

STARBUCKS (DARK)

HOFFMAN ESTATES, IL (CHICAGO MSA)

STARBUCKS IS CURRENTLY PAYING
100% OF RENT & ALL EXPENSES

AFFLUENT DEMOGRAPHICS:
\$319,000 AHHI Within 1 Mile Radius
\$169,000 Within 3 Mile Radius



OFFERED AT \$2,407,000
7.16% CAP RATE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**NNN INVESTMENT
GROUP**
NETLEASEDINVESTMENTS

2024 CONSTRUCTION - FORMER 15 YEAR GROUND LEASE

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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TENANT OVERVIEW

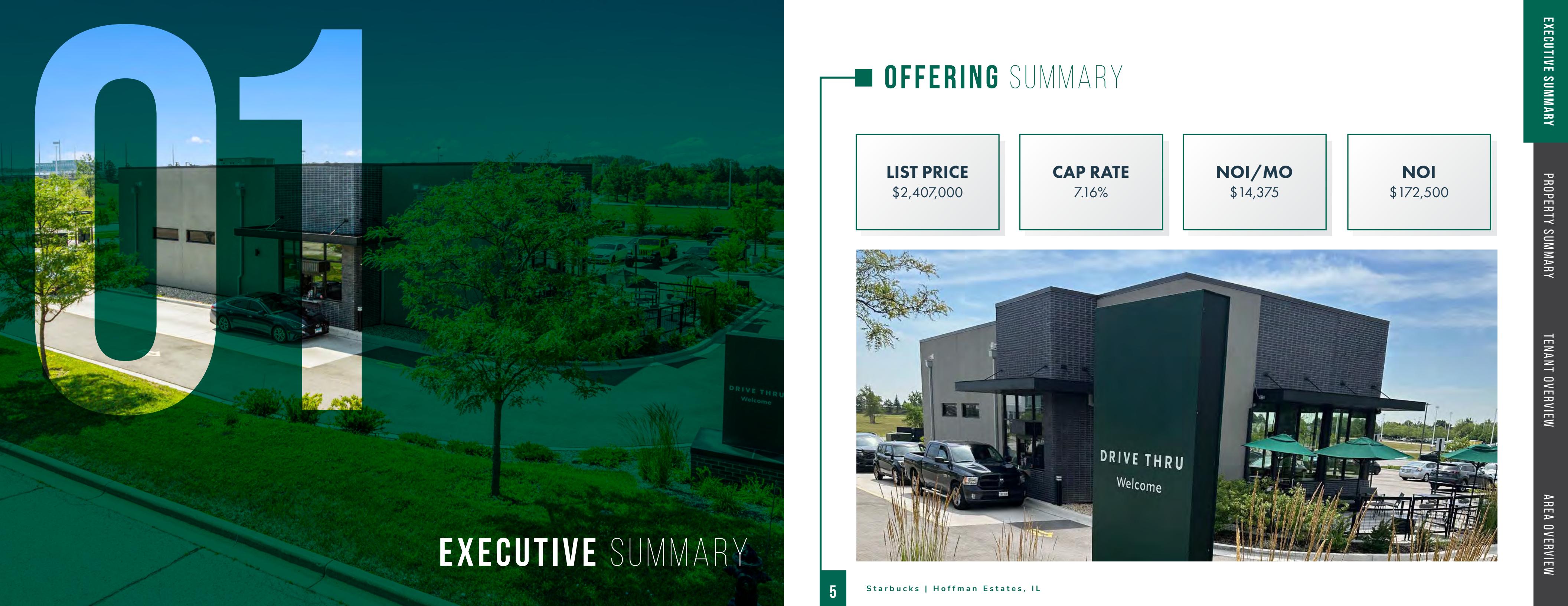
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OFFERING SUMMARY

LIST PRICE
\$2,407,000

CAP RATE
7.16%

NOI/MO
\$14,375

NOI
\$172,500

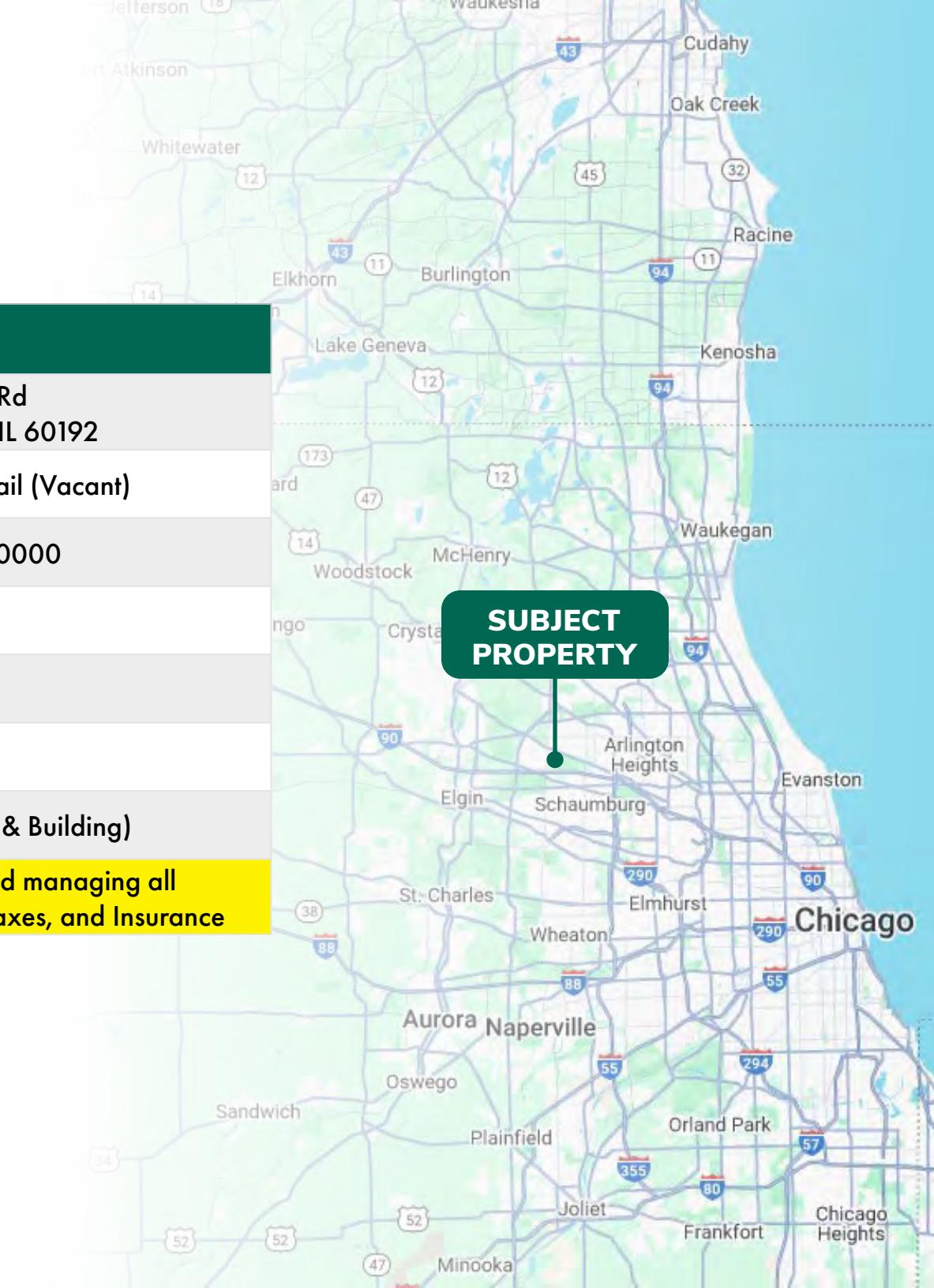


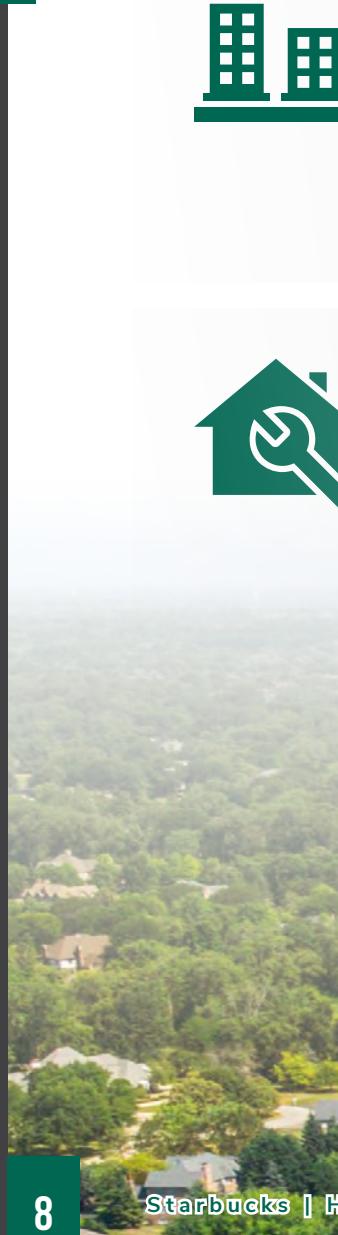
OFFERING SUMMARY

PROPERTY SUMMARY

Address	2925 Barrington Rd Hoffman Estates, IL 60192
Property Type	Single Tenant Retail (Vacant)
Parcel No.	01-36-102-001-0000
Building Size (GLA)	2,225 SF
Land Size	1.34 AC
Year Built	2024
Ownership	Fee Simple (Land & Building)

*Starbucks is currently paying 100% of rent and managing all property expenses, including CAM, Property Taxes, and Insurance





INVESTMENT HIGHLIGHTS



OUTLOT TO THE MICROSOFT TECHNOLOGY PARK DEVELOPMENT (400+ EMPLOYEES)

Nearly \$1 Billion in construction development to date, Microsoft has begun Phase 2 out of 3 for its State-of-the-Art data centers, supporting One Drive and other cloud-based technologies, further growing an already strong and established employee base for the area.



2024 CONSTRUCTION WITH HIGH-CAPACITY DRIVE-THRU, EV CHARGING STATION, & DEDICATED MOBILE ORDER PICK-UP

The Property represents modern 2024 construction with the tenant's latest building prototype, and offers both drive-thru and dine-in options. The drive-thru is a larger, high-capacity design with a stacking plan to accommodate 15 vehicles, indicating strong market demand expectations for the tenant.



AFFLUENT NW CHICAGO COMMUTER SUBURB - LARGE EMPLOYMENT POOL - 3M PEOPLE WITHIN 60 MINUTE DRIVE

There are over 50,000 residents within a 3 mile radius and an Average Household Income of \$319,000 within a 1 mile radius. There are over 26,000 people employed by the more than 800 businesses operating in Hoffman Estates.



1/2 MILE FROM I-90 (152,000 VPD) - 20 MINUTES FROM O'HARE INTL. - 35 MIN FROM DOWNTOWN CHICAGO

Located approximately ½ mile north of a full-interchange with I-90 (174,000 VPD). Hoffman Estates is 35 minutes from Downtown Chicago and 20 minutes from O'Hare International Airport (World's 4th Busiest Airport).

LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Annual Base Rent	\$172,500
Rent Commencement	3/29/2024
Lease Expiration	3/31/2039
Original Lease Term	15 Years
Lease Term Remaining	13.8 Years
Options to Renew	(6)-5 Year
Rent Increases	10% in Year 11 10% Every 5 Years Thereafter
Lease Type	Absolute NNN Ground Lease
LL Responsibilities	None
CAM, Taxes, & Insurance	Tenant Pays Directly
<p>* Starbucks is currently paying 100% of rent and managing all property expenses, including CAM, Property Taxes, and Insurance</p>	

RENT SCHEDULE

Term	Start Date	End Date	NOI/YR	NOI/MO	Rent Increase
Years 1-10	3/29/2024	3/31/2034	\$172,500.00	\$14,375.00	
Years 11-15	4/1/2034	3/31/2039	\$189,750.00	\$15,812.00	10%
Term	Start Date	End Date	NOI/YR	NOI/MO	Rent Increase
Option 1	4/1/2039	3/31/2044	\$208,725.00	\$17,393.75	10%
Option 2	4/1/2044	3/31/2049	\$229,597.50	\$19,133.13	10%
Option 3	4/1/2049	3/31/2054	\$252,557.25	\$21,046.44	10%
Option 4	4/1/2054	3/31/2059	\$277,812.98	\$23,151.08	10%
Option 5	4/1/2059	3/31/2064	\$305,594.28	\$25,466.19	10%
Option 6	4/1/2064	3/31/2069	\$336,153.71	\$28,012.81	10%

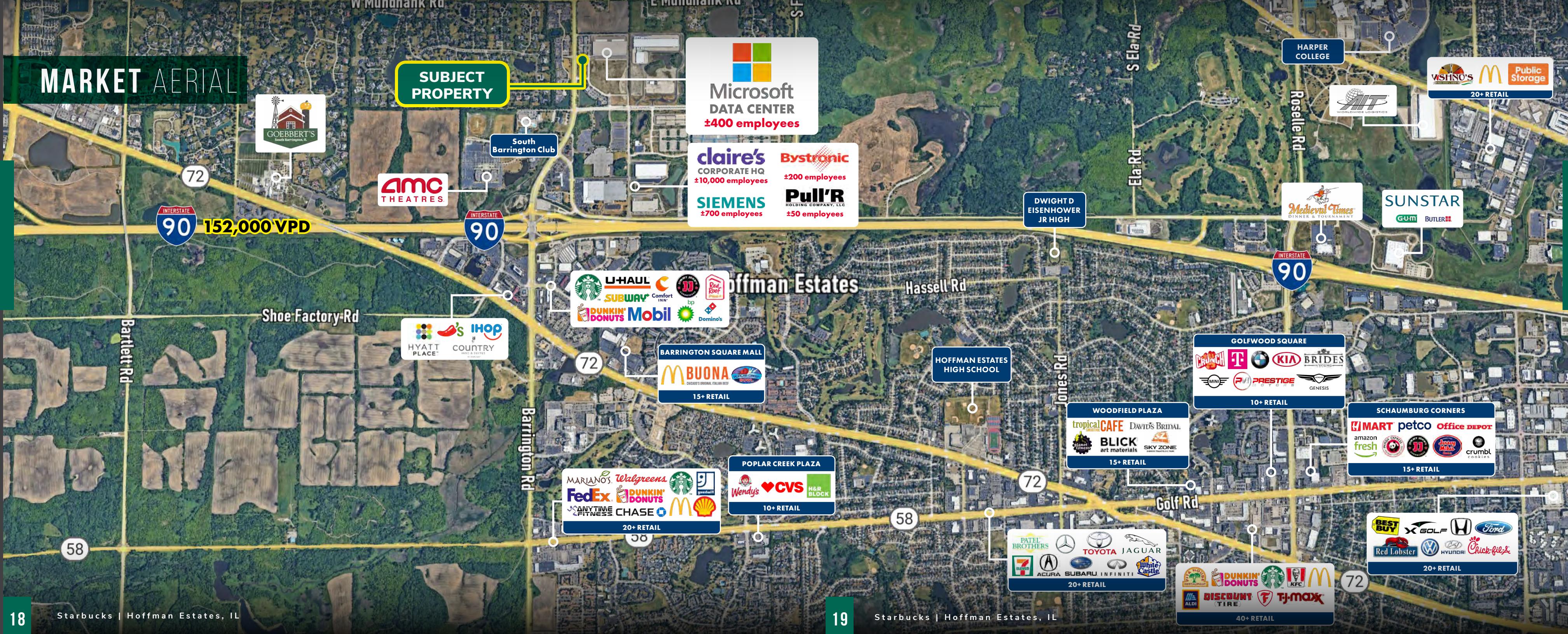


PROPERTY PHOTOS



PROPERTY PHOTOS

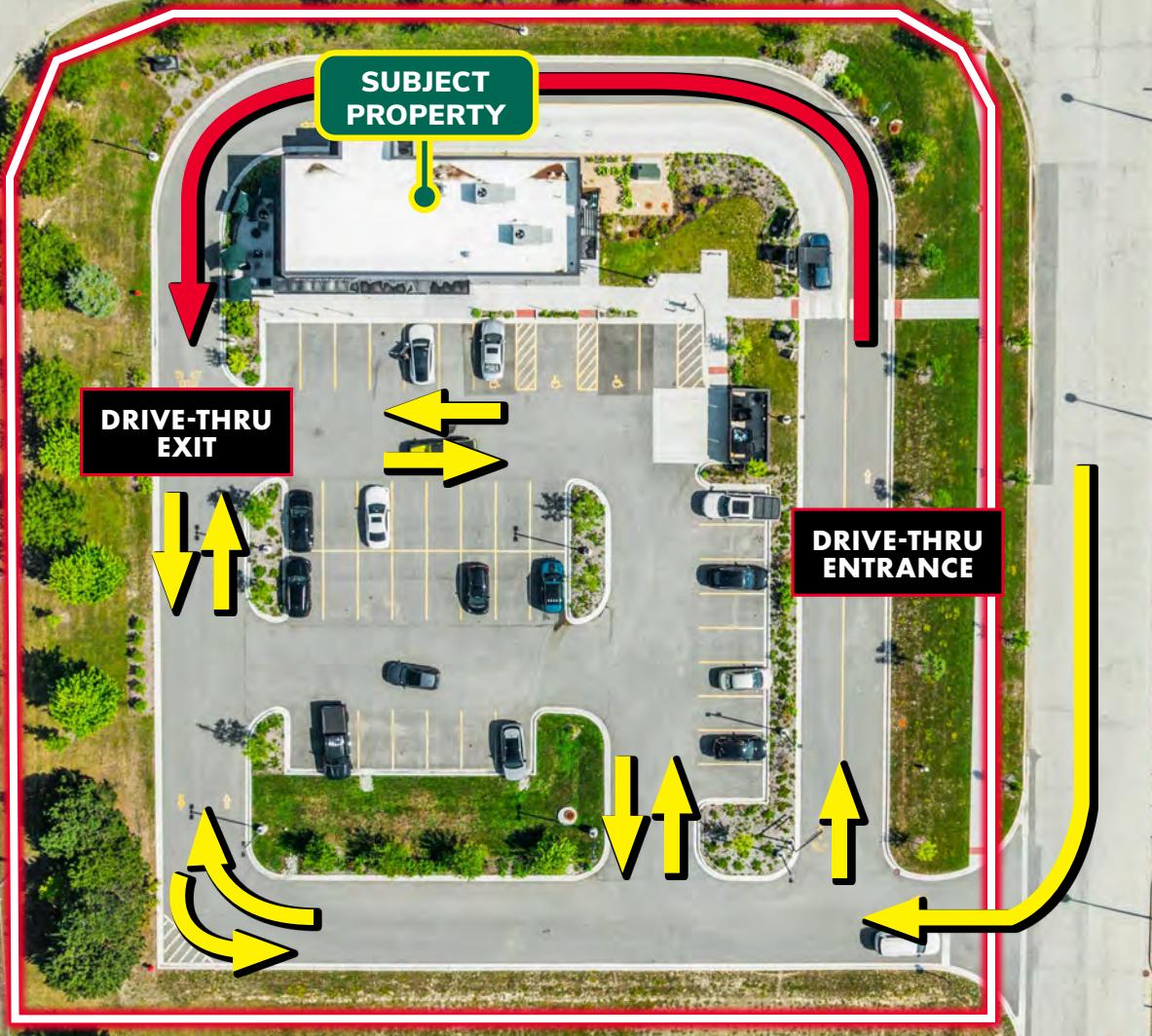




AREA OVERVIEW



AERIAL OVERHEAD

BARRINGTON RD - 22,600 VPD

AERIAL SOUTH









TENANT OVERVIEW

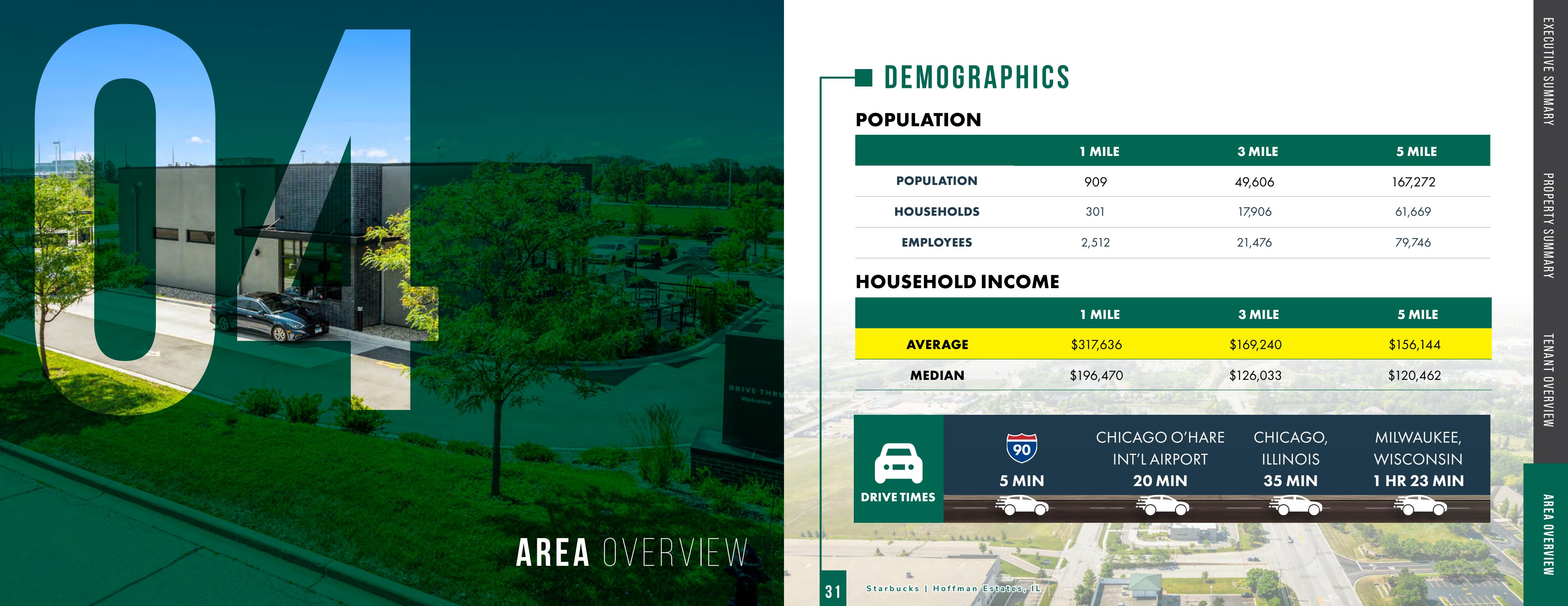
ABOUT STARBUCKS

Trade Name:	Starbucks
Credit Rating:	S&P: BBB+
NASDAQ:	SBUX
Revenue (2024):	\$36.18 B
Area Served:	International
Locations:	40,000+
Employees:	381,000+
Corporate Headquarters:	Seattle, WA
Website:	www.starbucks.com



TENANT INFO

In 1971, Starbucks opened its first store at Seattle's Pike Place Market, drawing inspiration from "Moby-Dick" and the seafaring tradition. Howard Schultz, a young New Yorker, joined in 1982 and was inspired by Italian coffeehouses during a trip to Milan in 1983. Starbucks transitioned into a coffeehouse in 1987, expanding across the U.S., Japan, Europe, and China in subsequent years. With millions of customers worldwide, Starbucks remains dedicated to nurturing human connection through every cup, conversation, and community, guided by their mission.



AREA OVERVIEW

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
POPULATION	909	49,606	167,272
HOUSEHOLDS	301	17,906	61,669
EMPLOYEES	2,512	21,476	79,746

HOUSEHOLD INCOME

	1 MILE	3 MILE	5 MILE
AVERAGE	\$317,636	\$169,240	\$56,144
MEDIAN	\$196,470	\$126,033	\$120,462



5 MIN
90

CHICAGO O'HARE
INT'L AIRPORT
20 MIN

CHICAGO,
ILLINOIS
35 MIN

MILWAUKEE,
WISCONSIN
1 HR 23 MIN

ABOUT HOFFMAN ESTATES, IL

HOFFMAN ESTATES, IL has become a noteworthy hub for major corporate operations and cutting-edge infrastructure. The village is home to the former Sears Holdings headquarters—a sprawling 2.3 million sq ft campus at 3333 Beverly Road—which continues to anchor the local business landscape despite Sears' restructuring. It's also the U.S. base for Mori Seiki (now DMG Mori), and hosts regional offices for global firms like Fanuc Robotics, Bystronic, NSK America, and Omron Automation.

Meanwhile, Microsoft has invested heavily in a new Azure data center campus just off Lakewood Blvd: phase one includes a 250,000 sq ft facility (completed 2023), with a second 150,000 sq ft building and on-site power substation underway—part of a broader \$500 million build-out on 53 acres. This mix of corporate headquarters, advanced manufacturing, and significant tech infrastructure reinforces Hoffman Estates' status as a strategic node in Chicago's economic and innovation ecosystem.



[VIEW PRESS RELEASE](#)

MAJOR HEADQUARTERS IN HOFFMAN ESTATES



ABOUT SCHAUMBURG, IL

SCHAUMBURG, ILLINOIS is a thriving northwest suburb of Chicago with a population of about 78,700, making it the largest incorporated village in the U.S. Known as a major node in the "Golden Corridor," Schaumburg boasts a rich mix of business parks, corporate offices, and innovation facilities along I-90, attracting companies such as Zurich North America, U.S. Robotics, and Mazak.

Multi-story tech-focused complexes like the Woodfield Corporate Center and Willow Lake Tech Center underscore Schaumburg's appeal to technology, logistics, and professional services firms. In addition, well-developed infrastructure, including Schaumburg Regional Airport, supports efficient operations for tech-oriented businesses. With high educational attainment among residents, robust planning, and a business-friendly environment, Schaumburg solidifies its position as a key tech and commercial hub in the Chicago metropolitan area.

80+

10,000+

90,000+

**REGIONAL OFFICES/
CORPORATE HQ'S**

**LOCAL TECHNICAL
POSITIONS**

**COMMUTING
DAYTIME WORKERS**

ABOUT CHICAGO, IL

CHICAGO is a national economic powerhouse and a growing tech hub, anchored by its diverse economy, central U.S. location, and global connectivity through O'Hare Airport. With leading industries in finance, manufacturing, healthcare, logistics, and professional services, the city is also rapidly expanding its technology sector—earning recognition as one of the top emerging tech cities in North America.

Home to major firms like Salesforce, Google (Midwest HQ), and Accenture, Chicago offers a rich talent pool, strong venture capital growth, and a collaborative startup culture supported by institutions like 1871 and MATTER. Its affordability relative to coastal tech centers makes it an attractive base for innovation, investment, and long-term business scaling.



\$835B
METRO GDP
(3RD LARGEST
IN US)

30+
FORTUNE 500
CORPORATE
HEADQUARTERS

#5
LARGEST TECH
WORKFORCE
IN US

190K
TECH JOBS
IN METRO
CHICAGO

2.7M
CITY
POPULATION
(9.5M METRO)

ABOUT CHICAGO O'HARE INT'L AIRPORT

CHICAGO O'HARE INTERNATIONAL AIRPORT (ORD) is one of the world's busiest and most connected airports, offering nonstop service to over 200 global destinations and serving as a major hub for United and American Airlines. Its location just 17 miles from downtown Chicago—and central position within the U.S.—makes it a strategic asset for businesses that rely on national and international travel, freight, and logistics. Proximity to O'Hare offers companies access to a vast transportation network, global talent pools, and faster time-to-market for goods and services. Combined with ongoing multibillion-dollar expansion efforts, O'Hare's presence significantly enhances the appeal of surrounding business corridors like the Golden Corridor, attracting corporate headquarters, data centers, and tech firms seeking efficiency, connectivity, and reach.

200+

#4

73 M

**WORLDWIDE
DESTINATIONS**

BUSIEST AIRPORT IN THE USA

PASSENGERS IN 2023



STARBUCKS (DARK)

HOFFMAN ESTATES, IL (CHICAGO MSA)

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