

STARBUCKS - SCOTTSDALE

8055 EAST McDOWELL ROAD, SCOTTSDALE, AZ 85257



OFFERING MEMORANDUM

Marcus & Millichap



LIFETIME FITNESS
The Cheesecake Factory
Saks Fifth Avenue **lululemon** **macy's**
BILTMORE FASHION PARK

SCOTTSDALE
Fashion Square

SCOTTSDALE COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE
±7,300 Students

SCOTTSDALE AUTOSHOW

COSTCO WHOLESALE
target
ROSS
DRESS FOR LESS
fry's

phoenixzoo
ARIZONA CENTER OF NATURE CONSERVATION



TARGET **Harkins**
Loft's **DAVE & BUSTER'S** **THEATRES**
OLD NAVY
Best Buy **Total Wine & MORE**
BARNES & NOBLE
TEMPE MARKETPLACE

CUBS
SLOAN PARK

PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

DIABLO STADIUM
Tempe, Arizona
COMPLEX

THE HOME DEPOT **Bass Pro Shops** **petco** **ihop**
BED BATH & BEYOND **HYATT PLACE** **ESPORTA**
Walmart **OfficeMax** **Chick-fil-A** **CINEMARK**
MESA RIVERVIEW

MESA COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE
±16,500 Students

ASU **Arizona State University**
±54,800 Students

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Executive Summary

8055 East McDowell Road, Scottsdale, AZ 85257

FINANCIAL SUMMARY

Price	\$3,036,000
Cap Rate	5.0%
Building Size	2,400 SF
Net Cash Flow	5.0% \$151,800
Year Built	2024
Lot Size	32,126 SF

LEASE SUMMARY

Lease Type	Double Net (NN) Lease
Tenant	Starbucks
Guarantor	Corporate
Roof and Structure	Landlord Responsible
Lease Commencement Date	January 15, 2024
Lease Expiration Date	April 30, 2034
Lease Term Remaining	8 Years
Rental Increases	10% Every 5 Years in Options Only
Renewal Options	4, 5 Year Options

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 4/30/2034	\$151,800.00	5.00%
Renewal Options	Annual Rent	Cap Rate
Option 1 (5/1/2034 – 4/30/2039)	\$166,980.00	5.50%
Option 2 (5/1/2039 – 4/30/2044)	\$183,678.00	6.05%
Option 3 (5/1/2044 – 4/30/2049)	\$202,045.80	6.66%
Option 4 (5/1/2049 – 4/30/2054)	\$222,250.38	7.32%

Base Rent	\$151,800
Net Operating Income	\$151,800
Total Return	5.0% \$151,800





**CORONADO
HIGH SCHOOL**
±730 Students

SCOTTSDALE
Fashion Square

26,200 CPD
HAYDEN RD

**MEDICAL &
PROFESSIONAL
OFFICES**

27,000 CPD
E McDOWELL RD

THE ENCLAVE
Coworking Space



McDonald's

Walgreens



SCOTTSDALE COMMERCE CENTER



GENERAL DYNAMICS
Mission Systems

ASU Arizona State University
±54,800 Students

ELDORADO PARK

26,200 CPD
HAYDEN RD



Walgreens

McDonald's



SCOTTSDALE COMMERCE CENTER



CIRCLE K



THE ENCLAVE
Coworking Space

27,000 CPD
E McDOWELL RD



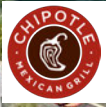


202

101

GENERAL DYNAMICS
Mission Systems

THE ENCLAVE
Coworking Space



SCOTTSDALE COMMERCE CENTER

27,000 CPD
E McDOWELL RD

CIRCLE K



Property Description



INVESTMENT HIGHLIGHTS

- » **Rare Opportunity to Buy in Scottsdale**
- » 8+ Years Remaining on Corporate Lease with Starbucks (NASDAQ: SBUX)
- » **282,636 Residents within a 5-Mile Radius - Households and Population Projected to Increase 4% in the Surrounding Area by 2030**
- » Multiple Renewal Options with 10% Rental Increases Every 5 Years
- » **Average Household Income Exceeds \$107,000 within 3 Miles**
- » Frontage Along McDowell Road with 53,000+ Cars per Day at the Corner of McDowell Road and Hayden Road
- » **Adjacent to General Dynamics Mission System's Scottsdale Campus**
- » One Mile Off the Loop 101 Freeway, a Major Connector for the Phoenix MSA
- » **Surrounded by National Retailers: Lowe's, Fry's Food And Drug, McDonald's, Chipotle, Walgreens, and More**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	18,163	88,348	290,215
2025 Estimate	17,829	84,796	282,636
Growth 2025 - 2030	1.87%	4.19%	2.68%

Households

2030 Projections	9,424	46,294	133,501
2025 Estimate	9,188	44,305	129,391
Growth 2025 - 2030	2.57%	4.49%	3.18%

Income

2025 Est. Average Household Income	\$102,625	\$107,533	\$96,836
2025 Est. Median Household Income	\$84,362	\$88,946	\$79,901

Tenant Overview



SEATTLE, WASHINGTON
Headquarters



1985
Founded



STARBUCKS.COM
Website



±33,000
Locations



NASDAQ: SBUX
Stock Symbol

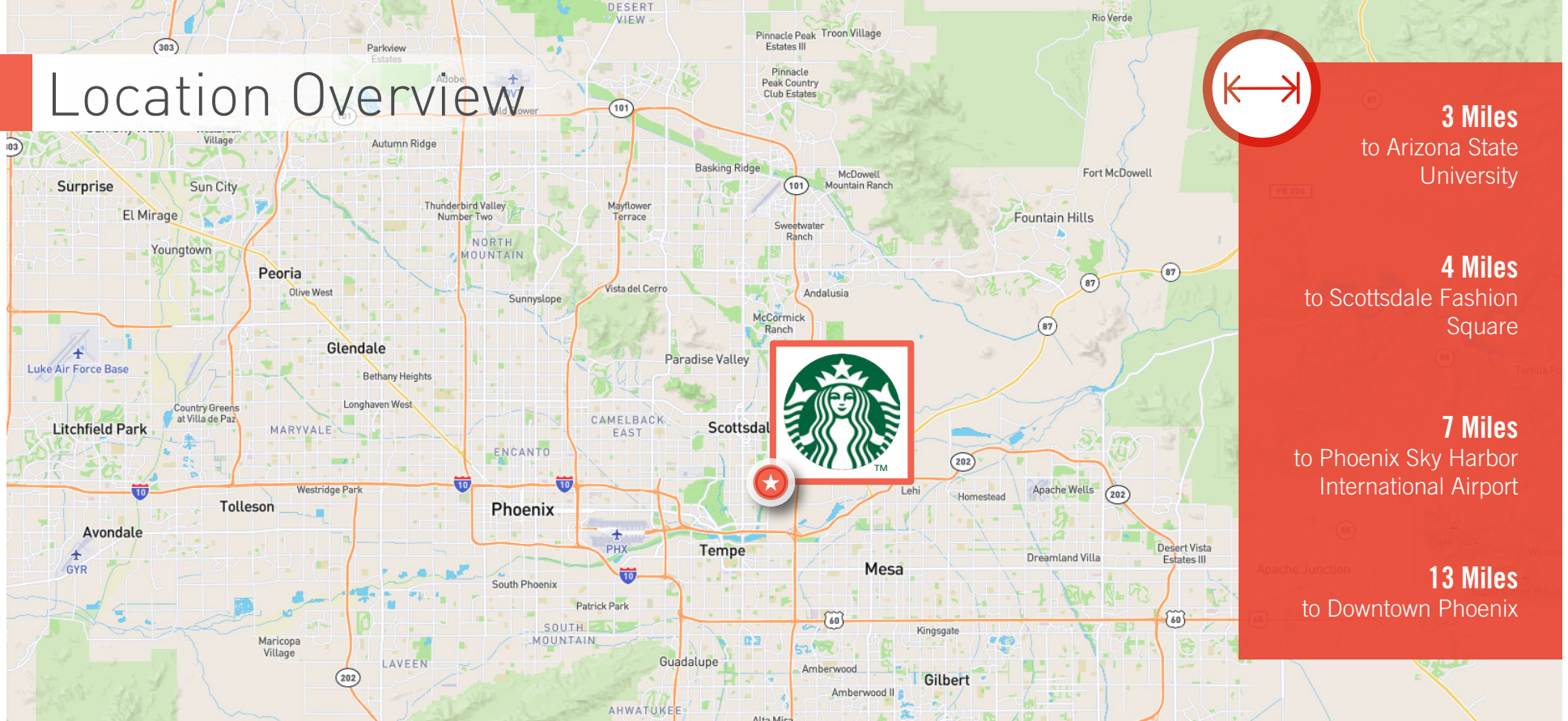
Starbucks (NASDAQ: SBUX) is the premier roaster, marketer and retailer of specialty coffee in the world, operating in 69 countries. Formed in 1985, the company purchases and roasts high-quality coffees that they sell, along with handcrafted coffee, tea and other beverages and a variety of fresh food items, through company-operated stores. Starbucks also sells a variety of coffee and tea products and license their trademarks through other channels such as licensed stores, grocery and national food service accounts. In addition to their flagship Starbucks Coffee brand, Starbucks also offers goods and services under brands including: Teavana, Tazo, Seattle's Best Coffee, La Boulange, Ethos and Torrefazione Italia Coffee.

Starbucks company-operated stores are typically located in high-traffic, high-visibility locations. Their ability to vary the size and format of their stores allows the Starbucks to locate them in or near a variety of settings, including downtown and suburban retail centers, office buildings, university campuses, and in select rural and off-highway locations.

Property Photos



Location Overview



Adjacent to the Greater Phoenix Area, Scottsdale is known as “the West’s most Western town” and was described in the New York Times as “a desert version of Miami’s South Beach.” With a population of more than 240,000, the City of Scottsdale is among Arizona’s ten largest cities. Scottsdale continues to be recognized nationwide as one of the top markets for business performance, job growth, livability, and friendly culture.

With a rich history in tourism, Scottsdale is visited by more than 9 million people annually, generating an economic impact of \$2.5 billion. Home to Arizona’s finest shopping and dining, Scottsdale offers ranches, hiking trails, award-winning resorts and acclaimed art galleries. While millions of visitors come to experience the best in art, sports, special events and the natural beauty of the Sonoran Desert, residents stay for much more. Before becoming a global destination for

business, Scottsdale was, and remains, renowned for its exceptional recreational amenities. The city offers a mix of lifestyle options for all income levels and living preferences.

Scottsdale is home to one of the most visited malls in the country, Scottsdale Fashion Square, as well as the San Francisco Giants Training Center and SkySong. SkySong is Arizona State University’s (ASU) 1.2 million SF mixed-use development located on a 42-acre campus in Scottsdale, three miles from ASU’s Tempe campus. SkySong is home to a diverse business community that links technology, research, education and entrepreneurship to position ASU and Greater Phoenix as global leaders in the knowledge economy. Scottsdale is home to more than 25,000 businesses with nearly 20 percent of Arizona corporate headquarters calling the city home.

[exclusively listed by]

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Ryan Sarbinoff

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