

STARBUCKS | 2025 CONSTRUCTION | CORPORATE GUARANTY

Adjacent to a **±320 AC** "Vistancia Commercial Core" Mixed Use Development



[REPRESENTATIVE PHOTOS]



SWC VISTANCIA BLVD & EL MIRAGE RD | **PEORIA, AZ 85383**

 **SIMONCRE**
Listed by: SI REAL ESTATE, LLC | Joshua Simon, Owner/Agent

DESIGNATED BROKER
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INVESTMENT HIGHLIGHTS



CRUCIAL RETAIL INTERSECTION

Adjacent to Vistancia Marketplace and Shops at Vistancia, the retail hub of the Vistancia community, featuring national tenants like Safeway, Walgreens, Chase Bank, and Chipotle.



VISTANCIA MASTER PLANNED COMMUNITY

Centered in Peoria's Vistancia, one of the largest master-planned communities in Arizona covering over 7,100 acres, putting the property in a position to cater to the existing and growing population base. Vistancia was ranked the #1 Master Planned community in AZ in 2022.



COMMUTER FRIENDLY

Less than 3 miles from Loop 303, which makes this shopping center easily accessible for residents throughout the entire Phoenix market. This site is positioned for high visibility and easy access.



FIVE NORTH AT VISTANCIA

Adjacent from Five North at Vistancia, a 320AC mixed use development bringing a walkable destination with retail, hospitality, office, healthcare, education, an employment core, and up to 1,900 luxury residential units.



ECONOMIC GROWTH

Located 15 minutes from the massive Taiwan Semiconductor Plant, a \$160 Billion development which will bring 6,000+ manufacturing jobs to northern Peoria.



PEORIA, ARIZONA

Ranked the #1 city to work, live, and play in Arizona. Peoria is a business friendly environment, and a multitude of amenities including Lake Pleasant Regional Park, retail, and entertainment districts.

ADDRESS:

SWC Vistancia Blvd &
El Mirage Rd | Peoria, AZ

DELIVERY:

Q3 2025

BUILDING SIZE:

±2,400 SF

LOT SIZE:

±0.82AC

PROPERTY DETAILS

\$3,581,000

PRICE

5.25%

CAP RATE

\$188,000

NOI



TENANT:	Starbucks Corporation	PROPERTY TAXES:	Tenant reimburses Landlord
GUARANTOR:	Corporate	INSURANCE:	Tenant
LEASE TYPE:	NN	UTILITIES:	Tenant
LEASE TERM:	10 Years	HVAC:	Tenant
EXTENSION OPTIONS:	Four (4), Five (5) Year Options	PARKING LOT:	Tenant Reimburses. Landlord Responsible for Replacement
NOI:	\$188,000	ROOF & STRUCUTE:	Landlord

RENT ROLL

YEARS:	MONTHLY RENT:	ANNUAL RENT:	ANNUAL RENT/SF:	INCREASE:
1-5	\$15,666.67	\$188,000.00	\$78.33	-
6-10	\$17,233.33	\$206,800.00	\$86.17	10%
EXTENSION TERM 1	\$18,956.67	\$227,480.00	\$94.78	10%
EXTENSION TERM 2	\$20,852.33	\$250,228.00	\$104.26	10%
EXTENSION TERM 3	\$22,937.57	\$275,250.80	\$114.69	10%
EXTENSION TERM 4	\$25,231.32	\$302,775.88	\$126.16	10%

SITE PHOTOS

TAKEN MAY 2025



TAKEN JUNE 2025



OBLIQUE AERIAL

TAKEN MAY 2025



AERIAL MAP

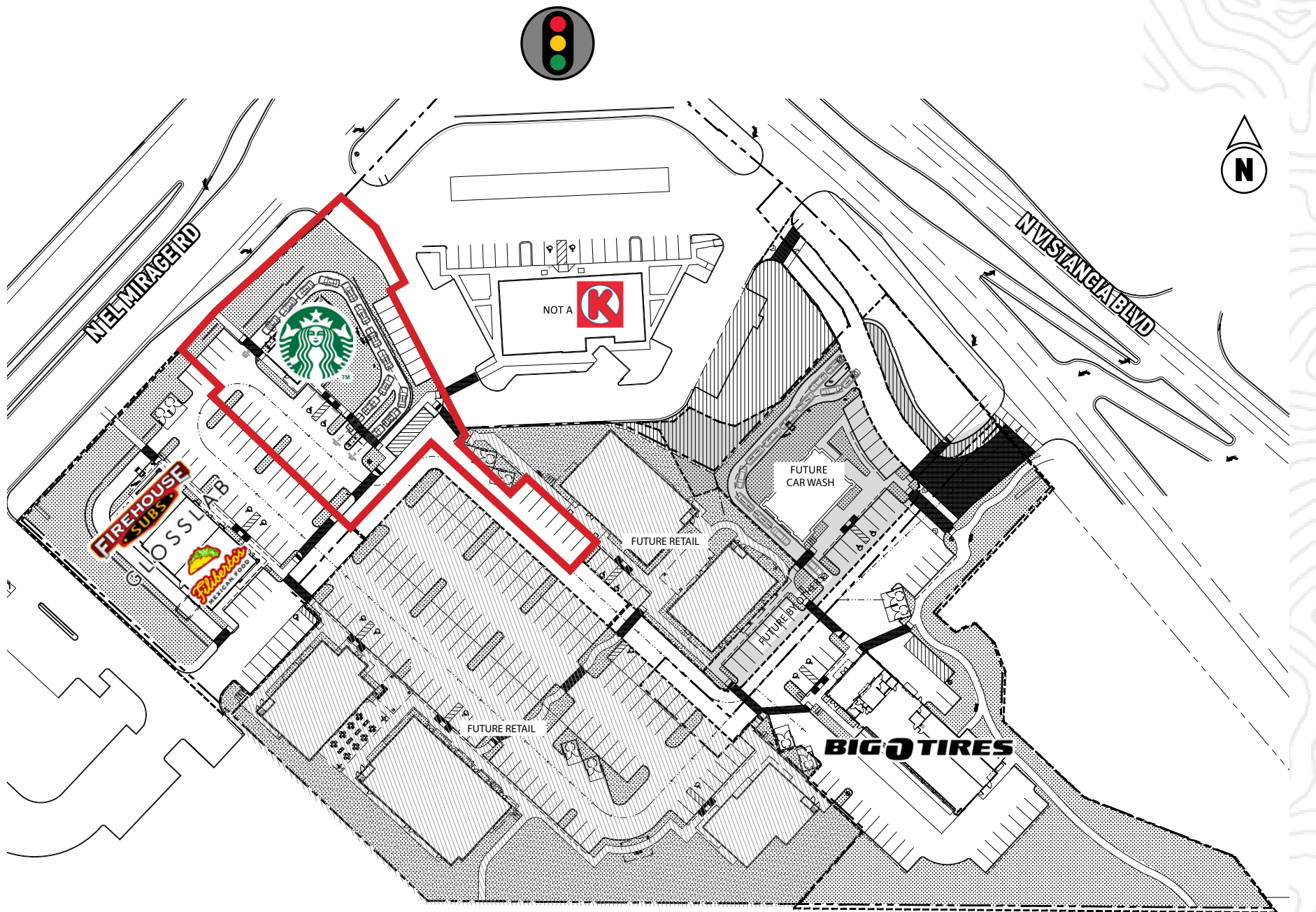


LOOP
303

AERIAL MAP



SITE PLAN



TENANT PROFILE



The Starbucks Coffee Company is a leading international specialty coffee retailer and one of the most recognized brands in the food and beverage industry. Founded in 1971 in Seattle, Washington, the company has experienced tremendous growth and expansion over the years. Starbucks operates a substantial chain of coffeehouses, offering a wide variety of high-quality coffee beverages, teas, pastries, sandwiches, and other food items, along with coffee beans, merchandise, and accessories.

The company's mission is "to inspire and nurture the human spirit – one person, one cup, and one neighborhood at a time." Starbucks aims to create a unique and welcoming "third place" atmosphere, a social environment between home and work where customers can relax, socialize, and enjoy their beverages and food.

Starbucks operates more than 33,800 locations in over 80 countries and territories worldwide. The company operates both company-owned and licensed stores, with the majority of locations in the United States.

Starbucks is committed to sustainable business practices, including ethically sourcing its coffee beans, promoting environmental stewardship, and supporting community development programs. The company is also known for its employee benefits, providing comprehensive health coverage, stock options, and education assistance to its eligible partners (employees).

36.2B

CHAIN STORE SALES

40K+

LOCATIONS

361K

EMPLOYEES

80+

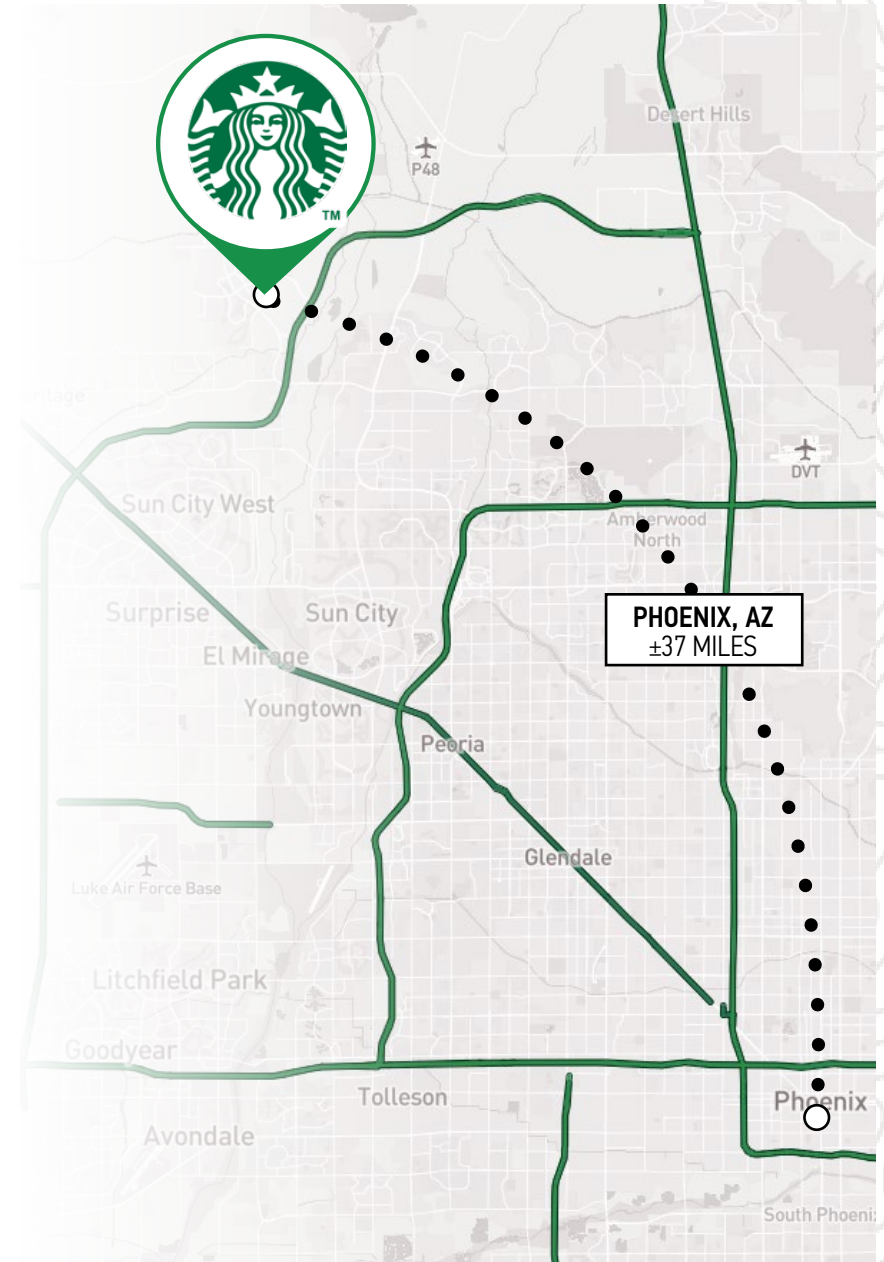
COUNTRIES



PHOENIX MSA

The Phoenix Metropolitan Statistical Area (MSA), also known as the Valley of the Sun, is a sprawling urban center located in central Arizona. It is one of the fastest-growing metropolitan areas in the United States and covers over 14,000 square miles, making it one of the largest MSAs in the country. The region includes the city of Phoenix, which is the fifth-largest city in the U.S., along with several surrounding cities such as Mesa, Chandler, Scottsdale, Glendale, and Tempe.

Phoenix has seen consistent population growth, driven by both domestic migration and international relocation. This has fueled demand for housing, retail, office space, and infrastructure development, making it a dynamic and appealing market for real estate investors.



ECONOMIC CLIMATE & JOB MARKET

Phoenix's economy is diverse and robust, with key industries including technology, healthcare, education, manufacturing, and real estate. The area is home to many major companies, especially in sectors like semiconductor manufacturing, aerospace, and renewable energy. In recent years, Phoenix has seen a surge in tech industry expansion, with large firms like Intel, Honeywell, and various startups establishing a presence in the region.

The job market in Phoenix is strong, with unemployment rates consistently below the national average. Additionally, the cost of doing business in Phoenix is lower than in many other major cities, making it an attractive destination for companies seeking to expand or relocate. The overall economic growth has fueled population growth, directly impacting housing demand.

⇒ TOP 10 PRIVATE EMPLOYERS



ONE OF THE **FASTEST** GROWING METRO AREAS IN THE NATION



HOUSEHOLDS:
1,922,068



POPULATION:
5,132,500



MEDIAN HOUSEHOLD INCOME:
\$85,700



NUMBER OF JOBS:
1,716,410

POPULATION GROWTH & DEMOGRAPHICS

Phoenix has experienced rapid population growth over the past few decades. As of the latest census, the MSA has a population exceeding 5 million people, with the city of Phoenix itself home to more than 1.7 million. The region continues to grow by approximately 1.5% annually, making it one of the fastest-growing metros in the U.S.

The demographic makeup of the Phoenix MSA is diverse, with a mix of young professionals, families, and retirees. The influx of Millennials and Gen Z has driven demand for rental properties, particularly in urban areas like Downtown Phoenix and Scottsdale. Retirees from colder climates have also relocated to Phoenix, drawn by the warm weather and lower cost of living compared to other major cities like Los Angeles and Seattle.

INFRASTRUCTURE & TRANSPORTATION

Phoenix's infrastructure is continually improving to keep up with the growing population. The city has an expanding light rail system that connects key neighborhoods and provides access to major employment centers and entertainment districts. Public transportation options, including buses and the light rail, are becoming more widely used, though the city is still primarily car-dependent.

The city is well-connected to other major regions in the U.S. via highways and the Phoenix Sky Harbor International Airport, which is one of the busiest airports in the country. Additionally, the state's ongoing investment in infrastructure improvements, including the expansion of highways and new residential developments, is likely to continue supporting real estate growth in the Phoenix area.



QUALITY OF LIFE & AMENITIES

Phoenix boasts a high quality of life, with a relatively low cost of living compared to other major U.S. cities. The region offers a wide variety of recreational opportunities, from outdoor activities in the desert to cultural events, shopping, and dining experiences. There are also numerous parks, golf courses, and hiking trails, making it an attractive location for those seeking an active lifestyle.

The area's educational institutions, including Arizona State University in Tempe, contribute to the city's overall livability, making it an appealing location for both young professionals and families. The cost of living is affordable in many parts of the city, though some areas like Scottsdale can be more expensive.





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FOR MORE INFORMATION

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