

# STARBUCKS

15615 S DESERT FOOTHILLS PKWY, PHOENIX, AZ 85048

- » **BRAND NEW 10 YEAR LEASE WITH 10% INCREASES EVERY 5 YEARS**
- » **\$186K AVERAGE HOUSEHOLD INCOME IN 1-MILE RADIUS**
- » **HIGH BARRIER TO ENTRY DUE TO COMMUNITY ASSOCIATION RESTRICTIONS**
- » **HUGE 1.25-ACRE LOT**



OFFERING MEMORANDUM



ARIZONA GRAND  
RESORT & SPA

IKEA COSTCO WHOLESALE DICK'S SPORTING GOODS  
at home FLOOR DECOR Ashley HOMESTORE  
The Home Décor Superstore  
Walmart Total Wine & MORE  
LIFETIME FITNESS Olive Garden MAIN EVENT  
DOLLAR TREE PET SMART

SOUTH MOUNTAIN  
PARK & PRESERVE

TARGET Marshalls JCPenney  
SPROUTS FARMERS MARKET HOBBY LOBBY  
petco MOUNTAINSIDE FITNESS KIRKLAND'S THEATRES  
BEST BUY OfficeMax Michaels ROSS  
JOANN  
Party City Pier 1 imports PET SMART goodwill  
peter piper pizza Burlington SHERWIN WILLIAMS

ASU ARIZONA STATE UNIVERSITY  
Research Park  
GoDaddy US. Edward Jones  
Amkor Technology amazon iridium  
Viasat DIGITAL REALTY

SAFeway ANYTIME FITNESS  
native ACE grill wings Hardware BIG TIRES  
McDonald's Walgreens



TRADER JOE'S  
fru's Marketplace  
SAFeway

KOHL'S

THE HOME DEPOT sam's club WORLD MARKET COST PLUS WORLD MARKET  
Sur la table THE ART & SOUL OF COOKING  
LOWE'S planet fitness  
Bassett Bath & Body Works Orangetheory FITNESS

NORDSTROM lululemon Apple  
SEPHORA COACH  
LUSH FRESH HANDMADE COSMETICS  
LUCKY BRAND POTTERY BARN  
ATHLETA VICTORIA'S SECRET  
H&M Harkins THEATRES  
CHANDLER FASHION CENTER

intel

PHOENIX PREMIUM OUTLETS  
A SIMON CENTER

WILD HORSE PASS



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# Executive Summary

15615 S Desert Foothills Pkwy, Phoenix, AZ 85048

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$4,341,000</b>
Cap Rate	5.25%
Building Size	4,586 SF
Net Cash Flow	5.25% \$227,924.40
Year Built / Remodeled	2003 / 2025
Lot Size	1.25 Acres

## LEASE SUMMARY

Lease Type	Double Net (NN) Lease
Tenant	Starbucks
Guarantor	Corporate
Roof and Structure	Landlord Responsible
Lease Commencement Date	November 5, 2025
Lease Expiration Date	February 29, 2036
Lease Term	10 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Right of First Refusal	None

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Years 1 – 5	\$227,924	5.25%
Years 6 – 10	\$250,717	5.78%
Renewal Options	Annual Rent	Cap Rate
Option 1 (Years 11 – 15)	\$275,802	6.35%
Option 2 (Years 16 – 20)	\$303,364	6.99%
Option 3 (Years 20 – 25)	\$333,723	7.69%
Option 4 (Years 26 – 30)	\$367,109	8.46%

<b>Base Rent</b>	<b>\$227,924.40</b>
<b>Net Operating Income</b>	<b>\$227,924.40</b>
<b>Total Return</b>	<b>5.25% \$227,924.40</b>



**KYRENE ALTADENA MIDDLE SCHOOL**  
±915 Students

**KYRENE DE LOS CERRITOS LEADERSHIP ACADEMY**  
±420 Students

**AMICI**  
TRILINGUAL MONTESSORI  
FOOTHILLS FAMILY DENTAL

**SAFeway**

**jiffylube**

**CIRCLE K**

**SUPERCUTS**

**Filiberto's**  
MEXICAN FOOD

**Chevron**



**28,700 CPD**  
E CHANDLER BLVD

**BISCUITS**  
RESTAURANTS  
Magical Journey  
LEARNING CENTER

**Foothills Pet Resort**

**Walgreens**

**McDonald's**

**BIG TIRES**

**ACE native**  
Hardware grill wings



**14,150 CPD**  
S DESERT FOOTHILLS PKWY

**XPRESS**  
AUTOMOTIVE  
Complete Car Care Experts

**CHASE**



**KYRENE DE LA SIERRA  
ELEMENTARY SCHOOL**  
±500 Students



**51,600 CPD**  
LOOP 202 FWY

**FOOTHILLS GOLF CLUB**



**14,150 CPD**  
S DESERT FOOTHILLS PKWY



**Walgreens**

**28,700 CPD**  
E CHANDLER BLVD



# Property Description



## INVESTMENT HIGHLIGHTS

- » **New 10-Year Corporate Lease with Starbucks (NASDAQ: SBUX)**
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **100,259 Residents within a 5-Mile Radius - Growing Trade Area in the Ahwatukee Foothills**
- » New Community Sit Down Prototype on a Huge 1.25-Acre Lot
- » **Prime Location within the Ahwatukee Foothills - High Barrier to Entry Due to Community Association Restrictions**
- » Ahwatukee Foothills was Ranked #1 in 2025 Best Neighborhoods to Live in Phoenix by Niche.com
- » **The Only Starbucks in Arizona Listed for Under \$1,000/SF - One of the Top Starbucks Locations in its District**
- » Affluent Trade Area - \$186,000 Average Household Income in the Immediate Area
- » **Situated at the High-Traffic Intersection of Chandler Boulevard and Desert Foothills Parkway (±42,850 Cars per Day)**
- » Less Than 1 Mile Off the Loop 202 Freeway, a Major Connector for the Phoenix MSA (±51,600 Cars per Day)
- » **Adjacent to Foothills Golf Club and in Immediate Proximity to National Retailers: Safeway, McDonald's, Ace Hardware, Walgreens, and More**



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2030 Projection	8,426	34,385	103,115
2025 Estimate	8,237	33,664	100,259
Growth 2025 - 2030	2.30%	2.14%	2.85%

### Households

2030 Projections	3,208	12,924	39,224
2025 Estimate	3,134	12,628	38,167
Growth 2025 - 2030	2.36%	2.34%	2.77%

### Income

2025 Est. Average Household Income	\$186,671	\$177,489	\$143,160
2025 Est. Median Household Income	\$162,857	\$153,106	\$121,024

# Tenant Overview



**SEATTLE, WASHINGTON**  
Headquarters



**1985**  
Founded



**STARBUCKS.COM**  
Website



**±33,000**  
Locations

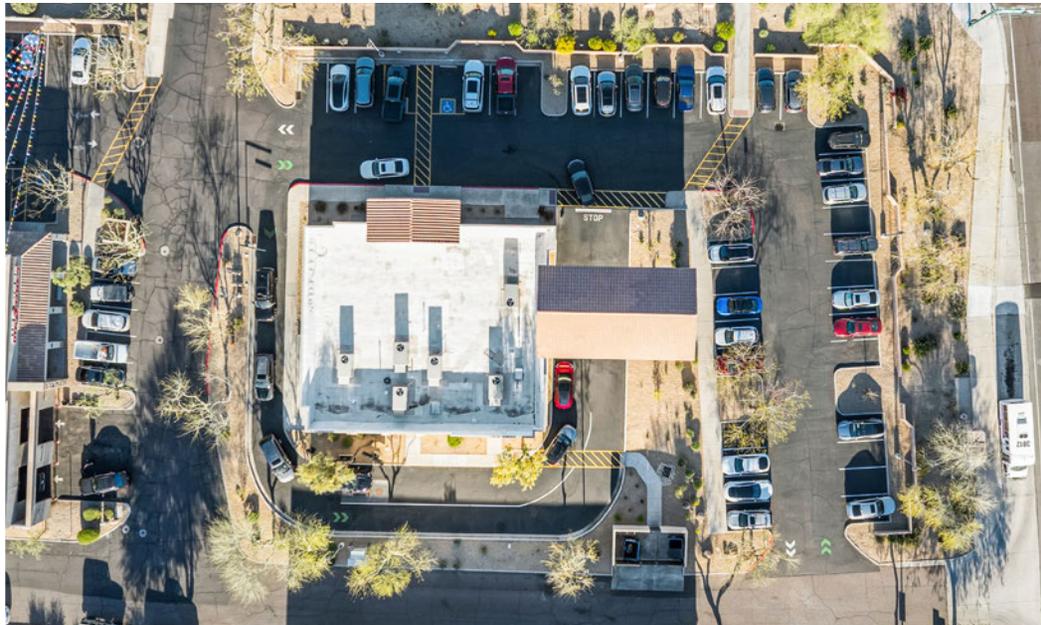


**NASDAQ: SBUX**  
Stock Symbol

Starbucks (NASDAQ: SBUX) is the premier roaster, marketer and retailer of specialty coffee in the world, operating in 69 countries. Formed in 1985, the company purchases and roasts high-quality coffees that they sell, along with handcrafted coffee, tea and other beverages and a variety of fresh food items, through company-operated stores. Starbucks also sells a variety of coffee and tea products and license their trademarks through other channels such as licensed stores, grocery and national food service accounts. In addition to their flagship Starbucks Coffee brand, Starbucks also offers goods and services under brands including: Teavana, Tazo, Seattle's Best Coffee, La Boulange, Ethos and Torrefazione Italia Coffee.

Starbucks company-operated stores are typically located in high-traffic, high-visibility locations. Their ability to vary the size and format of their stores allows the Starbucks to locate them in or near a variety of settings, including downtown and suburban retail centers, office buildings, university campuses, and in select rural and off-highway locations.

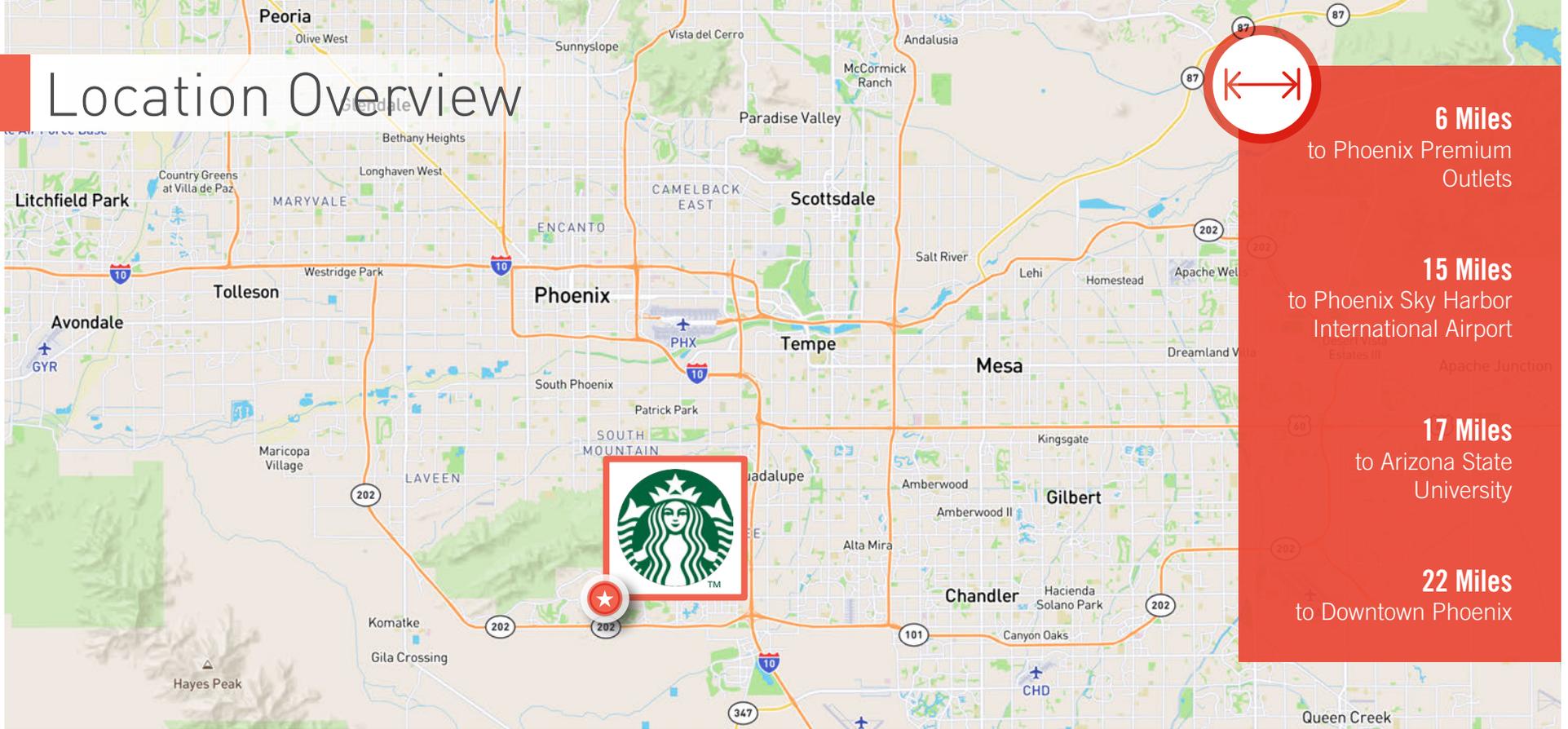
# Property Photos



# Interior Photos



# Location Overview



The Phoenix metro consists of Maricopa and Pinal counties, and includes more than 30 incorporated and more than 30 unincorporated towns and cities. As of 2020, Metro Phoenix had 4.8 million residents, making it the nation's 11th-largest metropolitan area. The largest city is Phoenix, which encompasses about 520 square miles and boasts a population of more than 1.6 million.

As one of the primary beneficiaries of the massive shift in the U.S. population from north to south, the Phoenix metro has had little difficulty finding workers. Phoenix claims six Fortune 500 headquarters, including Freeport-McMoRan, Republic Services, Insight Enterprises, Avnet, Magellan Health, and PetSmart. Construction, high-tech manufacturing, healthcare and tourism dominate the Phoenix economy. Phoenix was the fastest growing large city in the US between 2010 and 2020 as it added over 163,000 residents.

High-tech manufacturing has been a powerful driver in the local economy for two decades. The region's relatively low cost of doing business has encouraged several manufacturers to remain and expand in the area, while luring others. The strengthening economy has drawn job seekers to the area, boosting the housing market. Phoenix offers a lower cost of living than other metros its size, a moderate climate, and a wide variety of recreational and cultural activities.

The Phoenix region boasts almost 300 days of sunshine annually, low humidity and mild winters. In addition to hiking, camping and boating, sports enthusiasts can enjoy one of the most complete lineups of major league teams found in any city, including teams in all four major sports. The Cactus League holds spring training baseball throughout the Valley, and the area has numerous golf courses and tennis courts.

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