

**OFFERED
FOR SALE**

\$2,970,000 | 6.25% CAP



**2071 W CENTER STREET
BEEBE, ARKANSAS**



CONFIDENTIAL OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present for sale the newly constructed Starbucks located at 2071 W Center St, Beebe, AR. This 2,540 SF build-to-suit prototype officially opened its doors in September of 2025. The property features excellent exposure along West Center Street that sees over 18,000 vehicles per day.

The rare, 15-Yr NNN lease includes four (4), five (5) year options and 10% rent increases every 5 years and at the start of each option. Starbucks will be paying \$186,643 which increases to \$204,207 at the start of the sixth (6th) lease year. This investment combines the advantages of new construction, no annual maintenance, and a stable, long-term passive income stream.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	1-5	\$185,643
Base Rent Increase (10%)	6-10	\$204,207
Base Rent Increase (10%)	11-15	\$224,628
Option 1	16-20	\$247,090
Option 2	21-25	\$271,799
Option 3	26-30	\$298,979
Option 4	31-35	\$328,877

NOI	\$185,643
CAP RATE	6.25%
LISTING PRICE	\$2,970,000



ASSET SNAPSHOT

Tenant Name	Starbucks
Address	2071 W Center St, Beebe, AR
Building Size (GLA)	2,540 SF
Land Size	+/- 1.33 Acres
Year Built/Renovated	2025
Signator/Guarantor	Corporate
Lease Type	NNN
Maintenance	None
Lease Expiration Date	9/31/2040
Remaining Term	15 Years
NOI	\$185,643



10,431 PEOPLE
IN 3 MILE RADIUS



\$81,094 AHHI
IN 3 MILE RADIUS



18,000 VPD
ON W CENTER ST



RARE, 15-YR & NNN LEASE STRUCTURE

NNN lease with no annual maintenance and responsibilities limited only to GAAP defined Capital Repair and Replacement



CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

Starbucks has a Market Cap of \$94.04B with over 40,199 locations worldwide (S&P: BBB+)



RECENTLY CONSTRUCTED

New construction should limit an owner's exposure to capital repairs during the hold period



ATTRACTIVE RENTAL INCREASES

10% rent increases every 5 years including option periods with no early termination



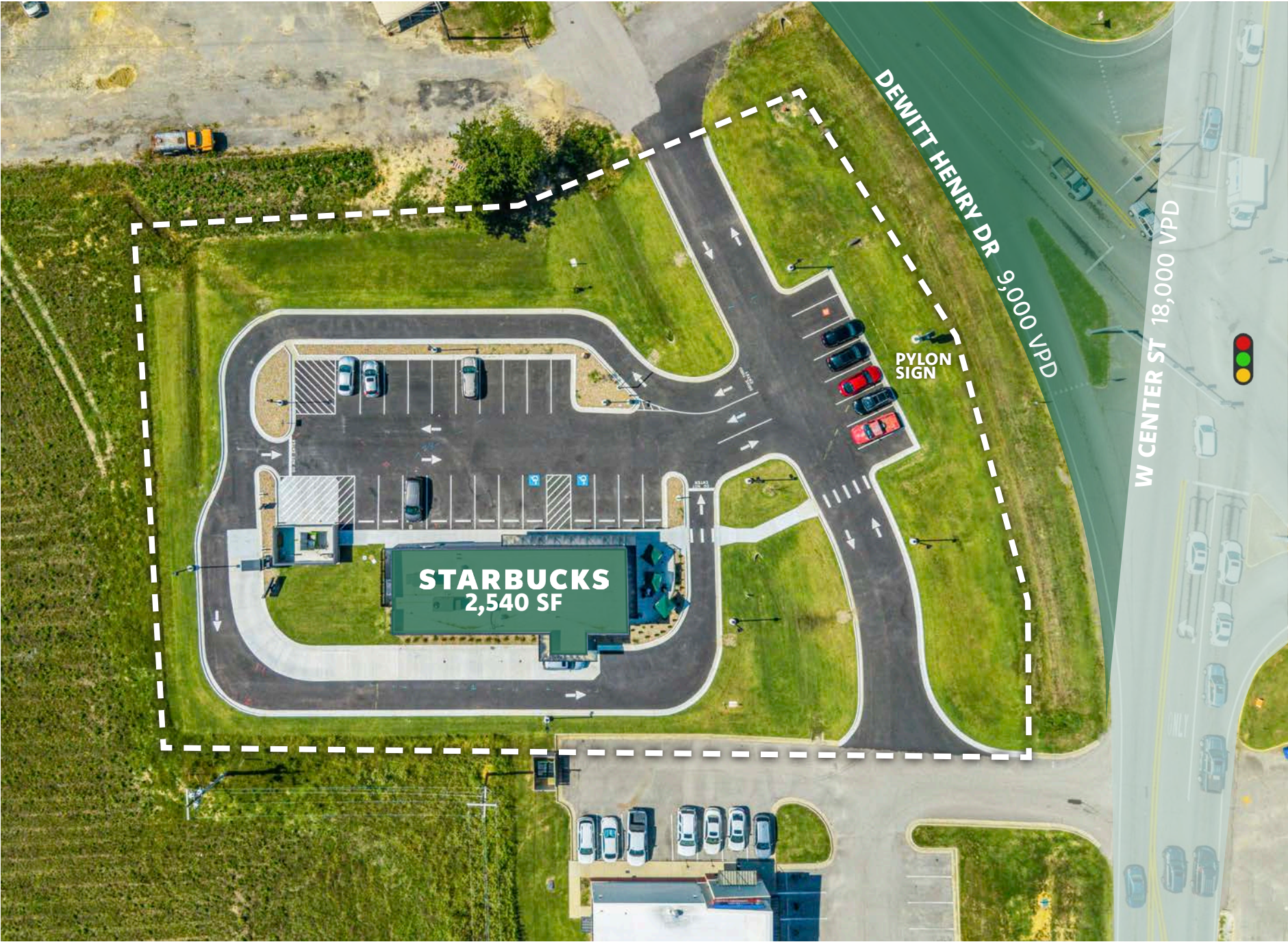
EXCELLENT EXPOSURE ALONG MAIN THOROUGHFARE

Located just off Interstate 57 that sees 30,000 VPD and is adjacent to the signalized intersection that sees 27,000 VPD



STRONG MARKET & CO-TENANCY

The asset is located in a major retail submarket home to notable retailers Walmart, Petsense, and Tractor Supply





ARKANSAS STATE
UNIVERSITY - BEEBE
3,271 Enrolled (2024)
8.7% increase from 2023

BEEBE K-12
SCHOOLS
3,450 Students

TRACTOR
SUPPLY CO

PLAZA TIRE SERVICE
THE QUICK CHANGE ARTIST
ESTABLISHED IN 1963

Walmart
Supercenter

AutoZone

Little Caesars

DOLLAR TREE
petsense
verizon
Pizza Hut

Baptist Health
Urgent Care
AT&T

HomeTown
ARDWARE

WAFFLE
HOUSE

SEVEN 7
BREW
DRIVE THRU COFFEE 333

McDonald's



STARBUCKS
BEEBE | ARKANSAS

NEW DEVELOPMENT PROJECT BY THE CITY OF BEEBE

- 9-acre subdivision to spur commercial development and growth
- The city is planning the construction of a new roadway directly off Exit 29 to feed into this new subdivision
- 9 Lots Total, 3 have already been taken by a Mexican Restaurateur and First Community Bank, leaving 6 lots available for future development

9 ACRE EXPANSION UNDERWAY

CAAA

HomeTown
ARDWARE

Baptist Health
Urgent Care
AT&T

DOLLAR TREE
petsense
verizon
Pizza Hut

W CENTER ST 18,000 VPD

DEWITT HENRY DR 9,000 VPD



STARBUCKS
BEEBE | ARKANSAS





STARBUCKS IMMEDIATE TRADE AREA

STARBUCKS BEEBE, AR

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DEWITT HENRY DR 30,000 VPD

DEWITT HENRY DR 9,000 VPD



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W CENTER ST 18,000 VPD



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SCHOOLS**
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STARBUCKS
BEEBE | ARKANSAS



CONWAY •
30 MILES

63,917
DAYTIME
POPULATION



131,631
DAYTIME
POPULATION

LITTLE ROCK
35 MILES

1 MILE

3,341
PEOPLE
\$90,249
AHHI

3 MILES

10,431
PEOPLE
\$81,094
AHHI

5 MILES

17,562
PEOPLE
\$80,286
AHHI

BEEBE, ARKANSAS, is a city in White County located in central Arkansas, Beebe serves as a regional hub near major highways like US 64 and I-57, connecting it to Little Rock and Searcy. Its economy employs around 3,770 people, with key industries including manufacturing, retail trade, and healthcare and social assistance. Manufacturing focuses on industrial goods, while retail supports local and commuter needs, and healthcare addresses an aging population's demands.

The largest employer in Beebe is Arkansas State University-Beebe (ASU-Beebe), a key educational institution offering associate degrees and technical programs, conferring 966 degrees in 2022 and driving local employment. The Beebe School District, serving most of southwestern and south-central White County, is another major employer, supporting public education across its extensive campus. Manufacturing firms, though less specified, contribute significantly, with companies in industrial sectors providing stable jobs. Retail employers, such as local grocery stores and chains along major routes, also play a role, alongside smaller healthcare providers like clinics. Beebe's economy benefits from its educational corridor, proximity to transportation networks, and a workforce with a notable military veteran presence, particularly from the Gulf War era, fostering a resilient community.



Starbucks, founded in 1971 in Seattle, Washington, is a globally renowned coffeehouse chain and is the largest provider of coffee in the world. It began as a single store focused on providing high-quality coffee beans and equipment. The company’s expansion took off when Howard Schultz joined in 1982, envisioning Starbucks as a place for people to enjoy freshly brewed coffee in a cozy, community-oriented atmosphere. Starbucks has since grown into one of the world’s largest coffeehouse chains, with over 40,000 locations in over 80 countries. Beyond its iconic coffee offerings, Starbucks provides an array of beverages, including teas, refreshers, and specialty espresso drinks, catering to diverse tastes. The brand is known for its commitment to ethical sourcing and environmental sustainability, reflected in initiatives like the Coffee and Farmer Equity (C.A.F.E.) Practices and the use of recyclable materials. Starbucks also offers an assortment of pastries, sandwiches, and snacks to complement its beverages, making it a popular spot for breakfast and quick meals. With its mobile app and rewards program, Starbucks has embraced technology to enhance customer convenience. The company’s financial performance has remained robust, benefiting from its global presence and loyal customer base. Overall, Starbucks has become an integral part of the coffee culture and continues to evolve to meet the demands of modern consumers.

STARBUCKS QUICK FACTS

Founded:	1971
Ownership:	Public
Stock Symbol:	NASDAQ: SBUX
Market Cap:	\$92.58B
2024 Revenue:	\$36.15B
# of Locations:	40,199
Headquarters:	Seattle, WA
Guaranty:	Corporate



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**2071 W CENTER STREET
BEEBE, ARKANSAS**

Exclusively Offered By



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