

FOR SALE

# Single Tenant Starbucks with Drive-Thru

4901 Walzem Rd, San Antonio, TX 78218



EXCLUSIVELY LISTED BY:

PRIMARY CONTACT



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Partner



**Landan Dory**

Senior Vice President

PROPERTY AT A GLANCE

ADDRESS	<b>4901 WALZEM RD</b>
CITY, STATE, ZIP	<b>SAN ANTONIO, TX 78218</b>
LAND ACRES	<b>0.63 ACRES</b>
YEAR BUILT	<b>1982</b>
RENOVATED	<b>2022</b>
PARCEL NUMBER	<b>344156</b>
ZONING, COUNTY	<b>BEXAR</b>

## EXECUTIVE SUMMARY

This Starbucks property, operating since 2007, offers a highly secure investment opportunity under a NN lease through 2032. Located in San Antonio, Texas, the asset benefits from a strong corporate guarantee by Starbucks, one of the world's leading coffee companies. The site's long-established operation and minimal landlord responsibilities make it an appealing choice for passive income investors. Positioned in a dynamic market with continuous growth, the property's prime location ensures steady foot traffic and exposure in one of Texas' most vibrant cities.

**Please contact Caleb Jackson for More information at (512) 647-1544**





# OFFERING DETAILS



PRICE  
**\$1,886,248**



NET OPERATING INCOME  
**\$119,776.80**



CAP RATE  
**6.35%**



BUILDING SIZE  
**3,585 SF**



LOT SIZE  
**0.63 AC**



YEAR BUILT / RENOVATED  
**1982/2022**

## LEASE ABSTRACT

Lease Structure	Double Net (NN)
Tenant	Starbucks
Guarantor	Starbucks Corporation (NASDAQ: "SBUX")
LL Responsibilities	Roof, structure, parking lot, utility systems, common area maintenance
HVAC	Tenant Responsibility
Original Commencement Date	May 31, 2007
Current Expiration	May 31, 2032
Rent Increases	10% Every 5 Years
Tenant Reimbursement	Common Area Maintenance & Repairs

# PROPERTY HIGHLIGHTS

## **STRONG OPERATING HISTORY**

Starbucks has been operating successfully at this location since 2007, demonstrating their commitment through multiple lease renewals and remodeling efforts to align with updated store designs.

## **ESTABLISHED TENANT**

With a BBB+ credit rating, Starbucks is a reliable and financially stable tenant, providing an added layer of security compared to other net lease investment opportunities.

## **PRIME LOCATION**

Situated on the heavily trafficked Walzem Road, this location benefits from residential and commercial traffic, including over 102,000 residents within a 3-mile radius and proximity to the I-35 corridor leading into San Antonio.

## **AMPLE PARKING SPACE**

The property features abundant parking, well-suited to the high volume of customers that frequent Starbucks', ensuring convenience and accessibility.

## **PROXIMITY TO MAJOR HIGHWAYS**

Strategically positioned near major highways, the property offers convenient access for both customers and supply deliveries, which is vital for operational efficiency.

## **HIGH TRAFFIC VISIBILITY**

With over 36,000 vehicles passing daily on Walzem Road, the location offers excellent visibility. A dedicated turn lane and prominent pylon signage enhance the property's exposure to passing traffic.

## **2022 RENOVATION**

In 2022, Starbucks completed a significant renovation to update the property's exterior and interior, aligning with the brand's latest store models, ensuring a fresh and modern customer experience.



# TENANT PROFILE



## STARBUCKS®

Starbucks Corporation (NASDAQ: "SBUX") is the premier roaster, marketer, and retailer of specialty coffee in the world, operating more than 35,711 locations globally. Starbucks also sells a variety of coffee and tea products and licenses its trademarks through other channels, such as licensed stores, grocery, and national foodservice accounts through its Global Coffee Alliance with Nestlé S.A. ("Nestlé"). In addition to the flagship Starbucks Coffee brand, Starbucks also sells goods and services under the Teavana, Seattle's Best Coffee, Evolution Fresh, Ethos, Starbucks Reserve, and Princi brand names.

Starbucks introduced new store formats, such as Starbucks® Pickup, Starbucks Now stores, and curbside pickup, to enhance the "on-the-go" customer experience and improve operating efficiency across Starbucks® stores in certain major metropolitan areas in the United States. In 2020, Forbes ranked Starbucks as the world's second-largest restaurant company and 393rd largest company overall.

Starbucks' consolidated revenues increased by 11% to \$32.3 billion in fiscal 2022 compared to \$29.1 billion in fiscal 2021, primarily driven by strength in its U.S. business and growth in the international segment. Starbucks is rated "BBB+" by Standard & Poor's and "Baa1" by Moody's.

For more information, please visit [www.starbucks.com](http://www.starbucks.com).

**"SBUX"**

NYSE: NASDAQ

**SEATTLE, WA**

HEADQUARTERS

**35,711+**

LOCATIONS

**\$32.3B**

SALES



# RENT SCHEDULE

## FIRST EXTENSION TERM

LEASE YEARS	DATES	\$ PSF PER YEAR	MONTHLY INSTALLMENT	ANNUAL RENT
11-15	6/1/2017-5/31/2022	\$39.00	\$9,074.00	\$108,888.00
16-20	6/1/2022-5/31/2027	\$42.90	\$9,981.40	\$119,776.80

## SECOND EXTENSION TERM

LEASE YEARS	DATES	\$ PSF PER YEAR	MONTHLY INSTALLMENT	ANNUAL RENT
21-25	6/1/2027-5/31/2032	\$47.19	\$10,979.54	\$131,754.48

## THIRD EXTENSION TERM

LEASE YEARS	DATES	\$ PSF PER YEAR	MONTHLY INSTALLMENT	ANNUAL RENT
26-30	6/1/2032-5/31/2037	\$51.91	\$12,077.73	\$144,932.72

## FOURTH EXTENSION TERM

LEASE YEARS	DATES	\$ PSF PER YEAR	MONTHLY INSTALLMENT	ANNUAL RENT
31-35	6/1/2037-5/31/2042	\$57.10	\$13,285.27	\$159,423.20

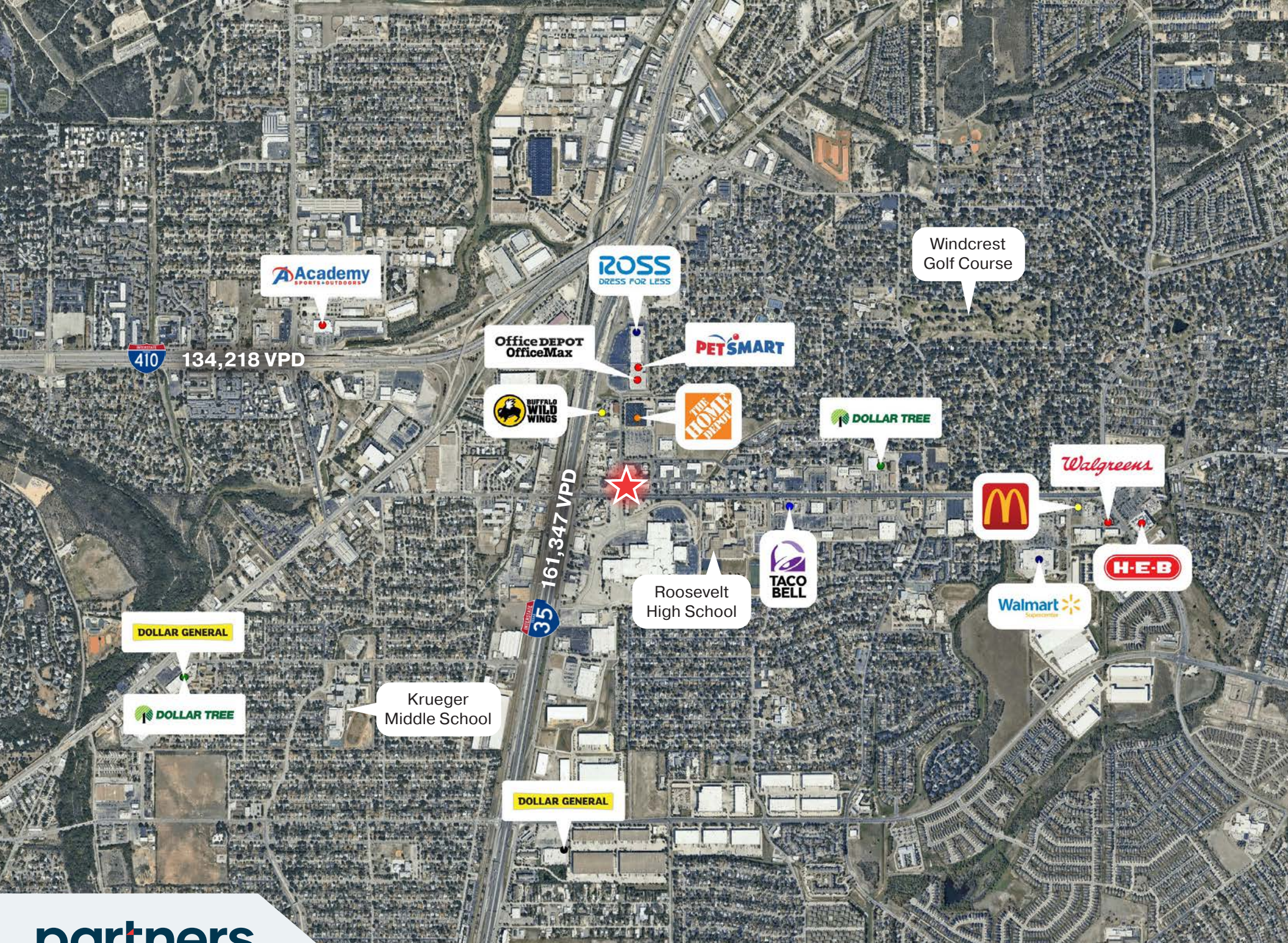
## FIFTH EXTENSION TERM

LEASE YEARS	DATES	\$ PSF PER YEAR	MONTHLY INSTALLMENT	ANNUAL RENT
36-40	6/1/2042-5/31/2047	\$62.81	\$14,613.79	\$175,365.52



Walzem Rd | 33,543 VPD





Academy  
SPORTS + OUTDOORS

ROSS  
DRESS FOR LESS

Windcrest  
Golf Course

410 134,218 VPD

Office DEPOT  
OfficeMax

PETSMART

BUFFALO  
WILD  
WINGS

THE  
HOME  
DEPOT

DOLLAR TREE

35 161,347 VPD

Walgreens

McDonald's

H-E-B

DOLLAR GENERAL

Roosevelt  
High School

TACO BELL

Walmart  
Supercenter

Krueger  
Middle School

DOLLAR TREE

DOLLAR GENERAL

# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	9,537	102,990	281,073
2029 Population Projection	10,084	109,528	298,893
Annual Growth 2023-2028	0.6%	0.4%	0.5%
Median Age	38.7	36.6	35.9



## HOUSEHOLD

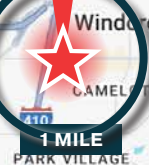
	1 MILE	3 MILES	5 MILES
Annual Growth 2024-2029	1.1%	1.3%	1.3%
Median Age	35.9	36	36.1
Avg Household Income	\$60,932	\$67,913	\$80,291
Median Household Income	\$45,014	\$51,662	\$61,145



## DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Employee	8,555	44,408	111,819
Business	814	4,843	14,870
Service-Producing Businesses	754	4,330	13,572
Goods-Producing Businesses	60	513	1,298

Source: Costar



1 MILE

3 MILE

5 MILE



## DISCLAIMER

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