

# Starbucks Investment Opportunity

505 20th St | Farmington, NM 87401



## Offering Memorandum



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# Investment Overview

Sale Price	<b>\$2,455,415<sup>00</sup></b>
CAP Rate	<b>6.15%</b>
NOI	<b>\$151,008<sup>00</sup></b>

Guaranty **Corporate**

Lease Expiration **7/31/2034**

Lease Type **NN**

Building Size **±1,294 sf**

Lot Size **0.68 ac**

Year Built **2024**

Term **10 Years**

Annual Rent **\$151,008**



## Investment Benefits

- 10- Year Corporate Net Lease
- Minimal Landlord Responsibilities
- Household Income of \$93,741 within a 5 mile radius
- Rare infill location
- Across from Farmington High School and Shadow Grocery Anchor



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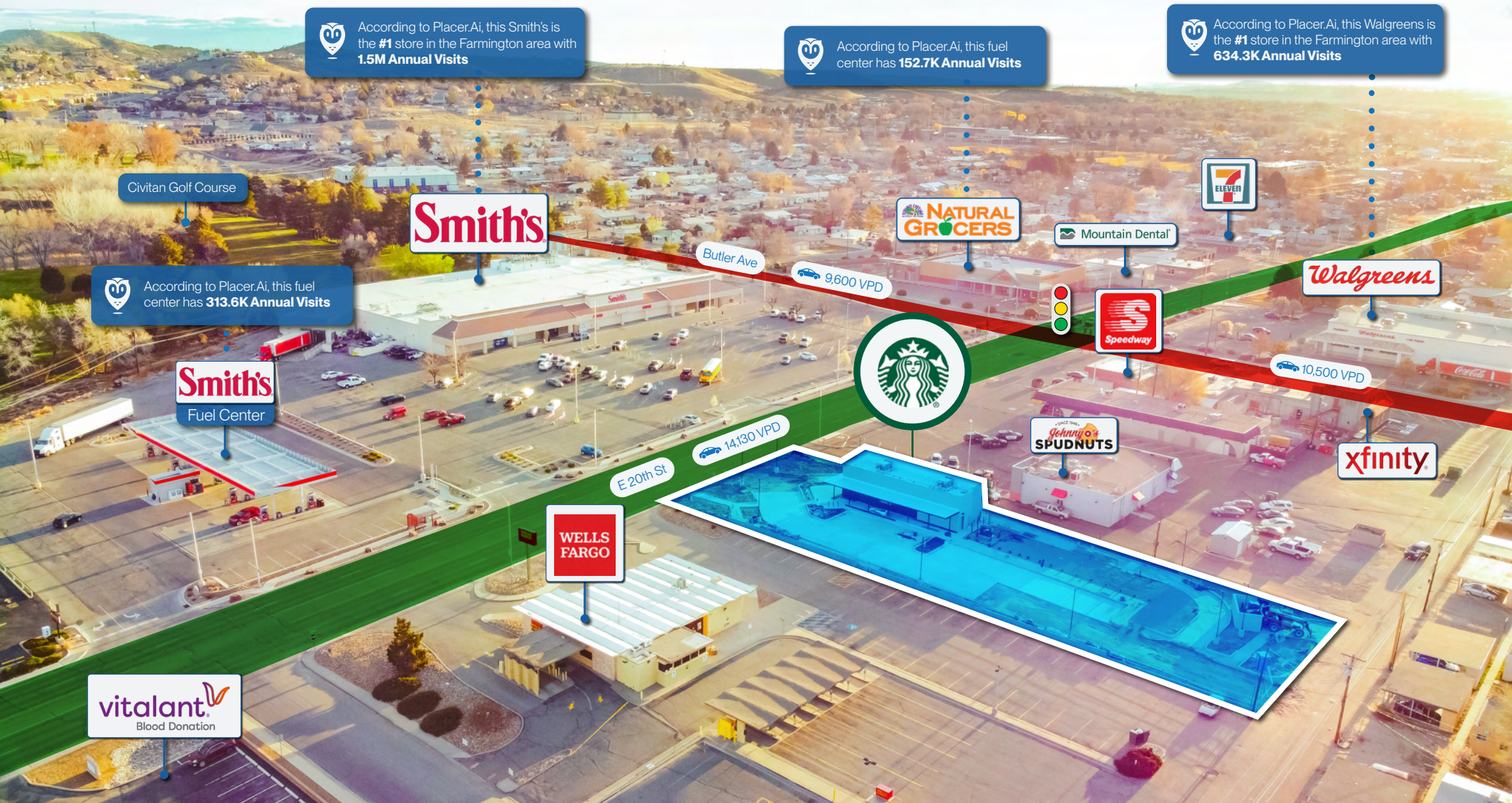
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We have not verified it and make no guarantee about it.



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# Corporate Overview



Starbucks, founded in Seattle in 1971, has grown into one of the world's most recognizable coffeehouse brands, with over 32,000 stores across 83 countries. Known for its premium coffee and espresso-based drinks, Starbucks provides a welcoming atmosphere and a menu that caters to diverse tastes, including teas, iced beverages, and a range of food options like pastries and sandwiches.

Committed to ethical sourcing, Starbucks ensures that its coffee beans are responsibly grown through its Coffee and Farmer Equity (C.A.F.E.) Practices, supporting sustainable agriculture and the well-being of coffee farmers. This dedication to social responsibility resonates with consumers increasingly conscious of product origins and environmental impact.

Starbucks has also embraced digital innovation to enhance customer convenience, offering mobile ordering and a robust loyalty program, Starbucks Rewards. Additionally, the company has diversified its offerings by acquiring Teavana, launching the Evolution Fresh juice line, and opening Princi bakeries, solidifying its role as a major influence in global coffee culture.



starbucks.com



Starbucks



starbucks



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# Market Overview



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# Market Aerial



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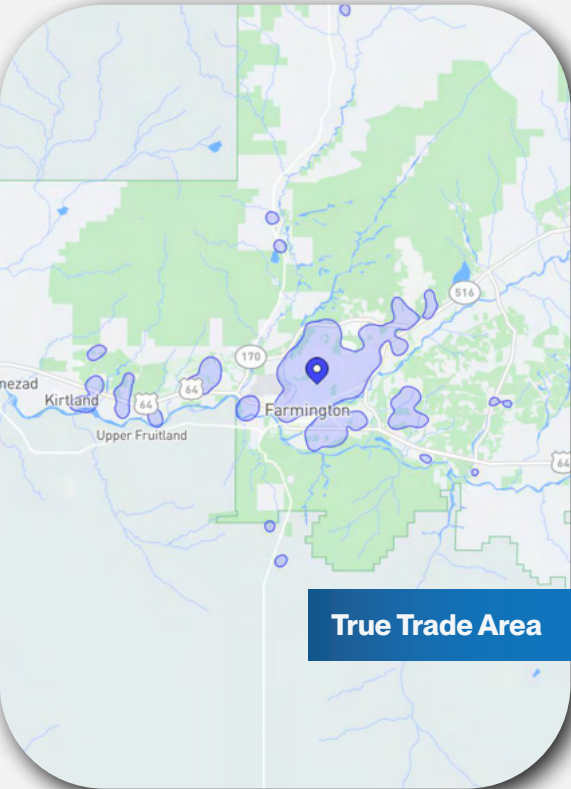
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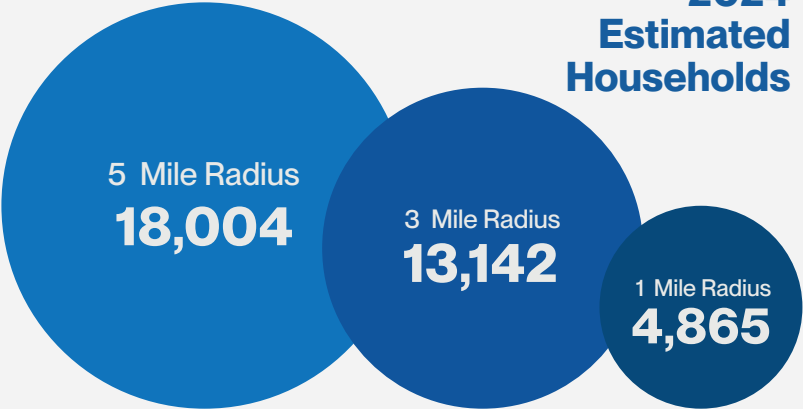
# Market Overview



Average Household Income

85K

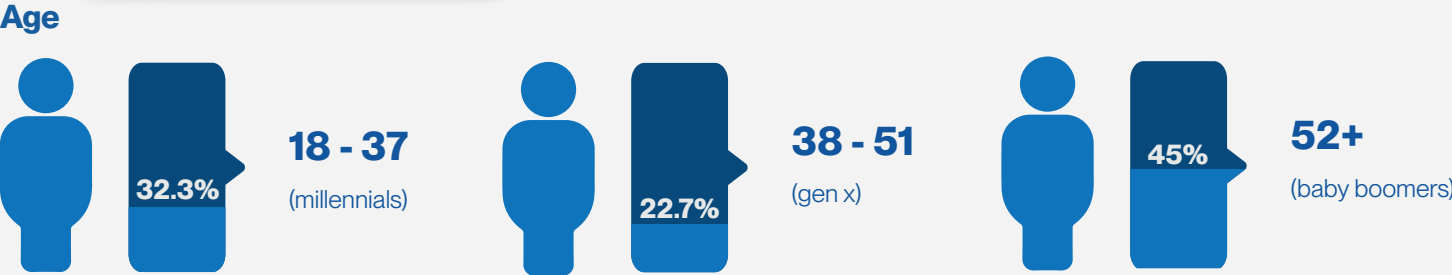
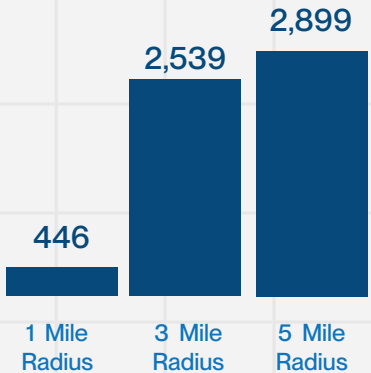
2024  
Estimated  
Households



2024 Estimated  
Total Employees



2024 Estimated  
Total Businesses



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