



# Starbucks

THOMSON (AUGUSTA MSA), GA

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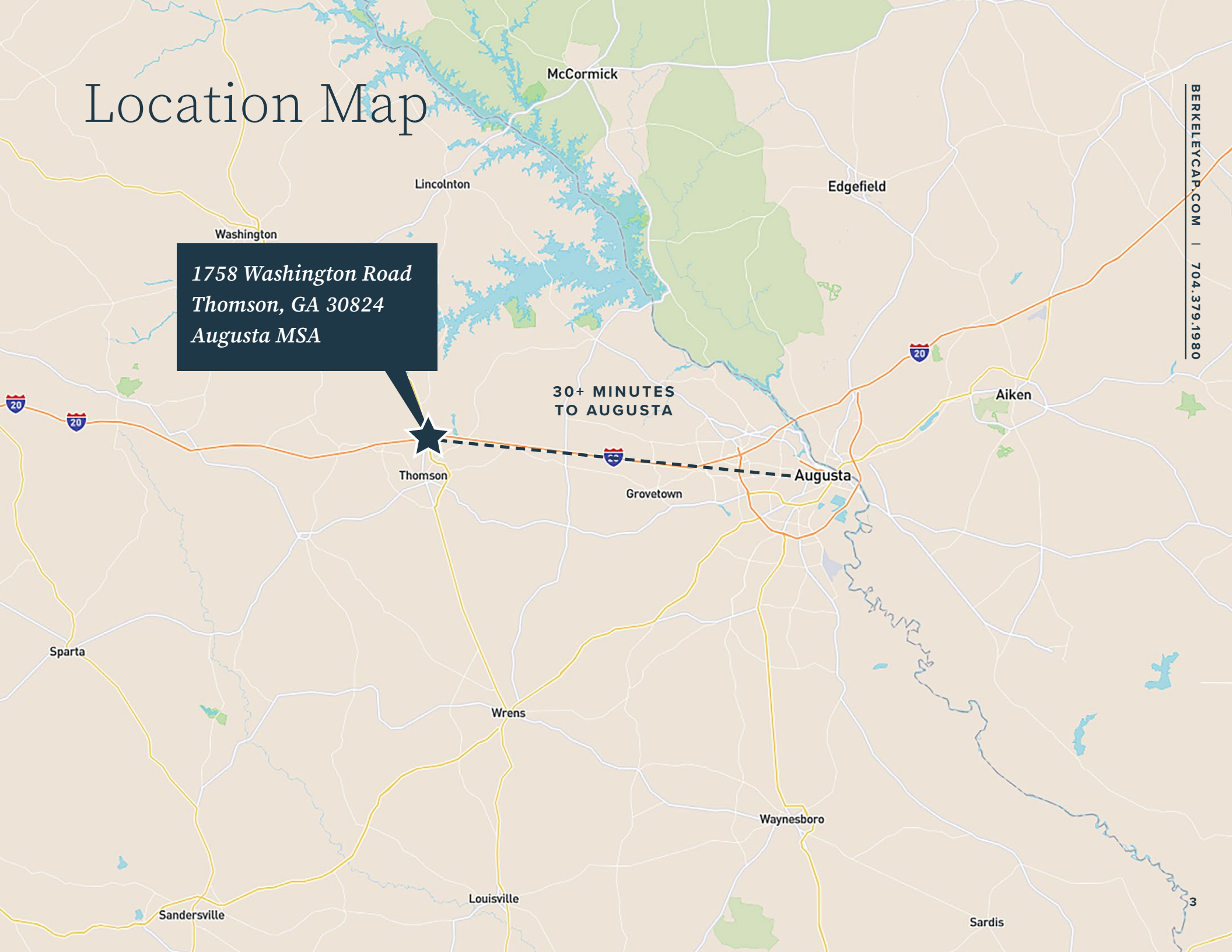
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BCA FIRM GEORGIA REAL  
ESTATE LICENSE NO.: H-64417

# Location Map

*1758 Washington Road  
Thomson, GA 30824  
Augusta MSA*

**30+ MINUTES  
TO AUGUSTA**



# Investment Overview

## PROPERTY

*Starbucks*

## ADDRESS

*1758 Washington Road  
Thomson, GA 30824  
Augusta MSA*

## TENANT LEASE ENTITY

Starbucks Corporation

## RENT COMMENCEMENT

September 1, 2022

## LEASE EXPIRATION

August 31, 2032

## ORIGINAL LEASE TERM

10 Years

## LEASE TERM REMAINING

9.5 Years

## OPTIONS REMAINING

Six, 5-Year

## LEASE TYPE

NN - Roof, Structure, Parking Lot, HVAC Replacement, CAM Management

## NOI

\$115,000

## RENT INCREASES

21% in Option 1; 10% Each Option Thereafter

## RIGHT OF FIRST REFUSAL

None

## PROPERTY DETAILS

2,620

*Square Feet*

1.74

*Acres*

2022

*Year Built*

±22

*Parking Spaces*

*Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period.  
The information contained herein has been obtained from sources we deem reliable.*

# \$2,091,000

*Asking Price (5.50% Cap Rate)*

## RENT SCHEDULE

LEASE COMMENCE	START	END	ANNUAL RENT	% INCREASE
Years 1-10	9/1/2022	8/31/2032	\$114,996	-
Option 1	9/1/2032	8/31/2037	\$139,152	21.01%
Option 2	9/1/2037	8/31/2042	\$153,060	9.99%
Option 3	9/1/2042	8/31/2047	\$168,372	10.00%
Option 4	9/1/2047	8/31/2052	\$185,208	10.00%
Option 5	9/1/2052	8/31/2057	\$203,724	10.00%
Option 6	9/1/2057	8/31/2062	\$224,100	10.00%

## ADDITIONAL INFORMATION

- Tenant to reimburse Landlord for CAM expenses. 5% year-over-year CAM cap after Year 1.*
- Starbucks has a one-time right to terminate the lease at the end of the seventh year of the lease if store sales for the sixth and seventh year didn't exceed \$1,200,000 annually.*
- Seller will put years 8-10 rent (\$345,000 total) in escrow at closing to ensure buyer receives full 10 years of rent, in the event Starbucks exercises their one-time termination option.*

# Property Highlights

## PROPERTY HIGHLIGHTS

- 21% rent increase in Option 1
- 2022 new construction
- 0.4 miles from Exit 172 on I-20 | 30,600 VPD | Major highway connecting Atlanta to Augusta, GA
- New 10-year lease
- Corporate lease | Starbucks Corporation | 35,711 locations worldwide | Investment grade credit | Baa1/BBB+
- Great visibility & access from Washington Rd | 13,300 VPD
- Located inside of primary retail corridor for the surrounding area
- 4 minutes from Piedmont McDuffie Hospital
- Large parcel | 1.74 acres
- 5 minutes from Augusta Technical College | 3,862 students
- 1 mile from RA Dudley Nurseries | 100+ employees
- 7 minutes from Thomson High School | 1,223 students
- 5 minutes from Thomson McDuffie County Airport
- Nearby destination retailers | Walmart Supercenter, Tractor Supply, Harbor Freight, Walgreens, McDonald's, Chick-fil-A, Taco Bell, Bojangles, Arby's, Popeyes, Dollar Tree, Family Dollar, Dollar General, O'Reilly Auto Parts, AutoZone Auto Parts, and others
- Approx. 30 minutes to Downtown Augusta, GA





Augusta Technical College - Thomson Campus

Thomson-McDuffie County Airport

Milliken

Piedmont Health McDuffie Hospital

RA Dudley Nurseries  
100+ employees

20 30,600 VPD

30+ minutes to Augusta

Blue Sky Self Storage

WASHINGTON RD - 13,300 VPD



Tasty Wings & Seafood

Comfort Inn & Suites

Quality Inn

Krystal

Zaxby's

Jeep Dodge Enterprise

U-Haul

Wendy's McDonald's Waffle House

Ray-Way

Burger King

Long John Silver's

Days Inn

Arby's

Checkers

Taco Bell

Bojangles

Chick-fil &

Circle K

Thomson-McDuffie  
County Airport

Milliken

Augusta Technical College  
Thomson Campus

Piedmont Health  
McDuffie Hospital

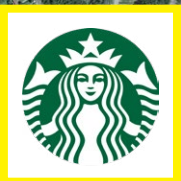
RA Dudley Nurseries  
100+ employees



WASHINGTON RD - 13,300 VPD

Carl Sanders Hwy

I-20 30,600 VPD





Thomson-McDuffie  
County Airport

Augusta Technical College  
Thomson Campus

RA Dudley Nurseries  
100+ employees

Piedmont Health  
McDuffie Hospital

Advance Auto Parts  
Distribution Center

WASHINGTON RD  
13,300 VPD

Carl Sanders Hwy

I-20 30,600 VPD

223

150

20

30+ minutes  
to Augusta



Thomson  
High School  
1,223 students



129

Shaw Industries  
200+ employees



125



# Tenant Overview



Starbucks Corporation, together with its subsidiaries, operates as a roaster, marketer, and retailer of specialty coffee worldwide. The company operates through three segments: North America, International, and Channel Development.

Its stores offer coffee and tea beverages, roasted whole beans and ground coffees, single serve products, and ready-to-drink beverages; and various food products, such as pastries, breakfast sandwiches, and lunch items. The company also licenses its trademarks through licensed stores, and grocery and foodservice. It offers its products under the Starbucks Coffee, Teavana, Seattle's Best Coffee, Ethos, Starbucks Reserve, and Princi brands.

As of October 2, 2022, the company operated 17,295 company operated and licensed stores in North America; and 18,416 company-operated and licensed stores internationally. Starbucks Corporation was founded in 1971 and is based in Seattle, Washington.

BAA1/BBB+

*Credit Rating*

\$32.2B

*Total Revenue*

35,711

*Total Locations*

SBUX

*NASDAQ Ticker Symbol*

\$128.5B

*Market Cap*

402,000

*Total Employees*



# Market Overview – Augusta, GA



#3

*Largest City  
in Georgia*

#1

LARGEST NUMBER OF DOCTORS PER CAPITA  
OF ANY U.S. CITY

\$141M

*Annual Revenue from  
Masters Week*

90%

OF THE WORLD'S GOLF CARTS ARE MADE  
IN AUGUSTA

624K

*2022 Metro Augusta  
Population – 624,083*

80K

FORT GORDON HAS A TOTAL MILITARY,  
CIVILIAN AND RETIREE POPULATION OF  
80,000 PEOPLE

200K

*Total Annual Visitors to  
Augusta National Golf Club*

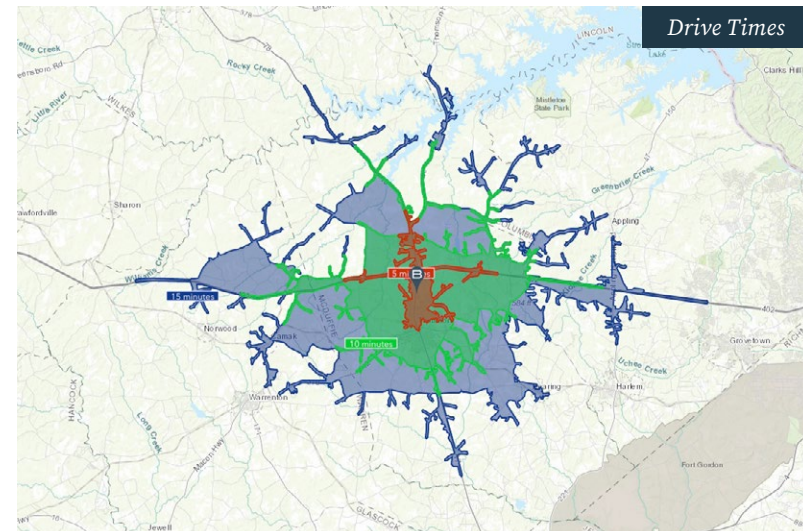
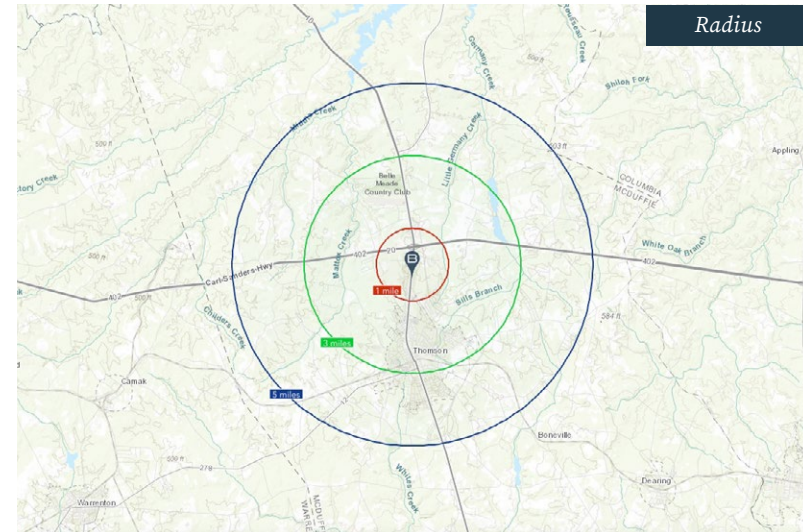
# Demographics

## Radius

POPULATION	1-MILE	3-MILE	5-MILE
2027 Population	1,267	7,417	13,574
2022 Population	1,293	7,430	13,561
2020 Population	1,276	7,377	13,527
2010 Population	1,319	7,485	13,772
2022-2027 Annual Rate	-0.41%	-0.04%	0.02%
2020-2022 Annual Rate	0.59%	0.32%	0.11%
2010-2020 Annual Rate	-0.33%	-0.15%	-0.18%
HOUSEHOLDS			
2027 Households	498	2,952	5,402
2022 Households	507	2,947	5,371
2020 Households	516	2,953	5,367
2010 Households	504	2,883	5,221
2022-2027 Annual Rate	-0.36%	0.03%	0.12%
2020-2022 Annual Rate	-0.78%	-0.09%	0.03%
2010-2020 Annual Rate	0.24%	0.24%	0.28%
<b>2022 AVG. HH INCOME</b>	<b>\$54,523</b>	<b>\$61,599</b>	<b>\$60,944</b>

## Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2027 Population	4,396	12,892	17,969
2022 Population	4,406	12,867	17,909
2020 Population	4,355	12,817	17,896
2010 Population	4,405	13,050	18,226
2022-2027 Annual Rate	-0.05%	0.04%	0.07%
2020-2022 Annual Rate	0.52%	0.17%	0.03%
2010-2020 Annual Rate	-0.11%	-0.18%	-0.18%
HOUSEHOLDS			
2027 Households	1,773	5,094	7,115
2022 Households	1,773	5,061	7,053
2020 Households	1,778	5,054	7,035
2010 Households	1,734	4,920	6,862
2022-2027 Annual Rate	0.00%	0.13%	0.18%
2020-2022 Annual Rate	-0.13%	0.06%	0.11%
2010-2020 Annual Rate	0.25%	0.27%	0.25%
<b>2022 AVG. HH INCOME</b>	<b>\$62,368</b>	<b>\$59,444</b>	<b>\$63,615</b>



# Confidentiality Disclaimer

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Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

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## AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require a buyer's agent to disclose to the seller the maximum price the buyer will pay.

## AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

## AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller.

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# STARBUCKS

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