

# STARBUCKS

1304 WILDCAT DR PORTLAND (CORPUS CHRISTI MSA), TX 78374



*Actual Site*



STARBUCKS RECENTLY  
EXERCISED SECOND  
RENEWAL OPTION



SITUATED WITHIN MAIN  
RETAIL CORRIDOR OF  
PORTLAND



EXCELLENT ACCESS AND  
VISIBILITY OFF HIGHWAY 181  
WITH 37,400 VPD





GREGORY-PORTLAND  
MIDDLE SCHOOL

CVS  
pharmacy

POPEYES  
LOUISIANA KITCHEN

planet  
fitness

CIRCLE K

Auto  
Zone

SUBJECT  
PROPERTY

16,900 VPD

LAQUINTA  
INNS & SUITES  
Holiday Inn

Days Inn  
Best Western  
Hampton Inn

DOLLAR TREE  
T-Mobile  
WINGSTOP

H-E-B

SONIC

Cane's  
CHIPOTLE  
MEXICAN GRILL

chili's  
KFC

Applebee's  
IHOP  
DISCOUNT  
TIRE

Academy  
SPORTS+OUTDOORS

verizon  
McALISTER'S  
B.B.Q.

Dennys

Olive  
Garden

BUFFALO  
WILD WINGS

Jersey Mike's

US  
181

37,400 VPD

Freddy's  
STEAKBURGERS

Chick-fil-A

Walgreens

McDonald's

RESIDENTIAL  
COMMUNITIES  
29,774 RESIDENTS IN  
PRIMARY TRADE AREA





CORPUS CHRISTI  
INTERNATIONAL AIRPORT

CORPUS CHRISTI  
9 MILES



37,400 VPD

16,900 VPD



SUBJECT  
PROPERTY



WILDCAT DRIVE

RESIDENTIAL  
COMMUNITIES  
29,774 RESIDENTS IN  
PRIMARY TRADE AREA



# OFFERING SUMMARY



Actual Site

PROPERTY DETAILS	
ADDRESS	1304 Wildcat Dr Portland, TX 78374
TENANT	Starbucks Corporation
BUILDING SIZE	1,650 SF
LOT SIZE	0.34 Acres
YEAR RENOVATED	2006
RENT COMMENCEMENT	5/1/2006
RENT EXPIRATION	4/30/2031
TERM REMAINING	5.5+ Years
OPTIONS	Two, 5-Year
LEASE TYPE	NNN
ROOF & STRUCTURE	Landlord Responsible
NOI	*\$81,840
INCREASES	10% Every 5 Years

**\$1,260,000**

PRICE

**6.50%**

CAP RATE

RENT SUMMARY		
TERM	MONTHLY	ANNUAL
CURRENT - 4/30/2026	\$6,200	\$74,398
*5/1/2026 - 4/30/2031	\$6,820	\$81,840
OPTION 3	\$7,502	\$90,024
OPTION 4	\$8,252	\$99,024

*\*Seller will credit buyer with the difference in rent between the close of escrow and upcoming rent increase on 5/1/2026.*







## SECURE STREAM OF INCOME

- **Starbucks Recently Exercised Second Renewal Option**  
*19 Years of Operating History*
- **Low Occupancy Cost with a 4.54% Implied Rent to Sales Ratio**  
*Starbucks' average unit level sales were \$1.8M in 2024*
- **Brand New Roof in 2017**  
*Limited landlord responsibilities*
- **Corporate Guaranteed Lease (NASDAQ: SBUX)**  
*\$36.176B revenue in 2024*
- **Investment Grade Credit Rated Tenant**  
*'BBB+' by Standard & Poor's*





## PROXIMITY

- **Just off Highway 181 with 37,400 VPD**  
*Excellent access and visibility along Wildcat Drive with 16,900 VPD*
- **Situated within Main Retail Corridor of Portland**  
*Surrounded by national tenants including Target, Walmart, HEB, Chick-fil-A, Walgreens, CVS and dozens more*
- **29,774 Residents in Primary Trade Area**  
*\$94,533 average household income within 3-mile radius*
- **11 Hotels within 1.5 Miles of Starbucks**  
*Several K-12 Schools with 5,000 combined students*
- **The Only Freestanding Starbucks in Portland**  
*9 Miles to Corpus Christi*



# ADDITIONAL PHOTOS





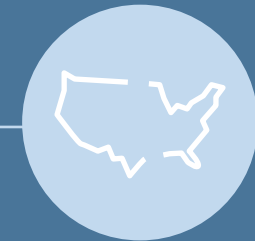
# TENANT OVERVIEW

## STARBUCKS

Starbucks Corporation, established in 1971 in Seattle, Washington, is a leading global coffeehouse chain and coffee brand. It is well-known for offering a wide range of coffee beverages, teas, pastries, and other light meals. Beyond its high-quality coffee, Starbucks distinguishes itself with its inviting store atmosphere, which is designed to create a comfortable space for customers to relax, work, or socialize. The company has become synonymous with the “third place” experience, bridging the gap between home and work. Its extensive menu includes seasonal and specialty drinks, catering to diverse tastes and preferences.

Over the years, Starbucks has experienced significant growth, expanding its global footprint to over 38,000 stores. This expansion has been fueled by a combination of company operated stores and licensed partnerships. The company also places a strong emphasis on digital innovation, offering a popular mobile app that facilitates ordering, payment, and a loyalty program known as Starbucks Rewards. Starbucks continues to innovate in product offerings and sustainability practices, including efforts to ethically source coffee and reduce environmental impact. These initiatives, combined with a focus on customer experience, have solidified Starbucks’ position as a leading player in the global coffee industry.

[WWW.STARBUCKS.COM](http://WWW.STARBUCKS.COM)



38,000+  
LOCATIONS



HEADQUARTERS  
SEATTLE  
WASHINGTON



REVENUE  
\$36.17B  
IN 2024



# DEMOGRAPHICS PORTLAND

POPULATION	3 MI	5 MI	7 MI
2025 Total	21,511	22,739	29,774
2020 Total	21,147	22,375	28,805
2000 Total	17,587	18,816	24,715
Total Daytime Population	19,014	20,445	28,946
HOUSEHOLDS	3 MI	5 MI	7 MI
2025 Total Households	7,863	8,312	10,902
INCOME	3 MI	5 MI	7 MI
2025 Median Household Income	\$73,787	\$72,207	\$73,028
2025 Average Household Income	\$94,533	\$92,718	\$91,538

## HIGHLIGHTS

**29,774** Total Population within 7 Miles

**\$94,533** Average Income within 1 Mile

**10,902** Total Households within 5 Miles





# SITE OVERVIEW

LOT SIZE

0.34±

ACRES

VPD

16,900

ALONG WILDCAT DRIVE

PARKING

17

SPACES

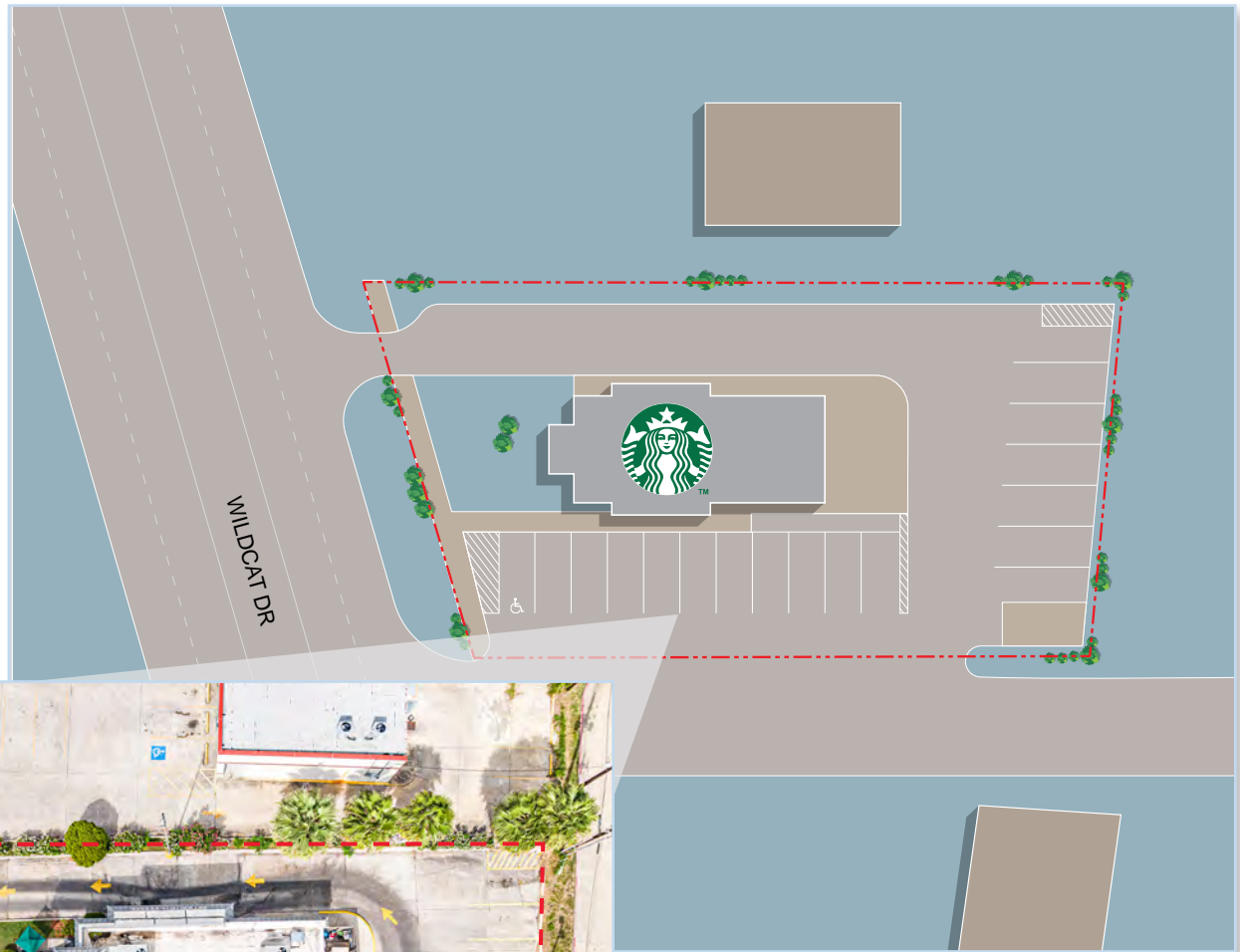
## NEARBY TENANTS

WALMART, WALGREENS,  
TARGET, MCDONALDS, CVS,  
HEB, CHICK-FIL-A AND MORE

DAYTIME POPULATION

28,946

TOTAL WITHIN 7 MILES





# PORTLAND, TEXAS



## ABOUT PORTLAND

Portland, Texas, located just across the bay from Corpus Christi, has transformed from a quiet agricultural community into a thriving coastal city known for its steady growth and business-friendly environment. Rooted in a rich history of farming and industry, Portland has evolved into a modern suburb that blends small-town charm with strong economic opportunity. The city's strategic location near the Port of Corpus Christi and major industrial employers has fueled residential and commercial expansion, attracting national retailers, restaurants, and service providers. With well-planned infrastructure, quality schools, and a high standard of living, Portland continues to position itself as one of the most desirable and dynamic communities in the Coastal Bend region.

### ATTRACTIONS



Portland offers a mix of natural beauty and local attractions that draw visitors year-round. The city's location along Corpus Christi Bay provides access to scenic waterfront parks, fishing piers, and birdwatching trails, including the popular Indian Point Pier and Sunset Lake Park. Outdoor enthusiasts enjoy kayaking, boating, and exploring the nearby bays and nature preserves, while families frequent the city's well-maintained recreational facilities and community events. Just minutes away, visitors can access Corpus Christi's beaches, the Texas State Aquarium, and the USS Lexington Museum, making Portland an ideal home base for travelers who want coastal charm with easy access to major Gulf Coast destinations.

### EDUCATION



Portland is served by the highly regarded Gregory-Portland Independent School District, known for its strong academic performance, dedicated educators, and wide range of extracurricular programs. The district consistently invests in modern facilities and innovative learning initiatives to support student success from elementary through high school. Families also benefit from access to nearby higher education institutions, including Del Mar College and Texas A&M University–Corpus Christi, which provide workforce training and advanced degree opportunities. This strong educational foundation contributes to Portland's appeal for families and employers alike, fostering a well-educated and skilled community.

### ECONOMY



Portland's economy is diverse and steadily expanding, supported by its proximity to the Port of Corpus Christi and the region's strong industrial base. Major sectors driving growth include energy, petrochemicals, logistics, and manufacturing, complemented by a rising retail and service industry. The city has experienced consistent commercial development as national and regional businesses capitalize on Portland's growing population, stable workforce, and access to key transportation routes such as U.S. Highway 181. With ongoing infrastructure investment and a supportive local government, Portland continues to strengthen its reputation as a prime location for both established industries and new business ventures in the Coastal Bend region.

### TRANSPORTATION



Portland benefits from excellent transportation connectivity that supports both residents and businesses. U.S. Highway 181 and State Highway 35 provide direct access to Corpus Christi and the surrounding Coastal Bend region, linking the city to major industrial areas and the Port of Corpus Christi within minutes. The nearby Corpus Christi International Airport offers convenient regional and national flights, while rail and shipping infrastructure in the area further enhance logistics and distribution capabilities. This strong network of road, air, and port access makes Portland an ideal location for companies seeking efficient transportation routes and for commuters who value convenience and accessibility.



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