



Starbucks
PORTFOLIO

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Investment Summary

This investment proposal outlines the acquisition of three newly built Starbucks stores located in strategic, high-traffic areas across Colorado: Grand Junction, Gunnison, and Durango. This investment offers stable, long-term cash flows through triple-net (NNN) lease agreements with Starbucks Corporation (S&P: BBB+), one of the most recognized and reliable tenants in retail. With two currently open and operating and one under construction, scheduled to open October 1, 2025, asking price for all three is \$10,057,000 (5% cap rate).



- 2024-2025 Rent Commencement
- Fully leased **SINGLE-tenant buildings** with a 10-year primary term.
- 10% Rent increase starting year 6
- Traffic count ranging from 14,000-26,000 VPD
- Nicely paved drive-through access.
- Excellent credit Tenant with no Early Termination rights.
- Offered at initial 5% cap rate with an average cap rate of 5.5% over the primary term of ten (10) years.

Investment Highlights

- Secure Income:** All properties are leased to Starbucks on long-term NNN leases, offering passive income with minimal landlord responsibilities.
- Geographic Diversity:** Exposure to three economically vibrant Colorado cities with diverse populations and growing commercial hubs.
- High-Traffic Locations:** Each store is situated in a prime retail corridor with strong foot traffic, visibility, and proximity to residential and commercial developments.
- Inflation-Protected:** Leases include rental escalations to hedge against inflation and increase yield over time.
- Exit Strategy:** Strong potential for capital appreciation and liquidity due to the brand strength and desirable locations.

Metric	Orchard Mesa	Gunnison	Durango	Total
Purchase Price	\$3,397,000	\$2,700,000	\$3,970,000	\$10,067,000
Annual Rent (NOI)	\$169,800	\$135,000	\$198,000	\$502,800
Cap Rate	5.0%	5.0%	5.0%	5.0% avg

Project Portfolio

01

Orchard Mesa

Located in a heavily traveled area with great visibility off of Hwy 50, one of the city's main thoroughfares, in Grand Junction, Colorado.

02

Gunnison

Only drive through Starbucks within a 65-mile radius. Located a mile down the road is Western Colorado University with approximately 3,600 students.

03

Durango

The area has promising signs of major development. Durango ever-growing and has seen an average annual growth rate in population of roughly of 2%.



ORCHARD MESA

- Attractive low maintenance landscaping
- Traffic count of 20,000 VPD
- Covered outdoor patio seating
- Ample off-street parking (35 spaces)
- Fully stabilized and operational
- 1,500 gallon grease trap

GUNNISON

- Brand New construction completed in 2024.
- Traffic count of 14,000 VPD
- Outdoor patio seating with covered area with fireplace.
- Ample off-street parking (18 spaces).
- High visibility location on Tomichi (US Highway 50) Gunnison's major throughfare
- Two-sided indoor/OUTDOOR fireplace.





DURANGO

- Currently under construction.
- Located on a high-traffic new development area by the hospital and medical offices.
- 2,246 SF building on 0.92 acres.
- Internal build-out scheduled for delivery by July 1, 2025.
- Grand Opening set for October 1, 2025.



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