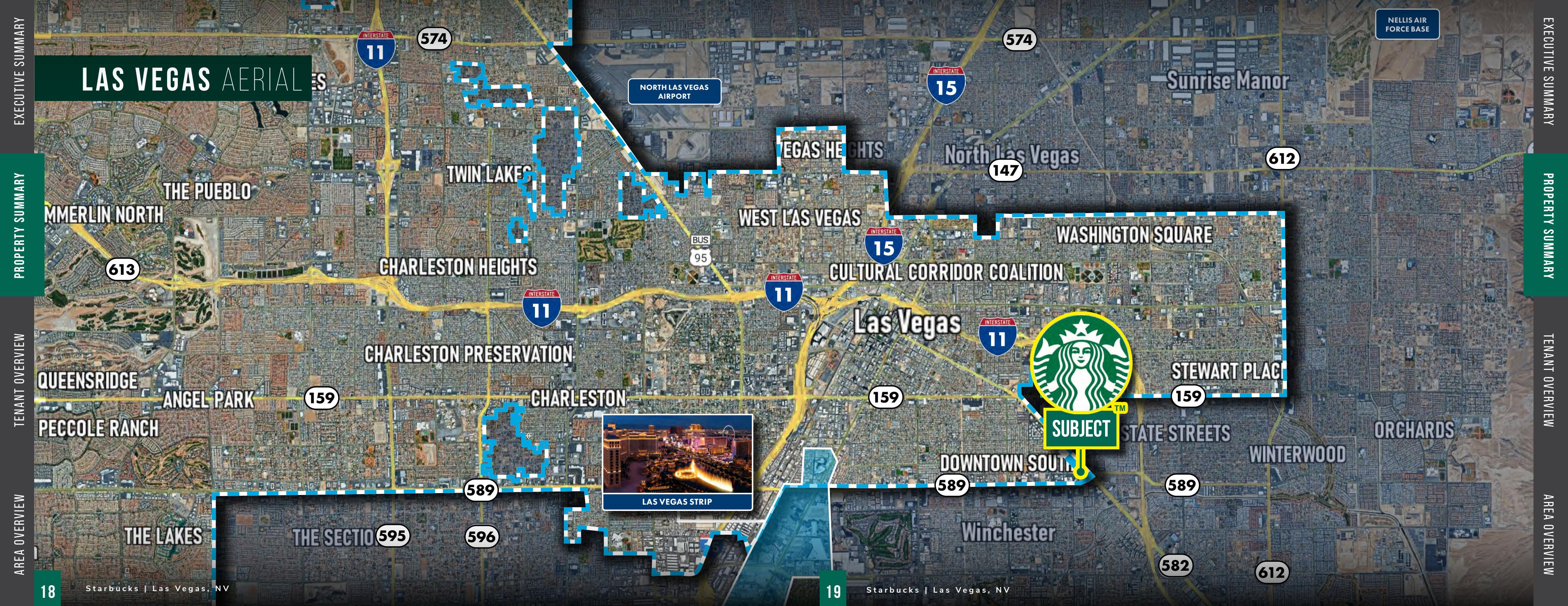


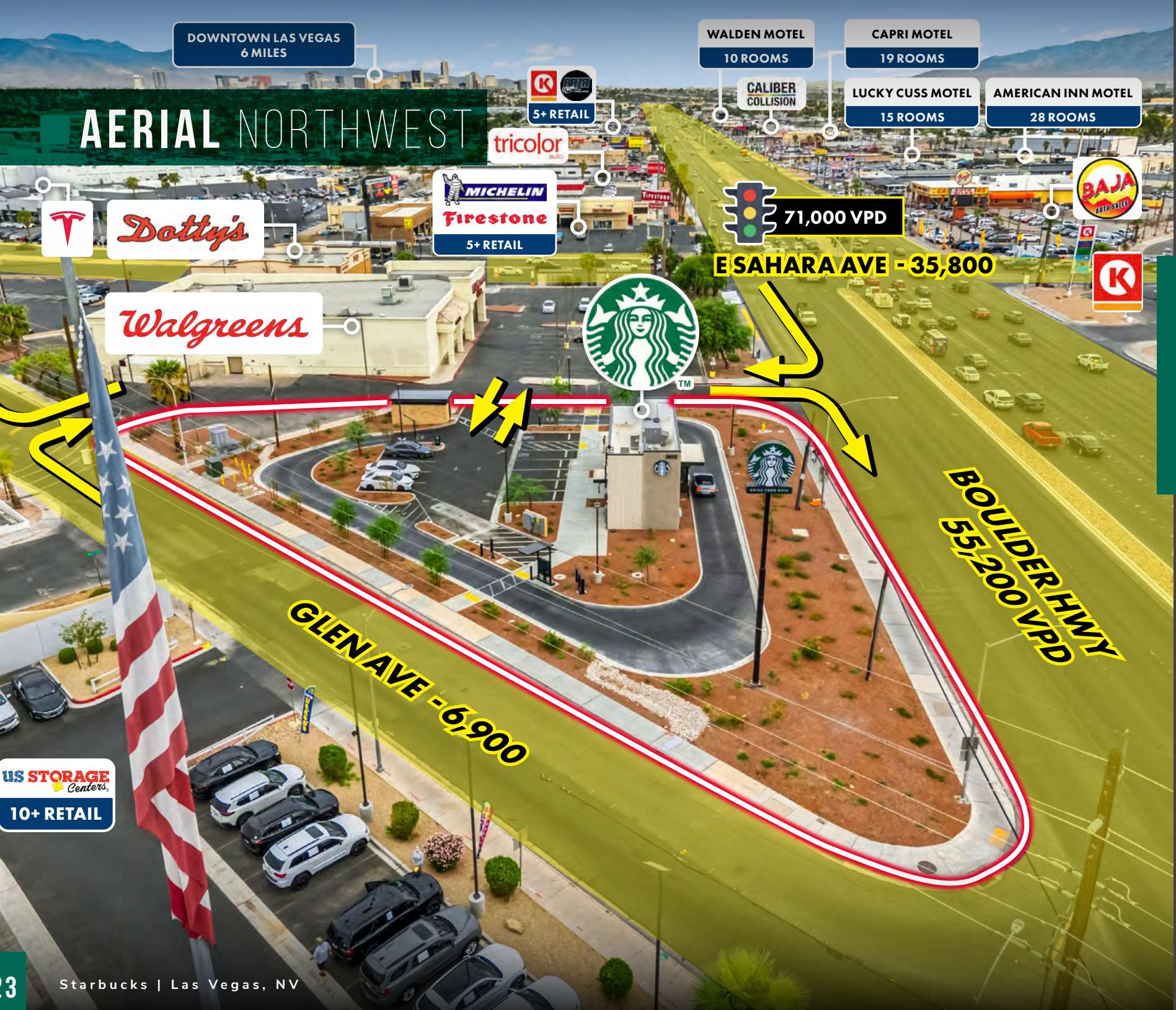
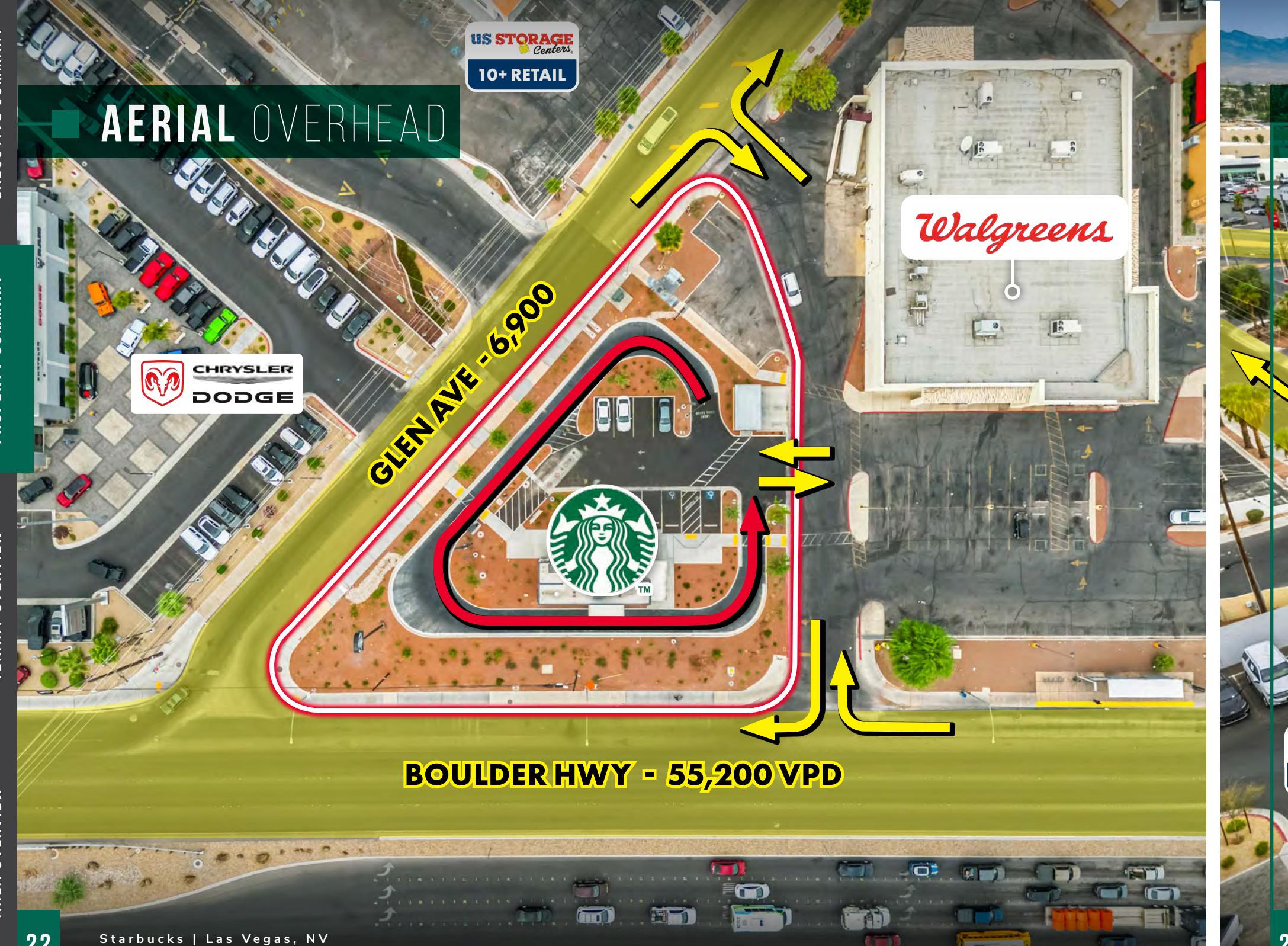
PROPERTY SUMMARY















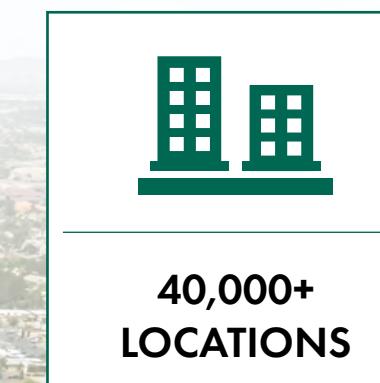
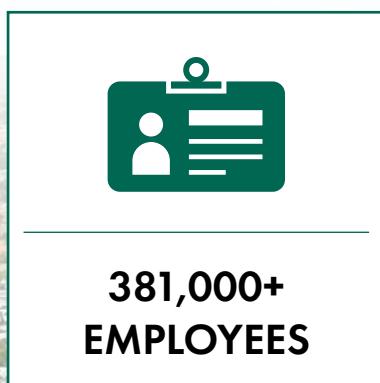




TENANT OVERVIEW

ABOUT STARBUCKS

Trade Name:	Starbucks
Credit Rating:	S&P: BBB+
NASDAQ:	SBUX
Revenue (2024):	\$36.2 B
Area Served:	International
Locations:	40,000+
Employees:	381,000+
Countries:	88
Corporate Headquarters:	Seattle, WA
Website:	www.starbucks.com



TENANT INFO

In 1971, Starbucks opened its first store at Seattle's Pike Place Market, drawing inspiration from "Moby-Dick" and the seafaring tradition. Howard Schultz, a young New Yorker, joined in 1982 and was inspired by Italian coffeehouses during a trip to Milan in 1983. Starbucks transitioned into a coffeehouse in 1987, expanding across the U.S., Japan, Europe, and China in subsequent years. With millions of customers worldwide, Starbucks remains dedicated to nurturing human connection through every cup, conversation, and community, guided by their mission.



AREA OVERVIEW

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
POPULATION	26,381	238,802	526,894
HOUSEHOLDS	10,384	93,088	198,151
EMPLOYEES	5,088	71,427	27,929

HOUSEHOLD INCOME

	1 MILE	3 MILE	5 MILE
AVERAGE	\$66,605	\$71,835	\$78,046
MEDIAN	\$54,355	\$54,288	\$58,777



EXECUTIVE SUMMARY

PROPERTY SUMMARY

TENANT OVERVIEW

AREA OVERVIEW

ABOUT LAS VEGAS

LAS VEGAS, often referred to as the "Entertainment Capital of the World," is a vibrant city nestled in the Nevada desert. Renowned for its iconic Las Vegas Strip, the city is a dazzling showcase of world-class hotels, resorts, and casinos. The Strip is home to famous landmarks like the Bellagio with its mesmerizing fountain show, the pyramid-shaped Luxor, and the vibrant nightlife of Fremont Street. Beyond the glamour of the casinos, visitors can explore diverse attractions, including live performances by world-class entertainers, upscale dining experiences, and thrilling shows that make Las Vegas an unforgettable destination.

7 MILES AWAY FROM SUBJECT PROPERTY

UNLV

RAIDERS

Vegas Golden Knights

A's

Starbucks | Las Vegas, NV

LAS VEGAS STRIP

Entertainment Capital of the World

Tourism
About 42 Million people visit Las Vegas Every year

Growth
Vegas Population has grown 50% in 10 Years

\$8.9 billion
2023 Revenue, up 17% from 2022

On September 29, 2023, the Las Vegas Sphere, a state-of-the-art technological masterpiece boasting a staggering cost of **\$2.3 BILLION**, celebrated its grand opening. Towering at 112 meters (366 ft) in height and stretching 157 meters (516 ft) at its widest point, this architectural marvel claims the title of the world's largest spherical building, encompassing an expansive 81,300 m² (875,000 ft²). With **SEATING CAPACITY FOR 18,600 INDIVIDUALS**, every seat within the Sphere is equipped with high-speed internet access, providing a seamless digital experience.

Starbucks | Las Vegas, NV

sphere

EXECUTIVE SUMMARY

PROPERTY SUMMARY

TENANT OVERVIEW

AREA OVERVIEW

ABOUT LAS VEGAS

ABOUT HARRY REID INTERNATIONAL AIRPORT

HARRY REID INTERNATIONAL AIRPORT, located in Las Vegas, Nevada, serves as the primary airport for the city and the surrounding region. Formerly known as McCarran International Airport, it was renamed in honor of the late U.S. Senator Harry Reid in 2021. The airport is a major hub for both domestic and international travel, connecting millions of passengers annually to destinations across the globe. With its proximity to the Las Vegas Strip, the airport caters to a large number of tourists and business travelers. Featuring multiple terminals, extensive dining options, and state-of-the-art facilities, Harry Reid International plays a crucial role in the tourism and economy of Las Vegas. Its modernized infrastructure also supports efficient operations, including numerous airlines and cargo services, making it a key gateway for Southern Nevada.

**LEARN MORE ABOUT
EXPANSION PLAN**



7 MILES FROM SUBJECT PROPERTY

57.6 M

PASSENGERS IN 2023

200+

**INTERNATIONAL
FLIGHTS PER WEEK**

500+

DAILY FLIGHTS

170

DESTINATIONS WORLDWIDE

2

TERMINALS

26

**NEW GATES APPROVED AS PART
OF EXPANSION PLAN**



STARBUCKS

LAS VEGAS, NEVADA

NASDAQ: SBUX
S&P: BBB+

RYAN BENNETT, PRINCIPAL

760.448.2449

rbennett@lee-associates.com

License: 01826517

JAKE NEUFELD, ASSOCIATE LEAD AGENT

760.448.2455

jneufeld@lee-associates.com

License: 02205115

DREW OLSON, ASSOCIATE

760.448.1372

dolson@lee-associates.com

License: 02049653

JONATHAN SELZNICK, PRINCIPAL

949.734.0243

jselznick@lee-associates.com

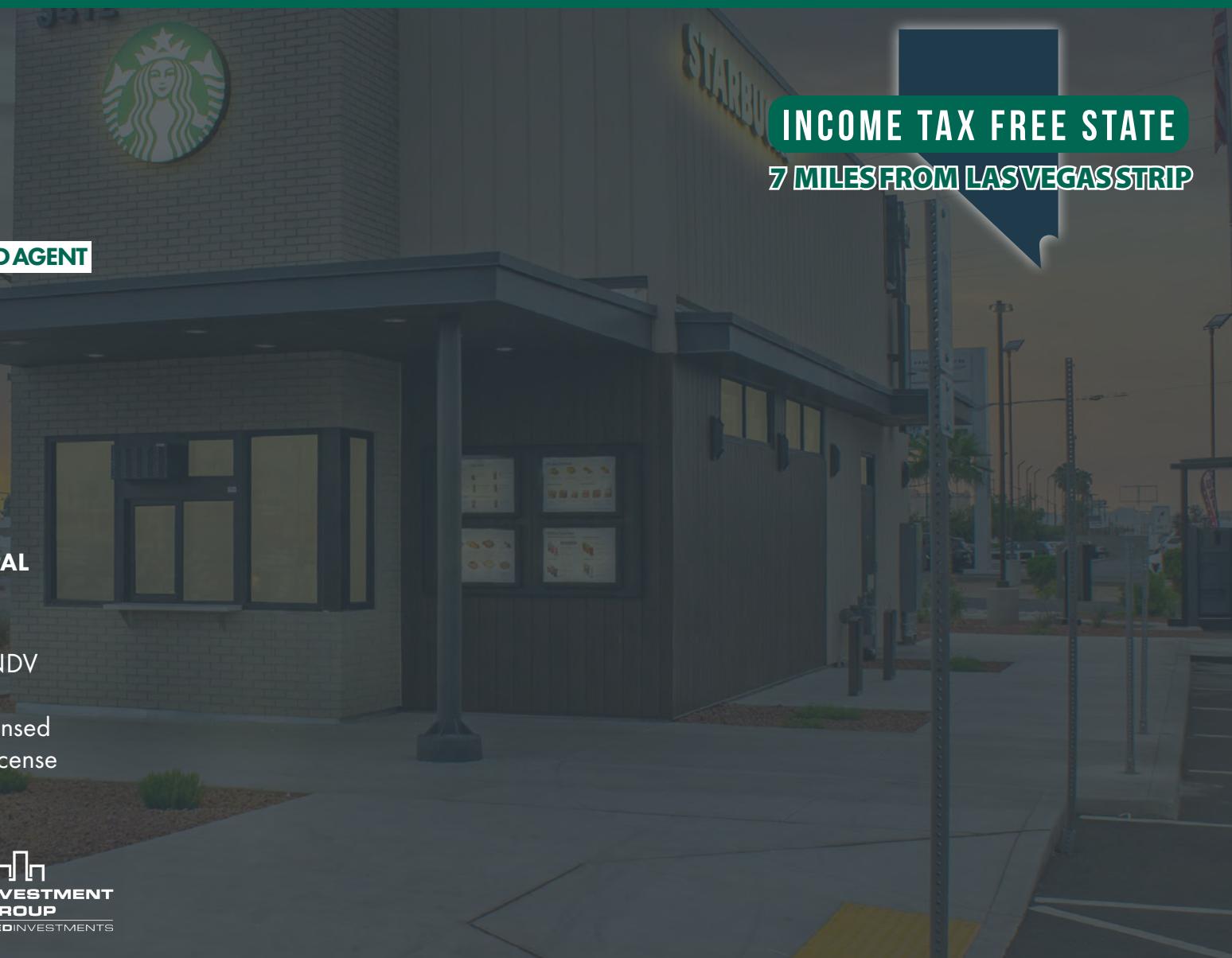
NV Broker License: #B.1001723.INDV

Listed By Jonathan Selznick - A Licensed
Nevada Real Estate Broker | NV License
#B.1001723.INDV

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **NNN INVESTMENT
GROUP**
NETLEASED INVESTMENTS

INCOME TAX FREE STATE
7 MILES FROM LAS VEGAS STRIP



BRAND NEW 2025 CONSTRUCTION | SIGNALIZED HARD CORNER LOCATION (72,000 VPD)