



ARIZONA GRAND
RESORT & SPA

IKEA COSTCO WHOLESALE DICK'S SPORTING GOODS
at home FLOOR DECOR Ashley HOMESTORE
The Home Décor Superstore
Walmart Total Wine & MORE
LIFETIME FITNESS Olive Garden MAIN EVENT
DOLLAR TREE PET SMART

SOUTH MOUNTAIN
PARK & PRESERVE

TARGET Marshalls JCPenney
SPROUTS FARMERS MARKET HOBBY LOBBY
petco MOUNTAINSIDE FITNESS KIRKLAND'S THEATRES
BEST BUY OfficeMax Michaels ROSS
JOANN
Party City Pier 1 imports PET SMART goodwill
peter piper pizza Burlington SHERWIN WILLIAMS

ASU ARIZONA STATE UNIVERSITY
Research Park
GoDaddy US. Edward Jones
Amkor Technology amazon iridium
Viasat DIGITAL REALTY

SAFeway ANYTIME FITNESS
native ACE grill wings Hardware BIG TIRES
McDonald's Walgreens



TRADER JOE'S
fru's Marketplace
SAFeway

KOHL'S

THE HOME DEPOT sam's club WORLD MARKET COST PLUS WORLD MARKET
Sur la table
LOWE'S Bath & Body Works planet fitness
Bassett Orangetheory FITNESS

NORDSTROM lululemon Apple
SEPHORA COACH
LUSH FRESH HANDMADE COSMETICS
LUCKY BRAND POTTERY BARN
ATHLETA VICTORIA'S SECRET
H&M Harkins THEATRES
CHANDLER FASHION CENTER

intel

PHOENIX PREMIUM OUTLETS
A SIMON CENTER

WILD HORSE PASS



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Executive Summary

15615 S Desert Foothills Pkwy, Phoenix, AZ 85048

FINANCIAL SUMMARY

Price	\$4,275,000
Cap Rate	5.33%
Building Size	4,586 SF
Net Cash Flow	5.33% \$227,924.40
Year Built / Remodeled	2003 / 2025
Lot Size	1.25 Acres

LEASE SUMMARY

Lease Type	Double Net (NN) Lease
Tenant	Starbucks
Guarantor	Corporate
Roof and Structure	Landlord Responsible
Lease Commencement Date	November 5, 2025
Lease Expiration Date	February 29, 2036
Lease Term	10 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Years 1 – 5	\$227,924	5.33%
Years 6 – 10	\$250,717	5.86%
Renewal Options	Annual Rent	Cap Rate
Option 1 (Years 11 – 15)	\$275,802	6.45%
Option 2 (Years 16 – 20)	\$303,364	7.10%
Option 3 (Years 20 – 25)	\$333,723	7.81%
Option 4 (Years 26 – 30)	\$367,109	8.59%

Base Rent	\$227,924.40
Net Operating Income	\$227,924.40
Total Return	5.33% \$227,924.40



KYRENE ALTADENA MIDDLE SCHOOL
±915 Students

KYRENE DE LOS CERRITOS LEADERSHIP ACADEMY
±420 Students

Amici
TRILINGUAL MONTESSORI
FOOTHILLS FAMILY DENTAL

SAFeway

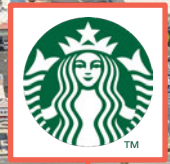
jiffylube

CIRCLE K

SUPERCUTS

Filiberto's
MEXICAN FOOD

Chevron



28,700 CPD
E CHANDLER BLVD

BISCUITS
RESTAURANTS
Magical Journey
LEARNING CENTER

Foothills Pet Resort

Walgreens

McDonald's

BIG TIRES

ACE native
Hardware grill wings



14,150 CPD
S DESERT FOOTHILLS PKWY

XPRESS
AUTOMOTIVE
Complete Car Care Experts

CHASE



**KYRENE DE LA SIERRA
ELEMENTARY SCHOOL**
±500 Students



51,600 CPD
LOOP 202 FWY

FOOTHILLS GOLF CLUB



14,150 CPD
S DESERT FOOTHILLS PKWY



Walgreens

28,700 CPD
E CHANDLER BLVD



Property Description



INVESTMENT HIGHLIGHTS

- » **New 10-Year Corporate Lease with Starbucks (NASDAQ: SBUX)**
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **100,259 Residents within a 5-Mile Radius - Growing Trade Area in the Ahwatukee Foothills**
- » New Community Sit Down Prototype on a Huge 1.25-Acre Lot
- » **Prime Location within the Ahwatukee Foothills - High Barrier to Entry Due to Community Association Restrictions**
- » Ahwatukee Foothills was Ranked #1 in 2025 Best Neighborhoods to Live in Phoenix by Niche.com
- » **The Only Starbucks in Arizona Listed for Under \$1,000/SF - One of the Top Starbucks Locations in its District**
- » Affluent Trade Area - \$186,000 Average Household Income in the Immediate Area
- » **Situated at the High-Traffic Intersection of Chandler Boulevard and Desert Foothills Parkway (±42,850 Cars per Day)**
- » Less Than 1 Mile Off the Loop 202 Freeway, a Major Connector for the Phoenix MSA (±51,600 Cars per Day)
- » **Adjacent to Foothills Golf Club and in Immediate Proximity to National Retailers: Safeway, McDonald's, Ace Hardware, Walgreens, and More**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	8,426	34,385	103,115
2025 Estimate	8,237	33,664	100,259
Growth 2025 - 2030	2.30%	2.14%	2.85%

Households

2030 Projections	3,208	12,924	39,224
2025 Estimate	3,134	12,628	38,167
Growth 2025 - 2030	2.36%	2.34%	2.77%

Income

2025 Est. Average Household Income	\$186,671	\$177,489	\$143,160
2025 Est. Median Household Income	\$162,857	\$153,106	\$121,024

Tenant Overview



SEATTLE, WASHINGTON
Headquarters



1985
Founded



STARBUCKS.COM
Website



±33,000
Locations

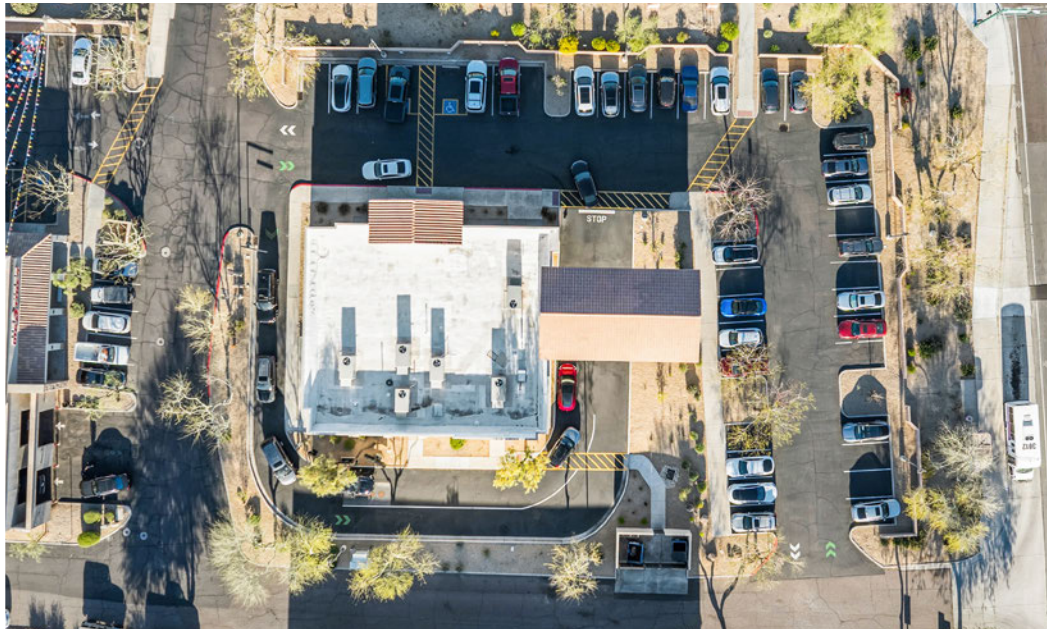


NASDAQ: SBUX
Stock Symbol

Starbucks (NASDAQ: SBUX) is the premier roaster, marketer and retailer of specialty coffee in the world, operating in 69 countries. Formed in 1985, the company purchases and roasts high-quality coffees that they sell, along with handcrafted coffee, tea and other beverages and a variety of fresh food items, through company-operated stores. Starbucks also sells a variety of coffee and tea products and license their trademarks through other channels such as licensed stores, grocery and national food service accounts. In addition to their flagship Starbucks Coffee brand, Starbucks also offers goods and services under brands including: Teavana, Tazo, Seattle's Best Coffee, La Boulange, Ethos and Torrefazione Italia Coffee.

Starbucks company-operated stores are typically located in high-traffic, high-visibility locations. Their ability to vary the size and format of their stores allows the Starbucks to locate them in or near a variety of settings, including downtown and suburban retail centers, office buildings, university campuses, and in select rural and off-highway locations.

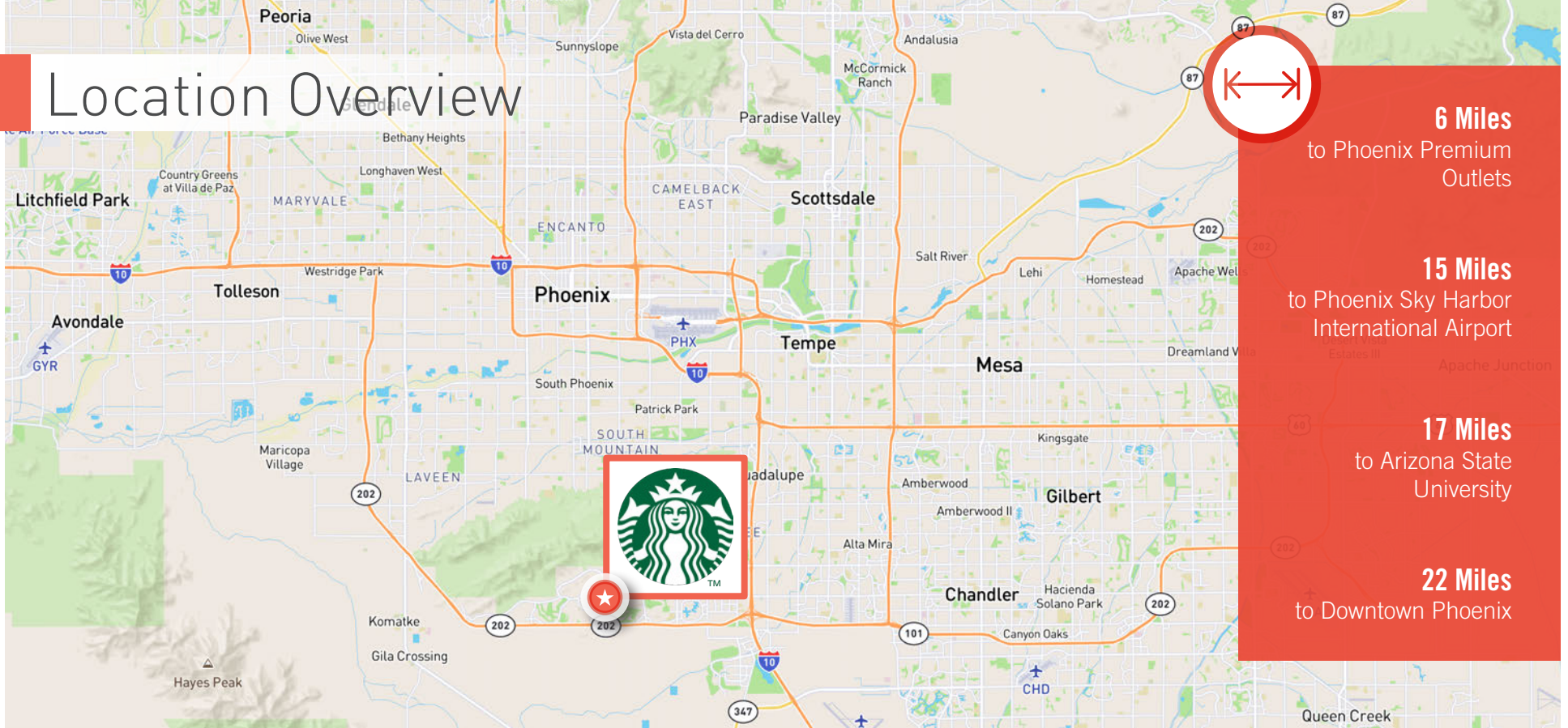
Property Photos



Interior Photos



Location Overview



The Phoenix metro consists of Maricopa and Pinal counties, and includes more than 30 incorporated and more than 30 unincorporated towns and cities. As of 2020, Metro Phoenix had 4.8 million residents, making it the nation’s 11th-largest metropolitan area. The largest city is Phoenix, which encompasses about 520 square miles and boasts a population of more than 1.6 million.

As one of the primary beneficiaries of the massive shift in the U.S. population from north to south, the Phoenix metro has had little difficulty finding workers. Phoenix claims six Fortune 500 headquarters, including Freeport-McMoRan, Republic Services, Insight Enterprises, Avnet, Magellan Health, and PetSmart. Construction, high-tech manufacturing, healthcare and tourism dominate the Phoenix economy. Phoenix was the fastest growing large city in the US between 2010 and 2020 as it added over 163,000 residents.

High-tech manufacturing has been a powerful driver in the local economy for two decades. The region’s relatively low cost of doing business has encouraged several manufacturers to remain and expand in the area, while luring others. The strengthening economy has drawn job seekers to the area, boosting the housing market. Phoenix offers a lower cost of living than other metros its size, a moderate climate, and a wide variety of recreational and cultural activities.

The Phoenix region boasts almost 300 days of sunshine annually, low humidity and mild winters. In addition to hiking, camping and boating, sports enthusiasts can enjoy one of the most complete lineups of major league teams found in any city, including teams in all four major sports. The Cactus League holds spring training baseball throughout the Valley, and the area has numerous golf courses and tennis courts.

[exclusively listed by]

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For financing options, please reach out to:

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