



# STARBUCKS | RARE 12 YEAR CORPORATE LEASE

Located at Proposed **FOOD STORES** **fray's** Intersection



11420 W Lower Buckeye Rd | AVONDALE, AZ



**SIMONCRE**

Listed by: SI REAL ESTATE, LLC | Joshua Simon, Owner/Agent  
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# PROPERTY SUMMARY

**ADDRESS:** 11420 W Lower Buckeye Rd, Avondale, AZ 85353

**ANTICIPATED DELIVERY:** June 2025

**SQUARE FOOTAGE:** ±2,262 SF

**LOT SIZE:** ±1.02 AC

**LEASE TYPE:** Net Lease

**LEASE TERM:** 12 Years



PRICE:

**\$3,997,000**

CAP RATE:

**5.25%**

NOI:

**\$209,850**





## INVESTMENT HIGHLIGHTS

**STARBUCKS WITH DOUBLE-STACK DRIVE-THRU** | Net Lease  
**RARE 12-YEAR TERM** | Corporate Guarantee | 2025 Construction  
**10% INCREASES EVERY 5 YEARS**  
**LOCATED AT A PROPOSED FRY'S INTERSECTION**

## LOCATION HIGHLIGHTS



Site is  $\pm 3$  miles south of Interstate 10 ( $\pm 218,000$  VPD) and  $\pm 2$  miles north of the planned 4.5 mile Loop 303 extension which will connect Loop 303 and Loop 202.



The intersection features planned commercial uses including a grocery anchored shopping center, the  $\pm 240$  acre Hermosa Ranch Tech Campus, and  $\pm 28$  additional acres of commercial uses.



Only ten minutes from the Phoenix Raceway, the 42,000 occupancy raceway, which hosts NASCAR events including the NASCAR Cup Series Championship Race.



$\pm 5,000$  residential units are planned for development within 2 miles of the property.



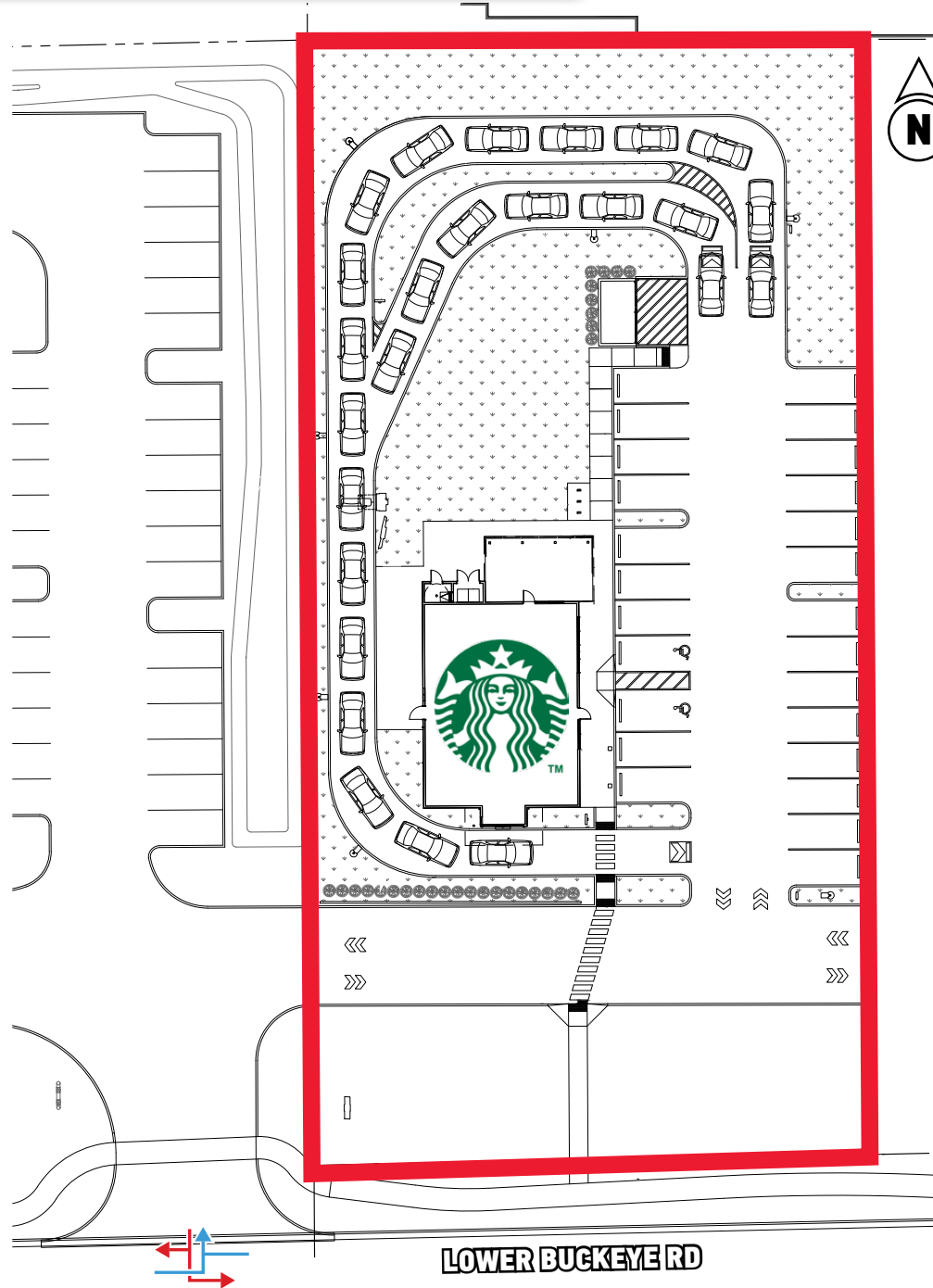
# LEASE SUMMARY

<b>TENANT:</b>	Starbucks Corporation	<b>PROPERTY TAXES:</b>	Tenant Reimburses Landlord
<b>GUARANTOR:</b>	Corporate	<b>INSURANCE:</b>	Tenant
<b>LEASE TYPE</b>	Net Lease	<b>UTILITIES:</b>	Tenant
<b>LEASE TERM:</b>	12 Years	<b>HVAC:</b>	Tenant
<b>EXTENSION OPTIONS:</b>	Four (4), Five (5) Year Options	<b>PARKING LOT:</b>	Tenant Reimburses, Landlord Responsible for Replacement
<b>NOI:</b>	\$209,850	<b>ROOF &amp; STRUCTURE:</b>	Landlord (10 Year Roof Warranty)

## RENT ROLL

YEAR	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT/SF	INCREASE
1-5	\$17,487.50	\$209,850.00	\$92.77	-
6-10	\$19,236.25	\$230,835.00	\$102.05	10%
11-12	\$21,159.88	\$253,918.50	\$112.25	10%
<b>Extension Term 1:</b> 13-17	\$23,275.86	\$279,310.35	\$123.48	10%
<b>Extension Term 2:</b> 18-22	\$25,603.45	\$307,241.39	\$135.83	10%
<b>Extension Term 3:</b> 23-27	\$28,163.79	\$337,965.52	\$149.41	10%
<b>Extension Term 4:</b> 28-32	\$30,980.17	\$371,762.08	\$164.35	10%

# SITE PLAN





# TRADE AREA



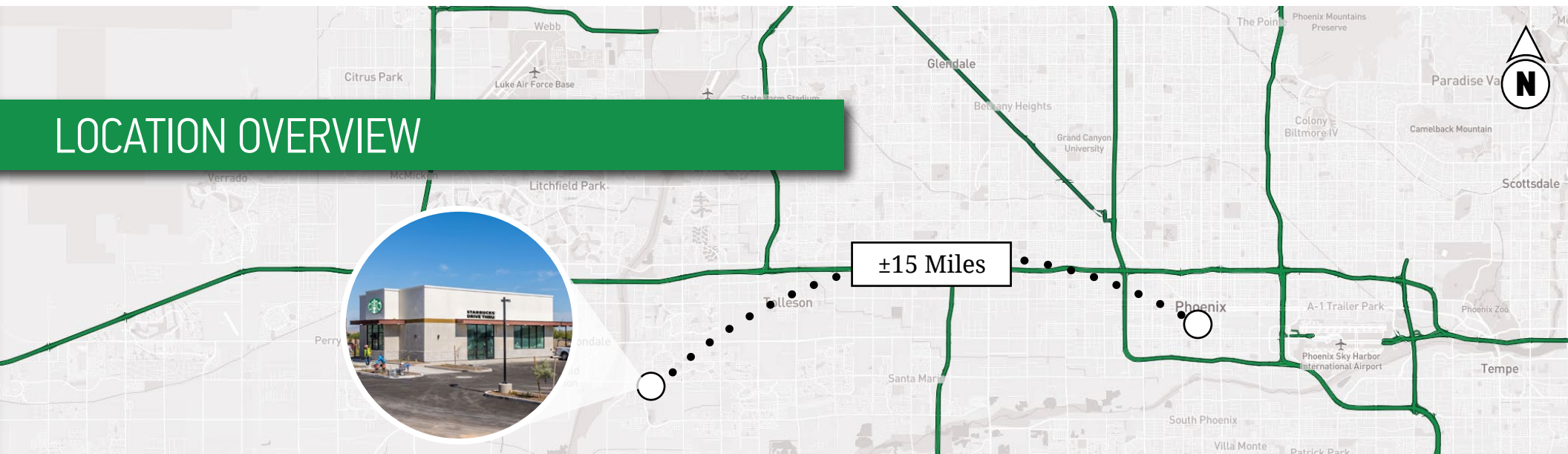


# AERIAL MAP





## LOCATION OVERVIEW



**Avondale's population has grown over 25% in the last decade, and is one of the youngest and fastest-growing communities in the Phoenix MSA.**

**Avondale, Arizona** is a dynamic and fast-growing city located in Maricopa County, just 15 miles west of downtown Phoenix. Once a small farming community, Avondale has transformed into a thriving suburban hub, offering residents a blend of modern amenities and scenic desert landscapes. Its proximity to major highways, including Interstate 10 and Loop 101, makes commuting to Phoenix and neighboring cities convenient, while still allowing Avondale to maintain a distinct sense of community and local identity.

The city is known for its strong emphasis on outdoor living and recreation, with numerous parks, golf courses, and trails that take advantage of Arizona's sunny climate. The nearby Estrella Mountain Regional Park offers hiking, horseback riding, and panoramic views of the Sonoran Desert. Avondale is also home to the Phoenix Raceway, a major draw for motorsport enthusiasts and host to national racing events that bring in visitors from across the country.

In recent years, Avondale has seen significant investment in infrastructure and community development. New schools, shopping centers, and healthcare facilities have been built to support the growing population. The city's ongoing efforts to foster economic growth, coupled with its family-friendly environment and access to natural beauty, make Avondale an increasingly desirable place to live, work, and play in the Phoenix metropolitan area.



# TENANT OVERVIEW



The Starbucks Coffee Company is a leading international specialty coffee retailer and one of the most recognized brands in the food and beverage industry. Founded in 1971 in Seattle, Washington, the company has experienced tremendous growth and expansion over the years. Starbucks operates a substantial chain of coffeehouses, offering a wide variety of high-quality coffee beverages, teas, pastries, sandwiches, and other food items, along with coffee beans, merchandise, and accessories.

The company's mission is "to inspire and nurture the human spirit – one person, one cup, and one neighborhood at a time." Starbucks aims to create a unique and welcoming "third place" atmosphere, a social environment between home and work where customers can relax, socialize, and enjoy their beverages and food.

Starbucks operates more than 33,800 locations in over 80 countries and territories worldwide. The company operates both company-owned and licensed stores, with the majority of locations in the United States.

Starbucks is committed to sustainable business practices, including ethically sourcing its coffee beans, promoting environmental stewardship, and supporting community development programs. The company is also known for its employee benefits, providing comprehensive health coverage, stock options, and education assistance to its eligible partners (employees).



**\$36.2 B+**  
CHAIN STORE SALES



**±40 K**  
LOCATIONS



**±361 K**  
EMPLOYEES



**80+**  
COUNTRIES

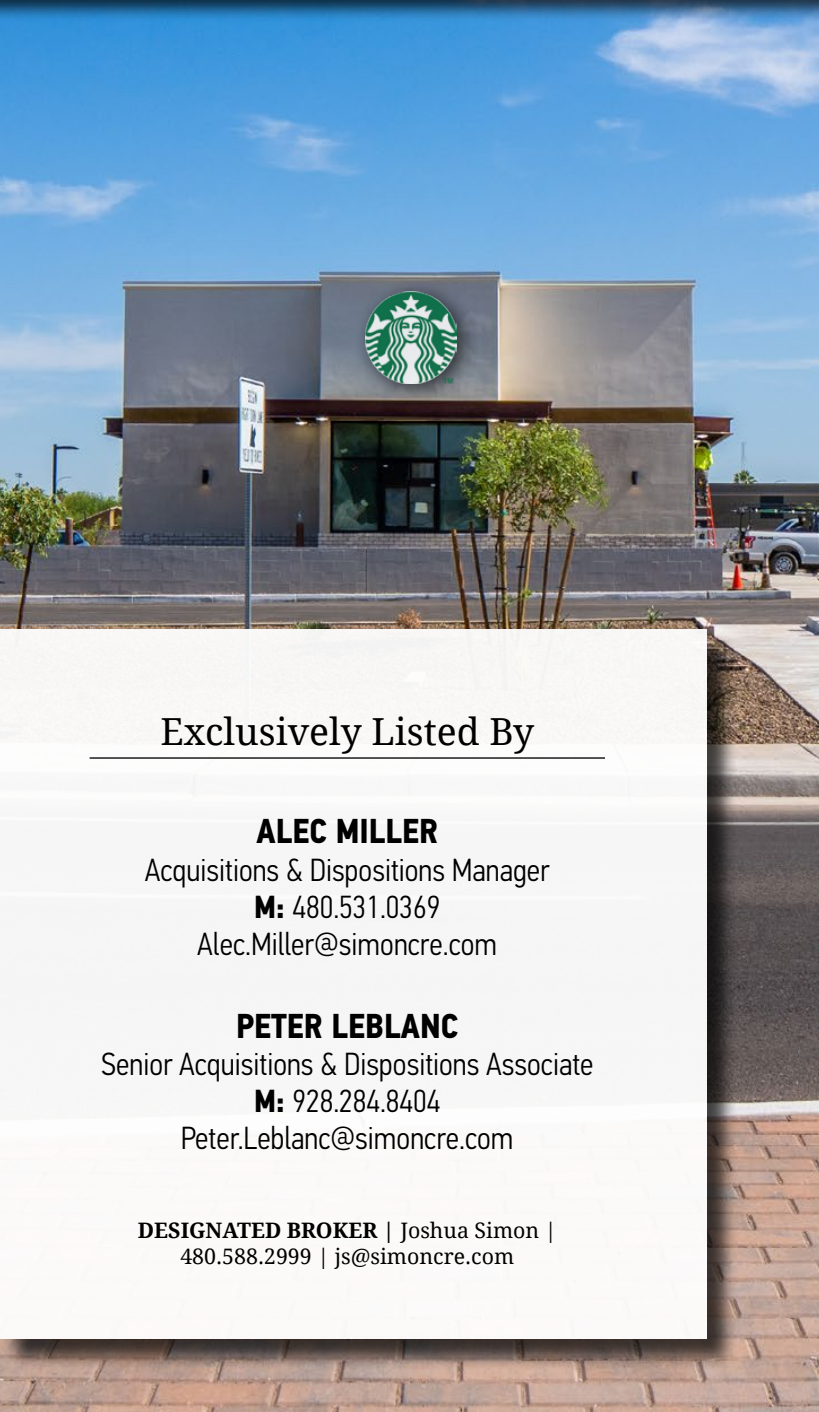


**STARBUCKS.COM**  
WEBSITE





# CONFIDENTIALITY AGREEMENT



## Exclusively Listed By

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