



106 COLLEGE VIEW DR
Dallas, NC (Charlotte MSA)

OFFERED FOR SALE
\$3,049,000 | 6.15% CAP



REPRESENTATIVE PHOTO

CONFIDENTIAL
OFFERING MEMORANDUM



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	6.15%
PRICE	\$3,049,000

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



64,315 PEOPLE
IN 5 MILE RADIUS

\$80,845 AHHI
IN 1 MILE RADIUS

48,500 VPD
ON US 321



ATTRACTIVE 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



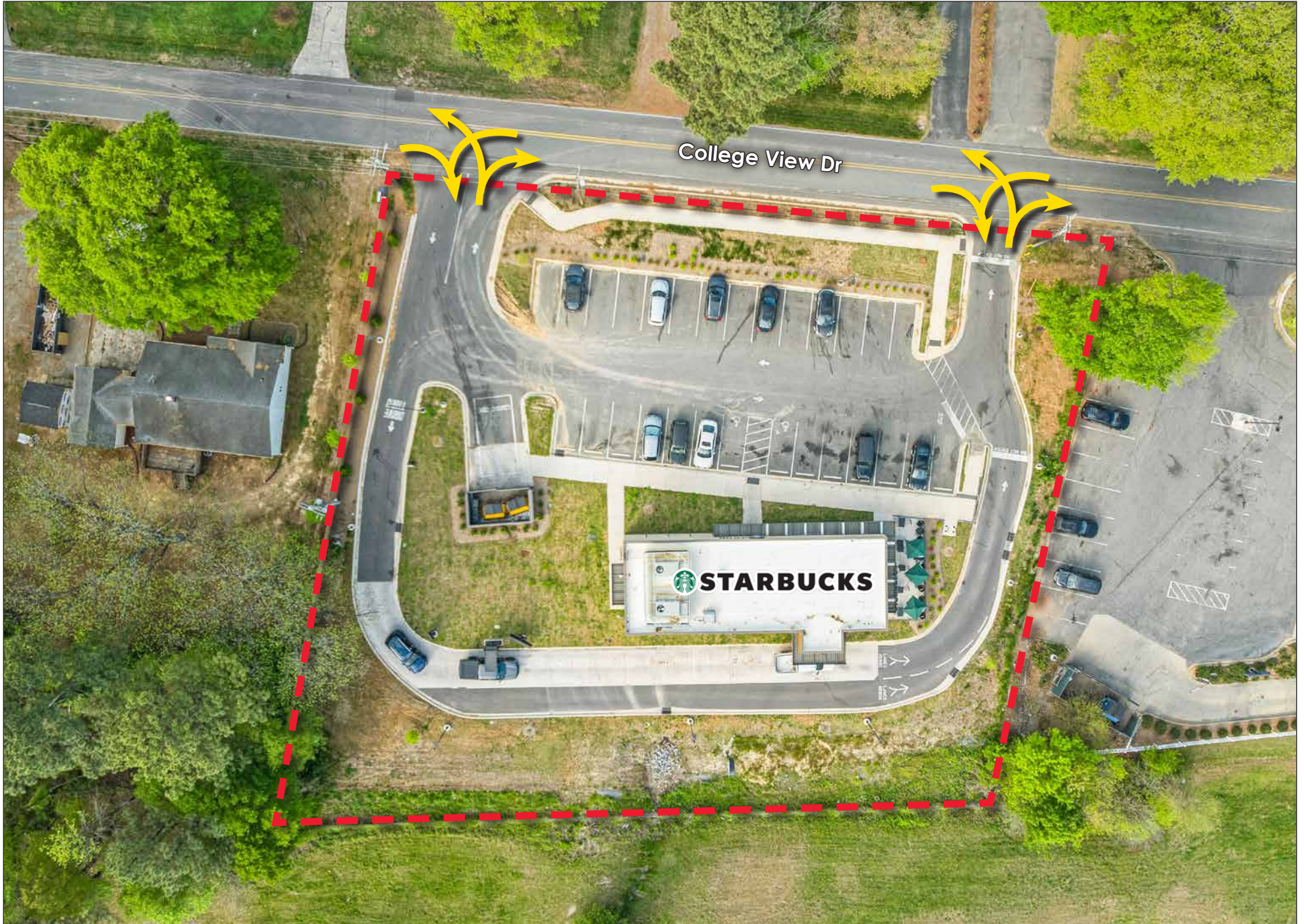
NEW CONSTRUCTION OFF OF MAJOR HIGHWAY

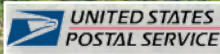
New build-to-suit Starbucks | Warranties will be assigned to the new owner | Tenant has paid to add specific capital improvements to enhance operational performance | The site is located directly off of Hwy 321 (48.5K VPD) , a major commuter route connecting I-85 & I40



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





W Trade St (21,000 VPD)

US-321 (A, 8,500 VPD)



College View Dr



GASTON COLLEGE
5,500+ Students
400 Employees



US-321 (48,500 VPD)

W Trade St (21,000 VPD)

College View Dr



GREENSBORO
92 MILES
1:45 DRIVE

ASHEVILLE
79 MILES
1:35 DRIVE

STARBUCKS

CHARLOTTE
19 MILES
0:35 DRIVE

GREENVILLE
76 MILES
1:25 DRIVE

1 MILES

3,898
PEOPLE
\$80,845
AHHI
1,511
TOTAL
HOUSEHOLDS

3 MILES

22,109
PEOPLE
\$74,576
AHHI
8,711
TOTAL
HOUSEHOLDS

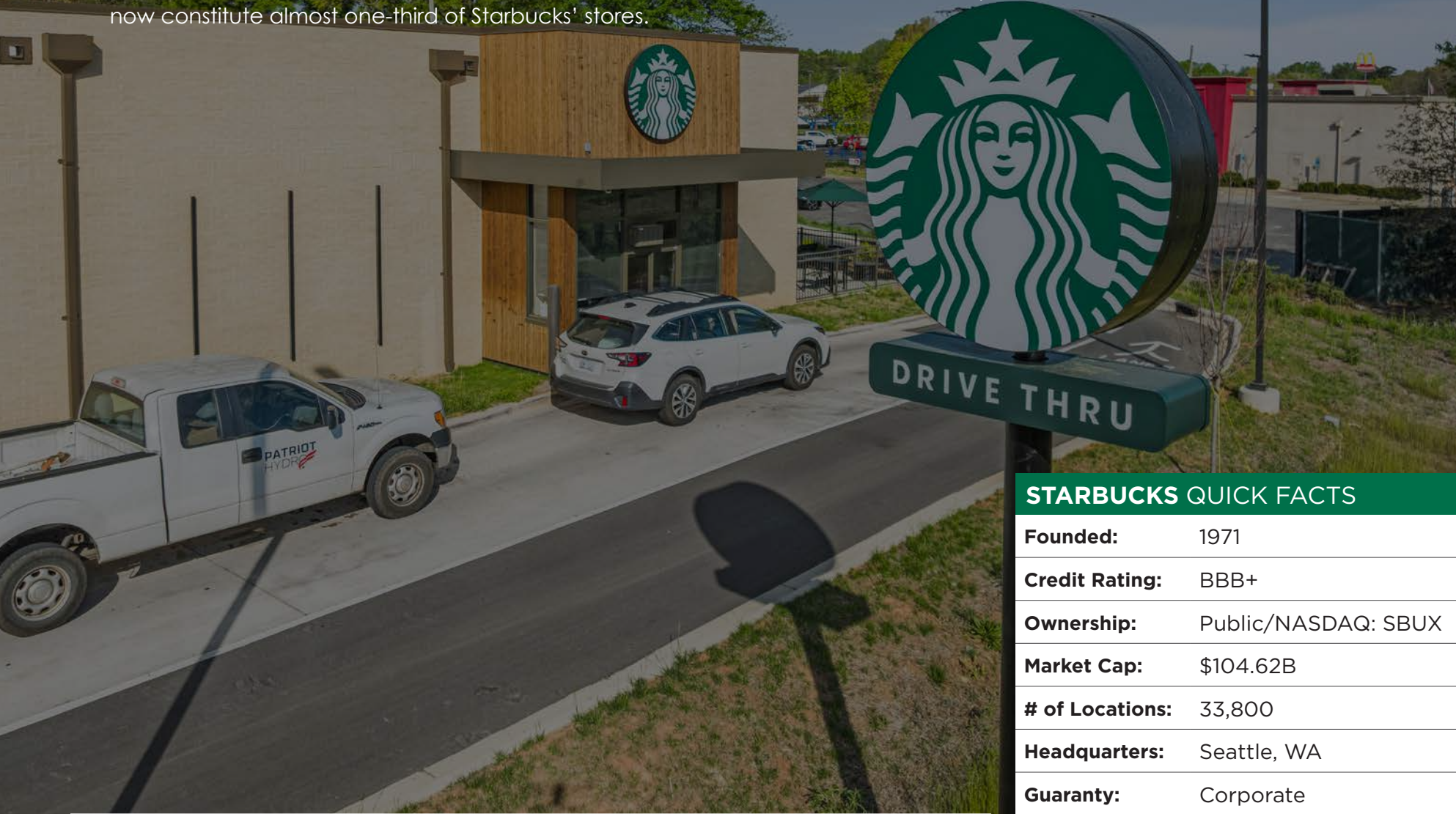
5 MILES

64,315
PEOPLE
\$74,158
AHHI
26,140
TOTAL
HOUSEHOLDS

CHARLOTTE, NC MSA

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.7 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing \$207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.

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 now constitute almost one-third of Starbucks' stores.



STARBUCKS QUICK FACTS	
Founded:	1971
Credit Rating:	BBB+
Ownership:	Public/NASDAQ: SBUX
Market Cap:	\$104.62B
# of Locations:	33,800
Headquarters:	Seattle, WA
Guaranty:	Corporate



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Exclusively Offered By



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