



STARBUCKS INVESTMENT OFFERING

Size: 2,437 SF

3214 1ST AVE NE
CEDAR RAPIDS, IA 52402

ADAM GIBBS, SIOR

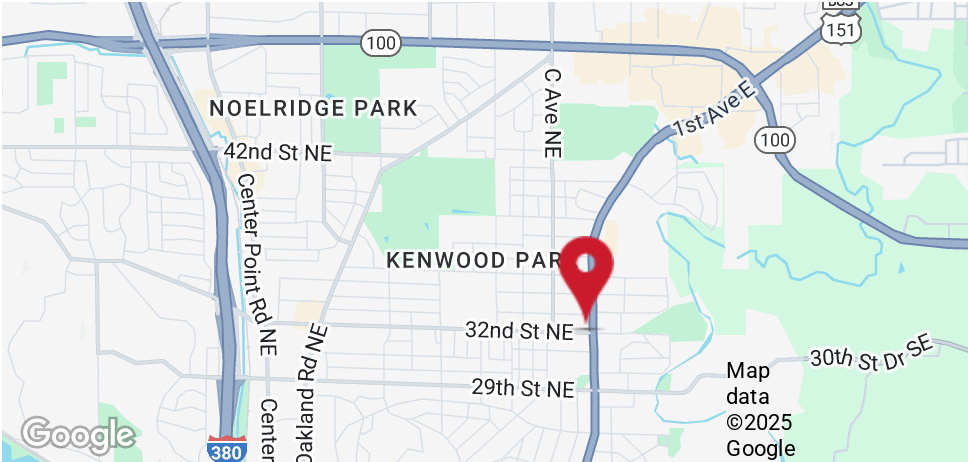
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427 1ST STREET SE, SUITE 200, CEDAR RAPIDS, IA 52401 | 319.731.3400 | GLDCOMMERCIAL.COM



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,513,500
Net Real Estate Taxes:	\$18,354.00
Building Size:	2,437 SF
Lot Size:	0.622 Acres
Price / SF:	\$1,031.39
Year Built:	2024
Zoning:	Traditional Mixed Use Center

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LOCATION OVERVIEW

Corner lot with prime frontage along 1st Avenue NE, Cedar Rapids' main retail corridor.

PROPERTY OVERVIEW

For Sale: Single-tenant Starbucks at 3214 1st Avenue NE, Cedar Rapids, IA. Offered at a 6% cap rate, the property generates \$150,810 annually with a 10% rent increase at EOY Year 5 and 9 years remaining on the lease (exp. 2/28/2035). Located on 1st Avenue NE, one of the city's most prominent retail corridors, the site offers strong visibility, traffic counts, and a dense surrounding customer base. Recent property updates and Starbucks' long-term commitment make this an attractive, stable investment opportunity.

PROPERTY HIGHLIGHTS

- 9 years lease term remaining
- \$150,810 current annual net rent
- 10% rental rate increase at the end of Year 5

All information furnished regarding this property is obtained from sources deemed in our opinion to be reliable but not guaranteed.

TENANT INFO**STARBUCKS (NASDAQ: SBUX)**

Starbucks originated in 1971 in Seattle's Pike Place Market. Today they connect with millions of customers every day in more than 80 markets. Their stores are neighborhood gathering places for meeting friends and family, and their customers enjoy quality service, an inviting atmosphere and an exceptional beverage. They currently have over 36,000 stores in 84 markets.

Starbucks offers a range of exceptional products that customers enjoy in store, at home, and on-the-go. These include more than 30 blends of coffee, handcrafted beverages, fresh food including pastries, salads, sandwiches, as well as consumer products.

Starbucks went public on June 26, 1992 at a price of \$17 per share (or \$.027 per share, adjusted for subsequent stock splits) and closed trading that first day at \$21.50 per share. Today Starbucks is trading at \$83.53 per share (September 9, 2025.). Starbucks Corporation's common stock is listed on NASDAQ, under the trading symbol SBUX.

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ADDITIONAL PHOTOS

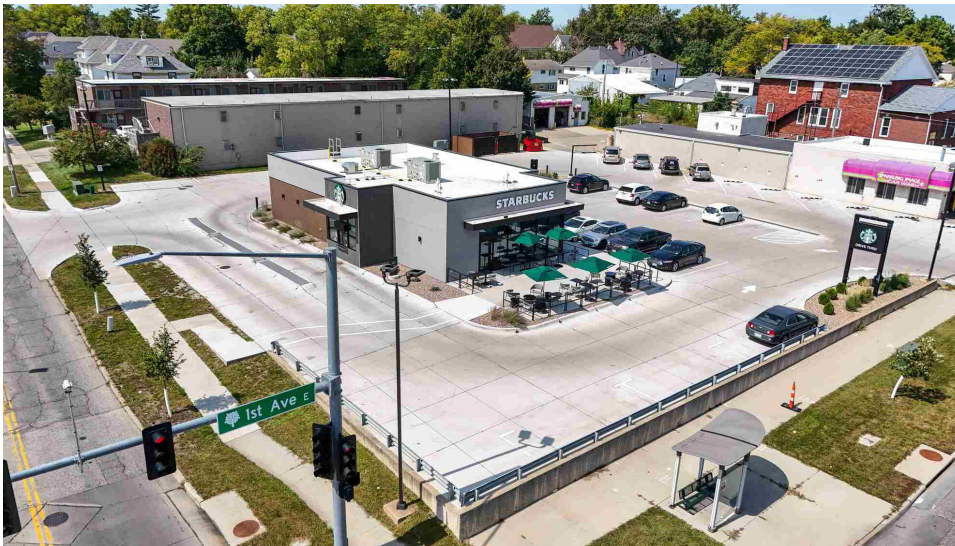


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AERIAL MAP



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RETAILER MAP

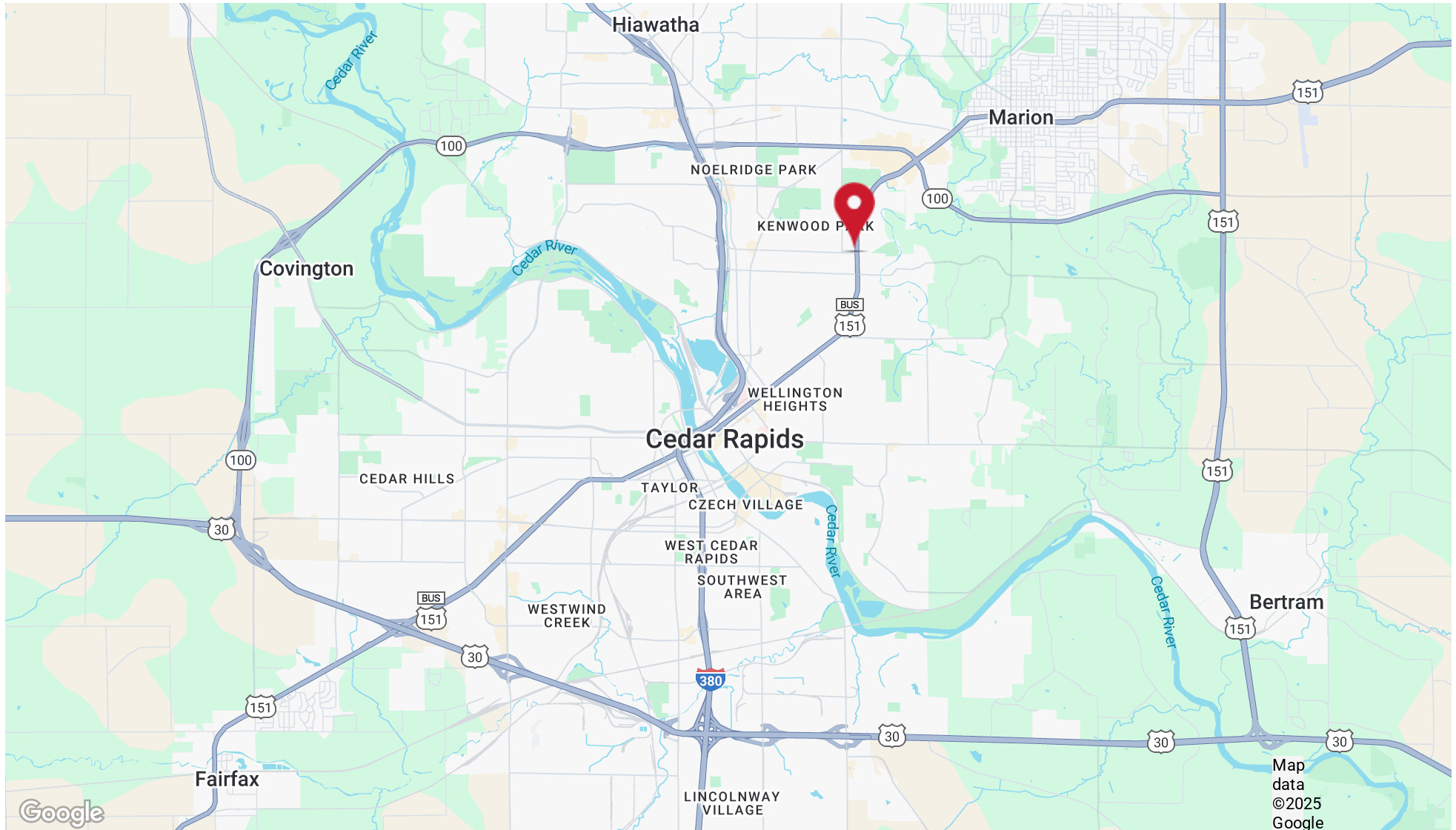


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LOCATION MAP



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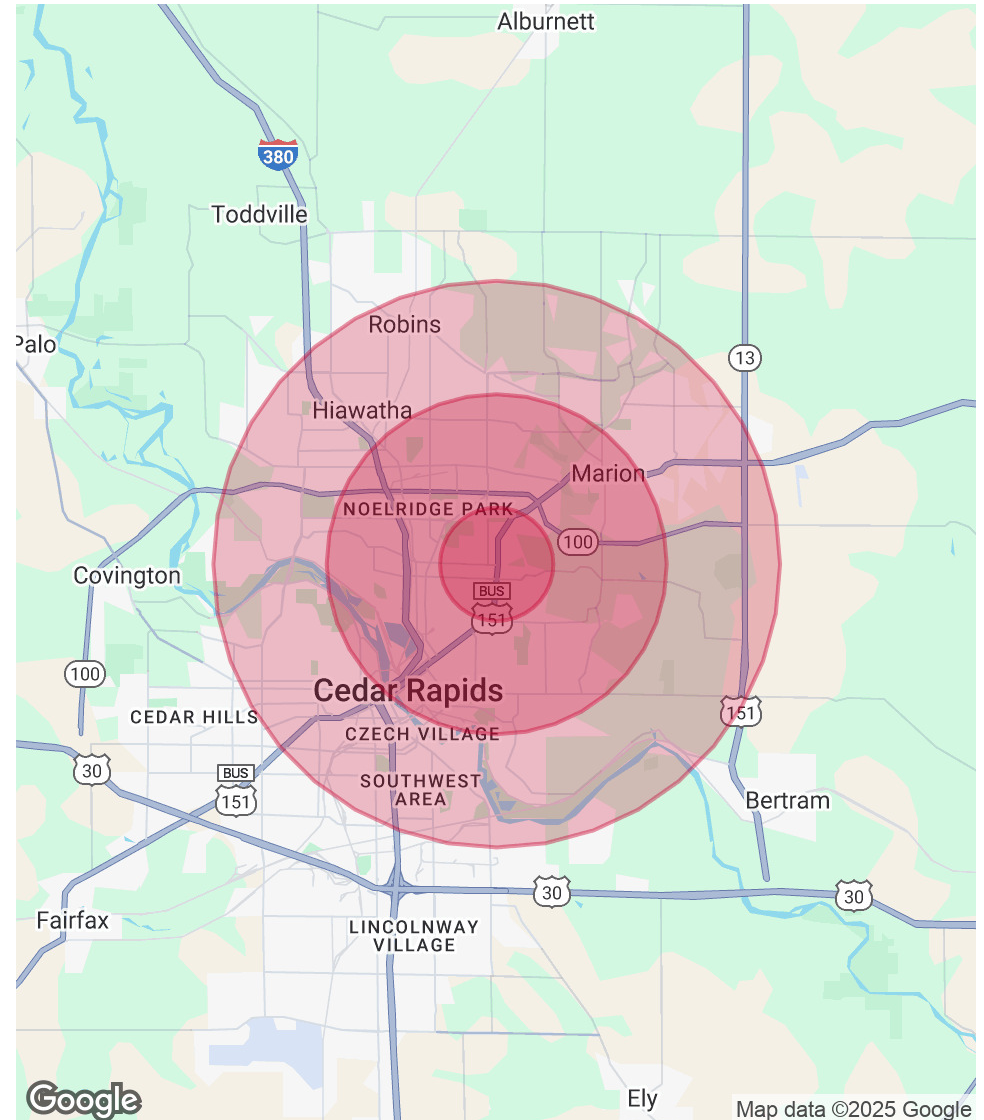
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,567	73,426	150,357
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	43	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,673	32,317	63,412
# of Persons per Household	2	2.3	2.4
Average Household Income	\$75,810	\$87,990	\$94,047
Average House Value	\$186,326	\$219,480	\$232,440

Demographics data derived from AlphaMap



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