



Starbucks

\$2,645,669 | 6.35% CAP

1304 N 9th St., Sapulpa OK (Tulsa) 74066

- ✓ **Hard Signalized Corner Location:** Ideally Situated Directly off Interstate-44
- ✓ **In Sapulpa's Bustling Commercial District,** This Starbucks Boasts Prime Visibility, Surrounded by Top Retailers, Ensuring Steady Foot Traffic and Serving as a Gateway to Tulsa.
- ✓ **Sapulpa, OK** Is a Growing Community in the Tulsa Metro Area
- ✓ **Starbucks, the Largest Coffeehouse Company** with 38,038 Stores in 86 Countries
- ✓ **Tulsa, Oklahoma,** with a Population of over 411,401, Featuring a Diverse Economy and Major Companies Like Amazon and Google.

Starbucks is the **premier roaster and retailer** of specialty coffee in the **world**. As of today, Starbucks is the **largest coffeehouse company in the world** with **38,587 stores** in 86 countries in 2023.



INVESTMENT OVERVIEW

STARBUCKS SAPULPA, OK (TULSA)

File Photo



CONTACT FOR DETAILS

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OK Broker of Record: Grant McKinney

License #: 120857

\$2,645,669

6.35% CAP

NOI

\$168,000

Building Area

±2,540 SF

Land Area

±0.98 AC

Year Built

2024

Lease Type

NN*

Occupancy

100%

- ✓ **10-Year NN Lease with 10% Rental Increases** Every 5 Years, Plus (4), 5-Year Renewal Options
- ✓ **Hard Signalized Corner Location:** The property is ideally situated at the bustling intersection of N 9th St. (Route 66), with over 17,000 vehicles per day, and Crestview Dr, directly off Interstate-44, which sees over 52,000 vehicles daily.
- ✓ **Nestled in the Heart of Sapulpa's Bustling Commercial District,** this Starbucks enjoys prime visibility and accessibility. The surrounding trade area features prominent retailers such as Target, Rally House, Olive Garden, Reasor's, Chick-fil-A, Walgreens, Sprouts, ULTA, Cinemark, Lowe's, and more. Additionally, this area serves as a gateway to Tulsa, attracting significant traffic from the larger metropolitan region.
- ✓ **Growing Sapulpa Market:** Sapulpa is a vibrant and growing community within the Tulsa metropolitan area, known for its small-town charm and strong local economy. With a steadily increasing population and proximity to Tulsa, combined with its position along historic Route 66, makes it a hub for both local residents and regional visitors.
- ✓ **As of 2023, Starbucks Reigns As the Foremost Roaster and Retailer of Specialty Coffee Globally.** Boasting 38,038 stores across 86 countries, it stands as the largest coffeehouse company in the world.
- ✓ **Investment Grade Tenant - Starbucks is Rated BBB+ by S&P,** reported \$35.98 Billion in revenue for 2023 and operates over 38,038 locations.
- ✓ **Tulsa, OK is the Second-Largest City in the State,** with a population of over 411,401. The city's economy has diversified from oil and gas to aerospace, manufacturing, healthcare, and technology, contributing to a GDP of \$57.6 billion. Major companies like Amazon, Google, and American Airlines have established a significant presence, bolstering Tulsa's reputation as a key business hub.

*Landlord Responsible for Roof, Structure, Foundation

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SECURE
NET LEASE

TENANT OVERVIEW

STARBUCKS SAPULPA, OK (TULSA)

Starbucks

Lessee: Starbucks Corporation

REVENUE
\$36.53 B

CREDIT RATING
BBB+

STOCK TICKER
SBUX

LOCATIONS
38,587+



[Starbucks.com](https://www.starbucks.com)

Starbucks Corporation is the world's largest roaster, marketer, and retailer of coffee.

Each Starbucks location offers more than **170,000** ways to customize coffee and tea beverages. Starbucks stores also offer **various food products** such as pastries, sandwiches, and lunch items. Starbucks confirmed they plan to expand to **55,000 stores** in over **100 markets by 2030**.

The company continues to deliver record financial performances in part to their **3-fold strategy** - increase digital engagement, grow relevancy in China, and promote the Starbucks Reserve brand as the company's innovation lab for the future. Perhaps its greatest opportunity lies in China where the number of stores has **grown to 4,100** in the past 5 years. Starbucks continues to strengthen its drive-thru experience. Consumers prefer ease, convenience, and contactless pick-up afforded by a drive-thru. Starbucks' reinvention of the drive-thru has initiated the **largest capital expenditure** in the company's history, and **80% of future stores** built will include a drive-thru. As of September 2023, Starbucks projected earnings per **share growth of 15% to 20%** annually over the next three years and annual same-store **sales growth of 7% to 9%**. Starbucks shareholders have seen a return of \$25 billion over the last 4 years. Starbucks plans to return another \$20 billion by 2025.



IN THE NEWS

STARBUCKS SAPULPA, OK (TULSA)

Starbucks is updating its cafes to be more accessible with new inclusive designs

JOANNA FANTOZZI, FEBRUARY 16, 2024 (NATION'S RESTAURANT NEWS)

Eventually, all Starbucks stores will be either built or renovated to incorporate this framework. Additionally, a Starbucks representative confirmed that the framework design will be open sourced and continuously developed for use across the retail industry.

The **first store built** within this framework opened on **Feb. 16** in Washington, D.C. at Union Market, and is staffed by **both signing employees** and employees that use their voices. The new features inside the **store include** an **updated point of sales** system with an adjustable angle that can be seen at **multiple levels** and **heights**, voice assist, screen magnification, menu item images and visual order confirmation.

Restaurant design changes include a point of sales system that's accessible for the visually impaired, power-operated doors, and wider pedestrian paths

The Washington, D.C. store includes unique design features like a mural designed by a deaf artist, rounded edges, as well as **large communal space**

"At Starbucks, we have challenged ourselves to imagine what's possible when we take a closer look at the many ways our partners and customers interact with us and **experience** our stores every day," Katie Young, senior vice president of store operations said in a statement. "Building and scaling an Inclusive Store Framework is central to our **mission of connection** and will lead to greater access for all."

This is not the first time Starbucks has made headlines for its **store improvements** around inclusivity.

EXPLORE ARTICLE



Roast with the most: Valued at \$60.7 billion, Starbucks ranked world's most valuable restaurant brand for 2024

FEBRUARY 08, 2024 (BRAND FINANCE)

- Starbucks is the world's most valuable restaurant brand for the eighth year with its brand value up 14%
- Asian brands value boost Luckin Coffee (+96%) and Jollibee (+51%)
- Hot pot in top spot: Haidilao brand emerges as sector's strongest with AAA+ brand strength rating

Starbucks is the world's **most valuable restaurant** brand for the eighth consecutive year following a **14% brand value** increase to **USD60.7 billion**, according to the new report from Brand Finance, the world's leading brand valuation consultancy.

"The global restaurant industry is working to appeal to customers who generally have lower disposable income and may be grappling with higher living costs, and fast-food favorites are feeling the heat. Brand Finance research found that rising menu prices are negatively impacting customer sentiment, resulting in a notable decline in brand strength among major players across the sector. However, those brands that have managed to uphold affordable pricing strategies have not only preserved but also grown their brand strength year-on-year, with notable examples including Jollibee, Dunkin', and Haidilao."

This brand value **increase aligns** with the coffee chain's reinvention plan, initiated in **September 2022**, which emphasizes expansion, stronger employee support, and new, experiential store concepts. The **increase** is also bolstered by rising demand for its products, especially as people return to office routines, highlighting the **brand's enduring appeal** in the evolving market.

EXPLORE ARTICLE



LEASE OVERVIEW

STARBUCKS SAPULPA, OK (TULSA)

File Photo

| | |
|----------------------|--|
| Initial Lease Term | 10 Years, Plus (4), 5-Year Renewal Options |
| Rent Commencement | Turnover Date November 1st 2024 |
| Lease Expiration | November 1st 2034 |
| Lease Type | NN |
| Rent Increases | 10% Every 5 Years |
| Annual Rent YRS 1-5 | \$168,000 |
| Annual Rent YRS 6-10 | \$184,800 |
| Option 1 | \$203,280 |
| Option 2 | \$223,608 |
| Option 3 | \$245,969 |
| Option 5 | \$270,566 |



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SUBJECT PROPERTY
1304 N. 9TH ST.

ALLEN-BOWDEN
PUBLIC SCHOOL
(277 STUDENTS)

FREEDOM
ELEMENTARY SCHOOL
(421 STUDENTS)

LIBERTY
ELEMENTARY SCHOOL
(280 STUDENTS)

SAPULPA HIGH SCHOOL
(951 STUDENTS)

| | | | |
|------------------------------|-----------------------------|------------------------|-------------------------------|
| Target | Marshalls | STAPLES | ROSS DRESS FOR LESS |
| Burlington | PET SMART | Michaels | Sams CLUB |
| DICK'S SPORTING GOODS | five BELOW | DOLLAR TREE | LANE BRYANT |
| LOWE'S | ULTA BEAUTY | maurices | RACK ROOM SHOES |
| BEST BUY | BAM! BOOKS-A-MILLION | Jewelry | Panera BREAD |
| belk | Famous Footwear | Chick-fil & | BRICKER BREADS CRICK |
| tropical CAFE | BUFFALO WILD WINGS | crumbl cookies | McDonald's |
| Rocker Barrel | Jersey Mike's | Arby's | chili's |

| | |
|--------------------------------------|--------------------------------------|
| Family Dollar | HOME 2 UNION BY KURTZ |
| Canes | MAIN EVENT WING STOP |
| Ashley HOMESTORE | DISCOUNT TIRE |
| Starbucks | PANDA EXPRESS CHINESE KITCHEN |
| WHATABURGER | SONIC |
| SPRINGHILL SUITES BY HARRIOTT | avid AN IHG HOTEL |

| | | |
|--------------------|---------------------------------|---------------------------|
| HOBBY LOBBY | AMC THEATRES | QDOBA MEXICAN EATS |
| ALDI | Freddy's STEAKBURGERS | BLAZE PIZZA |
| Chuy's | TEXAS CORNED BEEF | |

| | |
|----------------------------|-----------------------------|
| Walmart Supercenter | GameStop |
| WHATABURGER | Starbucks |
| McDonald's | BR bakin' bobbins |
| BUENO Taco Bueno | Chick-fil & |
| | tropical CAFE |
| | IHOP |
| | PAPA JOHN'S |

| | |
|---------------------|----------------------------|
| ACE Hardware | AutoZone |
| BRAUM'S | O'Reilly AUTO PARTS |
| KFC | DUTCH BROS |
| | SUBWAY |
| | Little Caesars |

| | | |
|----------------------------|-------------------|------------|
| Walmart Supercenter | SHOE DEPT. | ups |
| CAFO | | |

| | | |
|-----------------|---------------------------|------------------|
| Reasor's | FACTORY CONNECTION | Pizza Hut |
|-----------------|---------------------------|------------------|

| | | |
|--------------------------------|------------------|------------------|
| ATWOODS Ranch & Home | Walgreens | TACO BELL |
|--------------------------------|------------------|------------------|

| | |
|----------------|-----------------------------|
| Wendy's | jiffy lube multicare |
|----------------|-----------------------------|

| |
|---|
| Holiday Inn Express & Suites |
|---|

| | |
|--------------------|-----------------|
| Comfort INN | goodwill |
|--------------------|-----------------|

97

N 9TH ST
±17,302 VPD

PHILLIPS 66

CHEVROLET

±17,227 VPD

66

U-HAUL

166

DOLLAR GENERAL

Super 8

364

±10,912 VPD

44

QT
QuickTrip

DOLLAR GENERAL

| | |
|-----------------|-----------------|
| SONIC | Arby's |
| CHURCH'S | Domino's |

ANYTIME FITNESS

DOLLAR GENERAL

AT&T

Walgreens

BUENO
Taco Bueno

117

±19,765 VPD

±40,791 VPD

Comfort INN

goodwill

U-HAUL

Lampton
WELDING SUPPLY

(17,227 VPD)

166

DOLLAR GENERAL

WEAMCO

BENNETT
STEEL INC.

GasTech
Engineering LLC

REAL ALLOY

Tulsa
10 MILES

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices
BIG LOTS!
DOLLAR GENERAL
SUBWAY

GASLAMP
APARTMENTS

INTERSTATE
OKLAHOMA
44

(29,487 VPD)

ACE
Hardware & Storage LLC

Novelis

97



N 9TH STREET
(17,302 VPD)



HOLMES PARK
ELEMENTARY SCHOOL
(658 STUDENTS)

SAPULPA
HIGH SCHOOL
(951 STUDENTS)

ASCENSION
ST. JOHN SAPULPA
(25 BEDS)

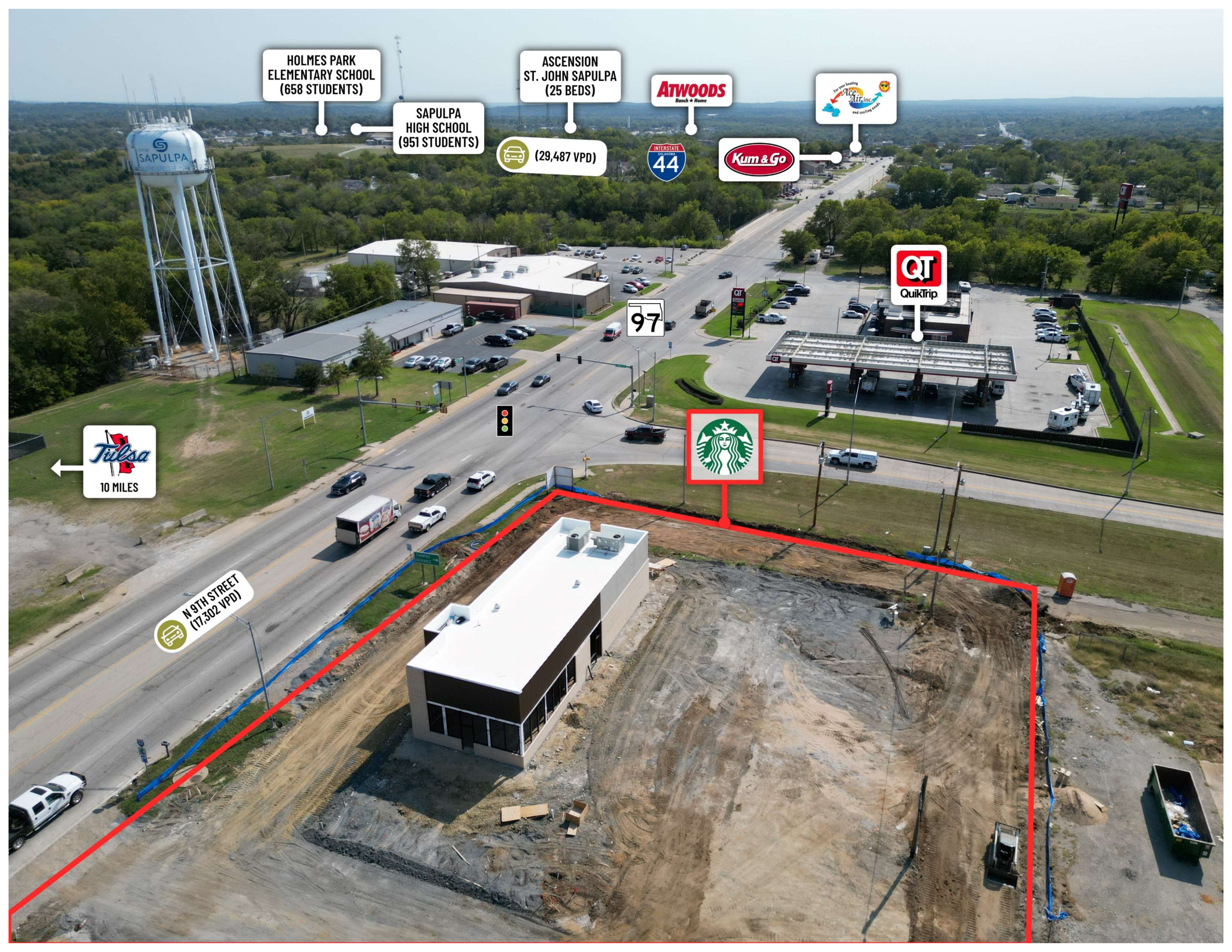
ATWOODS
Ranch * Home



(29,487 VPD)



N 9TH STREET
(17,302 VPD)





PINEHURST LUXURY APARTMENTS (168 UNITS)

ORAL ROBERTS UNIVERSITY

TULSA RIVERSIDE AIRPORT



LIBERTY ELEMENTARY SCHOOL (257 STUDENTS)



FREEDOM ELEMENTARY SCHOOL (456 STUDENTS)



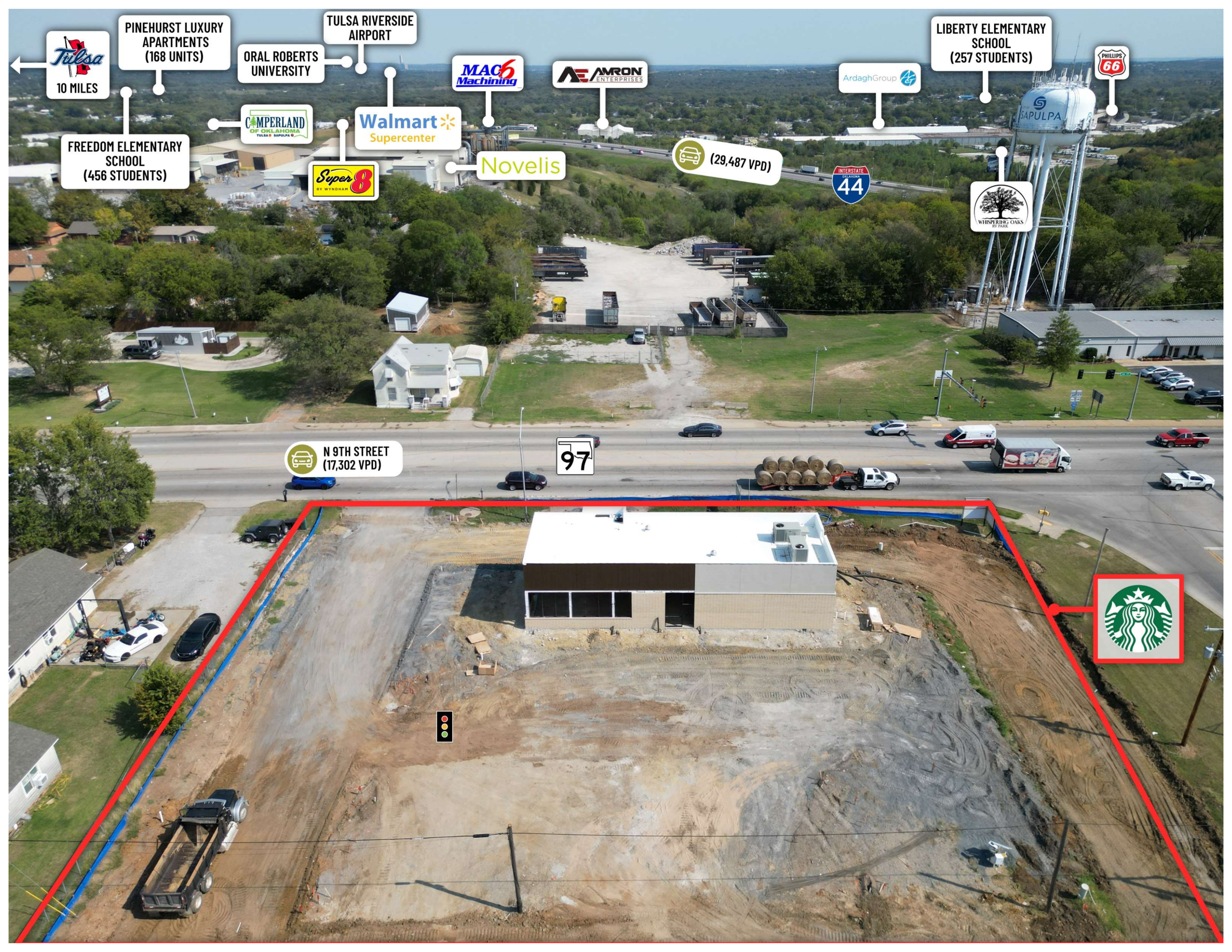
Walmart Supercenter

Novelis

(29,487 VPD)



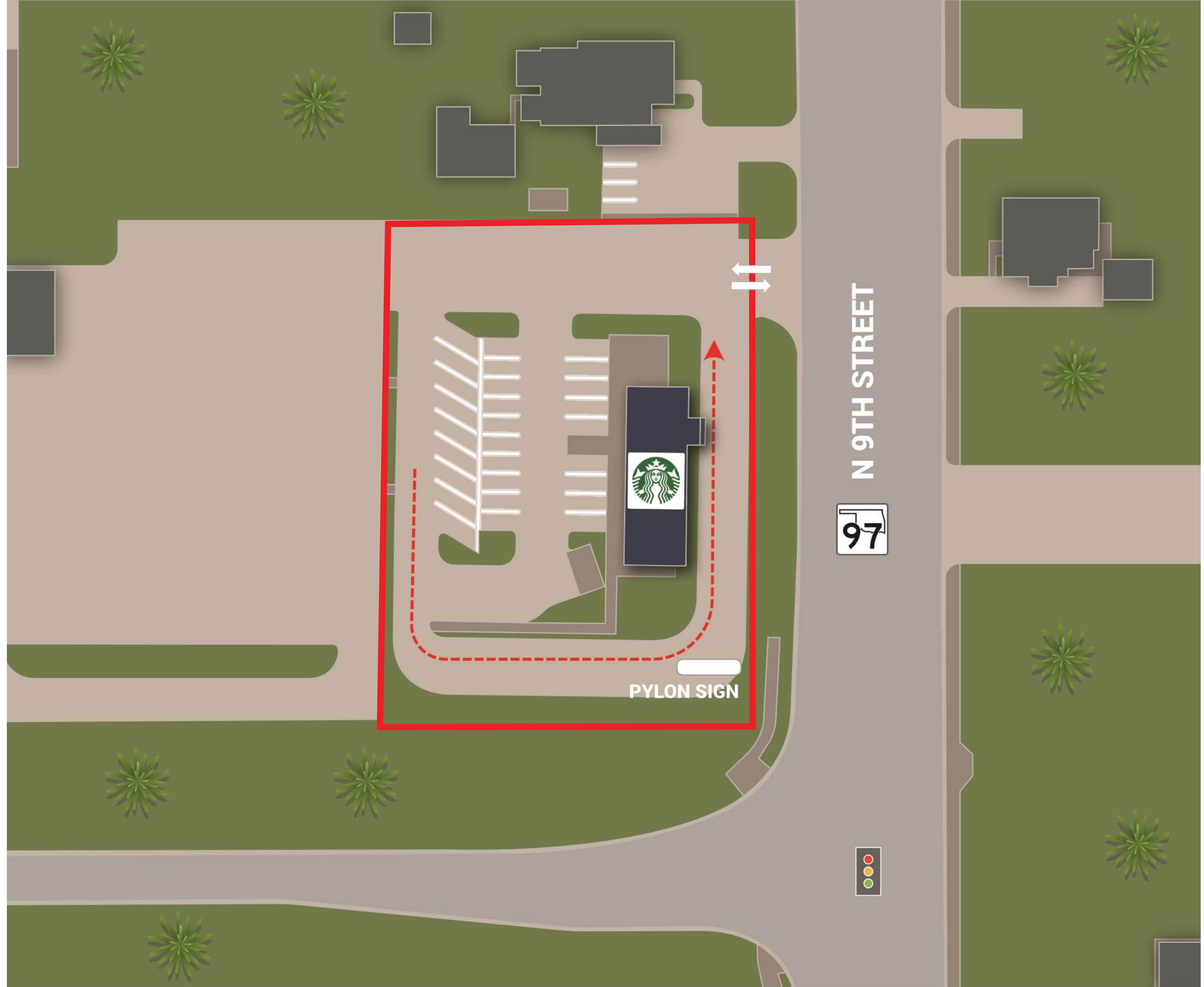
N 9TH STREET (17,302 VPD)



SITE OVERVIEW

STARBUCKS SAPULPA, OK (TULSA)

| | | | |
|---|---------------|--|-----------|
|  | Year Built | | 2024 |
|  | Building Area | | ±2,540 SF |
|  | Land Area | | ±0.98 AC |



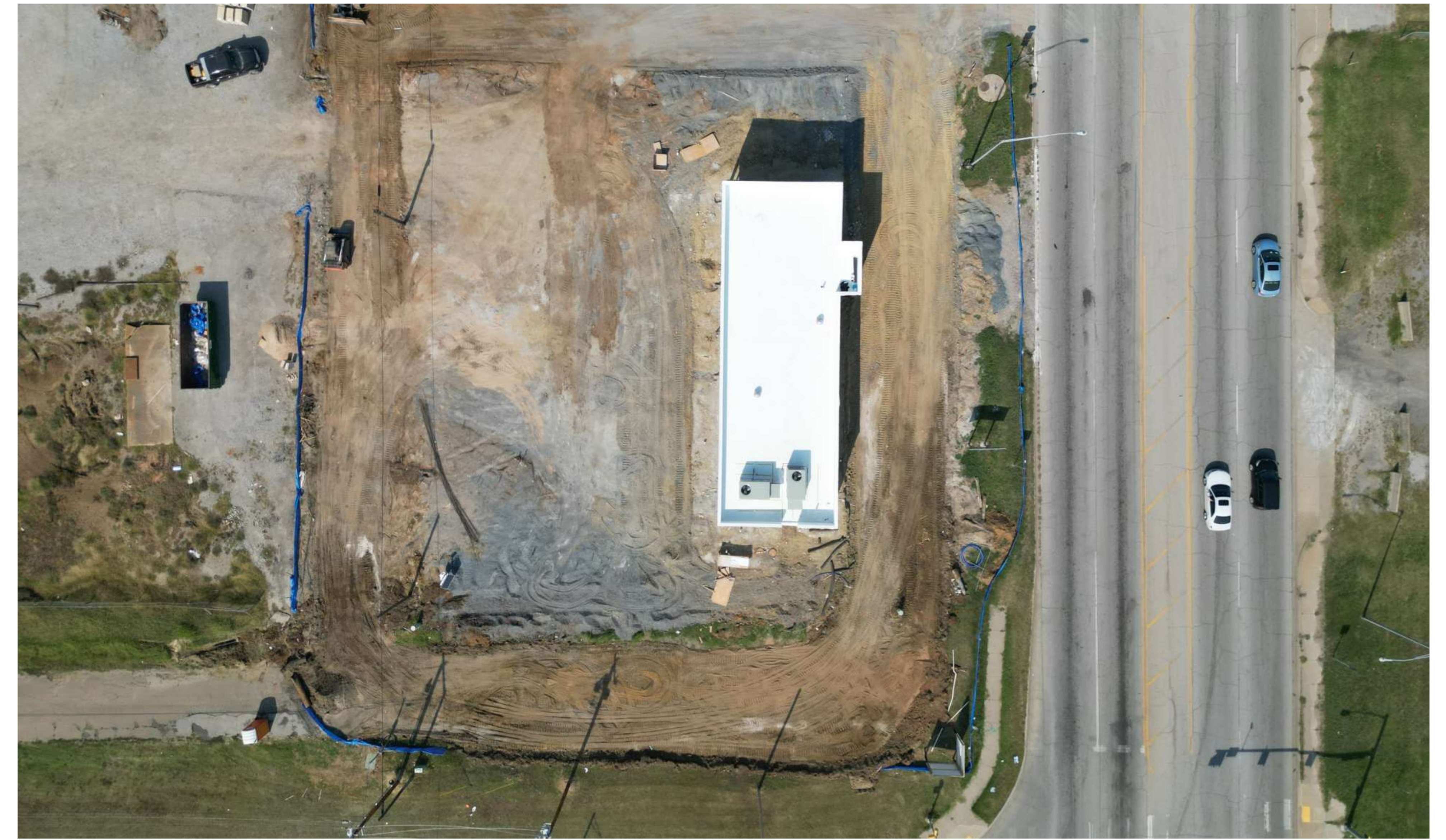
NEIGHBORING RETAILERS

- Walmart Supercenter
- Target
- DICK'S Sporting Goods
- Lowe's
- Best Buy
- Sam's Club
- Burlington
- Michaels
- Staples
- Marshalls



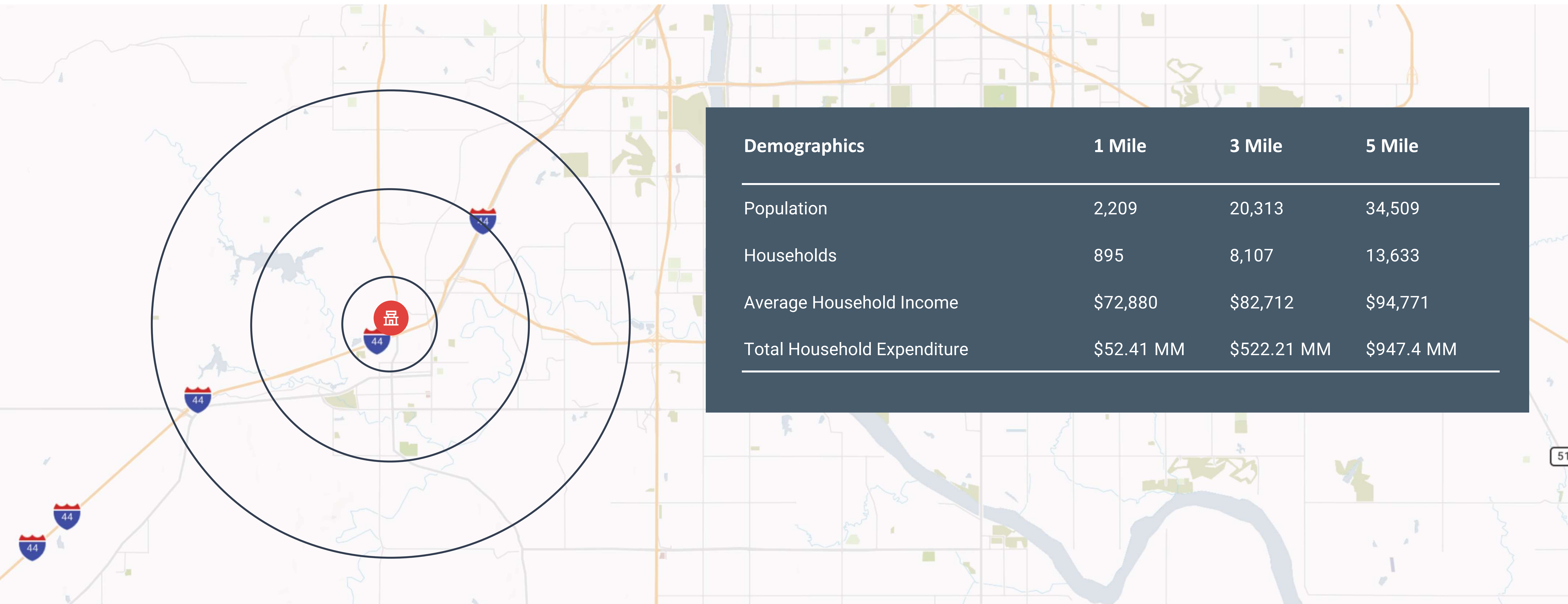
CONSTRUCTION PROGRESS AS OF 10/7/24

STARBUCKS SAPULPA, OK (TULSA)



LOCATION OVERVIEW

STARBUCKS SAPULPA, OK (TULSA)



TULSA ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Saint Francis Healthcare System (11,000)
2. Hillcrest Healthcare System (6,500)
3. Tulsa Public Schools (5,000)
4. American Airlines Maintenance Base (5,000)
5. Ascension St. John (4,500)
6. City of Tulsa (3,500)
7. Amazon Fulfillment Center (3,000)
8. QuikTrip (3,000)
9. AAON, Inc. (2,500)
10. Broken Arrow Public Schools (2,500)

LOCATION OVERVIEW

STARBUCKS SAPULPA, OK (TULSA)

Tulsa

Oklahoma

 1,034,123
Population

 \$65,479
Median Household Income



COST OF LIVING

14.8% BELOW THE
NATIONAL AVERAGE

BUSINESS INSIDER

RANKED IN TOP 10 CITIES
FOR BUSINESSES

Tulsa, Oklahoma, the second-largest city in the state, is renowned for its exceptional combination of livability and affordability.

With a 2021 population of 411,401, Tulsa serves as a principal city in the Tulsa Metropolitan Statistical Area, which boasts around 1 million residents.

Whether you're seeking a place to call home, grow your business, or simply visit, Tulsa's unique blend of southern hospitality and progressive growth makes it a city that continues to thrive and attract new talent, businesses, and investment.

The city has a reputation for offering an outstanding quality of life, with a cost of living 14.8% below the U.S. average, making it an attractive destination for both residents and businesses.

Tulsa seamlessly blends big-city amenities with small-town charm, offering a unique living experience. Residents enjoy world-class parks, museums, legendary music venues, renowned shopping districts, and notable restaurants, all without the high costs associated with larger cities. Accolades like being ranked #1 for Best Park (The Gathering Place, USA Today 2021) and #2 for Most Affordable Cities in the U.S. (RocketHomes 2021) highlight Tulsa's appeal. As a vibrant and growing economic hub, Tulsa's economy has evolved beyond its historical dependence on oil and gas, diversifying into sectors such as aerospace, manufacturing, healthcare, and technology. This diversification has contributed to a gross domestic product (GDP) of \$57.6 billion. Major corporations such as Amazon, Williams Companies, and Spirit AeroSystems have made Tulsa home, reinforcing its position as a key business location in the central United States. The city's affordability, combined with its dynamic job market, attracts a variety of industries. Major employers include American Airlines, Google, Saint Francis Health System, and BlueCross BlueShield, with several Fortune 500 companies like ONEOK and The Williams Companies, Inc. headquartered here. Tulsa's strategic location, with convenient access to major highways like the Turner Turnpike (I-44), supports a pro-business climate, a skilled workforce, low business costs, and a vibrant culture. One of the most appealing aspects of Tulsa is its low cost of housing, significantly below the national average, providing an affordable yet high standard of living for its residents. This, paired with the city's diverse range of employment opportunities, makes it particularly attractive for young professionals, families, and retirees. The city also stands out for its strong infrastructure, highly rated public services, and commitment to creating a business-friendly environment. These factors, along with its strategic central location in the U.S., have led to Tulsa being ranked among the top 10 cities in the nation for business growth by Business Insider. Tulsa has consistently invested in its future, making it a prime destination for both established businesses and startups alike. Quality of life in Tulsa extends beyond its economic benefits. The city is home to a thriving cultural scene, including a variety of museums, music venues, and annual festivals. Residents and visitors alike can enjoy a rich blend of outdoor recreation, with extensive parks, scenic trails, and riverfront activities that encourage an active lifestyle.

IN THE NEWS

STARBUCKS SAPULPA, OK (TULSA)

Downtown Tulsa activity on the rise

RHETT MORGAN, MAY 15, 2024 (TULSA REGIONAL CHAMBER)

People are pouring into downtown Tulsa in record numbers, a local official told the Tulsa Regional Chamber's Executive Committee on Monday.

Visitors to downtown increased by **30,000** last year to **2.15 million**, surpassing the mark of **2.12 million** set in pre-COVID 2019, Downtown Tulsa Partnership (DTP) executive Brian Kurtz said at the committee meeting.

Formerly the Downtown Coordinating Council, the DTP will celebrate its **third anniversary** in July. It is a management organization for downtown that **provides supplemental services such as** cleaning, beautification, safety, hospitality and marketing support.

Kurtz shared with Chamber **leadership highlights** from the **2024** State of Downtown report, which was released in April. The report looked at such items as demographics, employee work trends, hospitality, dining, retail and commerce.

On the economic development side, Kurtz said investments totaling at least \$750 million to the medical district are expected to add 2,200 jobs to the local economy.

The report also found that **5,000 residents** live downtown, with **38,000 people** working there during the course of a week.

"Our demographics are getting younger; they (residents) are making **more money**," Kurtz said. "But it also causes us to take a look at the types of **units we are building**."

The report indicated that, **four years following** the pandemic shutdown, the return-to-work rate has stabilized at **70%** and is unlikely to **increase**, as companies have settled into a **mix of office** and **remote work**.

EXPLORE ARTICLE



Tulsa Regional Chamber touts diverse growth in annual State of The Economy

SAMSON TAMIJANI, NOVEMBER 30, 2023 (2 NEWS OKLAHOMA)

The Tulsa Regional Chamber welcomed several big companies to Tulsa in 2023 and celebrated many economic gains the area made during its annual "State of The Economy & Tulsa's Future" luncheon at the Tulsa Renaissance Hotel.

This year's annual meeting offered **success stories** from numerous companies that now call Tulsa one of their homes, like **aerospace specialists** Expleo USA and the solar tech company 3SUNUSA. I remember getting to Tulsa a few years ago, Jackson said. That would be unheard of to have a tech **company relocate** from a city like Austin. We've also had other headquarters **relocations** throughout the year, technology companies coming from Seattle (and others).

The chamber listed as many as 15 companies it expects to be building in or relocating to Tulsa in the next couple of years.

Economist Mark Snead, PhD of Oklahoma City-based RegionTrack reviewed the latest numbers compiled by his office and the U.S. Department of Labor, and while most trends show a strong Tulsa metro **area economy** up to **2023**, the future might not be as positive.

"Conditions are strong, but they're clearly slowing," Snead said. "You can thank the Federal Reserve for most of that. They continue to put pressure on most businesses with higher interest rates. So, strong conditions slowing. We expect them to **slow throughout 2024**."

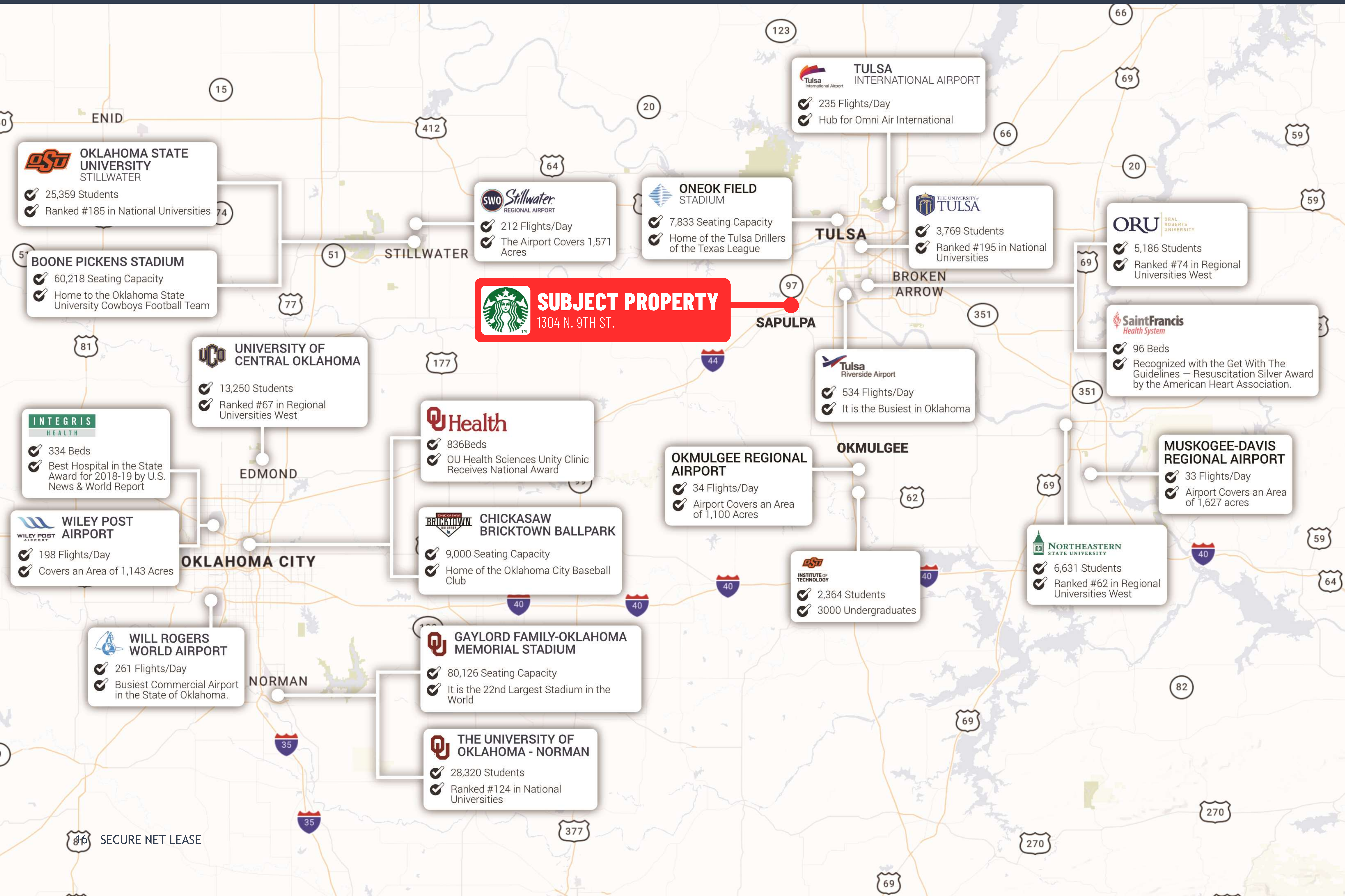
"We all talk about workforce, talent, labor shortage. Human capital is really the essence driving **economic development** projects right now," Arthur said.

"As long as we continue to have that upward trajectory and momentum and population growth, you will continue to see **companies expand** and relocate here in northeast Oklahoma."

The other part of the luncheon discussed **future business developments**.

EXPLORE ARTICLE





OSU OKLAHOMA STATE UNIVERSITY
STILLWATER

- ✓ 25,359 Students
- ✓ Ranked #185 in National Universities

BOONE PICKENS STADIUM

- ✓ 60,218 Seating Capacity
- ✓ Home to the Oklahoma State University Cowboys Football Team

INTEGRIS HEALTH

- ✓ 334 Beds
- ✓ Best Hospital in the State Award for 2018-19 by U.S. News & World Report

WILEY POST AIRPORT

- ✓ 198 Flights/Day
- ✓ Covers an Area of 1,143 Acres

WILL ROGERS WORLD AIRPORT

- ✓ 261 Flights/Day
- ✓ Busiest Commercial Airport in the State of Oklahoma.

UNIVERSITY OF CENTRAL OKLAHOMA

- ✓ 13,250 Students
- ✓ Ranked #67 in Regional Universities West

OU Health

- ✓ 836 Beds
- ✓ OU Health Sciences Unity Clinic Receives National Award

CHICKASAW BRICKTOWN BALLPARK

- ✓ 9,000 Seating Capacity
- ✓ Home of the Oklahoma City Baseball Club

GAYLORD FAMILY-OKLAHOMA MEMORIAL STADIUM

- ✓ 80,126 Seating Capacity
- ✓ It is the 22nd Largest Stadium in the World

THE UNIVERSITY OF OKLAHOMA - NORMAN

- ✓ 28,320 Students
- ✓ Ranked #124 in National Universities

SWO Stillwater REGIONAL AIRPORT

- ✓ 212 Flights/Day
- ✓ The Airport Covers 1,571 Acres

ONEOK FIELD STADIUM

- ✓ 7,833 Seating Capacity
- ✓ Home of the Tulsa Drillers of the Texas League

SUBJECT PROPERTY
1304 N. 9TH ST.

TULSA INTERNATIONAL AIRPORT

- ✓ 235 Flights/Day
- ✓ Hub for Omni Air International

THE UNIVERSITY OF TULSA

- ✓ 3,769 Students
- ✓ Ranked #195 in National Universities

Tulsa Riverside Airport

- ✓ 534 Flights/Day
- ✓ It is the Busiest in Oklahoma

OKMULGEE REGIONAL AIRPORT

- ✓ 34 Flights/Day
- ✓ Airport Covers an Area of 1,100 Acres

OSU INSTITUTE OF TECHNOLOGY

- ✓ 2,364 Students
- ✓ 3000 Undergraduates

ORU ORAL ROBERTS UNIVERSITY

- ✓ 5,186 Students
- ✓ Ranked #74 in Regional Universities West

SaintFrancis Health System

- ✓ 96 Beds
- ✓ Recognized with the Get With The Guidelines – Resuscitation Silver Award by the American Heart Association.

MUSKOGEE-DAVIS REGIONAL AIRPORT

- ✓ 33 Flights/Day
- ✓ Airport Covers an Area of 1,627 acres

NORTHEASTERN STATE UNIVERSITY

- ✓ 6,631 Students
- ✓ Ranked #62 in Regional Universities West

CALL FOR ADDITIONAL INFORMATION

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Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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