



BRAND NEW BUILD • 10 YEAR LEASE WITH OPTIONS



LONG-TERM TENANT NNN INVESTMENT

1221 S. PARKWAY, BLACKFOOT, ID 83221

ÀCRE
PARTNERS

EXCLUSIVELY LISTED BY:

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OVERVIEW

A photograph of a Starbucks coffee counter. The counter is made of light-colored wood and has a dark grey base. Above the counter, there are several menu boards displaying various Starbucks products. The word "STARBUCKS" is written in large, white, illuminated letters on a black background above the menu boards. The counter is equipped with coffee-making equipment, including a coffee machine, a blender, and various containers. A display case containing pastries is visible on the right side of the counter. The lighting is warm and focused on the counter area.

STARBUCKS

01

PROPERTY SUMMARY

\$3,428,500

LIST PRICE

\$180,000

NOI

5.25%

CAP RATE

NNN

LEASE TYPE

AiCRE Partners, as exclusive investment sales advisor to Seller, is pleased to offer the opportunity to acquire the fee simple interest in the Starbucks in Blackfoot, Idaho. Built in 2026, the 2,316 SF freestanding restaurant sits on a 0.99-acre parcel with drive-thru and is operated under a 10-year NNN lease. The lease features rental increases every 5 years of the primary term as well as in each of four (4) five-year renewal options.

The property is strategically positioned along Parkway Drive (±19,500+ VPD) within Blackfoot's primary retail corridor and directly adjacent to the dominant Walmart Supercenter, the city's leading daily-needs anchor and highest-traffic retail driver. As an outparcel within the region's core shopping node, the site benefits from strong visibility, convenient access, and consistent cross-shopping traffic generated by grocery, discount retail, and service-oriented tenants.



STARBUCKS IS THE WORLD'S LEADING COFFEEHOUSE BRAND AND A DOMINANT FORCE IN THE QUICK-SERVICE BEVERAGE SECTOR, GENERATING MORE THAN \$35 BILLION IN ANNUAL REVENUE. THE COMPANY OPERATES OVER 16,000 LOCATIONS IN THE UNITED STATES AND MORE THAN 38,000 STORES GLOBALLY, WITH CONTINUED EXPANSION ACROSS DRIVE-THRU FORMATS, SUBURBAN GROWTH MARKETS, URBAN CORES, AIRPORTS, AND INTERNATIONAL MARKETS.

PROPERTY SUMMARY

ADDRESS

1221 PARKWAY DR
BLACKFOOT, ID 83221

TENANT

STARBUCKS

NOI

\$180,000

LEASE TYPE

NNN*

LEASE TERM

10 YEAR LEASE FROM
COMMENCEMENT DATE

EST. COMMENCEMENT DATE

4/1/26

INCREASES

10% EVERY 5 YEARS

OPTIONS

4 X 5 YEAR

LEASE GUARANTOR

CORPORATE

GLA/LOT SIZE

0.99 AC

BUILDING SIZE

2,316

USE

COFFEE/QSR

YEAR BUILT

2026

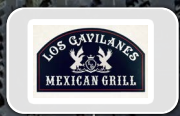
*LANDLORD RESPONSIBLE FOR ROOF AND
STRUCTURE

I-15 | 25,000 VPD

I-15 BUSINESS LOOP | 19,500 VPD

PARKWAY DR | 17,500 VPD

N MERIDIAN ST | 5,500 VPD



[WATCH PROPERTY VIDEO](#)



WATCH PROPERTY VIDEO





INVESTMENT HIGHLIGHTS

✓ HIGH DAILY TRAFFIC GENERATOR

Proximity to a Walmart Supercenter campus creates robust, repeatable vehicle counts and cross-shopping synergies.

✓ REGIONAL SPILLOVER

Growth from Idaho Falls, Blackfoot benefits from population expansion in the Idaho Falls MSA (≈25 minutes north) as residents seek more affordable housing options while commuting regionally.

✓ CONVENIENCE & DAILY NEEDS CORRIDOR

The area functions as a primary retail node for Blackfoot and surrounding rural trade, capturing both commuter and resident demand.

✓ STRONG RETAIL SYNERGY

Outparcel to Walmart Supercenter and neighborhood retail create spillover customer flows — ideal for Starbucks' quick-service, frequent-visit model.

✓ PRIME INTERSTATE-ORIENTED LOCATION

Situated along the I-15 corridor, capturing consistent commuter, traveler, and regional traffic between Idaho Falls and Pocatello.

✓ HIGH-DEMAND DRIVE-THRU COFFEE MARKET

Starbucks benefits from daily-use, recession-resilient demand, serving local residents, commuters, and long-haul traffic.



INVESTMENT HIGHLIGHTS

✓ LIMITED COMPETITION / STRONG BRAND DOMINANCE

Starbucks operates as the category-leading coffee retailer in Eastern Idaho, with strong brand loyalty and pricing power.

✓ STABLE EMPLOYMENT

Anchors Driving Household Formation Major regional employers in agriculture processing, packaging, distribution, and healthcare continue to support job growth and residential absorption.

✓ GROWING EASTERN IDAHO TRADE AREA

Blackfoot serves as a regional service hub for surrounding rural communities while benefiting from spillover growth from the Idaho Falls MSA.

✓ LIMITED NEW DRIVE-THRU DEVELOPMENT

Zoning, entitlement, and construction constraints limit new drive-thru supply, enhancing store performance and real estate value.

✓ INTERNET-RESISTANT RETAIL

Starbucks' convenience-based model is highly resistant to e-commerce disruption, supporting long-term tenant viability.

✓ INSTITUTIONAL-GRADE NET-LEASE INVESTMENT

Long-term lease structure with passive income, minimal landlord responsibilities, and a globally recognized credit tenant.

✓ ONGOING RESIDENTIAL SUBDIVISION DEVELOPMENT

Continued construction of single-family housing and small subdivisions on the north and west sides of Blackfoot is expanding the permanent customer base and daily commuter counts.



02

TENANT OVERVIEW

RENT ROLL

TENANT	SF	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE TYPE	EST. LEASE BEGIN	EST. LEASE END	OPTIONS
Starbucks	2,316	100%	\$180,000	\$77.72	10% Every 5 Years	NNN	4/1/26	4/1/36	4 x 5 Year



RESPONSIBILITIES	TENANT	LANDLORD
Property Taxes	✓	
Insurance	✓	
Common Area	✓	
Roof & Structure		✓
Capital Improvements	✓	
Repairs & Maintenance	✓	
HVAC	✓	

PUBLIC COMPANY
(NASDAQ: SBUX)

1971
YEAR FOUNDED

SEATTLE, WA
HEADQUARTERS

38,000+ STORES
WORLDWIDE FOOTPRINT

16,000+
US LOCATIONS

\$35+ BILLION
ANNUAL REVENUE

**STARBUCKS' RETURN TO GLOBAL
SAME-STORE SALES GROWTH
SIGNALS RENEWED CUSTOMER
DEMAND AND STRENGTHENS ITS
POSITION AS A MARKET LEADER.**

READ MORE



TENANT OVERVIEW

Starbucks is the world's leading specialty coffee retailer and one of the most recognized consumer brands globally. Founded in 1971 in Seattle, Washington, the company has grown into a premium coffeehouse operator with a dominant presence across North America and international markets. With a vertically integrated supply chain, strong brand equity, and disciplined site selection strategy, Starbucks remains a top-tier retail tenant within the quick-service and café segment.

The company operates a highly refined real estate model focused on high-traffic corridors, signalized intersections, end-cap placements, and drive-thru formats. Starbucks' drive-thru and mobile-order-forward store prototypes continue to enhance efficiency and throughput, supporting strong per-store sales productivity. Its loyalty ecosystem – including one of the largest mobile payment platforms in the country – drives recurring customer visits and consistent revenue performance.

As a daily-use, needs-based concept, Starbucks benefits from morning commute patterns, habitual purchasing behavior, and broad demographic appeal. Its brand strength, operational scale, and long-term lease structures make Starbucks one of the most sought-after tenants in retail investment portfolios nationwide.



03

AREA OVERVIEW

AREA MAP



DEMOGRAPHICS



1 MILE	3 MILE	5 MILE
4,167 Population	17,852 Population	23,529 Population
\$46,180 Median HH Income	\$68,586 Median HH Income	\$73,083 Median HH Income

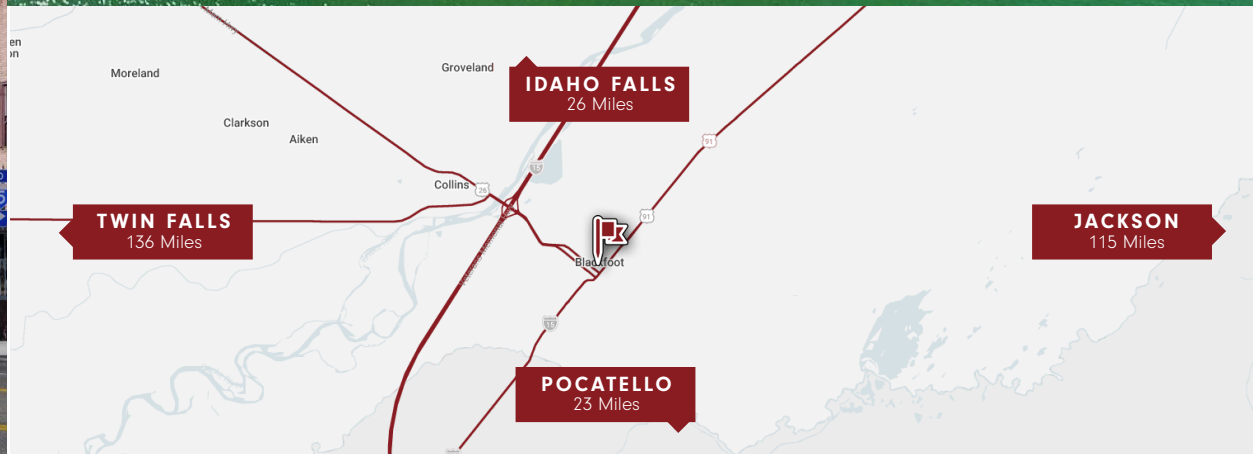
2026 SUMMARY	5 MILE	10 MILE	15 MILE
Population	23,529	29,831	36,799
Households	8,213	10,234	12,570
Families	5,836	7,418	9,147
Average Household Size	2.82	2.87	2.89
Owner Occupied Housing Units	6,132	7,870	9,744
Renter Occupied Housing Units	2,081	2,364	2,826
Median Age	35.3	35.5	35.8
Median Household Income	\$73,083	\$76,407	\$74,500
Average Household Income	\$87,242	\$91,132	\$88,914

ABOUT BLACKFOOT, ID



Blackfoot, Idaho serves as the primary retail and service hub for Bingham County and the surrounding rural trade area. Positioned along Interstate 15 between Idaho Falls and Pocatello, the city captures consistent commuter, regional, and traveler traffic throughout the year. The subject property is located within Blackfoot's dominant retail corridor along Parkway Drive and the I-15 Business Loop – the city's established commercial spine and gateway shopping district.

As the county seat, Blackfoot maintains a stable economic base supported by agriculture, healthcare, education, and local government, reinforcing steady consumer demand and long-term positioning for drive-thru, convenience-oriented retail concepts.



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