

STARBUCKS MANKATO

CBRE

895 MADISON AVE, MANKATO, MN 56001



OFFERING
MEMORANDUM

REPRESENTATIVE PHOTO

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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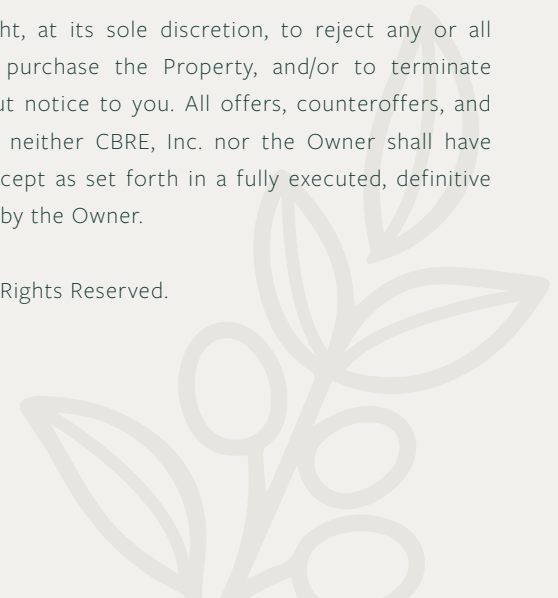


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INVESTMENT OVERVIEW



INVESTMENT HIGHLIGHTS



Brand New Construction

The property is a newly constructed (2024) Starbucks with Drive-Thru. The fresh 10 year lease has rent increases every five years.



Premiere Retail Corridor

The property is located on a signalized intersection of Madison Avenue the premiere retail corridor in Mankato, MN. The site is adjacent to a newly opened \$155 million hospital expansion from Mayo Clinic Health System.



High Density of National Retailers

The Madison Avenue retail corridor features numerous national retailers including CVS, Aldi, Walmart, Cub Foods, Sams Club, T.J. Maxx and many more.



Close Proximity to MSU Campus

College Town – Mankato is home to Minnesota State University which has enrollment of over 14,000 students.



Investment Grade Credit & Fortune 500 Tenant

Starbucks has an S&P Investment Grade Credit rating of “BBB+” and is ranked #116 on the Fortune 500 List with an Annual Revenue over \$36 Billion.



Largest Coffee Chain In The World

Starbucks is the largest coffee retailer in the world with over 38,000 locations in 80 countries.

PRICE

\$2,991,000

5.85% CAP

ADDRESS

895 Madison Ave
Mankato, MN 56001

APN

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NET OPERATING INCOME

\$175,000

BUILDING/LOT SIZE

2020 SF / 0.71 Acres

YEAR BUILT

2024 New Constuction

TYPE OF OWNERSHIP

Fee Simple

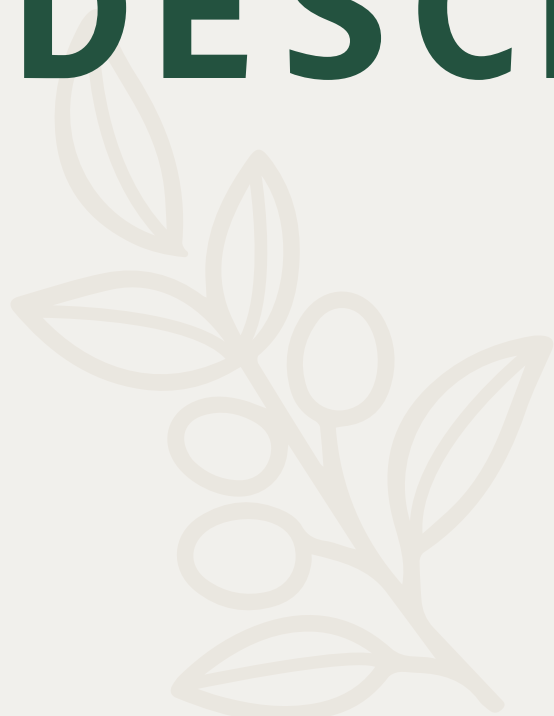
LEASE TERM

10 Year
(Four 5-Year Options)



TWO

PROPERTY DESCRIPTION



STARBUCKS GLOBAL BRAND

THE OFFERING

CBRE is pleased to offer the opportunity to acquire the fee simple interest in this newly constructed single tenant Starbucks asset located in Mankato, MN. The property is 100% leased to Starbucks Corporation (S&P BBB+) on a brand new 10-year lease with rent increases every five years including the four 5-year option periods. The property is well positioned on a signalized corner of Madison Avenue which is the dominant retail corridor in the Mankato, MN submarket. The site is adjacent to the Mayo Clinic hospital that just went through a \$155 Million dollar hospital expansion. Starbucks is the world's largest specialty coffee retailer with over 38,000 stores in 80 countries.



Tenant	Revenue (2023)	No. of Employees	No. of Locations	Headquartered	Year Founded
Starbucks Corporation	\$35.976 Billion	402,000	38,137	Seattle, WA	1971 ; 52 years ago

CONSTRUCTION PROGRESS



REPRESENTATIVE PHOTOS



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO

LEASE SUMMARY / RENT SCHEDULE

THREE



RENT SCHEDULE

Date Start	Annual Base Rent	Monthly Base Rent
Year 1 - 5	\$175,000	\$14,583.33
Year 6 - 10	\$188,125	\$15,677.08
Option 1 - Year 11 - 15	\$202,234.38	\$16,852.87
Option 2 - Year 16 - 20	\$217,401.95	\$18,116.83
Option 3 - Year 21 - 25	\$233,707.10	\$19,475.59
Option 4 - Year 26 - 30	\$251,235.13	\$20,936.26

LEASE SUMMARY

Ownership	Fee Simple
Real Estate Tax	Tenant Reimburses Landlord
Property Insurance	Tenant & Landlord Maintain Liability and Property Insurance (Tenant Reimburses)
Utilities	Tenant Pays Direct
Roof & Structure	Landlord Responsible for Replacement
HVAC	Tenant Responsible for Repair
Repairs & Maintenance (CAM)	Tenant Reimburses Landlord

TENANT SUMMARY



FOUR

STARBUCKS GLOBAL BRAND

“Inspiring and Nurturing the Human Spirit”

Starbucks Corporation (NASDAQ: “SBUX”) is the premier roaster, marketer and retailer of specialty coffee in the world, operating in more than 38,000+ locations globally. Starbucks also sells a variety of coffee and tea products and licenses its trademarks through other channels, such as licensed stores and grocery/national food service accounts through its Global Coffee Alliance with Nestlé. In addition to the flagship Starbucks Coffee brand, Starbucks also sells goods and services under the Teavana, Seattle’s Best Coffee, Evolution Fresh, Ethos, Starbucks Reserve and Princi brand names

Since 1971, Starbucks has been committed to ethically sourcing and roasting high-quality arabica coffee. Today Starbucks operates stores around the world and have expanded offerings to include pastries, premium teas, and other treats in addition to its coffee. Customers use Starbucks as a location to network, meet, or work. Starbucks and Nestlé agreed in August 2018 to a global licensing deal, granting Nestlé the perpetual rights to market Starbucks Consumer Packaged Goods and Foodservice products globally, outside of the company’s coffee shops.

www.starbucks.com



Tenant	Revenue (2022)	No. of Employees	No. of Locations	Headquartered	Year Founded
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LOCATION OVERVIEW

FIVE



MANKATO, MINNESOTA

Mankato, MN is located in south-central Minnesota, approximately 80 miles southwest of the Twin Cities. Situated along the scenic Minnesota River, Mankato offers a picturesque setting with rolling hills, lush greenery and abundant outdoor recreational opportunities. The city serves as the county seat of Blue Earth County and is considered a regional hub for commerce, education, and healthcare. With its prime location, Mankato provides easy access to major highways and transportation routes, making it a convenient destination for both residents and visitors alike.

Mankato is home to several major employers and corporate headquarters, creating a strong job market and ample career opportunities. The city also benefits from its strategic location, with easy access to major transportation routes and a well-developed infrastructure that facilitates trade and commerce. The presence of Minnesota State University, Mankato and other educational institutions in the area provides a skilled and educated workforce, contributing to the city's economic growth. Overall, Mankato's favorable economic conditions, diverse industries and strategic location make it an attractive destination for businesses and individuals looking for economic opportunity.

MANKATO'S MAJOR EMPLOYERS

INDEPENDENT SCHOOLING

2,123

MAYO HEALTH SYSTEM

1,300

MINNESOTA STATE UNIVERSITY

1,300

WALMART DISTRIBUTION CENTER

525

BLUE EARTH COUNTY

491

MANKATO CLINIC

425



MANKATO, MINNESOTA

MINNESOTA STATE UNIVERSITY MANKATO

2024 ENROLLED STUDENTS

14,000

2024 FACULTY AND STAFF

1,600

YEAR FOUNDED

1868

CAMPUS SIZE

300+ Acres




Minnesota State University Mankato, established in 1868, is situated about 85 miles southwest of Minneapolis and St. Paul. It significantly boosts the Mankato economy, [contributing \\$827 million yearly, as per a 2023 study](#). It has a large student body of 14,000 and employs 1,600 faculty and staff.

The University's academic quality is recognized through its accreditation by the Higher Learning Commission. More than 90 academic programs also hold specialized accreditation, certification and/or recognition from 25 different recognized accrediting agencies; six non-academic programs also hold specialized accreditation, certification, or recognition

The university annually grants approximately 3,000 bachelor's, 600 master's, 50 specialist, and 10 doctoral degrees. MNSU also boasts large outdoor athletic facilities, recently adding over 20 acres of baseball fields, a soccer field, a jogging track, a walking trail, and wind power facilities [totaling a grand 300+ acres of campus grounds](#).

TRADE AREA MAP

DOWNTOWN MANKATO
>1 MILES



MINNESOTA
STATE UNIVERSITY
MANKATO
14,000 STUDENTS



MAYO
CLINIC
URGENT CARE
2024
CONSTRUCTION
239 BEDS
70,000 + SF



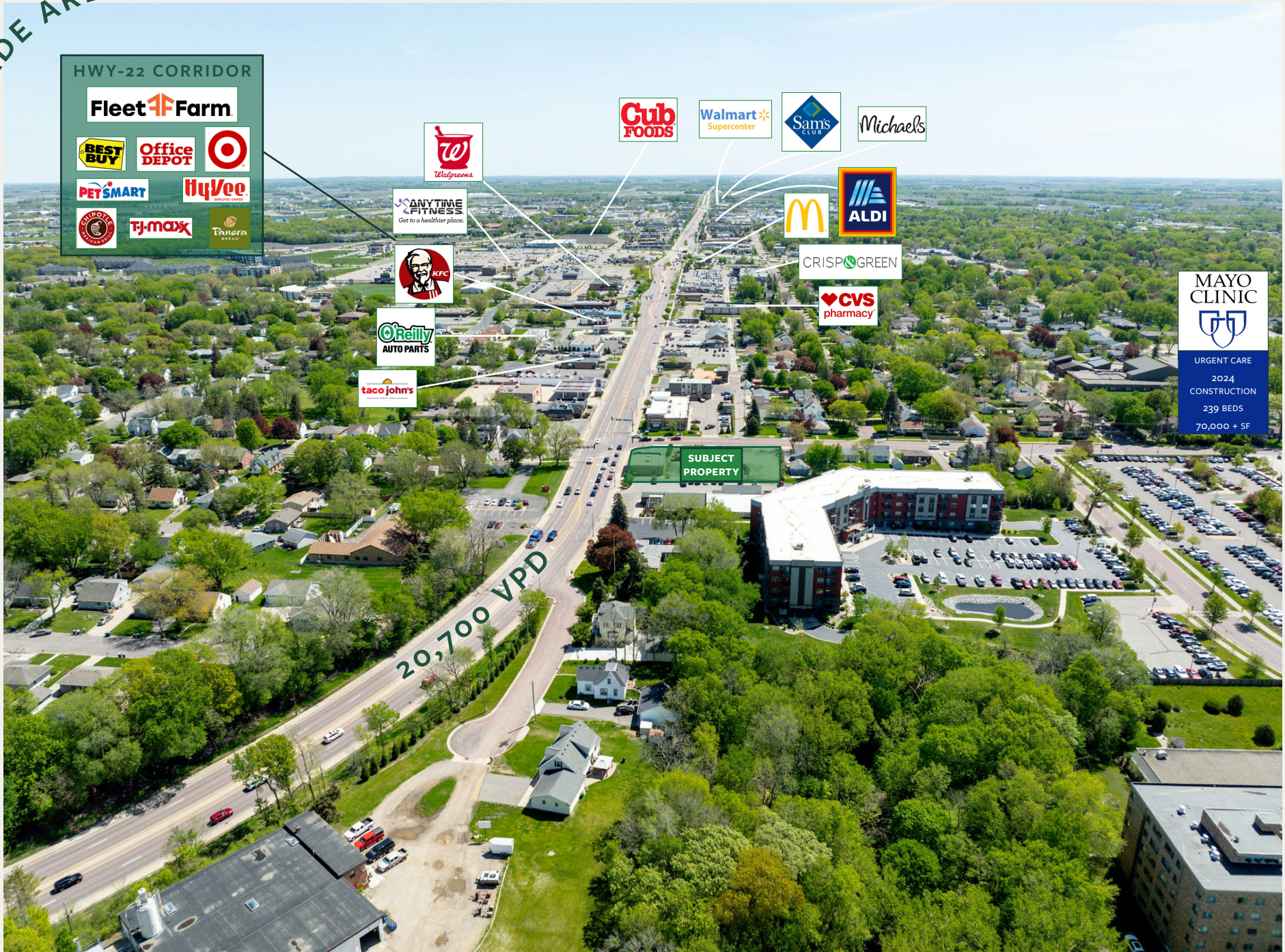
BETHANY
BETHANY LUTHERAN
COLLEGE



SUBJECT
PROPERTY

20,700 VPD

TRADE AREA MAP



HWY-22 CORRIDOR

Fleet Farm

BEST BUY

Office DEPOT

Target

PET SMART

HyVee

CRISPOOZE

T.J. MAXX

Panera

Walmart

Wishbone

ANYTIME FITNESS

KFC

O'Reilly AUTO PARTS

taco john's

Cub FOODS

Walmart Supercenter

Sams CLUB

Michaels

McDonald's

ALDI

CRISPGREEN

CVS pharmacy

MAYO CLINIC

URGENT CARE

2024 CONSTRUCTION

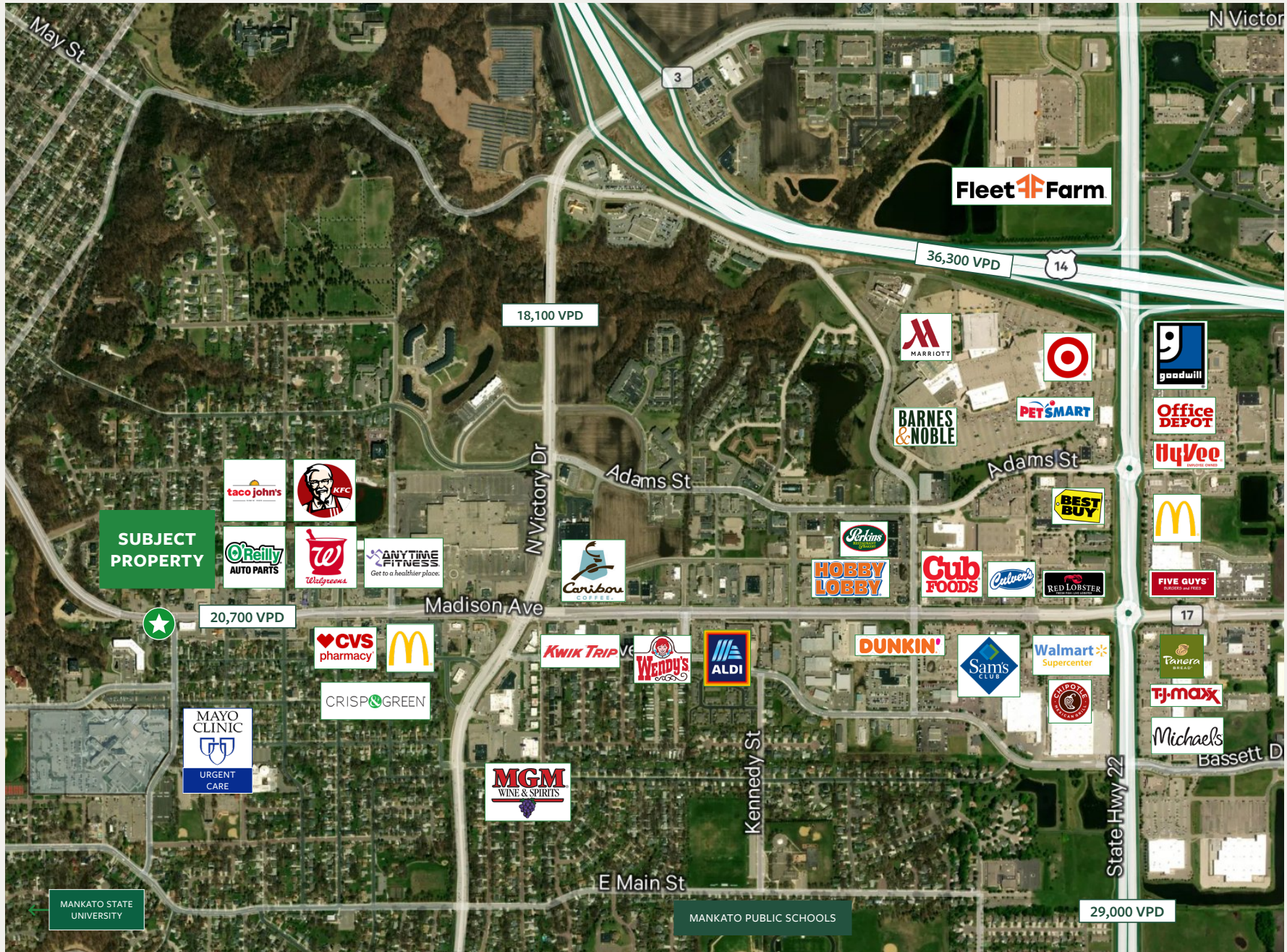
239 BEDS

70,000 + SF

SUBJECT PROPERTY

20,700 VPD

TRADE AREA MAP



DEMOGRAPHICS

Mankato, MN

1 Mile 3 Miles 5 Miles

POPULATION

2010 Population	3,665	36,102	56,855
2020 Population	4,500	40,258	62,230
2023 Current Year Estimate	4,574	41,044	63,372

HOUSEHOLDS

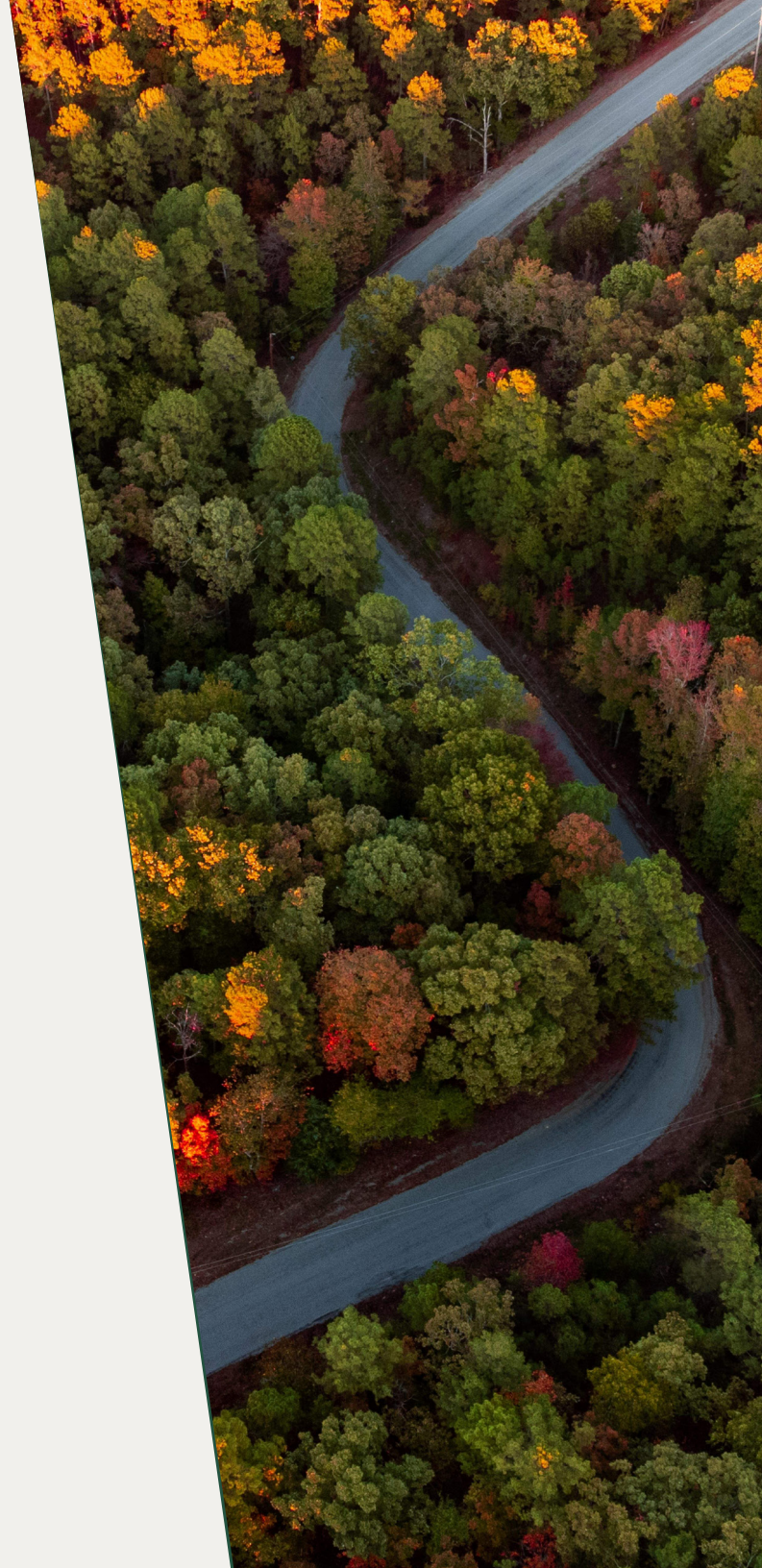
2010 Households	1,622	13,700	21,990
2020 Households	2,114	15,980	24,811
2023 Current Year Estimate	2,163	16,437	25,451

HOUSEHOLD INCOME

2023 Average Household Income	\$96,791	\$80,935	\$89,125
2023 Median Household Income	\$71,823	\$58,324	\$64,781

EDUCATION

HS and Associates Degrees	57.04%	55.23%	55.03%
Bachelor's Degree or Higher	38.16%	39.29%	40.48%



STARBUCKS MANKATO

CBRE

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