



STARBUCKS

500 COMPASS PT PLZ SE
LEESBURG, VA

**OFFERED
FOR SALE
\$2,437,000
5.95% CAP**





STARBUCKS

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to exclusively present a net lease investment opportunity, a Starbucks located at Compass Point Plaza within the Compass Creek mixed-use development in Leesburg, Virginia. This 2,200 square foot building situated on 1.60 acres offers investors a corporately guaranteed, brand-new construction asset in one of the most affluent and fastest-growing submarkets in the Mid-Atlantic.

Starbucks is the world's largest coffeehouse chain and one of the most recognizable consumer brands on earth, with over 36,000 locations globally. Its corporate guaranty, industry-leading visit frequency, and drive-thru model make it one of the most sought-after net lease tenants in the country commanding premium pricing and consistently deep buyer demand across all market cycles.

The site sits at the heart of Compass Creek, with access to over 100,000 combined vehicle trips per day across the Leesburg Bypass (US 15/VA 7), the Dulles Greenway (VA 267), and Compass Creek Parkway. Loudoun County is the wealthiest county in the United States, with average household incomes exceeding \$212,000 within 5 miles and one of the fastest-growing residential populations in Virginia. Washington, DC is 38 miles east, Baltimore 72 miles northeast.

RENT SCHEDULE	LEASE YEARS	ANNUAL RENT
Current Term	1-10	\$145,000
Current Term	6-10	\$159,500
1st Extension Term	11-15	\$175,450
2nd Extension Term	16-20	\$192,995
3rd Extension Term	21-25	\$212,295
4th Extension Term	26-30	\$223,524

YEAR 1 NOI	\$145,000
CAP PRICE	5.95%
	\$2,437,000

ASSET SNAPSHOT

Tenant Name	Starbucks
Signator/Guarantor	Starbucks Corporation (Corporate)
Address	500 Compass Pt Plz SE, Leesburg, VA 20175 (Pad F)
Building Size (GLA)	2,200 SF
Land Size	1.60 Acres
Year Built/Renovated	2022
Lease Type	NN
Landlord Responsibilities	Roof, Structure, and Parking Lot Repairs
Lease Commencement Date	6/28/2022
Lease Expiration Date	6/30/2032
Remaining Term	6 Years
Renewal Options	4 x 5-Years
Rental Increases	10% Every 5 Years and in Options
NOI	\$145,000



52,475 PEOPLE
IN 3 MILE RADIUS

\$212,330 AHHI
IN 5 MILE RADIUS

14,500 VPD ON
COMPASS CREEK PKWY



STRONG CONTRACTUAL RENT GROWTH

Built-in 10% rent increases during the initial term and all five renewal periods, delivering predictable long-term cash flow growth



CORPORATE GUARANTY FROM THE WORLD'S LARGEST COFFEEHOUSE BRAND

Lease signed and guaranteed by Starbucks Corporation one of the most recognized and financially strongest retail brands in the world, with 36,000+ global locations and S&P credit rating of BBB+

114,844
PEOPLE
\$212,330
AHHI

EXCEPTIONAL DEMOGRAPHICS & AFFLUENT TRADE AREA

Average household income exceeds \$213,821 within 1 mile and \$212,330 within 5 miles; total population of 114,844 within 5 miles



HIGH-VISIBILITY LOCATION WITH STRONG TRAFFIC COUNTS

Situated within the Compass Creek development with access to 61,500 VPD along the Leesburg Bypass (US 15/VA 7), 32,900 VPD along the Dulles Greenway (VA 267), and 14,500 VPD along Compass Creek Pkwy



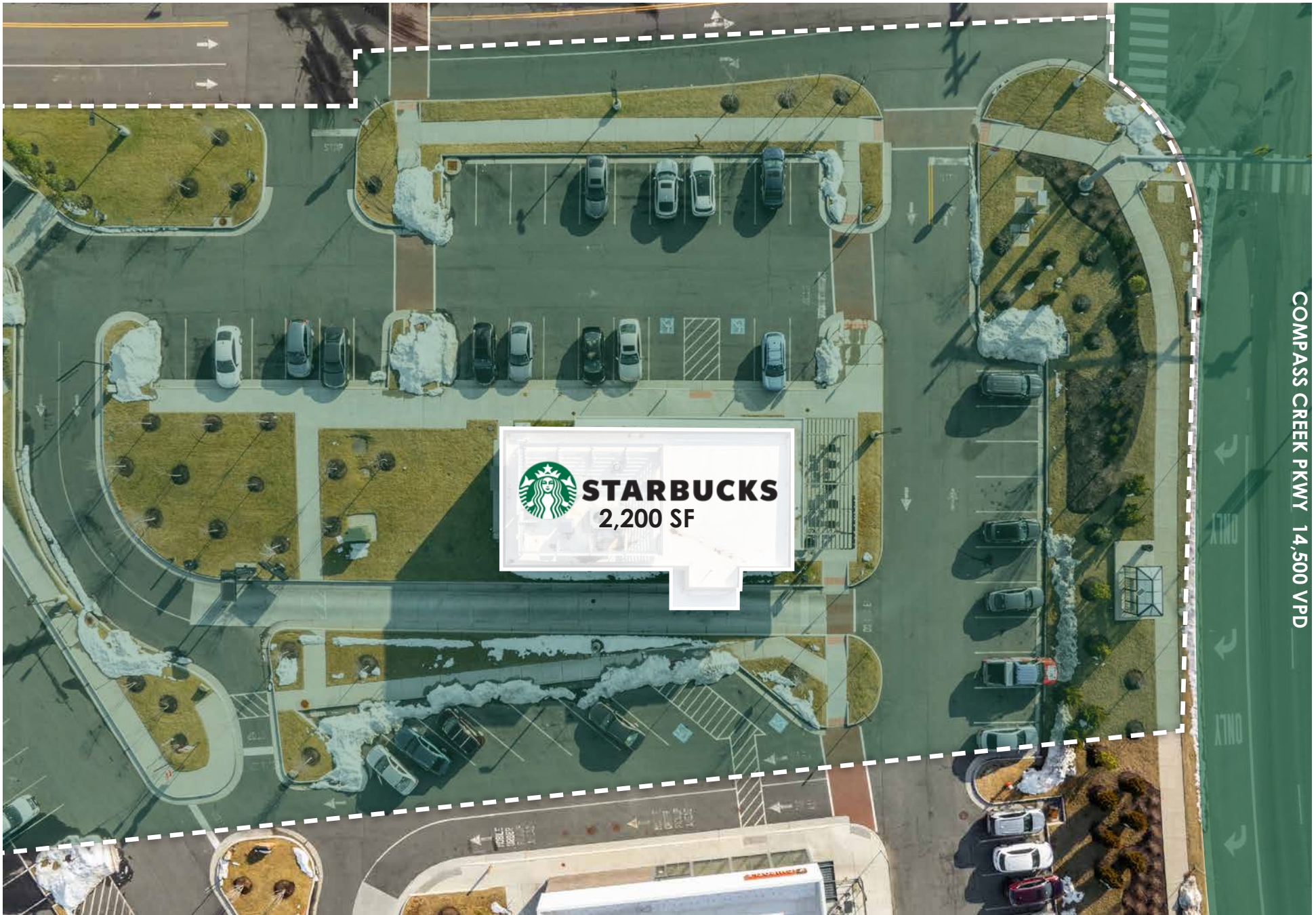
STRATEGIC PROXIMITY TO MAJOR METRO MARKETS

Located 38 miles west of Washington, DC and 72 miles southwest of Baltimore, MD. Leesburg serves as the primary retail hub for Loudoun County - the wealthiest county in the US by median household income



RAPIDLY GROWING SUBMARKET WITH STRONG DEMAND DRIVERS

Submarket with Strong Demand Drivers Loudoun County is one of the fastest-growing counties in Virginia, with continued residential and commercial expansion driven by proximity to Dulles International Airport, the Silver Line Metro extension, and major data center/tech corridor employment



COMPASS CREEK PKWY 14,500 VPD



at home

Walmart
Supercenter

Wendy's

Microsoft
32MW Data
Center Campus
Four buildings
totaling 840,000 SQ FT

STACK
INFRASTRUCTURE

72MW Data
Center Campus
Two buildings totaling
approx. 620,000 SQ FT

AT&T
ABC
mezeh
DENTAL CARE AT COMPASS CREEK
BUFFALO WING FACTORY
BRÜSTER'S real ice cream

CHIPOTLE
MEXICAN GRILL

POPEYES

Valvoline

COMPASS CREEK PKWY 14,500 VPD





IMMEDIATE TRADE AREA

EVERGREEN MILL ELEMENTARY SCHOOL
571 STUDENTS

J. LUPTON SIMPSON MIDDLE SCHOOL
830 STUDENTS

COOL SPRING ELEMENTARY SCHOOL
458 STUDENTS

HERITAGE HIGH SCHOOL
1,113 STUDENTS

ION
THE RINKS AT COMPASS CREEK



AT&T
DENTAL CARE
ABC
BUFFALO WING FACTORY
mezeh
BRUSTER'S

Wendy's

Walmart
Supercenter

at home

LEESBURG AIRPORT

1 MILE
6,171 PEOPLE
\$213,821 AHHI

3 MILES
52,475 PEOPLE
\$183,090 AHHI

5 MILES
114,844 PEOPLE
\$212,330 AHHI

TUSCARORA CROSSING
180 NEW UNITS

PHILIP A. BOLEN MEMORIAL REGIONAL PARK
17 FIELDS
200 ACRES OF TRAILS

Microsoft
32MW Data Center Campus
Four buildings totaling 840,000 SQ FT

STACK INFRASTRUCTURE
Is developing a 72MW Northern Virginia Data Center Campus on Compass Creek Pkwy. The project features two buildings totaling approximately 620,000 sq ft. One is a 48MW facility and the other is a 24MW building.





IMMEDIATE TRADE AREA

STARBUCKS LEESBURG, VA

7



17 SCHOOLS
WITHIN A
5 MILE RADIUS
OF ASSET

LOUDOUN COUNTY
~100 Schools
~80,000+ Students

LEESBURG

VIRGINIA VILLAGE - PHASE I
18.4 AC RE-DEVELOPMENT
490 APARTMENTS
160 TOWNHOMES
105,000 SF OFFICE SPACE
70,000 SF RETAIL SPACE

LEESBURG PLAZA
Giant
PET SMART
Starbucks

BRICKYARD
59 NEW HOMES

FLOOR
DECOR

TARGET
KOHLS

COSTCO
WHOLESALE

DICK'S
SPORTING GOODS

SPROUTS
FARMERS MARKET

petco
Staples

THE HOME
DEPOT

CATTAIL RUN VILLAGE
250 NEW HOMES

FORT EVANS PLAZA II
TRADER JOE'S
RITZ CRUNCH
DOLLAR GENERAL
Marshalls Walgreens

LEESBURG PREMIUM OUTLETS
NIKE
OLD NAVY
BURBERRY
RALPH LAUREN
TORY BURCH
COACH
WILLIAMS SONOMA

MARKETPLACE AT
POTOMAC STATION
BEST BUY
Giant
FIRST WATCH

TUSCARORA VILLAGE
86 NEW TOWNHOMES

SHOPS AT
RUSSELL BRANCH
LOWE'S
ALDI

ION
THE RINKS AT
COMPASS CREEK

Walmart
Supercenter

at home

TUSCARORA CROSSING
180 NEW UNITS

VILLAGE AT LEESBURG
Wegmans ORVIS
LA FITNESS CMX
Bowlero ULTA

LEESBURG
AIRPORT

PHILIP A. BOLEN MEMORIAL
REGIONAL PARK

STACK
INFRASTRUCTURE
72MW Data
Center Campus

Microsoft
32MW Data
Center Campus
Four buildings
totaling 840,000 SQ FT

1 MILE
6,171
PEOPLE
\$213,821
AHHI





LEESBURG



Leesburg, Virginia, part of the larger Washington–Arlington–Alexandria, DC–VA–MD–WV Metropolitan Statistical Area, is one of the most affluent and economically resilient regions in the United States. Anchored by Washington, D.C., the MSA is supported by a diverse employment base including federal government, technology, defense contracting, healthcare, and professional services. The region consistently benefits from strong population growth, high educational attainment, and some of the highest household incomes in the country, driving sustained retail demand and economic stability.

Loudoun County, Virginia, where Leesburg is located, is widely recognized as one of the wealthiest counties in the nation and continues to experience significant residential and commercial expansion. The area has emerged as a major hub for technology and data centers, further strengthening the local economy and attracting a highly skilled workforce. Supported by excellent transportation infrastructure and proximity to major employment centers throughout Northern Virginia and the broader Washington, D.C. region, Leesburg offers a highly desirable and supply-constrained environment, positioning the property to benefit from long-term population growth, strong consumer spending, and durable retail fundamentals.

WASHINGTON

ARLINGTON

ALEXANDRIA

WASHINGTON, D.C.
40 MILES

ARLINGTON, VA 39 MILES
ALEXANDRIA, VA 43 MILES

DAYTIME POPULATION

1.1M
WASHINGTON D.C.

AREA'S LARGEST EMPLOYERS



STARBUCKS QUICK FACTS

Founded:	1971
Headquarters:	Seattle, WA
Ownership:	Public
Locations:	15,000+
Guaranty:	Corporate
Website:	www.starbucks.com/



STARBUCKS

TENANT SUMMARY

Starbucks, founded in 1971 in Seattle, Washington, is a globally renowned coffeehouse chain and is the largest provider of coffee in the world. It began as a single store focused on providing high-quality coffee beans and equipment. The company's expansion took off when Howard Schultz joined in 1982, who envisioned Starbucks as a place for people to enjoy freshly brewed coffee in a cozy, community-oriented atmosphere. Starbucks has since grown into one of the world's largest coffeehouse chains, with over 35,000 locations in over 80 countries. Beyond its iconic coffee offerings, Starbucks provides an array of beverages, including teas, refreshers, and specialty espresso drinks, catering to diverse tastes. The brand is known for its commitment to ethical sourcing and environmental sustainability, reflected in initiatives like the Coffee and Farmer Equity (C.A.F.E.) Practices and the use of recyclable materials. Starbucks also offers an assortment of pastries, sandwiches, and snacks to complement its beverages, making it a popular spot for breakfast and quick meals. With its mobile app and rewards program, Starbucks has embraced technology to enhance customer convenience. The company's financial performance has remained robust, benefiting from its global presence and loyal customer base. Overall, Starbucks has become an integral part of the coffee culture and continues to evolve to meet the demands of modern consumers.

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5.95% CAP**

Exclusively Offered By



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