

STARBUCKS 2025 CONSTRUCTION

Corporate Guarantee | Adjacent to a New from and From Anchored Shopping Center





20567 S Signal Butte Rd | QUEEN CREEK, AZ 85142



Exclusively Listed By



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EXECUTIVE SUMMARY





Property Details

ADDRESS: 20567 S Signal Butte Rd, Queen Creek,

AZ 85142

LOT SIZE: ±1.45 AC

BUILDING SIZE: ±2,262 SF

THE **OFFERING**

\$3,974,000

PRICE

5.50%

CAP RATE

\$218,850

NO

EXECUTIVE SUMMARY





Investment Highlights

- NET LEASE STARBUCKS | Build-To-Suit
- ♦ 10-YEAR TERM | Corporate Guarantee | 2025 Construction
- ♦ **STRONG RENT GROWTH** | 10% Increases Every 5 Years
- ADJACENT TO A NEW **frys** AND **505** SHOPPING CENTER

LOCATION HIGHLIGHTS



Located at a signalized intersection adjacent to a new Fry's (Kroger) anchored shopping center.



High average household income of \$165,412 within a 1-mile radius and a population of 117,197 residents within 5 miles.



One mile from the \$5.5B LG Energy Solution manufacturing facility opening in 2026, bringing in thousands of new jobs.



Seconds away from the Frontier Family Park, a new recreation center with 3 multi-use fields, 6 baseball fields, 2 basketball courts, a fishing lake, and more.



LEASE SUMMARY



TENANT:	Starbucks	PROPERTY TAXES:	Tenant Reimburses Landlord	
GUARANTOR:	Corporate	INSURANCE:	Tenant Reimburses Landlord	
LEASE TYPE:	Net Lease	UTILITIES:	Tenant	
LEASE TERM:	10 Years	HVAC:	Tenant	
EXTENSION OPTIONS:	Four (4), Five (5) Year Options	PARKING LOT:	Tenant Reimburses. Landlord Responsible for Replacement	
NOI:	\$218,850	ROOF & STRUCTURE:	Landlord	

Rent Roll

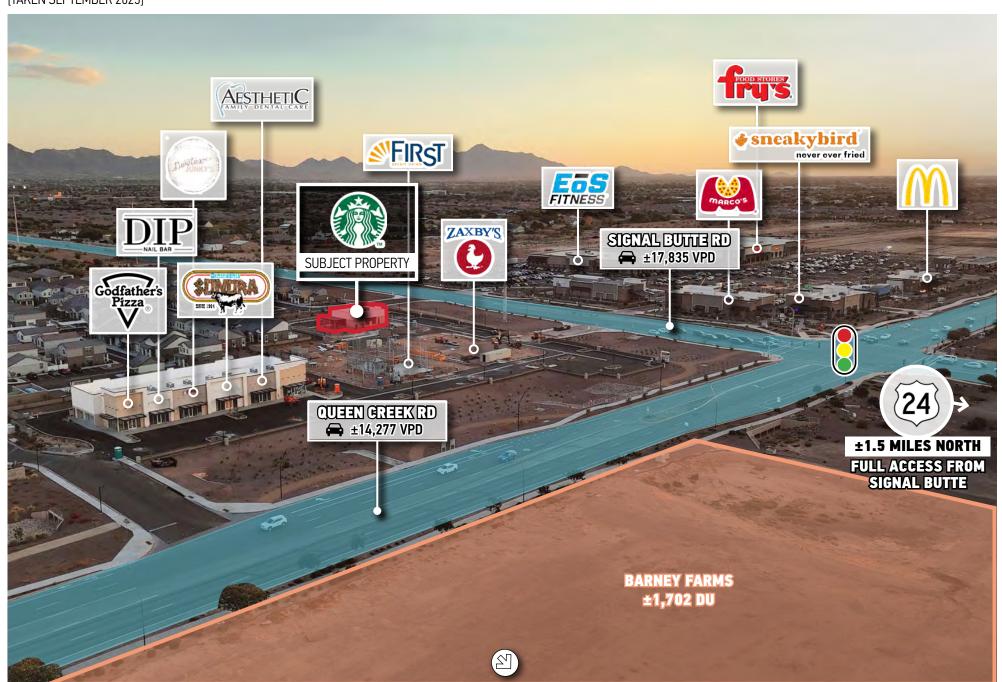
YEARS:	MONTHLY RENT:	ANNUAL RENT:	ANNUAL RENT/SF:	INCREASE:
1-5	\$18,237.50	\$218,850.00	\$96.75	-
6-10	\$20,061.25	\$240,735.00	\$106.43	10%
OPTION TERM 1: 11-15	\$22,067.38	\$264,808.56	\$117.07	10%
OPTION TERM 2: 16-20	\$24,274.11	\$291,289.32	\$128.78	10%
OPTION TERM 3: 21-25	\$26,701.52	\$320,418.24	\$141.65	10%
OPTION TERM 4: 26-30	\$29,371.68	\$352,460.16	\$155.82	10%



SITE AERIAL



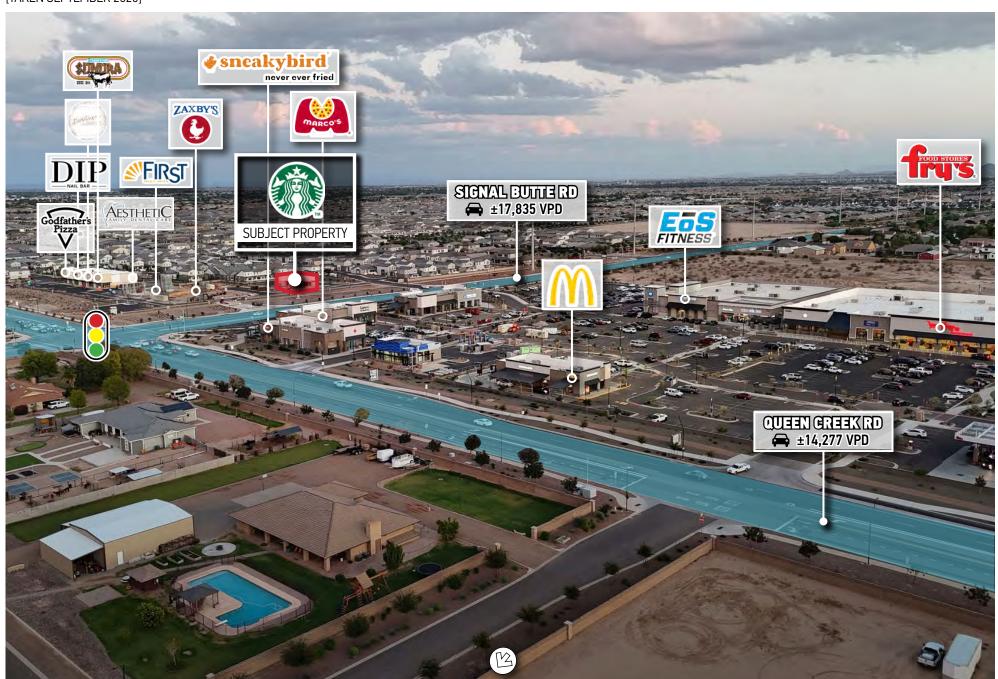
[TAKEN SEPTEMBER 2025]



SITE AERIAL



[TAKEN SEPTEMBER 2025]



TRADE AREA





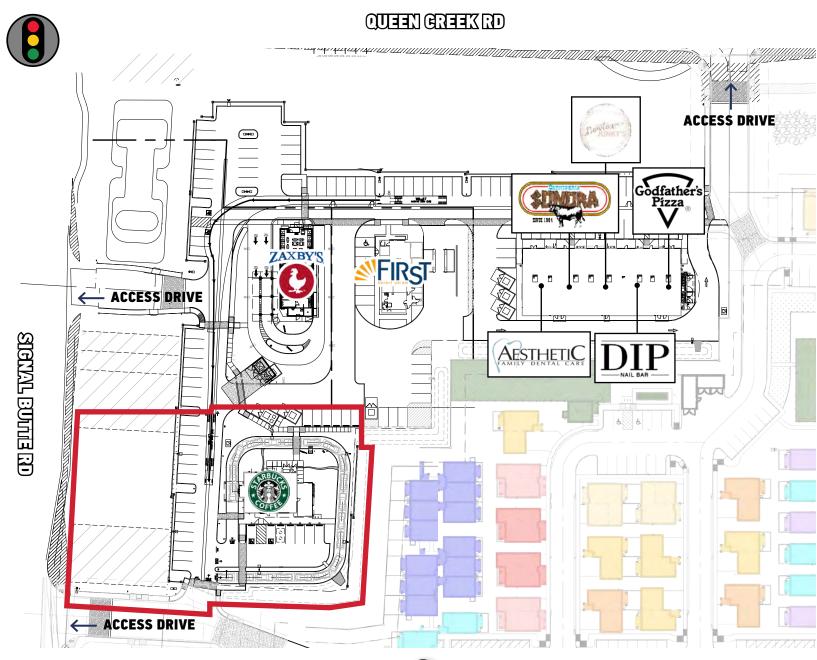
AERIAL MAP





SITE PLAN





TENANT PROFILE









Starbucks Coffee Company

The Starbucks Coffee Company is a leading international specialty coffee retailer and one of the most recognized brands in the food and beverage industry. Founded in 1971 in Seattle, Washington, the company has experienced tremendous growth and expansion over the years. Starbucks operates a substantial chain of coffeehouses, offering a wide variety of high-quality coffee beverages, teas, pastries, sandwiches, and other food items, along with coffee beans, merchandise, and accessories.

The company's mission is "to inspire and nurture the human spirit – one person, one cup, and one neighborhood at a time." Starbucks aims to create a unique and welcoming "third place" atmosphere, a social environment between home and work where customers can relax, socialize, and enjoy their beverages and food.

Starbucks operates more than 33,800 locations in over 80 countries and territories worldwide. The company operates both company-owned and licensed stores, with the majority of locations in the United States.

Starbucks is committed to sustainable business practices, including ethically sourcing its coffee beans, promoting environmental stewardship, and supporting community development programs. The company is also known for its employee benefits, providing comprehensive health coverage, stock options, and education assistance to its eligible partners (employees).



CHAIN STORE SALES 36.2 B+



LOCATIONS ±40 K



EMPLOYEES ±361 K



COUNTRIES 80+



WEBSITE starbucks.com



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LOCATION OVERVIEW



Queen Creek, Arizona



Starbucks is situated in the vibrant Town of Queen Creek, located in the rapidly growing East Valley of the Phoenix metropolitan area. The town is ideally positioned just 10 minutes from Phoenix-Mesa Gateway Airport and 45 minutes from Sky Harbor International Airport, offering convenient access to both regional and international travel. Queen Creek spans 26 square miles and is one of Arizona's fastest-growing communities. Queen Creek took the top spot in Arizona when it came to year-over-year percentage growth. It ranked No. 23 nationally with its 8.1% population increase, growing by 6,286 people between 2023 and 2024 for a new population of 83,781, transforming it into a dynamic hub of economic and social activity. This growth has fueled the development of infrastructure, local businesses, and community services, creating an inviting atmosphere for residents and visitors alike.

The population boom in Queen Creek has also attracted a highly skilled and educated workforce, making it a prime location for companies seeking talent. With a median household income of \$127,162, Queen Creek boasts the highest income levels in the East Valley. The area's youthful demographic, coupled with its expanding job market, has made it a desirable place to live and work. Queen Creek is home to several top-rated schools and has access to some of Arizona's best universities.

Named "One of America's Friendliest Cities" by Forbes, Queen Creek has earned a reputation for its exceptional quality of life and tight-knit community. The town has received numerous regional, state, and national accolades for its economic development, livability, and overall growth. Queen Creek offers a mix of modern amenities and outdoor activities, including hiking, biking, and the nearby San Tan Mountains, making it an ideal place for both professionals and families. With a strong foundation for future growth, Queen Creek is poised to continue thriving, with an emphasis on sustainable development and community-centered initiatives that will enhance the area for generations to come.









15 YEARS 23

7204

LEASE DEALS

3004

PROJECTS

\$1.2384

TOTAL VALUE



CONFIDENTIALITY AGREEMENT

This Confidential Offering Memorandum has been prepared by SimonCRE for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not substitute for a thorough due diligence investigation.

The information contained in this Memorandum has been obtained from sources we believe to be reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs, All potential buyers must take appropriate measures to verify all of the information set forth herein. SimonCRE disclaims any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time without notice. The recipient of the Memorandum shall not look to SimonCRE for the accuracy or completeness of this Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential Information, written or verbal, from the Broker of the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and/or broker proceeds at its own risk. This property is being listed by owner/agent, Joshua Simon.