



## **EXECUTIVE SUMMARY**

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Starbucks in Dallas, NC. The Premises is leased to Starbucks for a 10 year initial term, with four (4) - five (5) year options. The asset is located directly next to Gaston College, providing an immediate consumer base.







10-YR **LEASE** 

**NEXT TO THOUSANDS OF STUDENTS** 

HIGH **GROWTH MARKET** 

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$187,500
Rent Escalation	6-10	\$206,250
1st Option Term	11-15	\$226,875
2nd Option Term	16-20	\$249,563
3rd Option Term	21-25	\$274,519
4th Option Term	26-30	\$301,971
5th Option Term	31-35	\$332,168
6th Option Term	36-40	\$365,384

NOI	\$187,500
CAP	5.75%
PRICE	\$3,125,000

ASSET SNAPSHOT		
Tenant Name	Starbucks	
Address	106 College View Drive, Dallas, NC 28034	
Building Size (GLA)	2,500 SF	
Land Size	1.1 Acres	
Year Built/Renovated	2025	
Signator/Guarantor	Starbucks (Corporate)	
Rent Type	NN	
Landlord Responsibilities	Roof, Structure, Parking Lot	
Rent Commencement Date	9/15/2025	
Lease Expiration	9/31/2035	
Remaining Term	10 Years	
Current Annual Rent	\$187,500	













#### **ATTRACIVE LEASE FUNDAMENTALS**

10% rental increases every 5 years including options | Six (6) five (5) year options | Minimal LL responsibilities



#### **CORPORATE GUARANTEE** FROM CREDIT TENANT

Starbucks has a S&P credit rating of BBB+ | Over 35,000 locations worldwide | \$30.3B Total Revenue



#### **ONLY DRIVE THROUGH COFFEE CONCEPT IN LOW VACANCY MARKET**

Only Drive Through Coffee Concept in market | Over 525K SF of retail space in a one mile radius | Site is positioned before the retail center Windsor Square | The highly visited center is anchored by CVS and boasts credit tenants such as ABC Store, Bank of America, and more



#### **CLOSE PROXIMITY TO GASTON COLLEGE**

Site is located under a mile just north of Gaston College | The public university has over 5,500 students enrolled and employs more than 400 employees Close proximity to this school provides the Starbucks with a built in customer base as it is the closest coffee option to the school



### **NEW CONSTRUCTION OFF** OF MAJOR HIGHWAY

New build-to-suit Starbucks Warranties will be assigned to the new owner | Tenant has paid to add specific capital improvements to enhance operational performance The site is located directly off of Hwy 321 (48.5K VPD), a major commuter route connecting I-85



#### CHARLOTTE MSA TAILWINDS

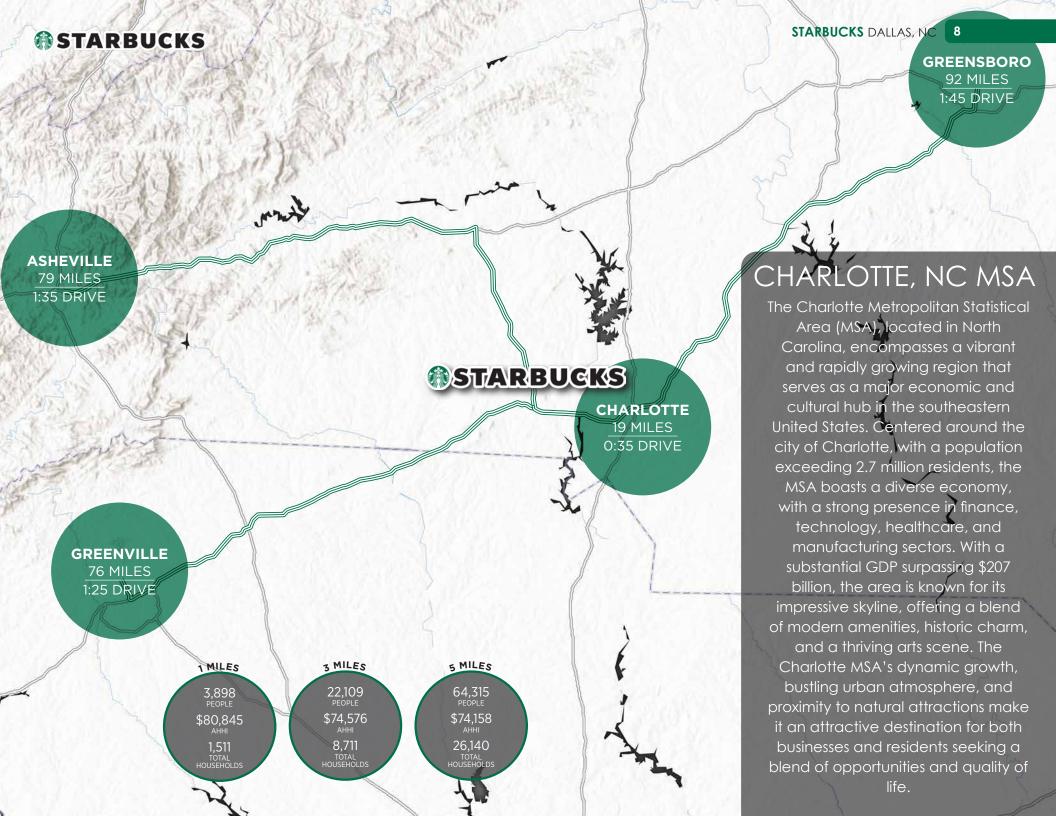
Located in Dallas, NC, less than 30 Miles from Charlotte, NC, the Site benefits from Charlotte's population growth | Charlotte, NC ranked #5 in fastest growing Metros | This property will be a direct beneficiary of the rapid expansion that Charlotte and the surrounding areas continue to experience







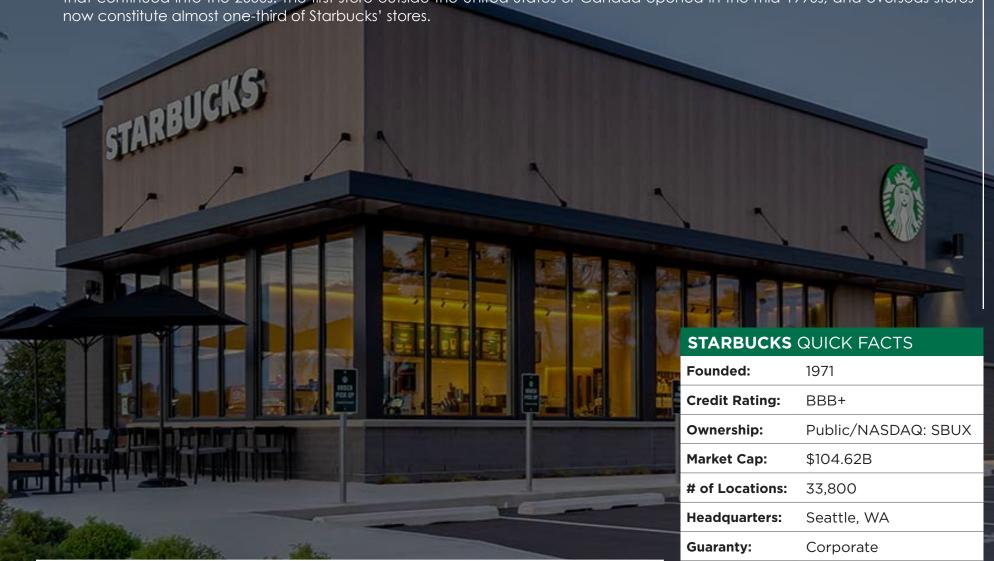






# **TENANT** OVERVIEW

Starbucks Corporation is an American global coffee company and coffeehouse chain based in Seattle, Washington. Starbucks was founded in 1985 as a local coffee bean roaster and retailer and has grown into the largest coffeehouse company in the world. There are 33,000+ Starbucks stores in 76 countries, including 15,041 in the United States. Starbucks locations serve hot and cold beverages, whole-bean coffee, micro-ground instant coffee, full-leaf teas, pastries, and snacks. Most stores also sell packaged food items, hot and cold sandwiches, and items such as mugs and tumblers. Starbucks Evenings locations also offer a variety of beers, wines, and small bites after 4pm. Starbucks has a strong presence both in the US and in the global marketplace due in part to its rapid growth over the last few decades. In the 1990s, Starbucks was opening a new store every workday, a pace that continued into the 2000s. The first store outside the United States or Canada opened in the mid-1990s, and overseas stores





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