

**1521 N MISSOURI STREET
WEST MEMPHIS, AR**



**OFFERED
FOR SALE**

\$2,640,000 | 6.25% CAP



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

STARBUCKS

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a brand-new Starbucks in West Memphis, AR. The Premises is leased to Starbucks for a 10 year initial term, with four (4) - five (5) year options.



**EXCELLENT
ACCESS TO MULTIPLE
INTERSTATES**



**BRAND NEW
CONSTRUCTION
- 2025 -**

RENT SCHEDULE	TERM	ANNUAL RENT	PSF RENT	RETURN
Years 1-5	7/7/2025 - 7/31/2030	\$165,000	\$71.55	6.25%
Years 6-10	8/1/2030 - 7/31/2035	\$181,500	\$78.71	6.88%
1st Option	8/1/2035 - 7/31/2040	\$199,650	\$86.58	7.56%
2nd Option	8/1/2040 - 7/31/2045	\$219,615	\$95.24	8.32%
3rd Option	8/1/2045 - 7/31/2050	\$241,577	\$104.76	9.15%
4th Option	8/1/2050 - 7/31/2055	\$265,734	\$115.24	10.07%

NOI	\$165,000
CAP RATE	6.25%
LISTING PRICE	\$2,640,000



ASSET SNAPSHOT

Tenant Name	Starbucks
Address	1521 N Missouri St, West Memphis, AR
Building Size (GLA)	2,306 SF
Land Size	0.93 AC
Year Built	2025
Signator/Guarantor	Starbucks Corporation (Corporate)
Lease Type	NN (Self-Maintain Structure)
Landlord Responsibilities	Roof & Structure
Lease Expiration Date	7/31/2035
Remaining Term	10 Years
NOI	\$165,000 per year



26,033 PEOPLE
IN 3 MILE RADIUS



\$55,728 AHHI
IN 3 MILE RADIUS



18,638 VPD
ON N MISSOURI ST



LEASE ABSTRACT

LESSEE	Starbucks			
LAND	2,306 square feet			
LEASE TERM	Ten (10) Years			
RENT COMMENCEMENT DATE	July 7, 2025			
EXPIRATION DATE	July 31, 2035			
BASE RENT	Period (Lease Years)	Annual	Monthly	PSF
Years 1-5	7/7/2025 - 7/31/2030	\$165,000	\$13,750	\$71.55
Years 6-10	8/1/2030 - 7/31/2035	\$181,500	\$15,125	\$78.71
1st Option Period	8/1/2035 - 7/31/2040	\$199,650	\$16,638	\$86.58
2nd Option Period	8/1/2040 - 7/31/2045	\$219,615	\$18,301	\$95.24
3rd Option Period	8/1/2045 - 7/31/2050	\$241,577	\$20,131	\$104.76
4th Option Period	8/1/2050 - 7/31/2055	\$265,734	\$22,145	\$115.24
SIGNATOR/GUARANTOR:	Starbucks Corporation (Corporate)			
RENEWAL TERM(S):	Tenant has Four (4) Five (5) Year Renewal Options.			
TERMINATION OPTION(S):	None.			
REPAIRS & MAINTENANCE:	Landlord shall maintain, repair, and make replacements to the premises, the building, and the property. Such repairs, replacements and maintenance shall include the upkeep of the roof, roof membrane and room systems, foundation, interior structural walls, and all structural components of the premises, building, and property.			
COMMON AREA EXPENSES:	Tenant, at Tenant's expense, shall keep the Premises in good order and repair, including maintaining and when necessary, replacing all plumbing, HVAC, electrical and lighting facilities and equipment within the Premises, and the storefront, doors, plate glass and the exterior walls. Tenant shall also be responsible for performing regular routine maintenance and repair to the. Property and Building including, but not limited to, gutters and downspouts and the like, painting interior and exterior walls of the Building as needed, landscaping, irrigation systems, grease trap, all signage, utilities and systems inside the Building envelope, all of Tenant's fixtures, furnishings and equipment, sidewalk sweeping and maintenance, including the removal of snow and ice, parking lot sweeping, parking lot sealing and restriping, light bulb replacement on the Building's exterior lighting and all of the lighting on the poles located throughout the Property, maintenance of the Outdoor Seating Area; Drive-Through Facility, drainage systems on the Property, and all utility systems (including mechanical, plumbing, electrical, and lighting), systems to the extent not located within the Building.			
INSURANCE:	Tenant shall pay to Landlord as additional rent Tenant's Pro Rata Share of Landlord's Insurance... Tenant's Pro Rata Share of Landlord's Insurance from the Rent Commencement Date through the end of the first full calendar year shall not exceed \$2.50 per square foot of Gross Leasable Area in the Premises.			
REAL ESTATE TAXES:	Tenant shall pay to Landlord as additional rent Tenant's Pro Rata Share of Real Property Taxes... Tenant's Pro Rata Share of Real Property Taxes from the Rent Commencement Date through the end of the first full calendar year shall not exceed \$6.50 per square foot of Gross Leasable Area in the Premises.			
UTILITIES:	Subsequent to the commencement date, tenant shall pay directly to the applicable utility provider the utility charges for all water, sewer, gas and electricity used by tenant during the term.			



CORPORATE GUARANTEE FROM CREDIT TENANT

Starbucks has a S&P credit rating of BBB+ | Over 40,000 locations worldwide | \$30.3B Total Revenue



ATTRACTIVE LEASE FUNDAMENTALS

10% rental increases every 5 years including options | Four (4) - five (5) year options | Self-Maintain Structure providing Minimal LL responsibilities



BRAND NEW CONSTRUCTION - 2025

New build-to-suit Starbucks | Warranties will be assigned to the new owner | Lease has yet to commence, providing investors an opportunity to benefit from the entire 10-year term



LIMITED COMPETITION

First and only Starbucks located in West Memphis | Zero Main Competitors within the immediate area



EXCELLENT ACCESS TO MULTIPLE INTERSTATES

Site is easily accessible to & from I-40 & I-55, both of which directly connect West Memphis, AR and Memphis, TN

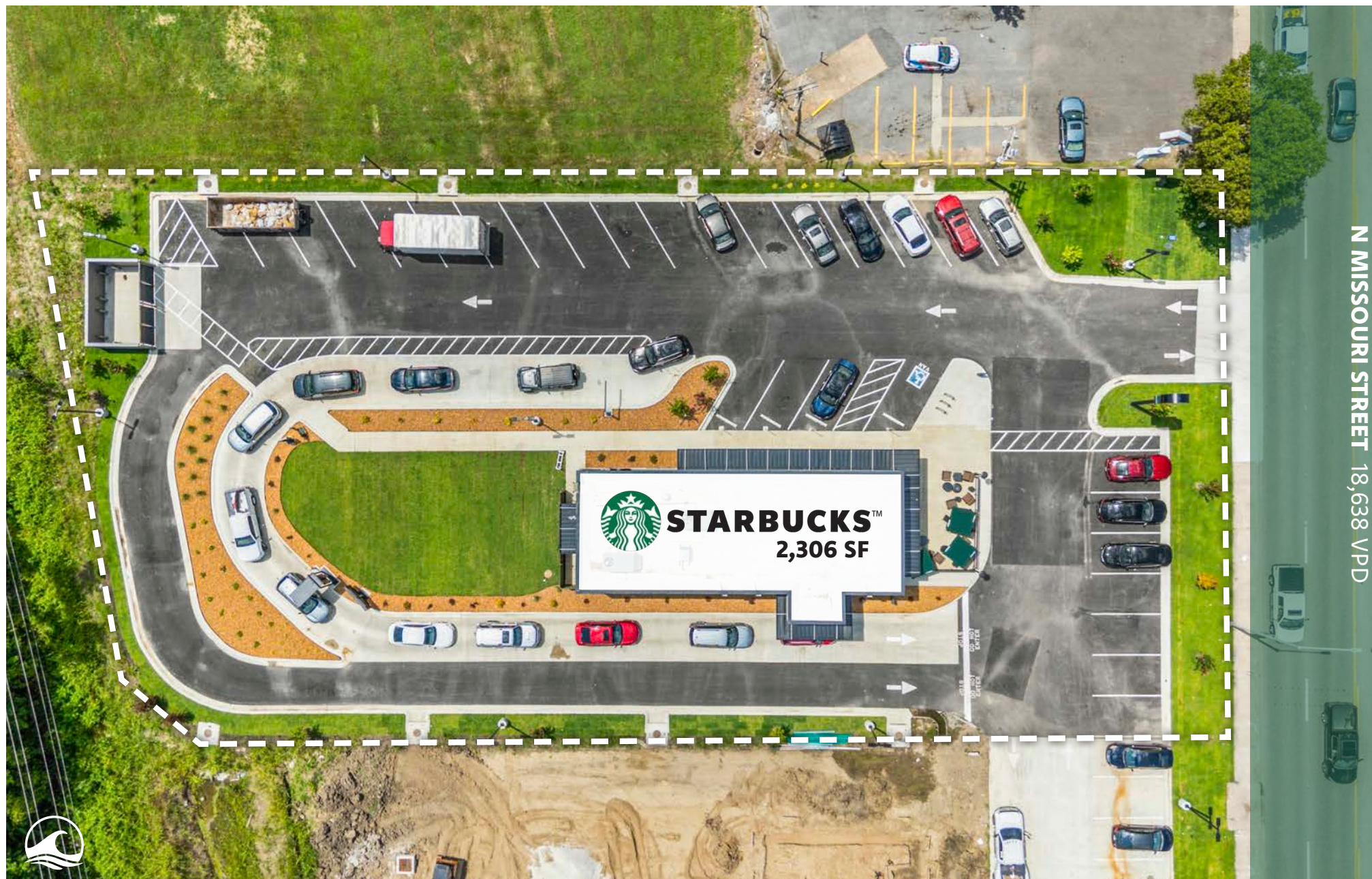


UPCOMING GOOGLE DATA CENTER CAMPUS

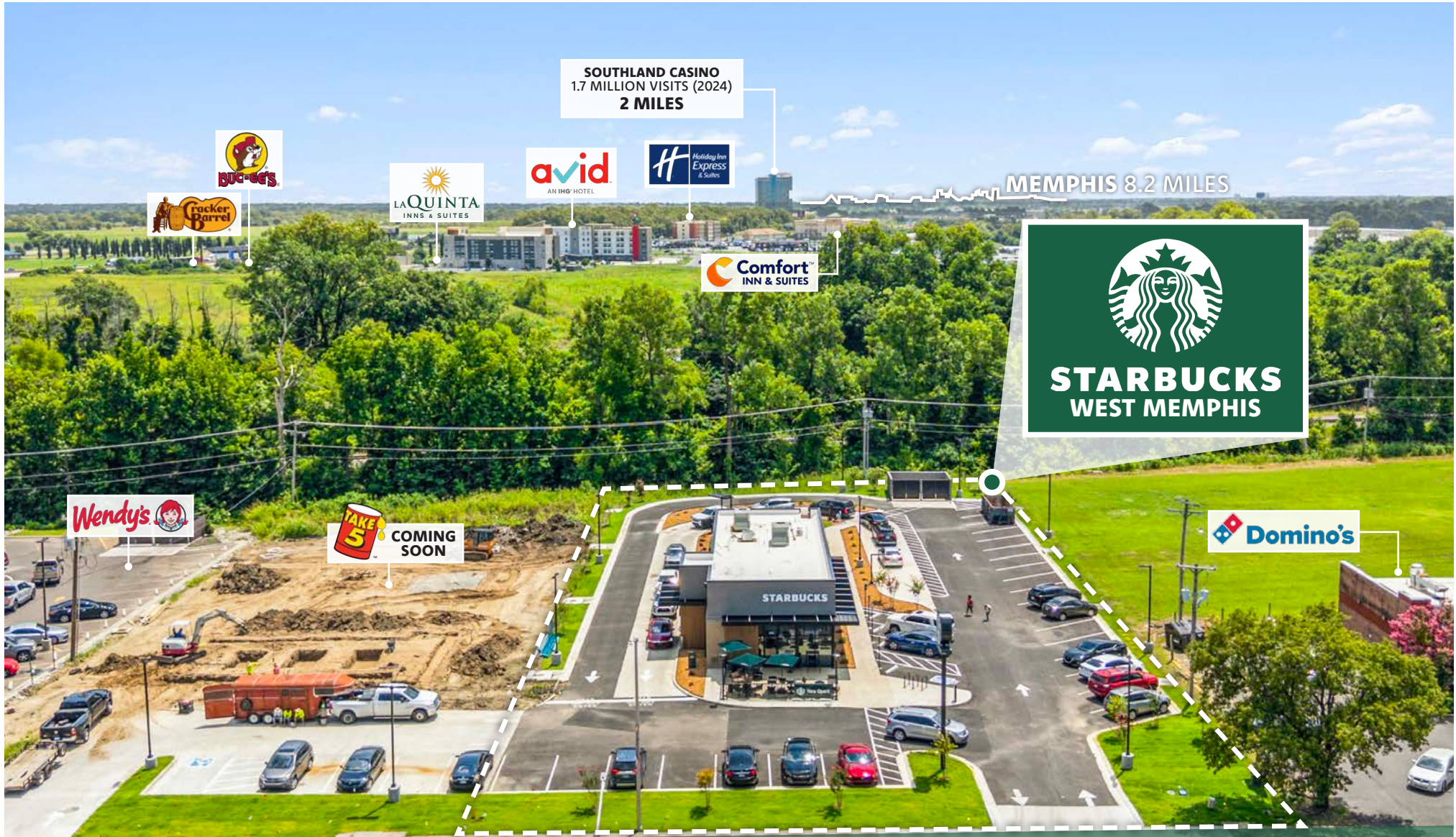
Google will be building a brand-new \$10B Data Center in West Memphis, which will bring significant economic growth and job opportunities to the area



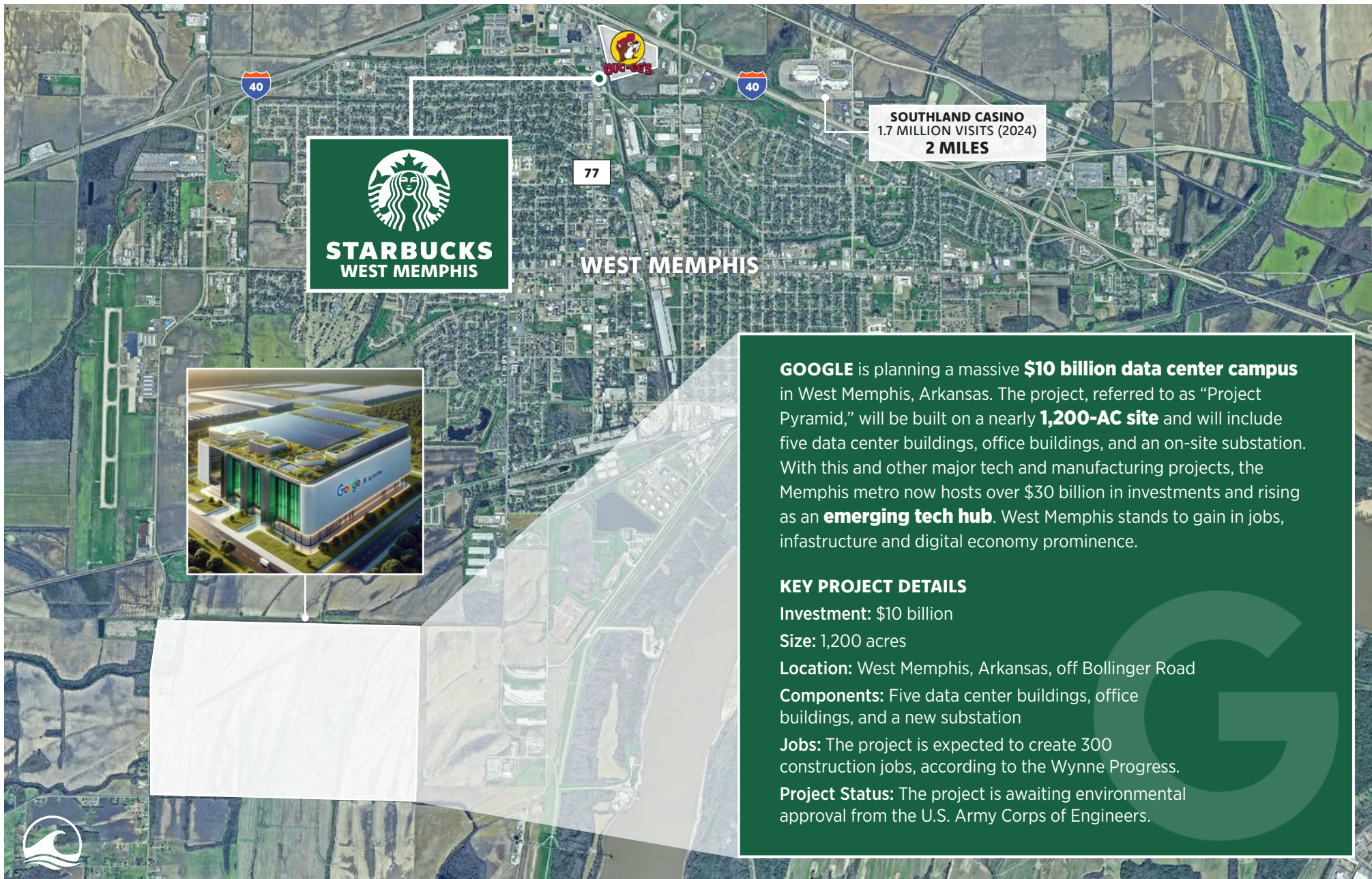
SITE PLAN















JONESBORO •

WEST MEMPHIS, Arkansas, located directly across the Mississippi River from Memphis, Tennessee, has a population of approximately 24,500. The city benefits from its strategic position as a transportation and logistics hub, with access to major highways, railroads, and river ports. West Memphis has historically relied on industries such as trucking, warehousing and manufacturing, but recent years have seen a push toward economic diversification. The local economy has shown growth, supported by investments in infrastructure, workforce development, and regional partnerships aimed at attracting new business. Commercial real estate in West Memphis is experiencing renewed interest, particularly in the industrial and logistics sectors. While residential real estate remains more affordable compared to nearby urban areas, ongoing infrastructure projects and economic incentives continue to position West Memphis as a promising site for both commercial and residential investment.



MEMPHIS, TN
8.4 MI
JONESBORO, AR
62.3 MI
OXFORD, MS
92.0 MI



SIX STATES
ARE WITHIN
APPROXIMATELY
90 MINUTES'
DRIVE FROM
WEST MEMPHIS



X



WEST MEMPHIS SITS
AT THE INTERSECTION
OF I-40 AND 55, TWO
OF THE COUNTRY'S
MOST IMPORTANT
E-W & N-S FREIGHT
CORRIDORS

1 MILE

17,125
PEOPLE
\$45,490
AHHI

3 MILES

26,033
PEOPLE
\$55,728
AHHI

5 MILES

35,982
PEOPLE
\$62,509
AHHI



WEST
MEMPHIS

MEMPHIS



TENANT SUMMARY

Starbucks, founded in 1971 in Seattle, Washington, is a globally renowned coffeehouse chain and is the largest provider of coffee in the world.. It began as a single store focused on providing high-quality coffee beans and equipment. The company's expansion took off when Howard Schultz joined in 1982, envisioning Starbucks as a place for people to enjoy freshly brewed coffee in a cozy, community-oriented atmosphere. Starbucks has since grown into one of the world's largest coffeehouse chains, with over 35,000 locations in over 80 countries. Beyond its iconic coffee offerings, Starbucks provides an array of beverages, including teas, refreshers, and specialty espresso drinks, catering to diverse tastes. The brand is known for its commitment to ethical sourcing and environmental sustainability, reflected in initiatives like the Coffee and Farmer Equity (C.A.F.E.) Practices and the use of recyclable materials. Starbucks also offers an assortment of pastries, sandwiches, and snacks to complement its beverages, making it a popular spot for breakfast and quick meals. With its mobile app and rewards program, Starbucks has embraced technology to enhance customer convenience. The company's financial performance has remained robust, benefiting from its global presence and loyal customer base. Overall, Starbucks has become an integral part of the coffee culture and continues to evolve to meet the demands of modern consumers.



STARBUCKS QUICK FACTS

Founded	1971
Ownership	Public
# of Locations	15,873
Headquarters	Seattle, WA
Guaranty	Corporate



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Exclusively Offered By



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