



**STARBUCKS**

2087 South 1100 West  
West Haven, UT 84401



Starbucks (NN+ Lease) 2024 Drive-Thru





# Overview

**Crest Realty** is proud to offer this newly-constructed Starbucks representing a rare opportunity to acquire a fee simple, NN+ investment with one of the world's most recognized brands. The combination of a brand-new building, 30-year income stream, built-in rent growth, and premium I-15 / I-84 location creates exceptional long-term value. The structured rent increases provide an attractive hedge against inflation, with the cap rate expanding from 5.60% to 9.02% over the lease term - delivering both stable current income and significant appreciation potential. For investors seeking a truly passive, institutional-quality investment backed by a global brand leader, this offering delivers on all metrics.

The **Starbucks** mission means honoring the care at every stop in the amazing journey of the coffee bean, from the farms to your cup. It also recognizes the role of Green Apron partners (employees) in over 40,000 stores within 88 markets worldwide, as well as the interactions between baristas and customers. The company's mission is rooted in its guiding principles. In 1990, Starbucks introduced its initial mission statement when there were 75 espresso bars: "Establish Starbucks as the premier purveyor of the finest coffee in the world while maintaining our uncompromising principles as we grow." In 2008, at a gathering of 10,000 store managers in New Orleans, Starbucks articulated its goal to be a community coffeehouse: "We inspire and nurture the human spirit – one person, one cup, one neighborhood at a time." In 2023, Starbucks included six promises and values, developed in collaboration with partners worldwide. These outline the intended actions and desired impact:

- Partner Promise: Bridge to a better future
- Customer Promise: Serve high-quality coffee with a moment of connection
- Farmer Promise: Support the future of coffee production
- Community Promise: Contribute positively
- Environmental Promise: Aim to contribute more than is consumed
- Shareholder Promise: Generate long-term returns

More information on Starbucks is available at [www.starbucks.com](http://www.starbucks.com) and [@starbucks](https://www.instagram.com/starbucks).

# Property Overview

- ✓ **BRAND NEW 2025 STARBUCKS** - First-of-its-kind drive-thru concept in Utah, just opened and currently operating
- ✓ 10-year Initial Term with four 5-year options extending through 2055
- ✓ NN+ lease backed by Starbucks Corporation
- ✓ Investment-grade tenant with proven 50+ year operating history
- ✓ Cap Rate expanding from 5.60% to 9.02% over the lease term
- ✓ Hedge against inflation and enjoy enhanced returns over time - 60% TOTAL RENT INCREASE over the initial term and options
- ✓ Strategic site with exceptional visibility and access at high-traffic I-15 / I-84 freeway interchange serving commuters, travelers, and growing local population base
- ✓ FEE SIMPLE OWNERSHIP - Own the real estate, not just a ground lease, with complete control of a premium corner location
- ✓ Co-located with McDonald's, creating a quick-service restaurant destination
- ✓ Portfolio Diversification - Add a premier QSR asset to investment holdings





# Investment Highlights



PRICE  
\$2,499,970



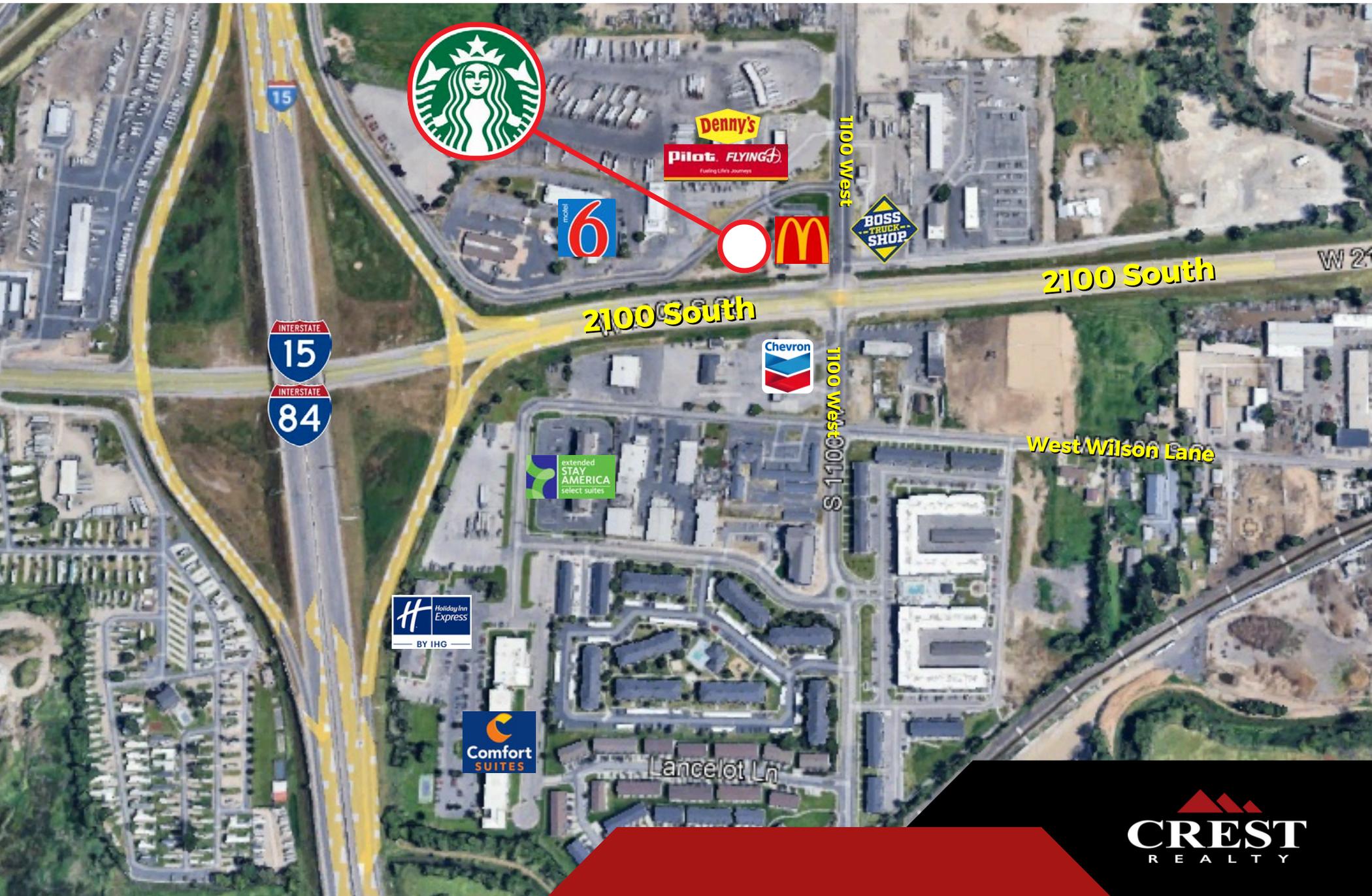
CAP RATE  
5.60%

LEASE COMMENCEMENT DATE:	May 2025
OPENING DATE:	May 2025
INITIAL LEASE TERM:	10 Years
RENEWAL OPTIONS:	Four 5-year
LEASE TYPE:	Modified NNN
TENANT:	Starbucks Corporation
YEAR BUILT:	2024
BUILDING SIZE:	1,244 SF
LAND SIZE:	0.79 AC

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# Aerial Location



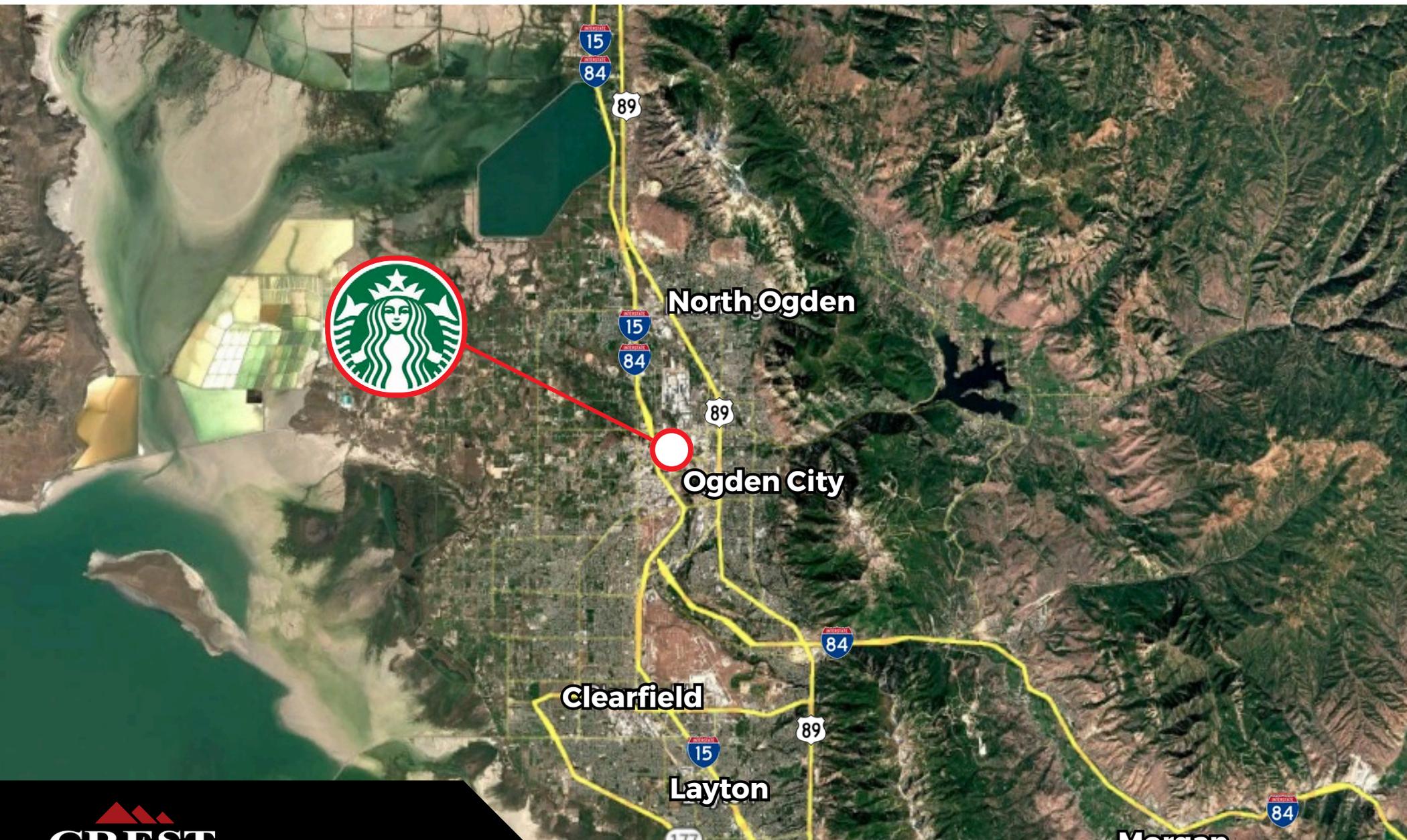
# Tenant Overview

Starbucks is a global coffeehouse leader that began in 1971 as a roaster and retailer of whole bean and ground coffee, tea, and spices from a single storefront in Seattle's Pike Place Market. Today, Starbucks connects with millions of customers across more than 80 markets, sharing a mission to inspire and nurture the human spirit—one person, one cup, and one neighborhood at a time. Named after the first mate in "Moby-Dick", and featuring a sea-inspired twin-tailed siren in its logo, Starbucks is committed to the highest standards of quality and ethical sourcing. Coffee buyers travel to farms in Latin America, Africa, and Asia to select premium Arabica beans, while master roasters bring out the beans' balanced, rich flavors through the signature Starbucks Roast. Starbucks' 38,000+ stores located in 86 global markets serve as neighborhood gathering places offering quality service, inviting atmospheres, and exceptional beverages. Starbucks provides a broad range of products for in-store, home, and on-the-go enjoyment including more than 30 blends and single-origin coffees; handcrafted beverages including Frappuccino® blended beverages, Starbucks Refreshers®, and Starbucks® Cold Brew; fresh foods including pastries, sandwiches, salads, and protein boxes; and consumer products like whole-bean and ground coffee, Starbucks® Coffee K-Cup® pods, mugs, and merch.

TRADE NAME	<b>Starbucks</b>
CREDIT RATING	<b>S&amp;P: BBB+</b>
NASDAQ	<b>SBUX</b>
REVENUE (2024)	<b>\$36+ Billion</b>
FORTUNE 500	<b>Ranked #120</b>
LOCATIONS	<b>38,000+ Stores in 86 Markets</b>
EMPLOYEES	<b>361,000+</b>
CORPORATE HEADQUARTERS	<b>Seattle, WA, USA</b>
WEBSITE	<b><a href="http://www.starbucks.com">www.starbucks.com</a></b>



# Map



**STARBUCKS**



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