



STARBUCKS INVESTMENT OPPORTUNITY



719 W Main St | Farmington, NM 87401



\$2,571,429.00 **5.25%**

PRICE

CAP

Net Operating Income (NOI)	\$135,000
Lease Expiration	3/31/2034
CAP Rate	5.25%
Guaranty	Corporate
Lease Type	NN
Building Size	2,331 SF
Land Area	1.06 Acres
Year Built	2024



A Little Bit About Farmington

Farmington is in the northwest corner of New Mexico and is the commercial hub of the Four Corners, a growing community of 45,000 which swells to 150,000 shoppers on weekends. The metro area of about 115,000 includes Aztec and Bloomfield, Kirtland and Fruitland.

INVESTMENT OVERVIEW

- ▲ 10-Year Corporate Net Lease
- ▲ Minimal Landlord Responsibilities
- ▲ Grand Opening: February 23, 2024
- ▲ Household Income of \$87,629 within a 5 mile radius
- ▲ Visible to 20,298 VPD
- ▲ Strategically located between Main St & Broadway, just north of San Juan Regional Medical Center with 2,000+ employees and 198 beds
- ▲ Farmington services not only Farmington, but the surrounding towns/cities of Bloomfield, Shiprock, Aztec, Fruitland and Durango, CO



AERIAL

PLACER.AI



This Walmart sees approx **3.2 Million Annual Visitors** is ranked **12 of 37** in New Mexico



Walmart



FOUR CORNERS REGIONAL AIRPORT

Mister CAR WASH



This Safeway sees approx **355.1K Annual Visitors**

SAFEWAY



La Casita Cafe



10,080 VPD

Main ST



BROADWAY



MARKET AERIAL



DISTANCE FROM

- Shiprock ← 28 Miles
- Bloomfield ↘ 13 Miles
- Durango → 50 Miles

TENANT OVERVIEW



Starbucks Corporation is a global coffeehouse chain and coffee company headquartered in Seattle, Washington. Since its founding in 1971, Starbucks has grown to become one of the most recognizable and influential brands in the world. With over 32,000 stores across 83 countries, Starbucks has established a formidable global presence.

At the heart of Starbucks' success is its commitment to delivering a premium coffee experience. Known for its high-quality coffee and espresso-based beverages, Starbucks has created a unique atmosphere that appeals to a wide range of customers. The company offers an extensive menu that includes not only a variety of coffee options but also teas, iced beverages, and a selection of food items. From pastries and sandwiches to salads and snacks, Starbucks aims to provide a diverse range of choices to satisfy different tastes and preferences.

Starbucks is also dedicated to ethical sourcing and sustainability. They have implemented programs such as Coffee and Farmer Equity (C.A.F.E.) Practices, which ensure that the coffee beans they source are responsibly grown and support the well-being of coffee farmers and their communities. This commitment to ethical sourcing resonates with customers who are increasingly conscious about the origins of their products.

Furthermore, Starbucks has embraced digital innovation to enhance the customer experience. Their mobile ordering and payment system has revolutionized the way customers interact with the brand, allowing for convenient ordering and pickup. The company's loyalty program, Starbucks Rewards, has also been instrumental in fostering customer loyalty and engagement.

In addition to its core coffeehouse business, Starbucks has diversified its offerings by acquiring tea company Teavana, launching the Evolution Fresh juice brand, and opening Princi bakeries. These strategic moves demonstrate Starbucks' ambition to expand its product lines and capture a broader market.

Overall, Starbucks has achieved success by combining high-quality products, a welcoming atmosphere, and a strong commitment to ethical sourcing and social responsibility. With its global reach and continuous innovation, Starbucks continues to shape and influence the coffee culture around the world.



Starbucks



starbucks

MARKET OVERVIEW

REPORTED BY  Placer.ai



AVERAGE HOUSEHOLD INCOME

66K

2023 ESTIMATED HOUSEHOLDS

1 MILE RADIUS 1,654

3 MILE RADIUS 11,027

5 MILE RADIUS 16,027

AGE



18 - 37

(MILLENNIALS)

23.4%



38 - 51

(GEN X)

22.1%



52+

(BABY BOOMERS)

54.4%

BUSINESS



2023 ESTIMATED
TOTAL BUSINESSES

1 MILE
RADIUS 712

3 MILE
RADIUS 2,006

5 MILE
RADIUS 2,697



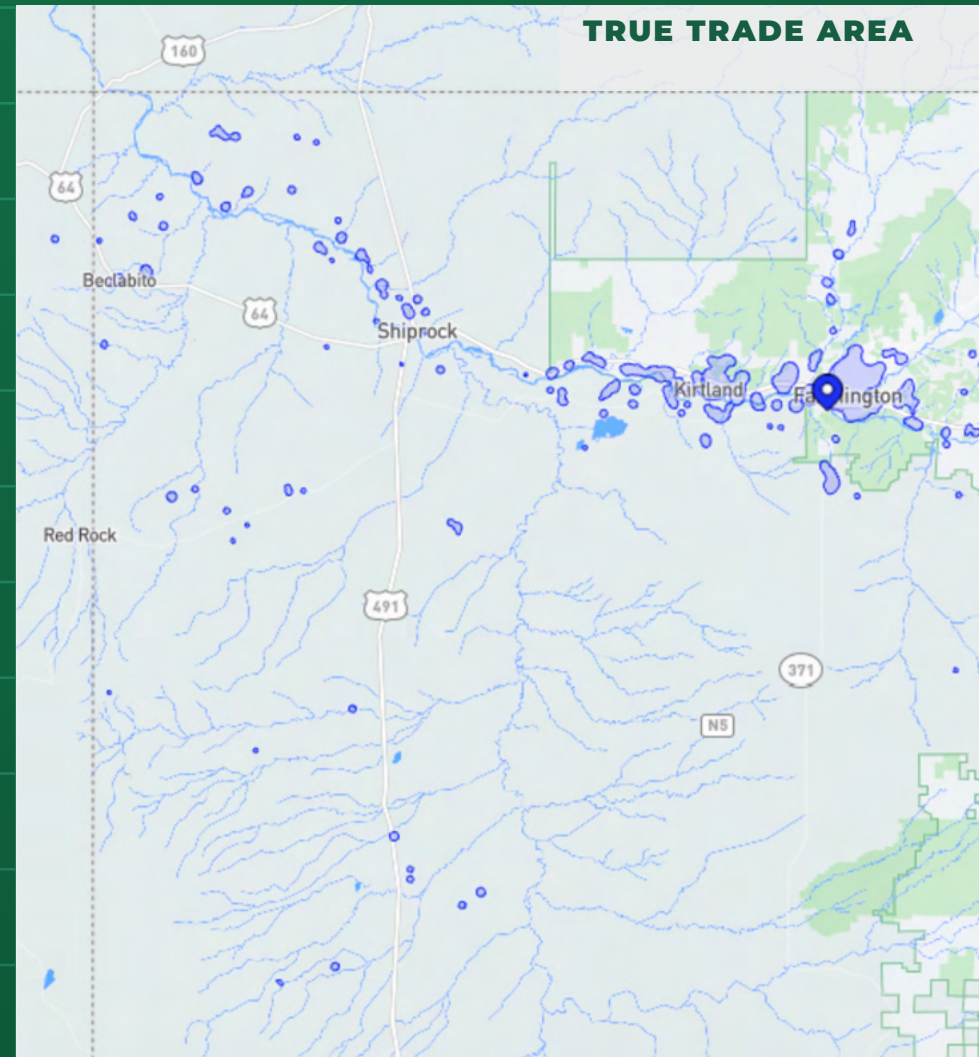
2023 ESTIMATED
TOTAL EMPLOYEES

1 MILE
RADIUS 8,023

3 MILE
RADIUS 19,353

5 MILE
RADIUS 26,335

TRUE TRADE AREA

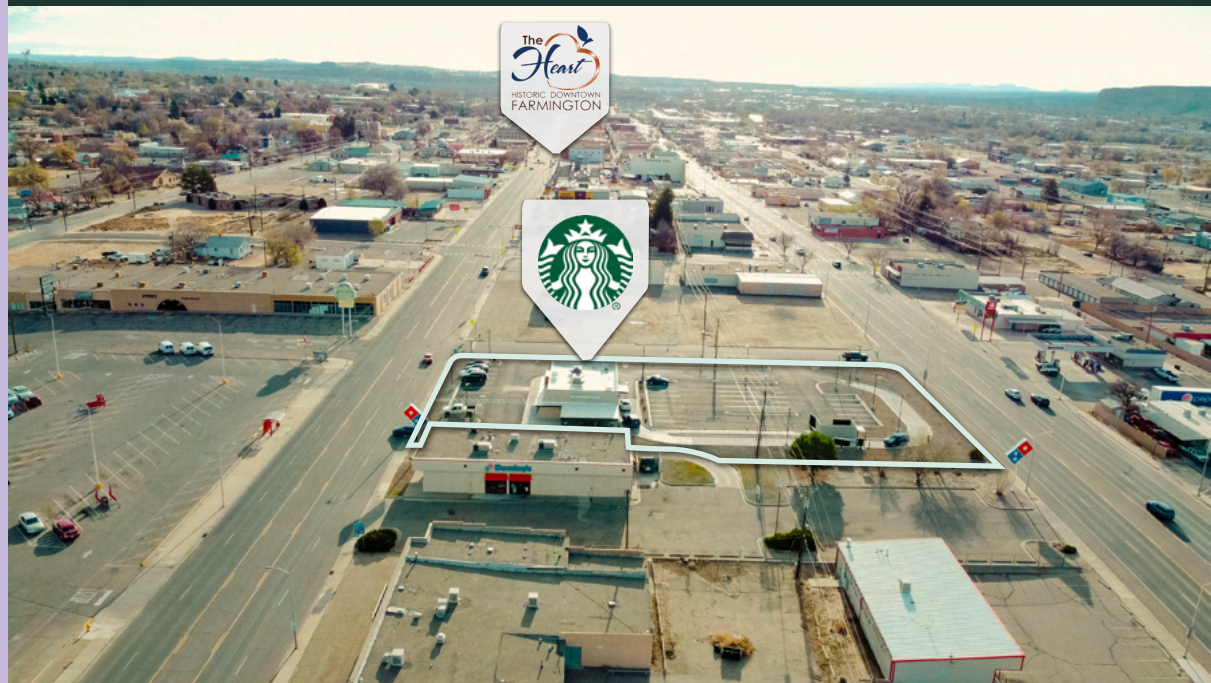




SAN JUAN REGIONAL MEDICAL CENTER

San Juan Regional Medical Center, nestled in the picturesque San Juan River Valley of northwest New Mexico, has been a cornerstone of healthcare in the Four Corners region since 1910. Initially a modest institution, it has evolved into a 198-bed, level III trauma center equipped with cutting-edge facilities and 165 private patient rooms.

According to Placer.ai, this medical center has over 417.7K annual visitors.






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