



AVALON

REALTY ASSOCIATES L.L.C.

1245 Waukegan Rd.

Glenview, IL 60025

847.506.1000

info@avalonreal.com



STARBUCKS

OFFERING MEMORANDUM

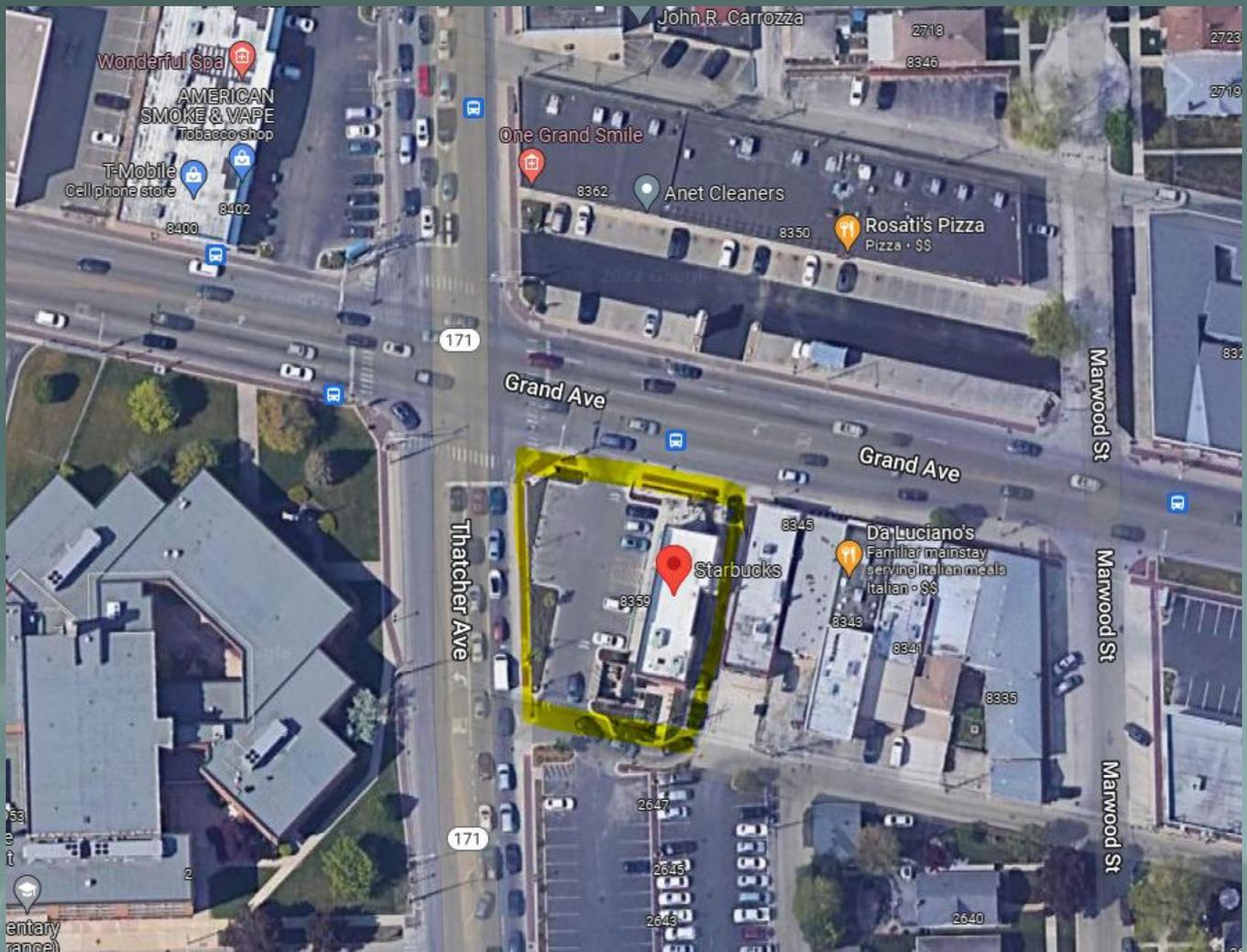
**8359 W. GRAND AVE
RIVER GROVE, IL 60171**

OFFERING SUMMARY

PROPERTY SPECIFICATIONS	
PRICING	\$2,750,000.00
NET OPERATING INCOME	\$137,279
CAP RATE	5%
LEASE TERM	5 YEARS WITH FOUR 5 YEAR OPTIONS
GUARANTY	CORPORATE
TENANT	STARBUCKS
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	ROOF AND STRUCTURE

OFFERING	
RENTABLE AREA	2,230 SF
LAND AREA	0.5 ACRES
PROPERTY ADDRESS	8359 W. GRAND AVE. RIVER GROVE, IL
YEAR BUILT	2019
RENT COMMENCEMENT DATE	OCTOBER 1, 2019

DEMOGRAPHICS



	POPULATION	1 MILE	3 MILE	5 MILE
2024 POPULATION	20,640	198,091	575,823	
AVERAGE AGE	42	41	40	
HOUSEHOLDS				
2024 TOTAL HOUSEHOLDS	7,823	69,962	210,871	
2024 AVERAGE HOUSEHOLD INCOME	\$85,563	\$96,260	\$93,765	
AVERAGE HOUSEHOLD SIZE	3	3	3	
2024 AVG. HH VEHICLES	2.00	2.00	2.00	
HOUSING				
MEDIAN HOME VALUE	\$268,975	\$288,259	\$294,679	
MEDIAN YEAR BUILT	1957	1955	1957	

BRAND PROFILE



STARBUCKS

Starbucks Coffee Company's story began in 1971 as a roaster and retailer of whole bean and ground coffee, tea and spices with a single store in Seattle's Pike Place Market. Today, they have been able to connect with millions of customers every day with exceptional products and more than 24,000 retail stores in 70 countries.

Starbucks stores have always believed in serving the best coffee possible and has made it their goal for all of their coffee to be grown under the highest standards of quality while using ethical sourcing practices. Starbucks coffee buyers personally travel to coffee farms in Latin America, Africa and Asia to select high quality beans while master roasters bring out the balance and rich flavor of the beans that give Starbucks their signature blend.

Their mission: To inspire and nurture the human spirit- one person, one cup and one neighborhood at a time.

COMPANY TYPE:

PUBLIC

2024 NET INCOME:

\$3.8 BILLION

STOCK SYMBOL

NASDAQ: SBUX

2024 EMPLOYEES:

361,000

2024 REVENUE:

\$36.18 BILLION

2024 ASSETS:

\$31.34 BILLION