



Menlo Group
COMMERCIAL REAL ESTATE



100% NNN LEASED SINGLE TENANT INVESTMENT

406 N Val Vista Dr, Mesa, AZ 85213

Starbucks Corporation

Exclusively listed by:

Grafton Milne, SIOR, CCIM
grafton@menlocre.com
480.659.1777

CONFIDENTIALITY & DISCLAIMER



All materials and information received or derived from Menlo Group Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Menlo Group Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Menlo Group Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Menlo Group Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Menlo Group Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Menlo Group Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

Property Summary



PROPERTY DETAILS

PRICE	\$3,456,310
CAP RATE	5.15%
NOI	\$178,000

PROPERTY DESCRIPTION

Introducing a premier investment opportunity in Mesa, Arizona. This newly constructed 2,400 SF freestanding Starbucks, completed in 2025, presents a strong addition to any retail portfolio. Strategically positioned at the signalized hard corner of Val Vista Drive and University Drive on approximately 34,773 SF (0.80 acres), the property benefits from exceptional visibility and steady traffic counts. Zoned NC by the City of Mesa, the site is surrounded by established retail and commercial amenities and offers convenient access to Loop 202, US 60, and SR 87, supporting long-term tenant success and stable income potential.

APN: 140-12-008G

PROPERTY FEATURES

- 100% NNN Leased Single Tenant Investment Sale
- Corporate Guaranty Signed by Starbucks Corporation
- 2025 Construction
- 10 Year Initial Lease Term with Ample Renewal Options
- Approx 2,400 SF
- Zoned NC, City of Mesa
- Near Retail and Business Amenities
- Close Proximity to Loop 202 Freeway, US 60 Freeway, and SR 87

Lease Summary

TENANT	Starbucks Corporation	INSURANCE	Tenant
GUARANTOR	Corporate	UTILITIES	Tenant
LEASE TYPE	NNN	HVAC	Tenant
LEASE TERM	10 Years	PARKING LOT & SIDEWALKS	Tenant*
COMMENCEMENT DATE	March 30, 2025	LANDSCAPING & OUTDOOR SEATING	Tenant*
EXPIRATION DATE	June 30, 2035	ROOF	Tenant*
EXTENSION OPTIONS	Four (4), Five (5) Year Options	STRUCTURE	Landlord
PROPERTY TAXES	Tenant	DRIVE-THRU	Tenant*
OPERATING EXPENSES	Tenant	*Reimbursed Through Tenant	

RENT ROLL

YEAR	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT/SF	INCREASE
1-5	\$14,833.33	\$178,000	\$74.17	10%
6-10	\$16,316.67	\$195,800	\$81.58	10%

EXTENSION TERMS

11-15	\$17,948.33	\$215,380.00	\$89.74	10%
16-20	\$19,743.17	\$236,918.00	\$98.72	10%
21-25	\$21,717.48	\$260,609.80	\$108.59	10%
26-30	\$23,889.23	\$286,670.78	\$119.45	10%

Tenant Overview

STARBUCKS COFFEE COMPANY

Founded in 1971 in Seattle's historic Pike Place Market, Starbucks Coffee Company has grown from a single neighborhood coffee shop into a global brand with more than 40,000 locations worldwide. Today, Starbucks serves millions of customers each week, becoming an integral part of communities across the globe.

Guided by its mission to “nurture the limitless possibilities of human connection” through every cup, conversation, and community, Starbucks is deeply committed to delivering exceptional quality and service. Through a carefully cultivated network of farming partners, master roasters, and dedicated baristas, the company upholds rigorous standards from bean to cup.

In addition to its premium coffee beverages, Starbucks offers a diverse selection of handcrafted drinks, teas, fresh food items, packaged coffee, and branded merchandise—creating a comprehensive café experience that extends well beyond the coffeehouse.

Starbucks is equally committed to making a positive impact in the communities it serves. The company actively invests in initiatives designed to strengthen neighborhoods while advancing meaningful environmental stewardship.

With ambitious goals to reduce water usage, lower carbon emissions, and minimize waste, Starbucks continues to implement sustainable practices across its store portfolio. At the same time, the company is developing innovative solutions to support its global network of farmers, partners, and communities—helping them adapt and thrive in the face of climate change and evolving environmental challenges.



Additional Photos



Retailer Map



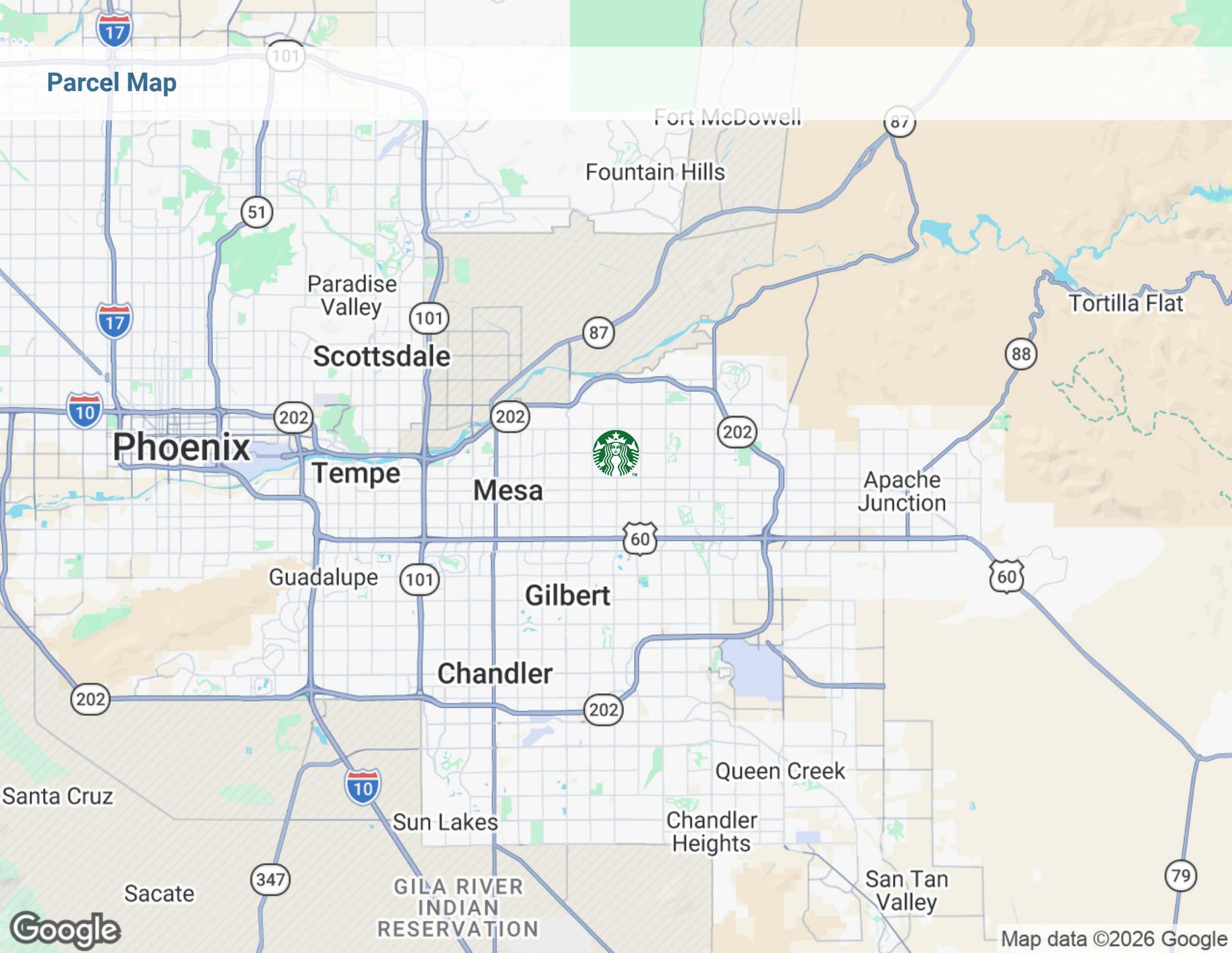
N Val Vista Dr

E University Dr



- Nearby Businesses / Retail:**
- Farnsworth Physical Therapy
 - Woolf Dental
 - Yoga Pulse Studio
 - AZ Auto Gallery
 - Bunker Family Funerals & Cremation
 - SolarRepair
 - Extra Space Storage
 - United States Postal Service
 - EOS Fitness
 - Dollar Tree
 - Circle K

Parcel Map



Fort McDowell

Fountain Hills

Paradise Valley

Scottsdale

Tortilla Flat

Phoenix

Tempe

Mesa

Apache Junction

Guadalupe

Gilbert

Chandler

Queen Creek

Santa Cruz

Sun Lakes

Chandler Heights

Sacate

GILA RIVER
INDIAN
RESERVATION

San Tan Valley

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,436	136,798	318,319
Average Age	46	42	41
Average Age (Male)	45	41	39
Average Age (Female)	47	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,233	52,864	120,945
# of Persons per HH	2.2	2.6	2.6
Average HH Income	\$98,366	\$103,025	\$103,701
Average House Value	\$362,540	\$430,544	\$452,022

Demographics data derived from AlphaMap

