



AVALON

REALTY ASSOCIATES L.L.C.

3315 Algonquin Rd.

Rolling Meadows, IL

60008

847.506.1000

info@avalonreal.com



STARBUCKS

OFFERING MEMORANDUM

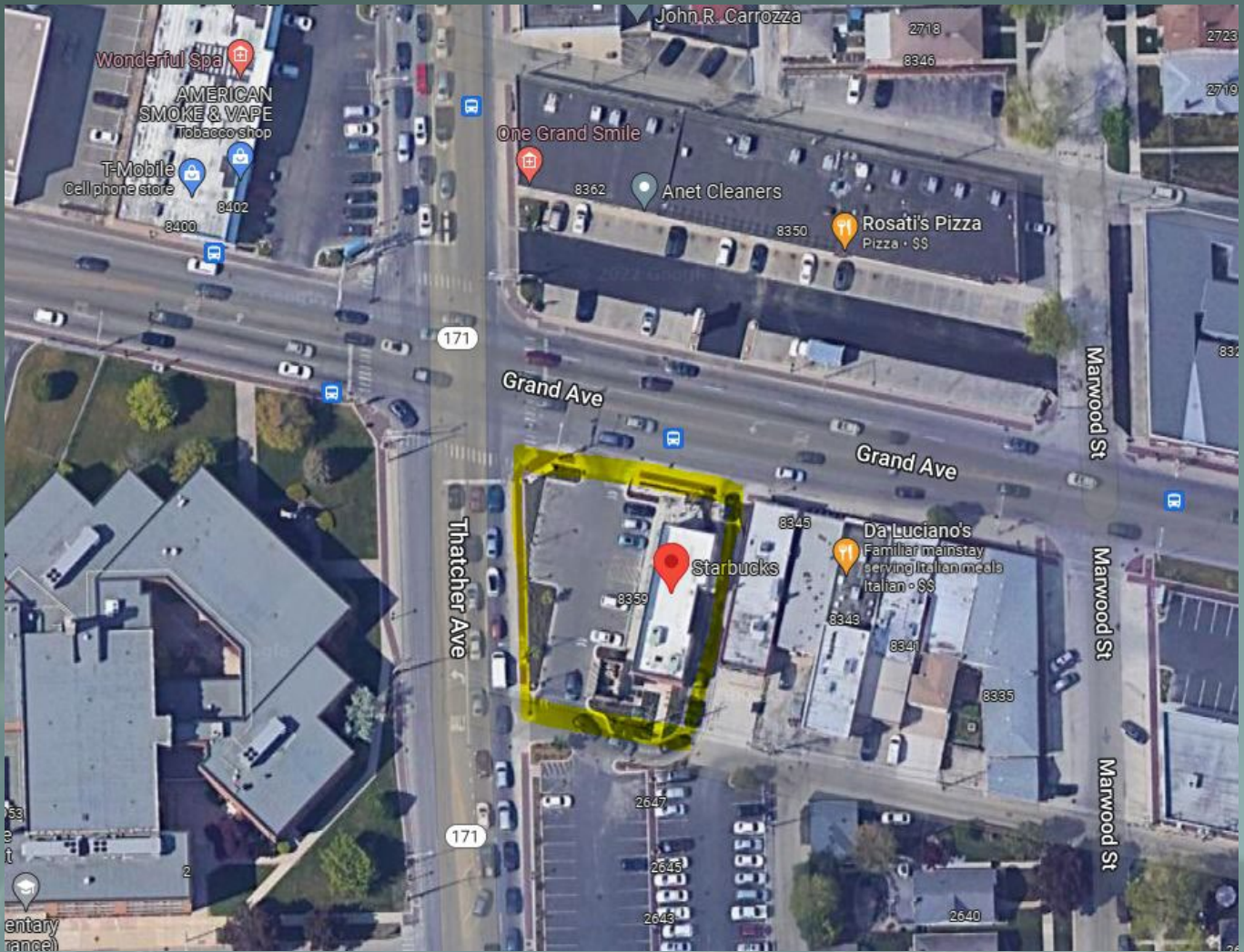
**8359 W. GRAND AVE
RIVER GROVE, IL 60171**

OFFERING SUMMARY

PROPERTY SPECIFICATIONS	
PRICING	\$2,775,000
NET OPERATING INCOME	\$124,813
CAP RATE	4.5%
LEASE TERM	7 YEARS WITH FOUR 5 YEAR OPTIONS
GUARANTY	CORPORATE
TENANT	STARBUCKS
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	ROOF AND STRUCTURE

OFFERING	
RENTABLE AREA	2,230 SF
LAND AREA	0.5 ACRES
PROPERTY ADDRESS	8359 W. GRAND AVE. RIVER GROVE, IL
YEAR BUILT	2019
RENT COMMENCEMENT DATE	OCTOBER 1, 2019

DEMOGRAPHICS



	POPULATION	1 MILE	3 MILE	5 MILE
	2022 POPULATION	19,786	198,022	581,413
	AVERAGE AGE	41	39	39
	HOUSEHOLDS			
	2022 TOTAL HOUSEHOLDS	7,479	68,104	203,846
	2022 AVERAGE HOUSEHOLD INCOME	\$81,522	\$89,804	\$89,077
	AVERAGE HOUSEHOLD SIZE	3	3	3
	2022 AVG. HH VEHICLES	2.00	2.00	2.00
	HOUSING			
	MEDIAN HOME VALUE	\$249,834	\$266,219	\$268,584
	MEDIAN YEAR BUILT	1955	1954	1951

BRAND PROFILE



STARBUCKS

Starbucks Coffee Company's story began in 1971 as a roaster and retailer of whole bean and ground coffee, tea and spices with a single store in Seattle's Pike Place Market. Today, they have been able to connect with millions of customers every day with exceptional products and more than 24,000 retail stores in 70 countries.

Starbucks stores have always believed in serving the best coffee possible and has made it their goal for all of their coffee to be grown under the highest standards of quality while using ethical sourcing practices. Starbucks coffee buyers personally travel to coffee farms in Latin America, Africa and Asia to select high quality beans while master roasters bring out the balance and rich flavor of the beans that give Starbucks their signature blend.

Their mission: To inspire and nurture the human spirit- one person, one cup and one neighborhood at a time.

COMPANY TYPE:

PUBLIC

2021 NET INCOME:

\$4.2 BILLION

STOCK SYMBOL

NASDAQ: SBUX

2021 EMPLOYEES:

138,000

2021 REVENUE:

\$29.06 BILLION

2021 ASSETS:

\$31.39 BILLION