

STARBUCKS

ST. LOUIS (ELLISVILLE), MO



REPRESENTATIVE PHOTO

[VIEW DRONE FOOTAGE](#)



BRAND NEW 13-YEAR
NNN LEASE, RARE TENANT
MAINTAINED PARCEL



EXCELLENT ACCESS AND
VISIBILITY TO 40,321 VPD,
OUTPARCEL TO NEW 227-UNIT
APARTMENT



INFILL AND AFFLUENT TRADE AREA,
139,044 RESIDENTS WITH \$172,255
AVERAGE HOUSEHOLD INCOME

CLICK TO VIEW DRONE FOOTAGE



Walmart PET SMART
 Academy COSTCO WHOLESALE BEST BUY

THE HOME DEPOT HARBOR FREIGHT TOOLS
 at home The Home Décor Superstore

Auto Zone MENARDS

MANCHESTER CENTER
 Dierbergs KOHL'S

BALLWIN VILLAGE EAST
 TARGET PNC cricket

PAINTED TREE BOUTIQUES - BALLWIM MALL

ALDI LOWE'S planet fitness Applebee's GRILL & BAR
 TEXAS McALISTER'S DELI QT QuikTrip

BALLWIN PLAZA
 HOBBY LOBBY BUFFALO WILD WINGS
 Schnucks Marshalls

JOANN ROSS DOLLAR TREE DRESS FOR LESS
 Walgreens five BELOW TACO BELL

ELLISVILLE CENTER
 McDonald's O'Reilly AUTO PARTS
 CALIBER COLLISION MATTRESS FIRM

DOWNTOWN ST. LOUIS 25 MILES

ELLISVILLE SQUARE
 petco Michaels
 ALDI Chuck E. Cheese Party City bp

JJ TIMMY JOHN'S McDonald's
 Popeyes LOUISIANA KITCHEN jiffylube

T-Mobile

Freddy's STEAKBURGERS Cane's CHICKEN FINGERS

CLARKSON ROAD

33,141 VPD

40,321 VPD

CREEK VALLEY RETIREMENT COMMUNITY

BRADFORD HILLS CENTER
 Office DEPOT CHIPOTLE MEXICAN GRILL CVS pharmacy

FIRST BANK

MILA

NEW 227-UNIT APARTMENT BUILDING

MANCHESTER ROAD

SUBJECT PROPERTY

RESIDENTIAL COMMUNITIES
 139,044 RESIDENTS IN PRIMARY TRADE AREA



Total Wine & More
Mobil
Timmy Jones
McDonald's

Dierbergs
Starbucks
MENI VESTIBULE
CHIPOTLE MEXICAN GRILL
BARNES & NOBLE

UPCOMING DEVELOPMENT
 DOWNTOWN CHESTERFIELD IS A \$2 BILLION MIXED-USE PROJECT TO INCLUDE 2,500 APARTMENTS AND THOUSANDS OF SQUARE-FEET OF COMMERCIAL SPACE

FIVE GUYS
 BURGERS and FRIES
QDOBA
MOD
SMOOTHIE KING

TRADER JOE'S

MAPLE TREE CENTER
DQ
savers
 Bank of America
FAS

TOWN & COUNTRY CROSSING
WHOLE FOODS MARKET
TARGET
KREI
PNC
Marshalls
HomeGoods

SPIRIT OF ST. LOUIS AIRPORT

Dierbergs
Chick-fil&
Walgreens
DOLLAR TREE

CHESTERFIELD 6 MILES

ELLISVILLE SQUARE
petco
Michaels
ALDI
Party City
Chuck E. Cheese
bp

ACE Hardware

CLAYTON VILLAGE
Schnucks
CVS pharmacy

FIRST BANK

Timmy Jones

CLARKSON ROAD

33,141 VPD

POPEYES
LOUISIANA KITCHEN

jiffylube

QT QuikTrip

40,321 VPD

CREEK VALLEY RETIREMENT COMMUNITY

MANCHESTER ROAD

MILA

NEW 227-UNIT APARTMENT BUILDING

Culver's

SUBJECT PROPERTY

RESIDENTIAL COMMUNITIES
 139,044 RESIDENTS IN PRIMARY TRADE AREA

▶ CLICK TO VIEW DRONE FOOTAGE



WILDWOOD TOWN CENTER

Dierbergs ANYTIME FITNESS

Walgreens Starbucks

St. Louis Community College
1,530 STUDENTS & 139 STAFF

the Y YMCA

Public Storage

Hardee's Mobil

KOHL'S

THE HOME DEPOT

Schnucks

TACO BELL BURGER KING

Valvoline

Walgreens

MILA

NEW 227-UNIT APARTMENT BUILDING

Culver's

40,321 VPD

MANCHESTER ROAD

RESIDENTIAL COMMUNITIES
139,044 RESIDENTS IN PRIMARY TRADE AREA

▶ CLICK TO VIEW DRONE FOOTAGE



CVS pharmacy QT QuikTrip McDonald's

Schnucks® Walgreens

POPEYES LOUISIANA KITCHEN Auto Zone

TACO BELL O'Reilly AUTO PARTS

Walmart petsense

DOLLAR TREE T-Mobile

EUREKA
8 MILES

INDUSTRIAL PARK

EATON
Powering Business Worldwide

TACO BELL BURGER KING

MILA

NEW 227-UNIT APARTMENT BUILDING

Culver's

Valvoline

CREEK VALLEY RETIREMENT COMMUNITY

40,321 VPD

MANCHESTER ROAD

RESIDENTIAL COMMUNITIES
139,044 RESIDENTS IN
PRIMARY TRADE AREA

OFFERING SUMMARY



15970 MANCHESTER RD.,
ELLISVILLE, MO 63011

\$3,317,000
6.00% CAP RATE



GROSS LEASABLE AREA
2,540± SF



LOT SIZE
1.12± ACRES



YEAR BUILT
2024



NOI
\$199,000

LEASE SUMMARY

LEASE TYPE	NNN
ROOF & STRUCTURE	Landlord Responsible
TENANT	Starbucks Corporation
LEASE TERM	13 Years
RENT COMMENCEMENT	Est. 1/6/2025
RENT EXPIRATION	Est. 1/5/2037
INCREASES	10% Every 5 Years
OPTIONS	One, 2-Yr. and Four, 5-Yr.

RENT SUMMARY

TERM	MONTHLY	ANNUAL
Years 1-5	\$16,583	\$199,000
Years 6-10	\$18,242	\$218,900
Years 11-13	\$20,066	\$240,790
Option 1 (2 Years)	\$20,066	\$240,790
Option 2 (5 Years)	\$22,072	\$264,869
Option 3 (5 Years)	\$24,280	\$291,355
Option 4 (5 Years)	\$26,708	\$320,491
Option 5 (5 Years)	\$29,378	\$352,540

INVESTMENT HIGHLIGHTS



REPRESENTATIVE PHOTO



SECURE INCOME STREAM

- **New 13-Year NNN Lease** – 10% rent increases every 5 years
- **Rare Tenant-Maintained Parcel** – Landlord responsible for roof and structure
- **Brand New 2024 Construction** – 20-year roof warranty, latest prototype design
- **Corporate Guaranteed Lease (NASDAQ: SBUX)** - \$35.97B revenue for 2023, a 11.55% increase from 2022
- **Investment Grade Credit Rated Tenant** – ‘BBB+’ by Standard & Poor’s



PROXIMITY

- **Infill and Affluent Trade Area with 139,044 Residents** – \$172,255 average household income
- **Strategically Positioned in Front of Mila** – A 227-unit apartment building
- **Excellent Access and Visibility to 40,321 VPD** – over 1.5M SF of retail within 1 mile
- **25 Miles to Downtown St. Louis** – 2.8M residents, top 25 largest MSA’s in the U.S.
- **Minutes to Chesterfield, an affluent suburb of St. Louis** – home to 3,084 businesses, \$2.5 billion worth of approved developments
- **Strong Daytime Population** – 118,420 within 5-mile radius
- **Surrounded by Dozens of National Tenants** – including Target, Schnucks, Home Depot, Lowe’s, Aldi and McDonald’s



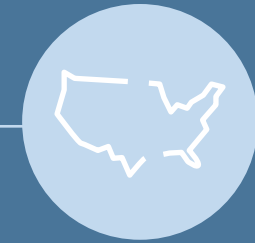
TENANT OVERVIEW

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
\$35.97B
IN 2023

DEMOGRAPHICS ELLISVILLE

POPULATION	1 MI	3 MI	5 MI
2024 Total	7,199	66,186	139,044
2010 Total	6,973	65,788	134,721
2000 Total	6,931	65,245	133,538
Total Daytime Population	9,829	53,036	118,420
HOUSEHOLDS	1 MI	3 MI	5 MI
2024 Total Households	3,053	25,228	53,525
INCOME	1 MI	3 MI	5 MI
2024 Median Income	\$114,122	\$130,897	\$130,546
2024 Average Income	\$154,348	\$170,466	\$172,255

HIGHLIGHTS

139,044 Total Population within 5 Miles

\$172,255 Average Income within 5 Mile

53,525 Total Households within 5 Miles



ADDITIONAL PHOTOS

TAKEN AUGUST 15, 2024



DRONE FOOTAGE



SITE OVERVIEW

LOT SIZE

1.12±

ACRES

VPD

40,321

ALONG US HWY 27

PARKING

29

SPACES

NEARBY TENANTS

KOHL'S, WALMART, COSTCO,
DIERBERGS, WALGREENS, ALDI,
MCDONALD'S AND MORE

DAYTIME POPULATION

118,420

TOTAL



ELLISVILLE, MISSOURI



ABOUT ELLISVILLE

Ellisville, Missouri, is a charming suburban city in St. Louis County, located approximately 20 miles west of downtown St. Louis. It is known for its safe, family-friendly atmosphere, featuring a mix of peaceful residential neighborhoods and vibrant commercial areas. The city boasts well-regarded schools, numerous parks, and a variety of recreational facilities, making it an ideal place for families and outdoor enthusiasts. Ellisville hosts several community events throughout the year, fostering a strong sense of community among its residents. With easy access to major highways and a range of local businesses, Ellisville offers a convenient and comfortable lifestyle, balancing suburban tranquility with urban accessibility.

ATTRACTIONS



Ellisville, Missouri, offers several appealing attractions for visitors, making it a great destination for a relaxing getaway. The city is home to numerous parks, including Bluebird Park, known for its scenic trails, playgrounds, and amphitheater hosting concerts and events. Castlewood State Park, nearby, offers stunning views of the Meramec River, hiking, biking trails, and picnicking areas. For a family-friendly outing, visitors can explore the Ellisville Community Farmers Market, where they can find local produce, crafts, and live entertainment. The city also features historic landmarks, such as the Old Ellisville Post Office, offering a glimpse into the area's past. With a variety of shopping and dining options, Ellisville provides a well-rounded experience for tourists seeking both relaxation and adventure.

EDUCATION



Ellisville, Missouri, benefits from the strong educational offerings of the Rockwood School District, known for its rigorous academics, diverse extracurriculars, and emphasis on STEM and arts. The district's well-regarded schools provide a supportive learning environment, with modern facilities and a range of programs to foster student growth. Additionally, Ellisville offers several private school options, giving families a variety of educational choices. The city's focus on quality education is evident in its investment in resources and community partnerships.

ECONOMY



Ellisville, Missouri, boasts a robust and diverse local economy, characterized by a blend of retail, service, and professional sectors. The city's economic base is supported by a mix of small businesses, local shops, and restaurants, contributing to a vibrant commercial atmosphere. Major employers in the area include companies in the healthcare, technology, and education sectors, reflecting the city's growing and dynamic job market. Ellisville's strategic location near major highways and its proximity to the larger St. Louis metropolitan area provide businesses with easy access to a broader market and regional resources. The city's commitment to economic development and community support fosters a stable and thriving local economy.

TRANSPORTATION



Ellisville, Missouri, offers a variety of attractions for tourists seeking both relaxation and recreation. The city is home to Bluebird Park, which features scenic walking trails, playgrounds, and an amphitheater for community events and concerts. Nearby Castlewood State Park provides stunning views of the Meramec River, along with opportunities for hiking, biking, and picnicking. Visitors can also enjoy the Ellisville Community Farmers Market, where they can sample local produce and crafts. With its charming mix of outdoor activities, local markets, and community events, Ellisville provides a welcoming and engaging experience for visitors.

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