

A photograph of a Starbucks storefront. The building has a brown vertical-slat facade with the word "STARBUCKS" in large white letters and the Starbucks Siren logo. A dark awning extends over the entrance, which has large glass windows. Outside, there is a patio area with several tables and chairs. A white pickup truck with "NEWCREAT" branding is parked in the foreground. In the background, there is another building with a red roof and a sign for "Loan".

STARBUCKS



OFFERING MEMORANDUM

STARBUCKS

1431 SOUTH SAM HOUSTON PARKWAY EAST, HOUSTON, TEXAS

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OFFERING SUMMARY



\$2,476,190
LIST PRICE

5.25%
CAP RATE

INVESTMENT SUMMARY

Address	4013 S Sam Houston Pkwy E, Houston, TX
Building Size	2,100 SF
Lot Size	0.96 AC
Year Built	2021
Term Remaining	8 Years
Lease Type	Double Net +

INVESTMENT HIGHLIGHTS

Recently Developed 10-Year Starbucks with Four (4), 5-Year Options

Investment Grade Guarantee from Starbucks Corporate - No Kick Out Clause

Huge Traffic Counts from Sam Houston Parkway and Cullen Road

377,000 Population Count in a 5-Mile Radius
with \$172,000 Average Household Income within a 1-Mile Radius

Explosive Growth and Development Surrounding the Asset

FINANCIAL OVERVIEW

LEASE SUMMARY

Tenant	Starbucks
Rent Increases	10% Every 5 Years
Guarantor	Corporate Guarantee
Lease Type	Double Net
Lease Commencement	April 2022
Lease Expiration	April 2032
Renewal Options	Four (4), 5-Year Options
Term Remaining on Lease	8 Years
Landlord Responsibility	Roof, Parking
Tenant Responsibility	Taxes, Insurance, HVAC, CAM (Reimburse)

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$130,000	\$10,833.33	\$61.90	5.25%
Year 6-10	\$143,000	\$11,916.67	\$68.10	5.78%
Option 1	\$157,300	\$13,108.33	\$74.90	6.35%
Option 2	\$173,030	\$14,419.17	\$82.40	6.99%
Option 3	\$190,333	\$15,861.08	\$90.63	7.69%
Option 4	\$209,366	\$17,447.19	\$99.70	8.46%



TENANT OVERVIEW



Starbucks was founded in 1971 by 3 friends living in Seattle, Washington. They have since grown from a single store to a multinational corporation with thousands of locations in over 80 countries. With its focus on high-quality coffee, cozy ambiance, and commitment to social responsibility, Starbucks has transformed the drive-thru coffee space.

While coffee is at the heart of Starbucks, the chain offers much more than just beverages. Its food menu includes pastries, sandwiches, and snacks, all crafted to complement its drinks perfectly. Starbucks has also expanded its offerings to include merchandise such as mugs, tumblers, and specialty coffee beans, allowing customers to bring the Starbucks experience home with them.

The company has implemented initiatives to promote ethical sourcing of coffee beans, reduce its environmental footprint, and support local communities. Starbucks' commitment to social responsibility has earned it recognition as a leader in corporate social responsibility and sustainability practices.



2022 REVENUE
\$35+ Billion



YEAR FOUNDED
1971



NO. OF LOCATIONS
38,000+



HEADQUARTERS
Seattle, WA



DOWNTOWN HOUSTON
14 Miles | 23 Minutes



LOCATION AERIAL

Loan Star
TITLE LOANS

THE ORIGINAL HOT CHICKEN

Happy China Cafe

PREMIER DAIQUIRIS

Raindrops Nails and Spa

H-TOWN STAR FAMILY DENTISTRY

O'Reilly
AUTO PARTS

FAMILY DOLLAR

Jack
in the box

American Deli

AutoZone

New Construction

SONIC
America's Drive-In

PANDA EXPRESS
CHINESE KITCHEN

S SAM HOUSTON PARKWAY E | VPD: 14,713

SAM HOUSTON TOLLWAY | VPD: 97,819

LOCATION AERIAL



Pearland Liquor
Express Dry Cleaners
GGG Fashion

Fashion Overdose
The Shoe Vault
Early Learning Center



SAM HOUSTON TOLLWAY | VPD: 97,819

S SAM HOUSTON PARKWAY E | VPD: 14,713

MARKET OVERVIEW

HOUSTON

As the fifth-most populous metro area in the United States, Houston houses more than 7.3 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled primarily to the north and west.



CORPORATE GROWTH

Houston is a top destination for corporate relocations, due to its business-friendly environment. More than 20 Fortune 500 companies are headquartered in the metro.



HIGHER EDUCATION

Over 40 post-secondary educational institutions are in the metro. Roughly 32 percent of citizens ages 25 and older have a bachelor's degree, with 11 percent also holding a graduate or professional degree.

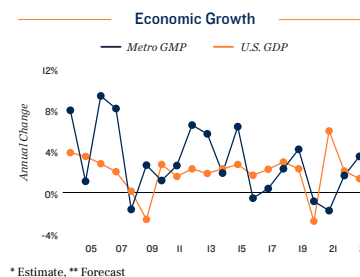


LOW COST-OF-LIVING

Houston has a lower cost-of-living than many major metros, no state income tax and a median home price below the national level.

ECONOMY

- The economy is diversifying to include biotechnology, distribution, nanotechnology and logistics. The metro remains the center of energy production.
- Local product manufacturing is a large segment of the economy and includes paper, electrical and electronic machinery, iron, steel and petrochemicals.
- Health care is gaining economic prominence. Specialized medical education and training institutions boost the economy and supply a growing hospital system.
- The Port of Houston is one of the country's busiest for exports, supplying thousands of jobs and generating billions of dollars in revenue.

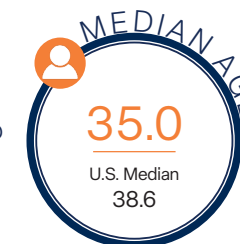
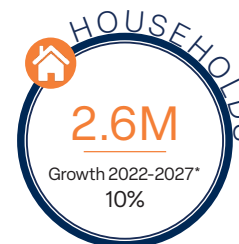


MAJOR AREA EMPLOYERS

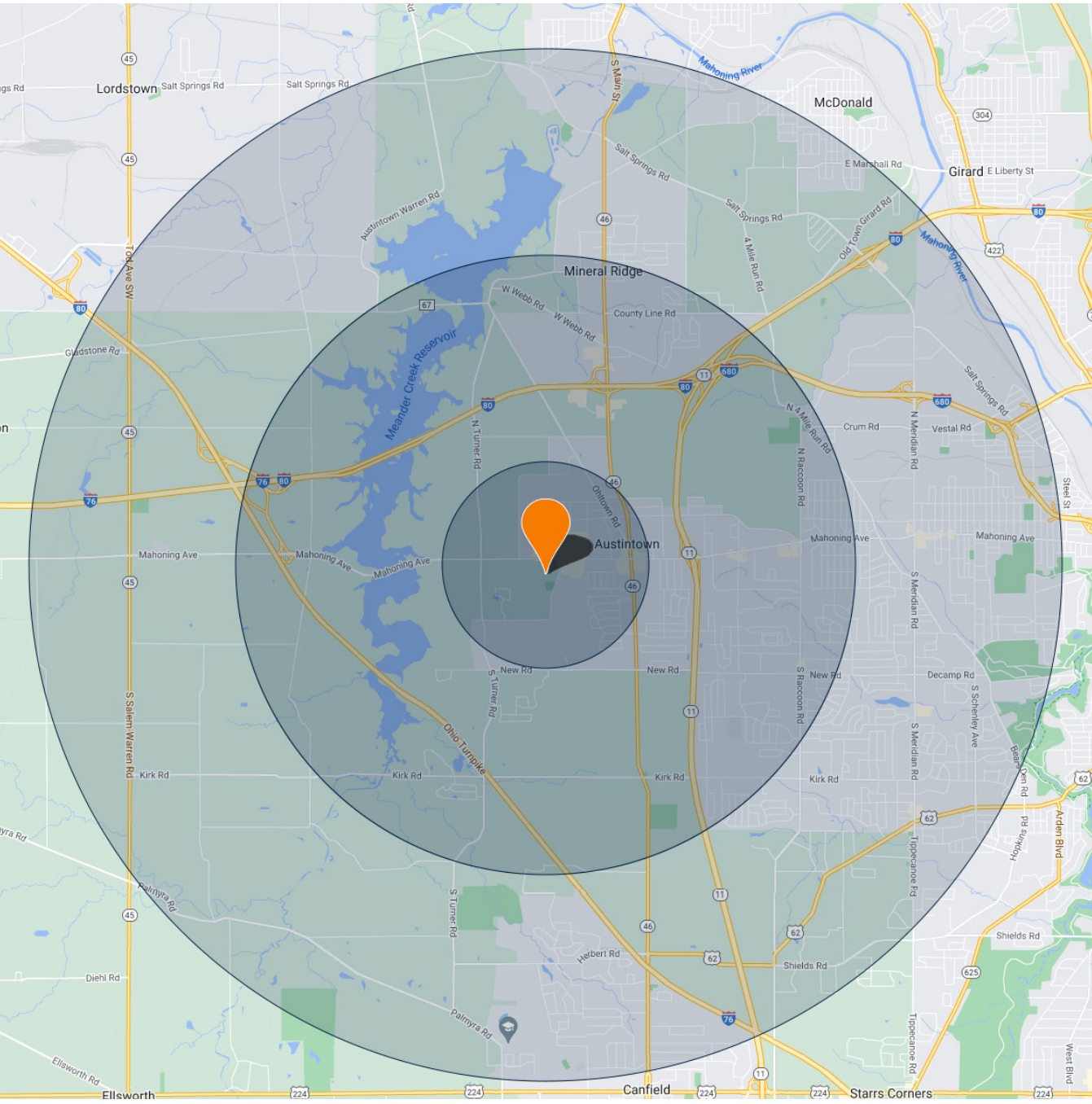
- Memorial Hermann Health System
- H-E-B
- The Kroger Co.
- Exxon Mobil Corp.
- Shell Oil Co.
- Houston Methodist Hospital
- United Airlines
- Walmart
- CHI St. Luke's Health
- Schlumberger

DEMOGRAPHICS

- The Houston metro is expected to add 700,800 people through 2027, translating to the formation of roughly 260,000 households, generating demand for housing.
- The homeownership rate of 61 percent trails the national rate of 64 percent. The median home price of roughly \$341,000 is \$44,000 below the U.S. average.
- The metro's median household income exceeds \$67,700, surpassing the national rate by roughly \$1,300.



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE
2027 Projection	15,060	176,653	377,130
2022 Estimate	13,719	161,453	346,157
2010 Census	10,772	125,578	278,529

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2027 Projection	9,176	81,143	167,715
2022 Estimate	8,278	72,840	151,908
2010 Census	6,384	56,507	120,780

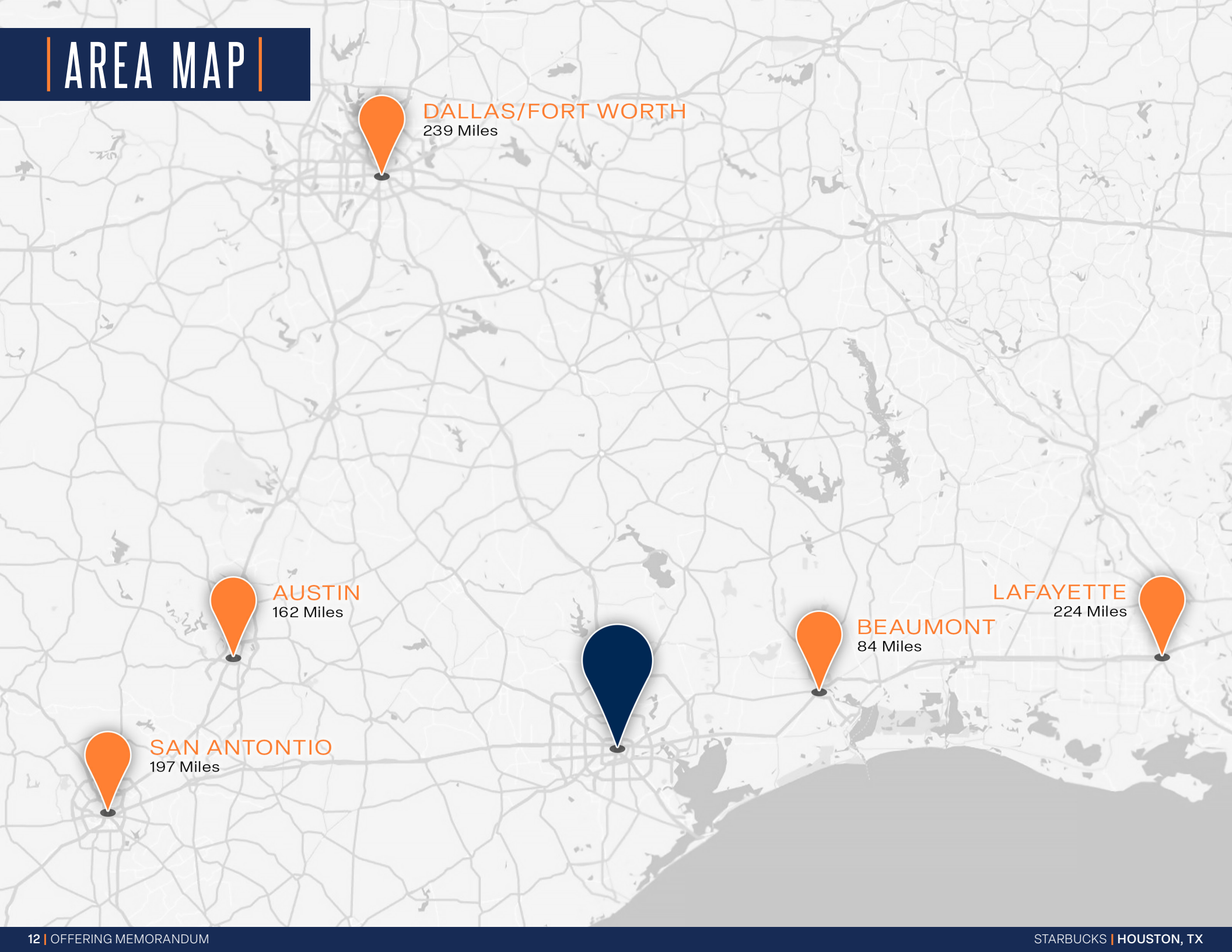
HH INCOME

	1 MILE	3 MILE	5 MILE
Average	\$172,009	\$131,261	\$117,552
Median	\$109,275	\$78,032	\$70,419
Per Capita	\$104,308	\$60,847	\$52,446

TRANSPORTATION

	1 MILE	3 MILE	5 MILE
2022 Daytime Projections	56,330	411,818	664,133
2022 Unemployment	1.95%	4.10%	3.89%
Average Time Traveled (min)	20	21	23

AREA MAP



DALLAS/FORT WORTH
239 Miles

AUSTIN
162 Miles

SAN ANTONIO
197 Miles

BEAUMONT
84 Miles

LAFAYETTE
224 Miles

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TEXAS REAL ESTATE COMMISSION
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AUSTIN, TEXAS 78711-2188
(512) 936-3000

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EXCLUSIVELY LISTED BY:

Doug Diffie

doug.diffie@marcusmillichap.com

(512) 338-7872

Steve Swenholt

steve.swenholt@marcusmillichap.com

(512) 338-7826

Marcus & Millichap
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TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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<hr/> Marcus & Millichap <small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	<hr/> 9002994 <small>License No.</small>	<hr/> tim.speck@marcusmillichap.com <small>Email</small>	<hr/> 972-755-5200 <small>Phone</small>
<hr/> Tim A. Speck <small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	<hr/> 432723 <small>License No.</small>	<hr/> tim.speck@marcusmillichap.com <small>Email</small>	<hr/> 972-755-5200 <small>Phone</small>
<hr/> Bruce Bentley III <small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	<hr/> 622963 <small>License No.</small>	<hr/> bruce.bentley@marcusmillichap.com <small>Email</small>	<hr/> 512-338-7800 <small>Phone</small>