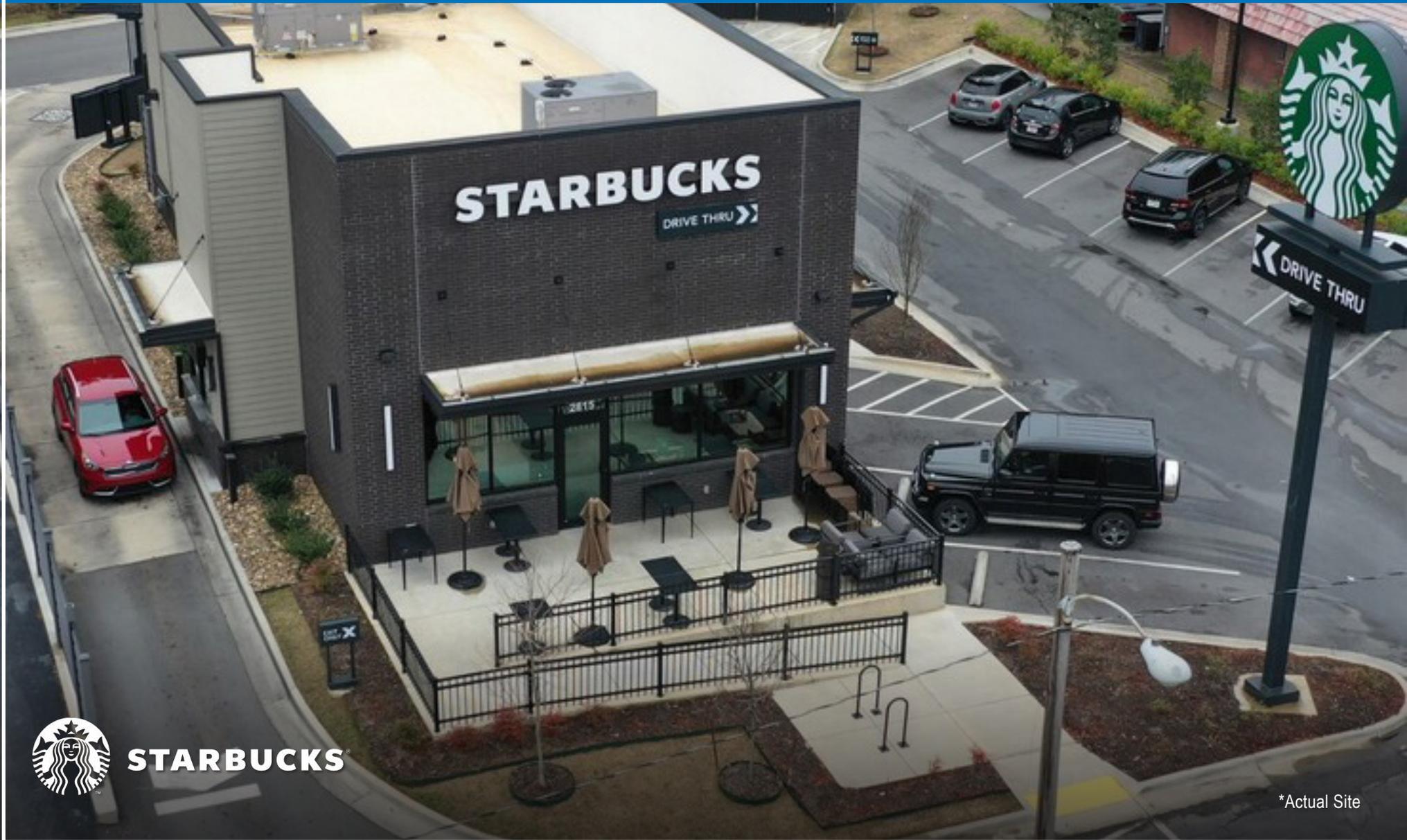


OFFERING MEMORANDUM

STARBUCKS | 2815 CANTRELL RD, LITTLE ROCK, AR 72202

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



*Actual Site

DIRECTORY



STARBUCKS

2815 CANTRELL RD, LITTLE ROCK, AR 72202

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*Actual Site

Exclusively Listed By
JAMIE HARRISON

(415) 539-1106

harrison@tcpre.com

CA Lic. # 01364847

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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. Touchstone Commercial Partners however makes no guarantee, representation or warranty, expressed or implied, about the accuracy or completeness of the information provided. All buyers must conduct full due diligence and independently verify the accuracy and completeness of the information contained herein and bear all risk for any inaccuracies. Touchstone Commercial Partners encourages all interested buyers to seek advice from tax, financial and legal advisors before making any real estate purchase and transaction.

OFFERING & INVESTMENT SUMMARY

Starbucks // Little Rock, AR



STARBUCKS



*Actual Site



\$1,594,000
Sale Price



6.95%
Cap Rate



\$110,743
NOI



2018
Year Built



2,100 Sq Ft
Building Size



0.47 Acres
Land Size

| | |
|-----------------------------|---|
| TENANT | Starbucks Corp. (SBUX) |
| ADDRESS | 2815 Cantrell Rd, Little Rock, AR 72202 |
| NOI | \$110,743 / Year |
| RENEWAL INCREASES | 10% in Each Option |
| LEASE TYPE | NN |
| LEASE EXPIRATION | October 31, 2028 |
| RENEWAL OPTIONS | Four - 5 Year Options |
| AVG HOUSEHOLD INCOME | \$149,308 (1 mile radius) |

TENANT & FINANCIAL OVERVIEW

Starbucks // Little Rock, AR



STARBUCKS



REVENUE
\$32.3B



LOCATIONS
35,000+



INCOME
\$4.1B

FAST FACTS

| | |
|-------------------------------|--|
| COMPANY TYPE | Public (NASDAQ: SBUX) |
| REVENUE | \$32.3 Billion Fiscal Year 2023 |
| STORES & EMPLOYEES | 35,000+ Stores, 400,000+ Employees |
| S&P CREDIT RATING | A (investment-grade) |
| WEBSITE | investor.starbucks.com |

With its mission “To inspire and nurture the human spirit – one person, one cup, and one neighborhood at a time,” Starbucks Corporation (NASDAQ: SBUX) is a global leader in the premium coffee industry. Founded in 1971 in Seattle, Starbucks has grown to operate more than 35,000 locations in over 80 countries. The company has achieved impressive growth by maintaining a strong commitment to ethically sourced coffee, high-quality products, and a unique customer experience. Starbucks is ranked #288 on the Fortune Global 500 and generated over \$32.3 billion in revenue for fiscal year 2023. The company’s focus on sustainability, community involvement, and innovation continues to drive its strong performance and brand loyalty.

RENT SCHEDULE

| PERIOD | MONTHLY RENT | YEARLY RENT | INCREASE |
|-------------------------|--------------|-------------|----------|
| 11/01/2023 - 10/31/2028 | \$9,660 | \$115,920 | 10% |
| 11/01/2028 - 10/31/2033 | \$10,626 | \$127,512 | 10% |
| 11/01/2033 - 10/31/2038 | \$11,688 | \$140,254 | 10% |
| 11/01/2038 - 10/31/2043 | \$12,857 | \$154,284 | 10% |
| 11/01/2043 - 10/31/2048 | \$14,143 | \$169,717 | 10% |

IN-PLACE NOI

| REVENUE | TOTAL | PSF |
|--------------------------------|------------------|--------------|
| RENTAL REVENUE | | |
| Base Rent | \$115,920 | 51.70 |
| TOTAL RENTAL REVENUE | \$115,920 | 51.70 |
| TENANT RECOVERY REVENUE | | |
| CAM / Insurance / Taxes | \$22,391 | |
| EFFECTIVE GROSS INCOME | \$138,311 | |

| EXPENSES | TOTAL |
|-----------------------------|------------------|
| CAM | \$6,957 |
| Insurance | \$3,638 |
| Taxes | \$16,973 |
| TOTAL EXPENSES | \$27,568 |
| NET OPERATING INCOME | \$110,743 |

SITE MAP

Starbucks // Little Rock, AR



STARBUCKS

45
20,600
VEHICLES
PER DAY

45

CANTRELL ROAD



CITY OVERVIEW

Starbucks // Little Rock, AR



STARBUCKS



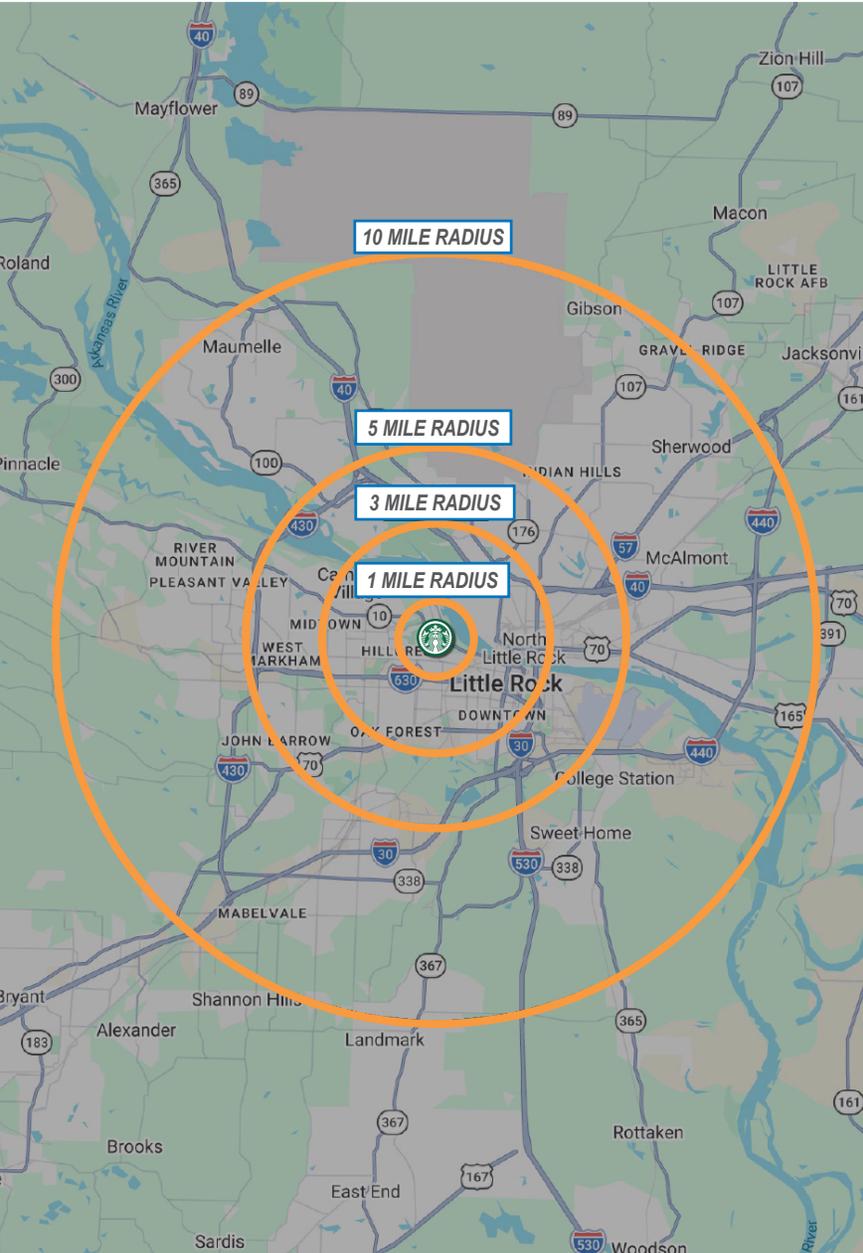
45
22,000
VEHICLES
PER DAY

DEMOGRAPHICS

Starbucks // Little Rock, AR



STARBUCKS



DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|--|--------|--------|--------|
|--|--------|--------|--------|

POPULATION

| | | | |
|-----------------------------|-------|--------|---------|
| Estimated Population (2025) | 9,085 | 68,260 | 140,616 |
|-----------------------------|-------|--------|---------|

HOUSEHOLDS

| | | | |
|-----------------------------|-------|--------|--------|
| Estimated Households (2025) | 5,066 | 32,012 | 63,811 |
|-----------------------------|-------|--------|--------|

HOUSEHOLD INCOME

| | | | |
|---------------------------------|-----------|----------|----------|
| Average Household Income (2025) | \$149,308 | \$95,357 | \$89,173 |
|---------------------------------|-----------|----------|----------|

10 MILE RADIUS (2025)



POPULATION

325,938



HOUSEHOLDS

142,265



INCOME

\$98,820

LOCATION OVERVIEW

Starbucks // Little Rock, AR



STARBUCKS

PULASKI COUNTY

Little Rock, AR

Nestled in the heart of central Arkansas, Little Rock is the vibrant capital city of the state and a hub of cultural and historical significance. As the largest city in Arkansas, Little Rock offers a dynamic blend of urban amenities and Southern charm. The city is rich in history, with landmarks like the Little Rock Central High School, a key site in the Civil Rights Movement, and the Old State House, which stands as a symbol of Arkansas's political heritage.

Little Rock is also known for its scenic beauty, with the Arkansas River winding through the city, providing opportunities for outdoor activities like hiking, biking, and riverfront walks. The city's historic downtown is a lively area featuring a mix of shopping, dining, and entertainment venues, reflecting the community's diversity and cultural richness.

With its growing economy, affordable living, and welcoming atmosphere, Little Rock is a cherished destination for both residents and visitors seeking a blend of modern city life and historical depth.



**CONTRIBUTING
GROWING**



**HISTORIC
PLACE**



**HIDDEN
GEM**



STARBUCKS



*Actual Site

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