

# STARBUCKS

7824 EAST 32<sup>ND</sup> STREET, YUMA, AZ 85365

**2024 BUILD - TOP 25TH PERCENTILE NATIONWIDE PER PLACER.AI**



OFFERING MEMORANDUM

PACIFIC AVENUE  
ATHLETIC COMPLEX

YUMA PALMS SHOPPING CENTER

**TARGET** *Harkins*  
 THEATRES  
**BEST BUY** **JCPenney**  
**OLD NAVY** **PET SMART**  
**sam's club** **Dillard's**  
**BUFFALO WILD WINGS** **ROSS**  
 DRESS FOR LESS  
**FAMOUS** **COLD STONE**  
 ICE CREAM  
**AMERICAN EAGLE** **Marshall's**



**ARIZONA WESTERN COLLEGE**  
 8,050+ STUDENTS

95



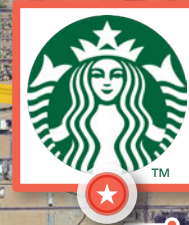
GILA RIDGE  
HIGH SCHOOL

**ACE** **CVS**  
 pharmacy  
**Hardware** **DAIRY QUEEN**  
**Walgreens** **Best Western PLUS.**  
**DUTCH BROS** **BW**  
**Freddy's** **Applebee's**  
 STEAKBURGERS GRILL + BAR  
**O'Reilly** **Carl's Jr.**  
 AUTO PARTS

SPROUTS  
FARMERS MARKET  
COMING SOON

**Walmart** **Papa Murphy's**  
 TAKE 'N BAKE PIZZA  
**peter piper pizza.** **BIG O TIRES**  
**McDonald's**

8



YUMA INTERNATIONAL  
AIRPORT

**CIRCLE K**  
**Chevron** **Jack**  
 in the box

**Walmart**  
**Wendy's** **WELLS FARGO**  
**DEL TACO**

195

CANNON AIR  
DEFENSE MILITARY  
COMPLEX

**fry's** **goodwill** **Denny's**  
**KFC** **CIRCLE K** **DUNKIN'**  
**PAPA JOHN'S** **AutoZone** **CHASE**  
**DOLLAR GENERAL** **BURGER KING**



The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus Millichap

# Executive Summary

7824 East 32nd Street, Yuma, AZ 85365

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$2,546,000</b>
Cap Rate	5.50%
Building Size	2,051 SF
Net Cash Flow	5.50% \$140,000
Year Built	2024
Lot Size	1.45 Acres

## LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Starbucks
Guarantor	Corporate
Lease Commencement Date	June 1, 2024
Lease Expiration Date	May 31, 2034
Lease Term Remaining	8 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Right of First Refusal	None

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 5/31/2029	\$140,000.00	5.50%
6/1/2029 – 5/31/2034	\$154,000.00	6.05%
Renewal Options	Annual Rent	Cap Rate
Option 1 (6/1/2034 – 5/31/2039)	\$169,400.00	6.65%
Option 2 (6/1/2039 – 5/31/2044)	\$186,340.00	7.32%
Option 3 (6/1/2044 – 5/31/2049)	\$204,974.00	8.05%
Option 4 (6/1/2049 – 5/31/2054)	\$225,471.40	8.86%

<b>Base Rent</b>	<b>\$140,000</b>
<b>Net Operating Income</b>	<b>\$140,000</b>
<b>Total Return</b>	<b>5.50% \$140,000</b>





**WELLS FARGO**  
\$210M in Deposits

**DEL TACO**  
Wendy's

**Walmart**  
Top 83rd Percentile for Visits Nationwide per Placer.ai

**PANDA EXPRESS**  
CHINESE KITCHEN

**verizon**  
T Mobile  
SALLY BEAUTY

**CIELO VERDE MASTER-PLANNED COMMUNITY**  
±1,900 Homes at Build-Out

**CIRCLE K**

**15,920 CPD**  
S AVENUE 8 E

**24 HOURS GYM**

**QUICK N CLEAN**  
CAR WASHING... FAST & EASY

**22,940 CPD**  
E 32<sup>ND</sup> STREET

**FUTURE RETAIL**

**Starbucks**  
TM



# Property Description



## INVESTMENT HIGHLIGHTS

- » **8 Years Remaining on Corporate Lease with Starbucks (NASDAQ: SBUX)**
- » Top 25th Percentile Nationwide for Visits per Placer.ai
- » **10% Rental Increases Every 5 Years with Multiple Renewal Options**
- » New 2024 Construction with a Drive-Thru
- » **44,047 Residents within a 5-Mile Radius - Growing Yuma Trade Area**
- » Situated Immediately Off the I-8 Freeway, a Major Connector Providing a Direct Route Between Phoenix and San Diego
- » **Easily Accessible Location Near the Intersection of East 32nd Street and S Avenue 8 E (±38,860 Combined Cars per Day)**
- » Across from Walmart Supercenter and Surrounded by National Retailers: Wendy's, Panda Express, Circle K, and More
- » **Located at the Entrance of the Cielo Verde Master-Planned Community (±1,900 Homes at Build-Out)**



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2030 Projection	5,080	31,165	45,695
2025 Estimate	4,897	29,940	44,047
Growth 2025 - 2030	3.74%	4.09%	3.74%

### Households

2030 Projections	2,006	11,986	18,347
2025 Estimate	1,912	11,431	17,564
Growth 2025 - 2030	4.95%	4.86%	4.45%

### Income

2025 Est. Average Household Income	\$87,751	\$84,044	\$83,489
2025 Est. Median Household Income	\$77,245	\$70,905	\$70,643

# 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.

# Location Overview



The City of Yuma is nestled right in the southwest corner of Arizona, bordering California and Mexico. Home to over 100,000 residents, the population nearly doubles during the winter season. Once a busy river port sending military supplies shipped from California to forts and camps in the Southwest to fight the Apache wars, today Yuma is a winter retreat for thousands of visitors craving its warm, dry and sunny climate. Yuma's population nearly doubles in the winter months, thanks to more than 23,000 spots in RV parks and resorts. The community also offers nearly 4,300 hotel rooms, conference and meeting facilities, and three modern casinos.

Greater Yuma is a dynamic region located at the epicenter of four states and two countries. The unique location allows for international and southwest markets to be served in a single day truck haul. Growing companies needing a dedicated

and skilled workforce with easy access to the customers and supply source have found the Greater Yuma Region to be the answer to their wants and needs. Statistics prove that Yuma County is the safest border in the Southwest and due to this positive environment Yuma has grown its population an impressive 27% since the year 2000. Within a sixty minute drive radius there are ±1,544,454 people living and working within the boundaries of four states and two countries.

A seldom analyzed influence on the local economy is Yuma's proximity to Mexico and the growing City of San Luis Río Colorado, Sonora. The City is strategically located right in the corner of the intersection of California, Arizona, Baja, and Sonora Mexico and boasts a population of over 180,000, with the region being comprised of a population of nearly 200,000.

# Property Photos



# [ exclusively listed by ]

**Nick Christifulli**

Director  
602 687 6694  
nick.christifulli@marcusmillichap.com

**Chris N. Lind**

Senior Managing Director  
602 687 6780  
chris.lind@marcusmillichap.com

**Mark J. Ruble**

Executive Managing Director  
602 687 6766  
mruble@marcusmillichap.com

**Zack House**

Senior Managing Director Investments  
602 687 6650  
zhouse@marcusmillichap.com

**NET LEASED DISCLAIMER**

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own

investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

**CONFIDENTIALITY AGREEMENT**

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

**Ryan Sarbinoff**

Arizona Broker of Record  
602 687 6700  
Lic #: BR675146000

**Marcus & Millichap**

Offices Nationwide  
[www.marcusmillichap.com](http://www.marcusmillichap.com)