

STARBUCKS

BRAND NEW CONSTRUCTION



ACTUAL LOCATION

CHALMETTE, LA (NEW ORLEANS)

MARKETING PACKAGE



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COMMERCIAL ADVISORS LLC

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TABLE OF CONTENTS

05

Pricing Summary

11

Tenant Overview

06

Property Summary

13

Aerials and Maps

07

Investment Highlights

22

Area Overview

PRICING SUMMARY

**8420 West Judge Perez Drive
Chalmette, LA 70043**

PRICING SUMMARY

Purchase Price	\$2,235,577.00
Cap Rate	5.85%
NOI	\$130,781.25

LEASE SUMMARY

Lease Type	NNN
Landlord Responsibilities	Roof & Structure
Lease Term	10 Years
Rent Commencement	09/04/2024
Lease End Date	02/28/2035
Tenant	Corporate
Options	Four (4), Five-Year
Rental Increases	10% Every 5 Years

RENT ROLL SUMMARY

	MONTHLY RENT	ANNUAL RENT
Year 1 - Year 5	\$10,898.44	\$130,781.25
Year 6 - Year 10	\$11,988.28	\$143,859.38
Option 1	\$13,187.11	\$158,245.32
Option 2	\$14,505.82	\$174,069.85
Option 3	\$15,956.40	\$191,476.84
Option 4	\$17,552.04	\$210,624.52



PROPERTY SUMMARY

GLA | 2,225 Square Feet

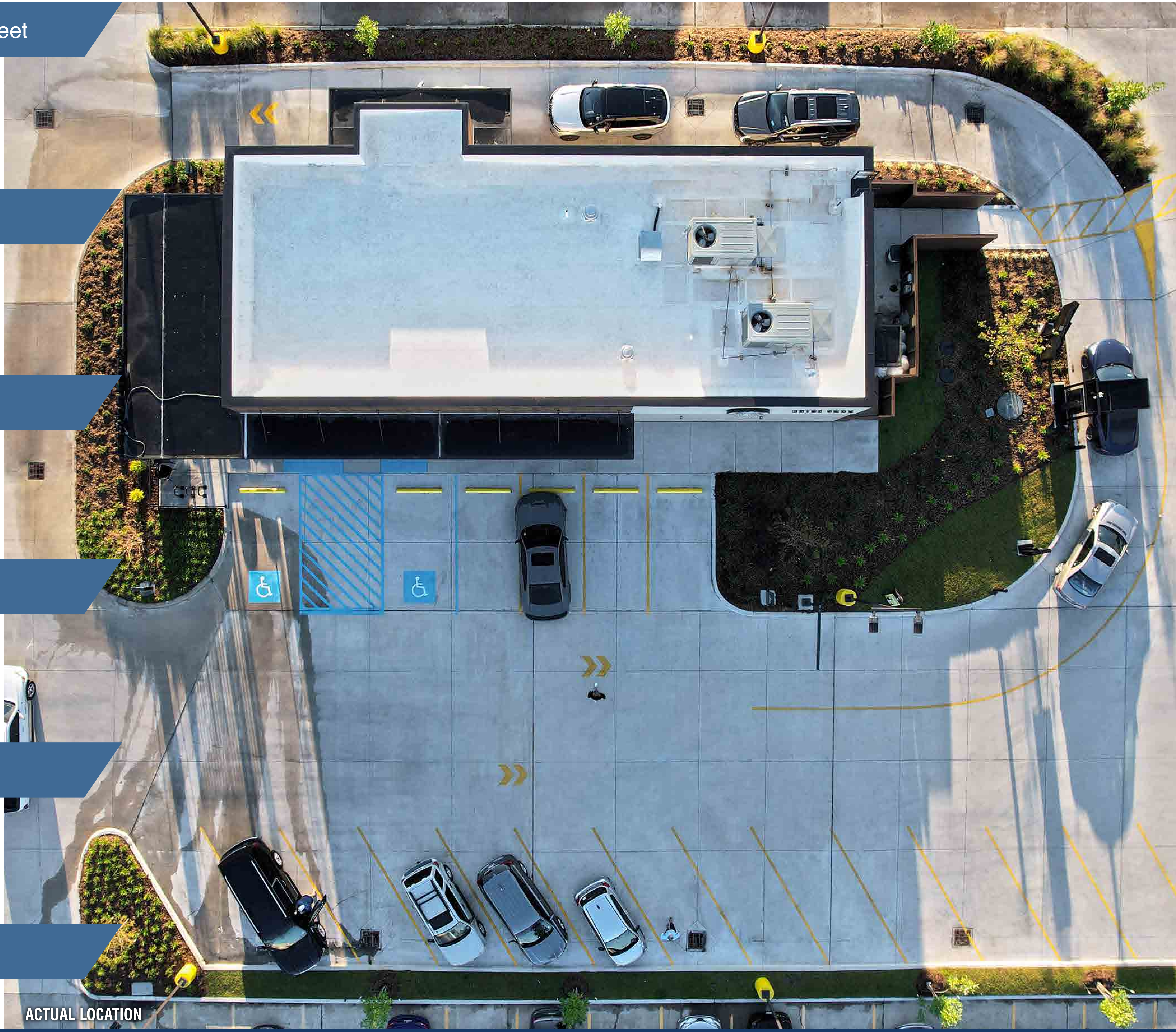
LAND AREA | 0.77 Acres

ACCESS | Cross Access

DRIVE THRU | Yes

YEAR BUILT | 2024

OWNERSHIP | Fee Simple



ACTUAL LOCATION

INVESTMENT HIGHLIGHTS



Brand New 2024 Construction | Corporate Guarantee
10% rental increases every 5 years



Limited National Coffee User Competition
20+ minutes to next closest Starbucks



One-Off Signalized Intersection | Highly Trafficked Commercial Corridor
Exposure to 34,152 vehicles per day



Infill Location | Close Proximity to Downtown NOLA
54,851 residents within 3 miles



Low Rent Factor, 27% Below Average
Rent is 27% lower than the average new construction Starbucks



3M+ SF of Industrial, Office, and Flex Space Within 3 Miles
Multiple oil refineries, port facilities, manufacturers



ACTUAL LOCATION

INVESTMENT HIGHLIGHTS



ACTUAL LOCATION



ACTUAL LOCATION

Part of the Chalmette Retail Center – Multiple Points of Ingress & Egress | 34,152 VPD | En Route to Downtown NOLA

- ☐ Starbucks is located within the Chalmette Retail Center and benefits from increased traffic flow of the center's other tenants which include Harbor Freight Tools, Napa Auto Parts, and more.
- ☐ Starbucks sits with direct frontage along W Perez Judge Dr, a highly trafficked commercial corridor which sees 34,152 vehicles per day.
- ☐ Starbucks is within minutes of on/off ramps for Interstate 10, which provides convenient access to Downtown New Orleans just 20 minutes away as well as the Greater New Orleans MSA, boasting the ability to capture commuter traffic.

Within 1 Mile of Numerous Highly Trafficked Retailers

- ☐ Starbucks benefits from being within the immediate vicinity of numerous highly trafficked national retailers creating consistent traffic flow and a stronger potential customer base.
- ☐ Retailers in the area include, but are not limited to:
 - ☐ Walmart Supercenter – 2.2+ million visits
 - ☐ RaceTrac – 763,700+ visits
 - ☐ McDonalds – 539,000+ visits
 - ☐ Raising Canes – 465,800+ visits
 - ☐ Popeyes – 255,000+ visits

3+ Million SF of Industrial, Office Flex Space Within 3 Miles | Proximity to Major National Companies & Facilities

- ☐ There are over 3 million SF of industrial, office, and flex space within a 3-mile radius of the Starbucks, with a vast majority of these facilities being directly accessible via multiple roadways off-of, or near, W Judge Perez.
- ☐ Major companies located in the immediate area include:
 - ☐ Chalmette Refining & PBF Energy – the Chalmette Oil Refinery, operating since 1915, is the largest revenue-generating asset and private employer in St. Bernard Parish with 700+ employees and contractors. The refinery is currently under development for a \$650 million renewable facility which, once complete, would make \$1 billion in company investments made since 2015.
 - ☐ Domino Sugar & ASR Group – employs 500+ personnel at the largest cane sugar refinery in North and South America which has been in operation since 1909.
 - ☐ Valero Energy – employs over 250 people at the Meraux Oil Refinery along W Perez Judge.

INVESTMENT HIGHLIGHTS



ACTUAL LOCATION



ACTUAL LOCATION

Brand New 2024 Construction | Rare Self-Cam Clause | Investment-Grade Tenant

- ▣ The Property is subject to a brand new long-term lease to Starbucks Corporation (NASDAQ: SBUX).
- ▣ The lease provides 10% rental increases every five years and features a rare self-cam clause, not commonly found in other Starbucks leases, creating a more passive investment.

Low Rent Factor, 27% Below the National Average for a New Construction Starbucks

- ▣ The rent factor for this location is approximately 27% below the national average when compared to all Starbucks currently on market and constructed in 2023/2024 (\$165,583).
- ▣ This lower rent factor, and in-turn lower occupancy costs, creates a greater likelihood of higher operating margins at this location.

Limited Competition | Closest Starbucks 20+ Minutes Away

- ▣ This Starbucks benefits from a lack of both external and inter-company competition with the next closest Starbucks being over 20 minutes away.
- ▣ The lack of competition, particularly from other national coffee users, provides a higher likelihood of a strong recurring customer base.

Infill Location | Situated Amongst Rooftops | Fast Growing Market

- ▣ Starbucks benefits from being within 3 miles of 54,851 residents and in close proximity to the area's rooftops.
- ▣ Chalmette is the parish seat of St. Bernard Parish, which was the state's fastest growing parish from 2010 to 2020.

Near Major Traffic Drivers | Hospital | Schools

- ▣ Hospital:
 - ▣ Starbucks is just 1 mile away from the St. Bernard Parish Hospital which is one of the nation's Top 100 Great Community Hospitals for 2024.
- ▣ Schools:
 - ▣ Starbucks is situated in close proximity to local schools, all of which are located off of W Judge Perez, with three (3) being directly behind the Starbucks.
 - ▣ Schools in the area include, but are not limited, to Andrew Jackson Middle School (606 students), Chalmette Elementary School (511 students), and Chalmette High School (2,334 students), which is the only high school in St. Bernard Parish.

WHERE ARE THEY COMING FROM?



Interstates, Highways, State Routes

- Starbucks is conveniently situated in route to the on/off ramps for Interstate 10, which provides access to the greater New Orleans MSA as well as other major interstates such as Interstate-12 and I-55
- W Judge Perez also intersects with State Route 47 to the south just 3 minutes away which provides access to both US Hwy 90 and Interstate 510.

NOLA Downtown New Orleans

- Downtown NOLA sees over 17.7 million visitors annually and ranks as the #3 best city in the U.S. per Travel + Leisure.
- Starbucks is located just 6.5 miles from Downtown and is strategically placed to capture commuter traffic.

Residents

- There are 54,851 residents who live within a 3-mile radius of the Starbucks with the next closest Starbucks being 25 minutes away.

Daytime Employees

- There is over 3 million SF of industrial, office, and flex space within 3 miles.
- Chalmette Oil Refinery – largest private employer with 500+ employees and 200+ contractors.
- Domino Sugar & ASR Group Sugar Refinery – largest cane sugar refinery in the western hemisphere, 400+ employees.
- Meraux Oil Refinery (Valero Energy) – 250+ employees.

St. Bernard Parish Hospital

- Starbucks is less than 5 minutes from the St. Bernard Parish Hospital which is one of the top 100 great community hospitals for 2024.

Retail

- Starbucks sits within the Chalmette Retail Center, providing continual traffic flow.
- W Judge Perez is a major retail thoroughfare and is home to numerous successful retailers which include but are not limited to McDonald's (539.3K annual visits), RaceTrac (763.7K+ annual visits), Walmart Supercenter (2.2M+ annual visits), and many more.

Schools

- Starbucks is situated in close proximity to numerous parish schools including Andrew Jackson Middle School (606 students), Chalmette Elementary School (511 students), and Lacoste Elementary School (709 students).
- Furthermore, Chalmette High School (2,334 students), just 2 miles away, is the only high school in St. Bernard Parish.

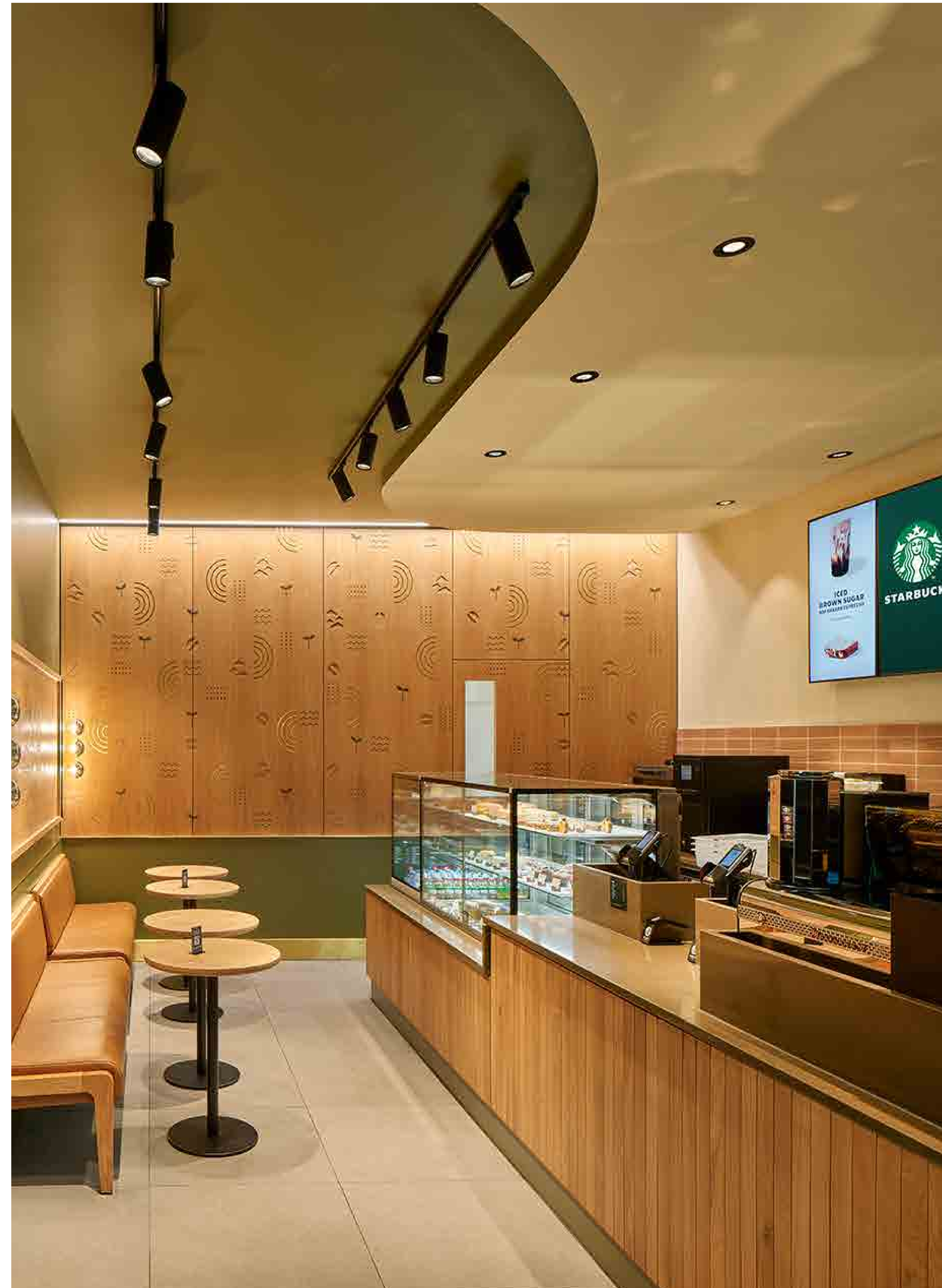
TENANT OVERVIEW



Founded in 1971 with a single location, Starbucks is now the premier roaster, marketer and retailer of specialty coffee in the world, as well as one of the most recognized and respected brands. The company has more than 39,400 locations in 87 markets worldwide and is one of the world's largest single-employers with over 402,000 people employed. Within the U.S., there are over 228,000 employees at over 16,730 locations which represents over 41% of the company's global portfolio.

Starbucks purchases and roasts high-quality coffees which it then sells either directly to consumers via handcrafted beverages which include coffee, tea, and other specialty drinks, as well as variety of high-quality food items. The company also sells a variety of coffee and tea products through other retail channels.

Starbucks boasts one of the most successful loyalty rewards programs in the world with over 75 million active (90-day) users globally.



TENANT OVERVIEW



Highlights

\$1.82+ Million AUV
U.S., 2023

\$6.8+ Billion in Revenue
North America, Q3 Fiscal 2024

#2 – Top 50 Fast-Food Chains
QSR, 2024

#24 – JUST 100 Top Companies
JUST Capital, 2024

#116 – Fortune 500
Fortune, 2024

#319 – Global 2000
Forbes, 2024

Competitor Average Ticket Comparison



\$5.34



\$8.60



\$8.65



\$8.80



\$9.00



\$9.05

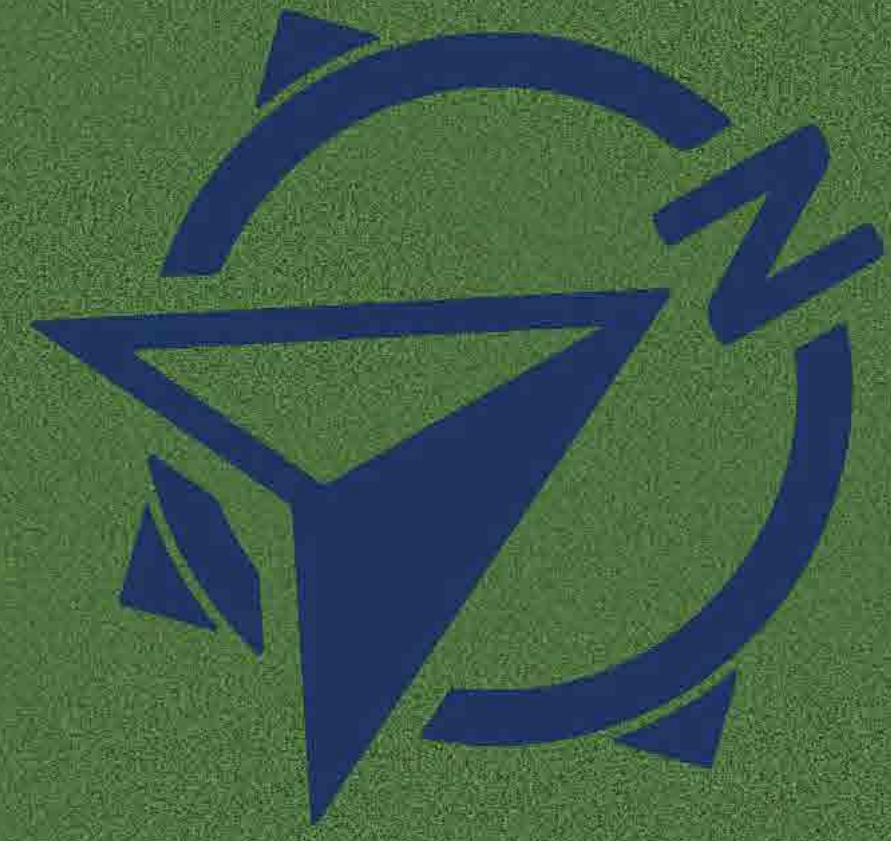


\$9.10



\$9.60

SITE PLAN



PACKENHAM AVE

CHALMETTE RETAIL CENTER

NAPA **HARBOR FREIGHT** **LAKE VIEW SELF STORAGE**
QUALITY TOOLS LOWEST PRICES

FUTURE QSR

Fiery Crab
Seafood Restaurant and Bar

Starbucks

DRIVE THRU

MENU BOARD

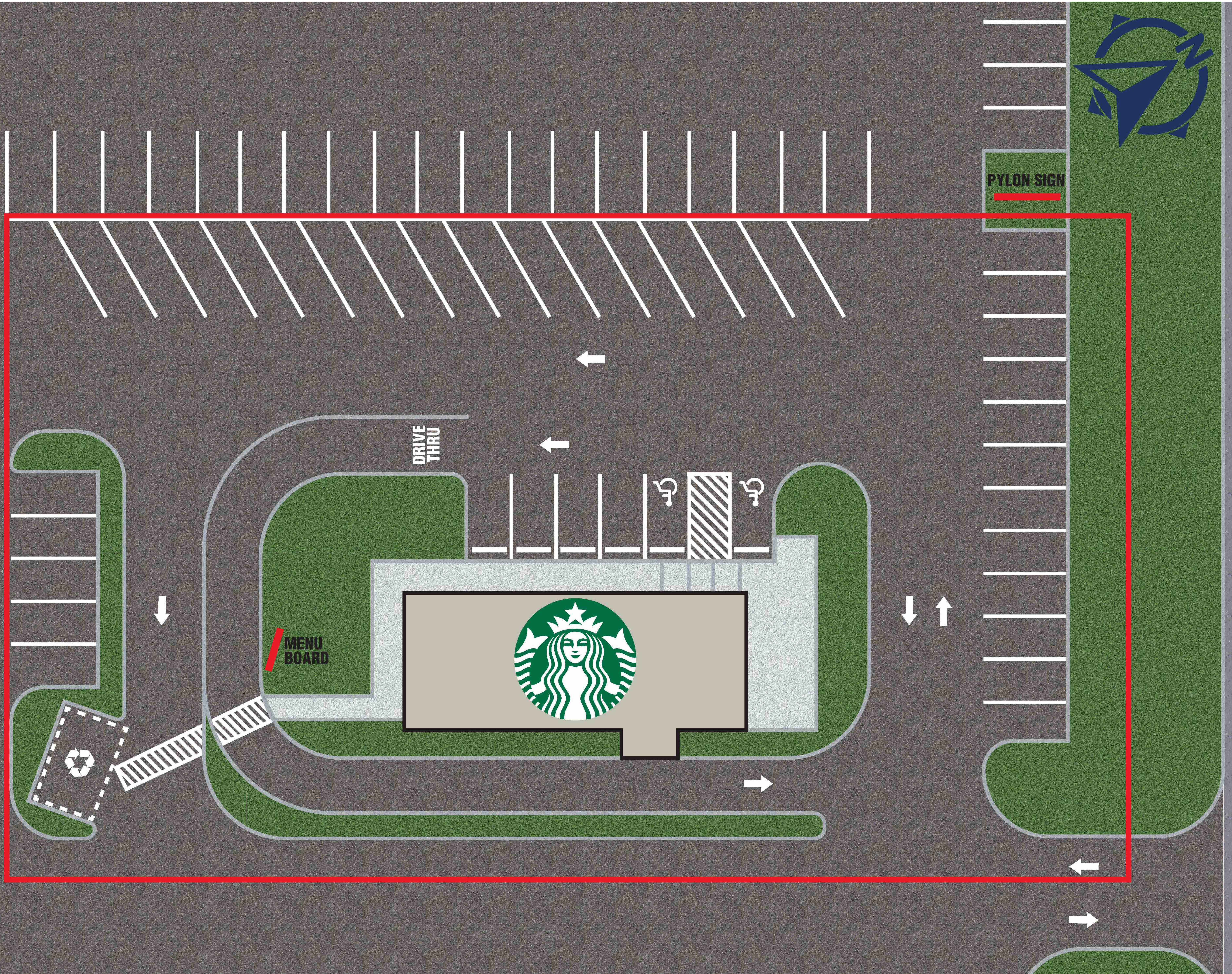
PKLON SIGN

W JUDGE PEREZ DR

34,152 VPD



SITE PLAN



AERIAL PHOTO

CANE SUGAR REFINERY

ASR GROUP **Domino**
-Since 1901-

- LARGEST SUGAR REFINERY IN NORTH & SOUTH AMERICA
- IN OPERATION SINCE 1909

DOWNTOWN NOLA
6.5 Mi | 20 Min

ST. BERNARD PARISH HOSPITAL

OchsnerHealth

2024 TOP 100 GREAT COMMUNITY HOSPITALS

465,800+ ANNUAL VISITS

Cane's
CHICKEN FINGERS

2.2+ MILLION ANNUAL VISITS

Walmart
Supercenter

ST. BERNARD PARISH GOVERNMENT COMPLEX

- MUNICIPAL OFFICES & CIVIC CENTER
- LARGEST PARK IN PARISH

763,500+ ANNUAL VISITS

RaceTrac

ANDREW JACKSON MIDDLE SCHOOL
606 STUDENTS

CHALMETTE ELEMENTARY SCHOOL
511 STUDENTS

255,000+ ANNUAL VISITS

POPEYES

CHALMETTE RETAIL CENTER

HARBOR FREIGHT **NAPA** **LAKE VIEW SELF STORAGE**

CHALMETTE PLAZA

DOLLAR TREE **SALLY BEAUTY** **Pizza Hut** **planet fitness**
GNC **rue21** **LIVE WELL**

SUBJECT PROPERTY

Starbucks

THE MALL

HIBBETT **GameStop**
SPORTS
Aaron's **CATO**

539,300+ ANNUAL VISITS

McDonald's

TACO BELL

Firestone
COMPLETE AUTO CARE

W JUDGE PEREZ DR



34,152 VPD

PACKENHAM AVE

39

AERIAL PHOTO

CHALMETTE OIL REFINERY



- IN OPERATION SINCE 1915 | 700+ EMPLOYEES AND CONTRACTORS
- \$650 MILLION RENEWABLE ENERGY FACILITY IN DEVELOPMENT
- LARGEST REVENUE-GENERATING ASSET IN PARISH



C.F. ROWLEY ALTERNATIVE SCHOOL
275 STUDENTS

CHALMETTE ELEMENTARY SCHOOL
511 STUDENTS

CHALMETTE PLAZA



CHALMETTE RETAIL CENTER



SUBJECT PROPERTY



39

W JUDGE PEREZ DR

34,152 VPD

39

AERIAL PHOTO

U.S. COAST GUARD - BASE NEW ORLEANS



900+ PERSONNEL

NASA - MICHOUX ASSEMBLY FACILITY



“AMERICA'S ROCKET FACTORY”
4,200+ EMPLOYEES

OFFICE, INDUSTRIAL, FLEX SPACE

Folgers **USDA** **ups** **UPS Freight**

4+ MILLION SF



CHALMETTE PLAZA

DOLLAR TREE **SALLY BEAUTY** **Pizza Hut** **planet fitness**
GNC **rue21** **LIVE WELL**

Firestone
COMPLETE AUTO CARE

SUBJECT PROPERTY



39

Fiery Crab



CHALMETTE RETAIL CENTER

HARBOR FREIGHT **NAPA** **LAKE VIEW SELF STORAGE**
QUALITY TOOLS LOWEST PRICES

539,300+ ANNUAL VISITS



34,152 VPD

W JUDGE PEREZ DR

PACKENHAM AVE

39



AERIAL MAP



ST. BERNARD PARISH HOSPITAL
Ochsner Health
 2024 TOP 100 GREAT COMMUNITY HOSPITALS

PARC PLACE

72 UNITS

ST. BERNARD PARISH GOVERNMENT COMPLEX
 MUNICIPAL OFFICES & CIVIC CENTER
 LARGEST PARK IN PARISH

RETAILER	ANNUAL VISITS
	2.2+ Million
	763,700+
	539,300+
	465,800+
	255,000+

*per Placer.ai

ANDREW JACKSON MIDDLE SCHOOL
 606 STUDENTS

CHALMETTE RETAIL CENTER

CHALMETTE PLAZA


THE MALL

34,152 VPD

AERIAL MAP

NOLA
6.5 Miles

WOOD CREST
72 UNITS




PARC PLACE
72 UNITS



MAGNOLIA PARK
72 UNITS



RIVERVIEW
72 UNITS



2024 CONSTRUCTION



54,851 RESIDENTS (3 MI)



34,152 VPD



ARABI ELEMENTARY SCHOOL
569 STUDENTS

ST. BERNARD PARISH HOSPITAL
OchsnerHealth
2024 TOP 100 GREAT COMMUNITY HOSPITALS

ANDREW JACKSON MIDDLE SCHOOL
606 STUDENTS

SUBJECT PROPERTY



THE HOME DEPOT

CHALMETTE RETAIL CENTER
HARBOR FREIGHT NAPA LAKE VIEW SELF STORAGE

THE MALL
HIBBETT AARON'S

PARK PLAZA SHOPPING CENTER
Winn-Dixie Advance Auto Parts UNITED STATES POSTAL SERVICE

CHALMETTE PLAZA
DOLLAR TREE planet fitness SALLY BEAUTY

CHALMETTE ELEMENTARY SCHOOL
511 STUDENTS

C.F. ROWLEY ALTERNATIVE SCHOOL
275 STUDENTS

LACOSTE ELEMENTARY SCHOOL
709 STUDENTS

CANE SUGAR REFINERY
ASR GROUP Domino Since 1901
LARGEST SUGAR REFINERY IN NORTH & SOUTH AMERICA
IN OPERATION SINCE 1909

BOASSO GLOBAL RAIN VEOLIA

CHALMETTE OIL REFINERY
PBE Chalmette Refining
IN OPERATION SINCE 1915 | 700+ EMPLOYEES AND CONTRACTORS
\$650 MILLION RENEWABLE ENERGY FACILITY IN DEVELOPMENT
LARGEST REVENUE-GENERATING ASSET IN PARISH

W JUDGE PEREZ DR

MERAUX RETAIL CENTER
TRACTOR SUPPLY CO Walmart Neighborhood Market

CHALMETTE HIGH SCHOOL
2,334 STUDENTS

MERAUX OIL REFINERY
Valero

E SAINT BERNARD HWY

46

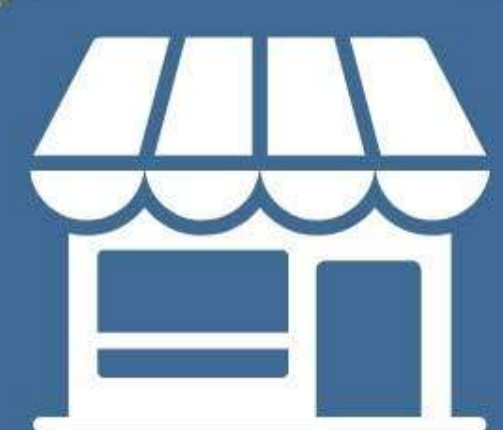
AERIAL MAP



6.5 MILES TO DOWNTOWN NOLA



3M+ OFFICE, INDUSTRIAL, FLEX SPACE (3 MI)



3.2M+ RETAIL SPACE (3 MI)

UNIVERSITY OF NEW ORLEANS
 THE UNIVERSITY of NEW ORLEANS
 7,111 STUDENTS

\$500 MILLION REDEVELOPMENT
 ■ 227 ACRES | STARTED NOV. 2024
 ■ SPORTS COMPLEX | HOTELS | FILM STUDIO

OFFICE, INDUSTRIAL, FLEX SPACE
Folgers **USDA** **UPS** UPS Freight
 4+ MILLION SF

U.S. COAST GUARD - BASE NEW ORLEANS

 900+ PERSONNEL

NASA - MICHoud ASSEMBLY FACILITY

 ■ "AMERICA'S ROCKET FACTORY"
 ■ 4,200+ EMPLOYEES

OFFICE, INDUSTRIAL, FLEX SPACE

 7.7+ MILLION SF

DOWNTOWN NEW ORLEANS

 17.7M+ ANNUAL VISITORS

SUBJECT PROPERTY

MERAUX OIL REFINERY

TULANE UNIVERSITY

 ■ 14,472 STUDENTS
 ■ 4,600+ EMPLOYEES
 ■ LARGEST PRIVATE EMPLOYER

PORT OF NEW ORLEANS & PORT OF SOUTH LOUISIANA
 ■ HANDLE 60% OF ALL U.S. GRAIN EXPORTS
 ■ 500 MILLION POUNDS OF SHIPPED GOODS / YR
 ■ LARGEST PORT DISTRICT WORLDWIDE
 ■ RECENT \$3.2B EXPANSION PROJECTS ANNOUNCED

CANE SUGAR REFINERY

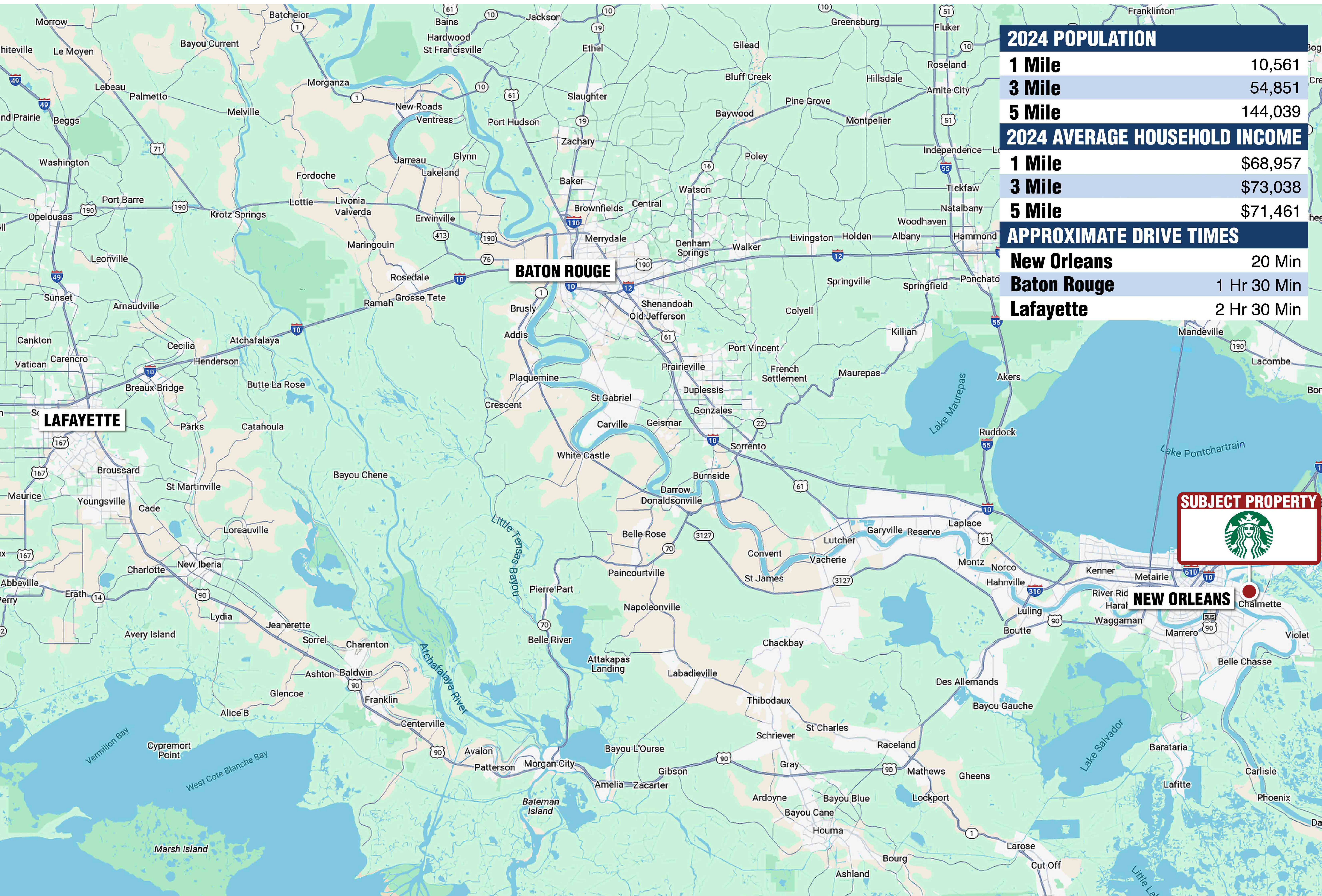
 ■ LARGEST SUGAR REFINERY IN NORTH & SOUTH AMERICA
 ■ IN OPERATION SINCE 1909

CHALMETTE OIL REFINERY

 ■ IN OPERATION SINCE 1915 | 700+ EMPLOYEES AND CONTRACTORS
 ■ \$650 MILLION RENEWABLE ENERGY FACILITY IN DEVELOPMENT
 ■ LARGEST REVENUE-GENERATING ASSET IN PARISH



REFERENCE MAP & DEMOGRAPHICS



2024 POPULATION	
1 Mile	10,561
3 Mile	54,851
5 Mile	144,039
2024 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$68,957
3 Mile	\$73,038
5 Mile	\$71,461
APPROXIMATE DRIVE TIMES	
New Orleans	20 Min
Baton Rouge	1 Hr 30 Min
Lafayette	2 Hr 30 Min



NEW ORLEANS

AREA OVERVIEW: CHALMETTE, LA

CHALMETTE

Parish Seat of St. Bernard Parish

75,000+

Daily Drivers Entering the Parish



6.5 Miles

To Downtown NOLA



TOP 10 FAST GROWING LOCATION



Statewide

#1 Fastest Growing Parish

#2 Highest Parish GDP

Nationwide

#6 Fastest Growing Suburb

#8 Fastest Growing Small County/Parish

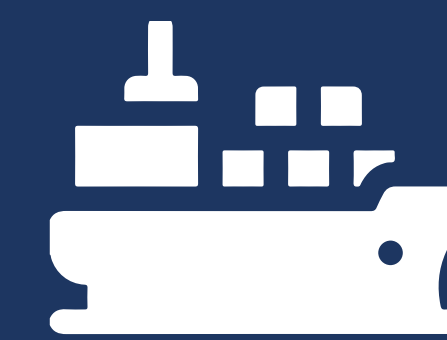
GREATER NEW ORLEANS



17.7M+ Annual Visitors

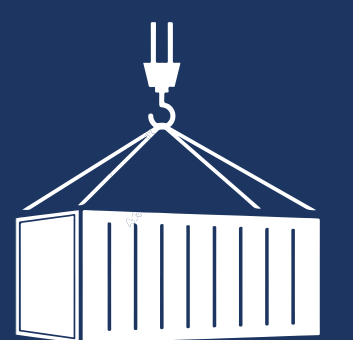


#1 Most Improved U.S. Metro



World's Largest Port District

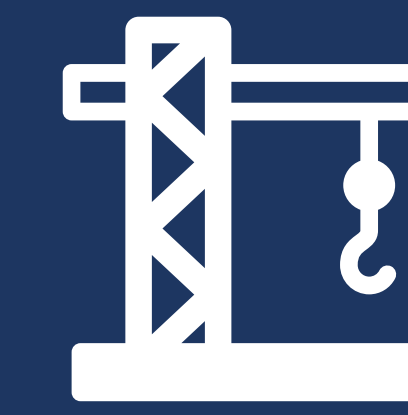
FTZ 124 - #2 Merchandise Received, #3 Merchandise Exported



Port of New Orleans



#6 Largest U.S. Cruise Port
1M+ Annual Passengers

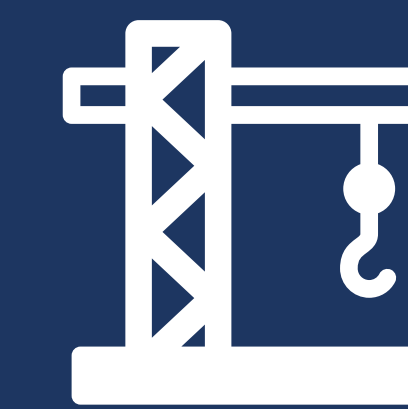


\$1.8B+ Expansion Announced 2022
Construction to Begin 2025

Port of South Louisiana

World's Largest

Grain Exporter - 88.7M+ Total Tons
Tonnage Port - 248M+ Total Tons



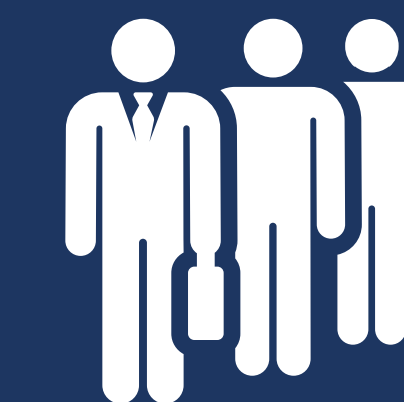
\$1.35B+ Expansion Announced 2024
Construction to Begin 2028



60% of All U.S. Grain Exports Handled



MAJOR AREA EMPLOYERS



ST. BERNARD PARISH



500+ Employees

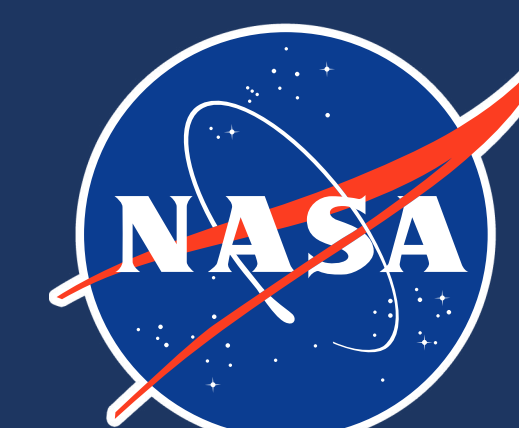


700+ Employees



250+ Employees

GREATER NEW ORLEANS



4,200+ Employees



4,600+ Employees



900+ Employees