

STARBUCKS

7901 WATSON ROAD ST. LOUIS, MO 63119



Representative Photo



RARE 15-YEAR NNN LEASE
WITH 10% INCREASES
EVERY 5 YEARS



INFILL AND AFFLUENT TRADE
AREA WITH 307,985 RESIDENTS
AND \$120,062 AVERAGE
HOUSEHOLD INCOME



EXCELLENT ACCESS AND VISIBILITY
TO 35,932 VPD, AT HARD CORNER
INTERSECTION



HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

KOHL'S
ANYTIME FITNESS

QUICKS
GOOD STUFF CHEAP

DOLLAR TREE **SEPHORA**

CRESTWOOD CROSSING

Dierbergs **crumbl** **Andy's**
Western Grill

ROOSTERS **Panera**

Walmart **LOWE'S**

TEXAS **BUFFALO WILD WINGS** **chili's** **DUNKIN'**

FOREST VIEW APARTMENTS
203 MULTI-FAMILY UNITS

HOBBY LOBBY **Office DEPOT**

Auto Zone **AT&T**

Sam's Club **Culver's**

CVS pharmacy

CRESTWOOD CROSSING BY MCBRIDE HOME
81 HOMES

Target **Cane's** **TJ-maxx**
HomeGoods **SONIC**

Schnucks

Schnucks **HEARTLAND** **Planet Fitness** **ALDI**

ACE Hardware **Applebee's**

7 ELEVEN

DOLLAR TREE

Walgreens

WESTBOROUGH COUNTRY CLUB

WING STOP **PIZZA PAPA JOHN'S**

CVS pharmacy

JJ's **T-Mobile**
AT&T

QT QuikTrip

TAKE 5
UPCOMING DEVELOPMENT

22,581 VPD

SUBJECT PROPERTY

S LACLEDE STATION ROAD

13,351 VPD

WATSON ROAD

RESIDENTIAL COMMUNITIES
307,985 RESIDENTS IN
PRIMARY TRADE AREA

BRENTWOOD SQUARE



THE PROMENADE AT BRENTWOOD



MACKENZIE POINTE



HAMPTON VILLAGE



SOUTHTOWN CENTER



DOWNTOWN ST. LOUIS
11 MILES



13,351 VPD

22,581 VPD

SUBJECT
PROPERTY

S LACLEDE STATION ROAD

WATSON ROAD

CLICK TO VIEW DRONE FOOTAGE



RESIDENTIAL
COMMUNITIES
307,985 RESIDENTS IN
PRIMARY TRADE AREA

CLICK TO VIEW DRONE FOOTAGE



COSTCO WHOLESALE
HOBBY LOBBY
TARGET
ALDI
Denny's
AT&T
Bob Evans DISCOUNT TIRE

OUTBACK STEAKHOUSE
Schnucks
PNC
WAFFLE HOUSE

FOREST VIEW APARTMENTS
203 MULTI-FAMILY UNITS

CRESTWOOD CROSSING
Dierbergs
crumbl
Andy's Frozen Custard
ROOSTERS
Panera BREAD

SOUTH COUNTY CENTER

RED LOBSTER
Valvoline

Olive Garden

LINDBERG HIGH SCHOOL
2,266 STUDENTS

Schnucks
HEARTLAND
PLANET FITNESS
ALDI
GENERAL GRANT CENTER
DOLLAR TREE

CRESTWOOD CROSSING BY MCBRIDE HOME
81 HOMES

Applebee's
ACE Hardware

Walgreens

Steak 'n Shake

QT QuikTrip

WING STOP
PAPA JOHN'S

Jack in the box

TAKE 5

UPCOMING DEVELOPMENT

CVS pharmacy

FAMILY JOHN'S
T-Mobile
AT&T

13,351 VPD

22,581 VPD

SUBJECT PROPERTY

WATSON ROAD

S LACLEDE STATION ROAD

RESIDENTIAL COMMUNITIES
307,985 RESIDENTS IN PRIMARY TRADE AREA

CLICK TO VIEW DRONE FOOTAGE



AFFTON HIGH SCHOOL
739 STUDENTS

CARPENTERS APPRENTICE
CENTER SCHOOL

LUTHERAN HIGH SCHOOL SOUTH
570 STUDENTS

MARLBOROUGH APARTMENTS
& TOWN HOUSES

13,351 VPD

OLD RTE 66

LINDERGH PLAZA II

Walmart

ACE Hardware
Starbucks
Schnucks

THE HOME DEPOT
Hooters
HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

OfficeMax
McAlister's Deli

CVS pharmacy
IHOP
Arby's
Chuck E. Cheese
Chick-fil-A

SOUTH COUNTY MALL
Dillard's
JCPenney
Dick's Sporting Goods
Famous Footwear
Buffalo Wild Wings
M

COSTCO WHOLESALE
Hobby Lobby
Target
Aldi
Denny's
AT&T
Discount Tire
Bob Evans Farmhouse Kitchen

Red Lobster
Valvoline

Olive Garden

Jack in the box

QT QuikTrip

CVS pharmacy

TAKE 5
BUNERNA

UPCOMING
DEVELOPMENT

Wingstop
Papa John's

SUBJECT
PROPERTY

22,581 VPD

S LACLEDE STATION ROAD

OFFERING SUMMARY



\$3,216,000

PRICE

6.15%

CAP RATE

PROPERTY DETAILS	
ADDRESS	7901 Watson Road St. Louis, MO 63119
TENANT	Starbucks Corporation
BUILDING SIZE	2,236 SF
LOT SIZE	1.22 Acres
YEAR BUILT	2025
RENT COMMENCEMENT	Est. 11/15/2025
RENT EXPIRATION	Est. 11/14/2040
LEASE TERM	15 Years
OPTIONS	Four, 5-Year
LEASE TYPE	NNN
ROOF & STRUCTURE	Tenant Maintains Roof, Landlord Responsible for Replacement
NOI	\$197,774
INCREASES	10% Every 5 Years & in Options

RENT SUMMARY		
TERM	MONTHLY	ANNUAL
YEAR 1 - 5	\$16,481	\$197,774
YEAR 6 - 10	\$18,129	\$217,551
YEAR 11 - 15	\$19,942	\$239,306
OPTION 1	\$21,936	\$263,237
OPTION 2	\$24,130	\$289,561
OPTION 3	\$26,543	\$318,517
OPTION 4	\$29,197	\$350,369





SECURE STREAM OF INCOME

- **Rare 15-Year NNN Lease with 10% Increases Every 5 Years**

Providing additional 5 years of base term compared to most Starbucks leases

- **Tenant-Maintained Parcel and Roof**

Limited landlord responsibilities for roof replacement and structure

- **Brand New 2025 Block Construction**

Latest prototype design with drive-thru

- **Corporate Guaranteed Lease (NASDAQ: SBUX)**

\$36.176B revenue in 2024

- **Investment Grade Credit Rated Tenant**

'BBB+' by Standard & Poor's



PROXIMITY

- **Infill and Affluent Trade Area with 307,985 Residents**
Average household income of \$120,062 within 5-mile radius
- **Excellent Access and Visibility to 35,932 VPD**
At hard corner of Watson and Laclede Station
- **2.5 Miles to Brand New Mixed-Use Project 'Crestwood Crossing'**
A 467k SF grocery-anchored (Dierbergs) center along with 81 luxury single-family homes built by McBride Homes
- **Minutes to Washington University of St. Louis**
With 16,500 students and 22,530 employees
- **Adjacent to Walmart Supercenter with 1.8M Annual Visitors (Placer.ai)**
Nearby national tenants include CVS, QuickTrip, Schnucks, Dierbergs, Kohl's, Walgreens, Jack in the Box and others
- **1.8 Miles to Webster University with 7,606 Students**
Surrounded by several K-12 schools with over 25,000 combined students

ADDITIONAL PHOTOS

TAKEN SEPTEMBER 1ST, 2025



DRONE FOOTAGE



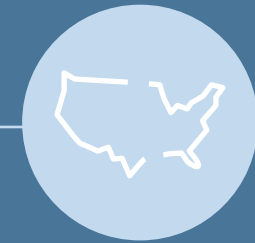
TENANT OVERVIEW

STARBUCKS

Starbucks Corporation, established in 1971 in Seattle, Washington, is a leading global coffeehouse chain and coffee brand. It is well-known for offering a wide range of coffee beverages, teas, pastries, and other light meals. Beyond its high-quality coffee, Starbucks distinguishes itself with its inviting store atmosphere, which is designed to create a comfortable space for customers to relax, work, or socialize. The company has become synonymous with the “third place” experience, bridging the gap between home and work. Its extensive menu includes seasonal and specialty drinks, catering to diverse tastes and preferences.

Over the years, Starbucks has experienced significant growth, expanding its global footprint to over 38,000 stores. This expansion has been fueled by a combination of company operated stores and licensed partnerships. The company also places a strong emphasis on digital innovation, offering a popular mobile app that facilitates ordering, payment, and a loyalty program known as Starbucks Rewards. Starbucks continues to innovate in product offerings and sustainability practices, including efforts to ethically source coffee and reduce environmental impact. These initiatives, combined with a focus on customer experience, have solidified Starbucks’ position as a leading player in the global coffee industry.

WWW.STARBUCKS.COM



38,000+
LOCATIONS



HEADQUARTERS
SEATTLE
WASHINGTON



REVENUE
\$36.17B
IN 2024

DEMOGRAPHICS ST. LOUIS

POPULATION	1 MI	3 MI	5 MI
2025 Total	13,451	116,541	307,985
Total Daytime Population	11,860	94,239	300,315
HOUSEHOLDS	1 MI	3 MI	5 MI
2025 Total Households	6,865	52,706	143,167
INCOME	1 MI	3 MI	5 MI
2025 Median Household Income	\$74,889	\$89,098	\$82,879
2025 Average Household Income	\$95,967	\$122,422	\$120,062

HIGHLIGHTS

307,985 Total Population within 5 Miles

\$122,422 Average Income within 3 Miles

143,167 Total Households within 5 Miles



SITE OVERVIEW

LOT SIZE

1.22±

ACRES

VPD

35,932

AT SIGNALIZED INTERSECTION

PARKING

25

SPACES

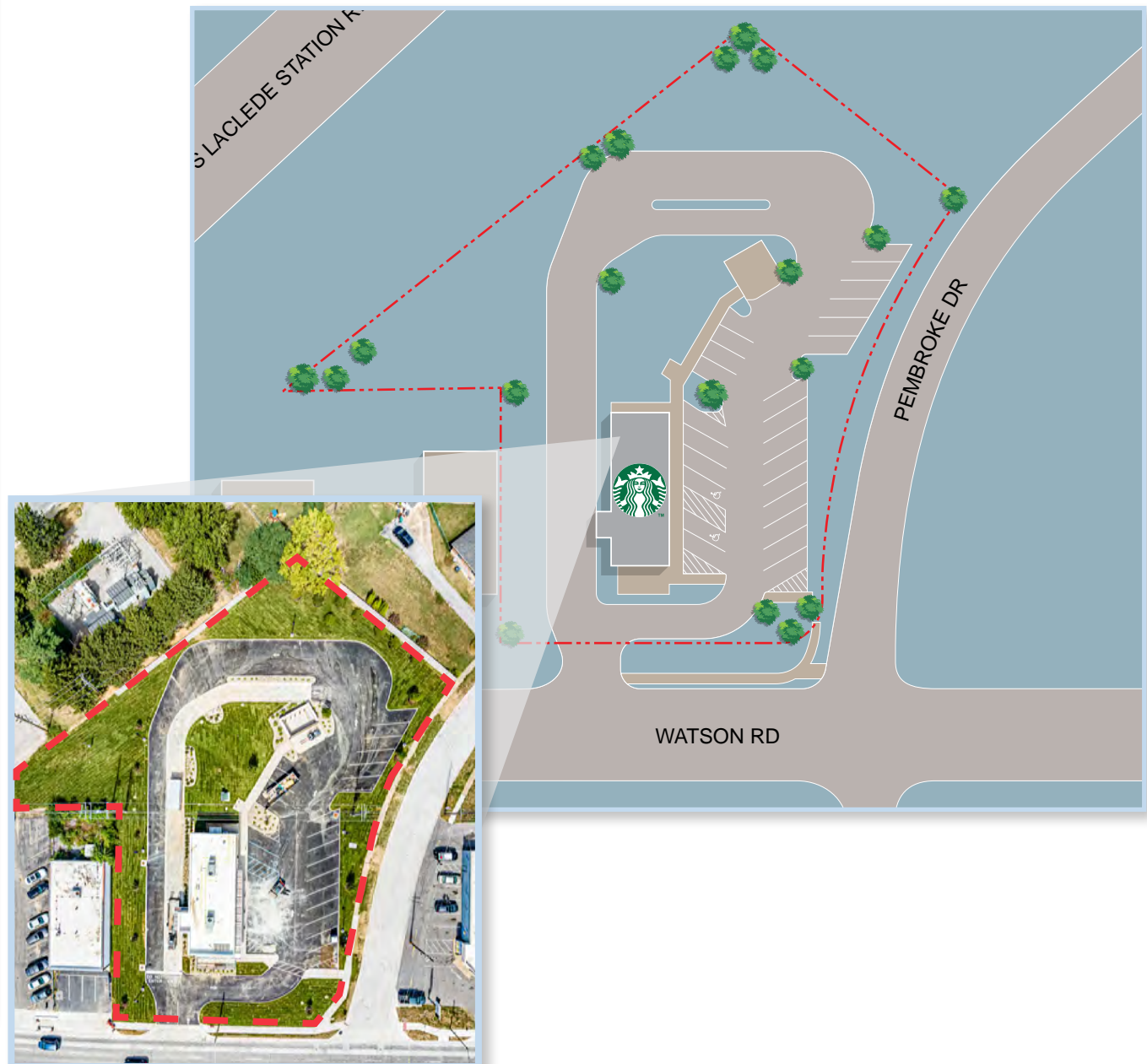
NEARBY TENANTS

WALMART, LOWE'S, HOME
DEPOT, WALGREENS, SAM'S
CLUB, COSTCO, STARBUCKS
CVS, AND MORE

DAYTIME POPULATION

300,315

TOTAL WITHIN 5 MILES



ST. LOUIS, MISSOURI



ST. LOUIS MISSOURI

St. Louis, Missouri, located along the western bank of the Mississippi River, is a vibrant city with a rich history. Founded in 1764 by French fur traders, it quickly became a major trading post and gateway to the West. St. Louis played a significant role in the expansion of the United States, serving as the starting point of the Lewis and Clark expedition. As the city grew, it became a hub for manufacturing and transportation, attracting immigrants from around the world. Today, St. Louis boasts a diverse population, renowned cultural institutions such as the Gateway Arch and the St. Louis Art Museum, and a thriving sports scene with professional teams in baseball, hockey, and soccer.

ATTRACTIONS



St. Louis, MO is renowned for its incredible tourist attractions that appeal to visitors of all ages. The iconic Gateway Arch stands tall as a symbol of the city, offering breathtaking views of the Mississippi River and the downtown skyline. History lovers can explore the world-class museums, such as the City Museum and the Missouri History Museum, which showcase the rich cultural heritage of the city. For sports enthusiasts, Busch Stadium, home to the St. Louis Cardinals, offers an unforgettable baseball experience. Additionally, the renowned St. Louis Zoo, the enchanting Butterfly House, and the lively Delmar Loop provide a perfect blend of nature, art, and entertainment to complete the St. Louis experience.

EDUCATION



Education in St. Louis, MO and its surrounding areas is characterized by a diverse range of opportunities and institutions. The region is home to several top-ranked universities, including Washington University in St. Louis and Saint Louis University, offering a wide array of undergraduate and graduate programs. Additionally, St. Louis is known for its robust public and private K-12 schools that prioritize academic excellence and provide a nurturing environment for students. The city also boasts a strong community college system, ensuring accessible higher education options for all residents. With its rich educational landscape, St. Louis continuously strives to empower individuals with knowledge and skills necessary to thrive in their personal and professional lives.

ECONOMY



The economy of St. Louis, MO is diverse and robust, with several key sectors driving growth and employment opportunities. The city is home to a robust healthcare industry, anchored by renowned medical institutions such as Washington University School of Medicine and Barnes-Jewish Hospital. St. Louis also has a thriving manufacturing sector, particularly in industries like aerospace, automotive, and food processing. Additionally, the city has a strong financial services sector, with major companies such as Edward Jones and Scottrade headquartered here. With its central location, excellent transportation infrastructure, and a skilled workforce, St. Louis is well-positioned for continued economic growth and development.

TRANSPORTATION



Transportation in St. Louis, MO offers a variety of options to navigate the city. The St. Louis region has a well-connected highway system that allows for easy commuting by car. Additionally, the MetroLink light rail system provides convenient and efficient transportation throughout the city and its suburbs. Buses operated by Metro Transit offer an extensive network of routes, making it accessible for residents and visitors to travel to various neighborhoods and attractions. St. Louis also offers bike lanes and trails for cyclists, promoting a greener alternative for transportation. With these diverse options, getting around St. Louis is both accessible and convenient.

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