

IN PARTNERSHIP WITH:



Marcus & Millichap

BROWN RETAIL GROUP

SEATTLE | PORTLAND | SPOKANE | BOISE



**STARBUCKS**

*4700 Avery Ln SE, Lacey, WA 98503*

**CORPORATE GUARANTEED DRIVE-THRU STARBUCKS (NASDAQ: SBUX) SHADOW ANCHORED BY LOWE'S HOME IMPROVEMENT IN RAPIDLY GROWING LACEY, WA**





## THE OFFERING |

**4700 Avery Ln SE, Lacey, WA 98503**

Marcus & Millichap's Brown Retail Group, in partnership with Kidder Mathews and First Western Properties, has been selected to exclusively market for sale a Corporate Guaranteed Drive-Thru Starbucks, located in Lacey, WA. The Property is shadow anchored by Lowe's Home Improvement in an expanding shopping center that is also home to national tenants such as: Taco Bell, Jimmy John's, Verizon, MudBay, Dominos and more. The Starbucks lease features 4+ years of term with 4, 5-year options and 10% rent increases every 5 years. Starbucks has also operated at this location for over 15-years and in 2017, they removed their early termination right, as well as added 2, 5-year options after extending their lease for 10 additional years. The Property is centrally located in the rapidly growing Lacey, WA sub-market. Since 2010, within a 5-mile radius of the Property, the population has grown by nearly 20% with household incomes now exceeding \$90,000/year.

**PRICE: \$1,775,000**  
**CAP RATE: 5.25%**

ACTUAL PROPERTY PHOTO

# THE PROPERTY

Price	<b>\$1,775,000</b>
Gross Leasable Area	<b>1,750 SF</b>
Lot Size (Acres)	<b>0.50 Acres</b>
Type of Ownership	<b>Fee Simple</b>
Year Built	<b>2008</b>


## LEASE SUMMARY

Tenant	<b>Starbucks Corporation</b>
Guarantee	<b>Corporate (S&amp;P BBB+)</b>
Rent Increases	<b>10% Every 5-Years</b>
Lease Type	<b>Double Net</b>
Lease Commencement	<b>2/29/2008</b>
Lease Expiration	<b>8/31/2028</b>
Lease Term Remaining	<b>4+ Years</b>
Renewal Options	<b>4, 5-Year Options</b>
Landlord Responsibility	<b>Roof &amp; Structure</b>
Tenant Responsibility	<b>Repairs &amp; Maintenance, Taxes, Insurance</b>


## RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
<b>09/01/2023 - 8/31/2028</b>	<b>\$93,170</b>	<b>\$7,764</b>	<b>\$53.24</b>
<b>OPTIONS</b>			
Option 1: 09/01/2028 - 8/31/2033	\$102,480	\$8,540	\$58.56
Option 2: 09/01/2033 - 8/31/2038	\$112,735	\$9,395	\$64.42
Option 3: 09/01/2038 - 8/31/2043	\$124,005	\$10,334	\$70.86
Option 4: 09/01/2043 - 8/31/2048	\$136,413	\$11,368	\$77.95


## STARBUCKS PLACER.AI RANKING



**59/281**  
Washington (79%)

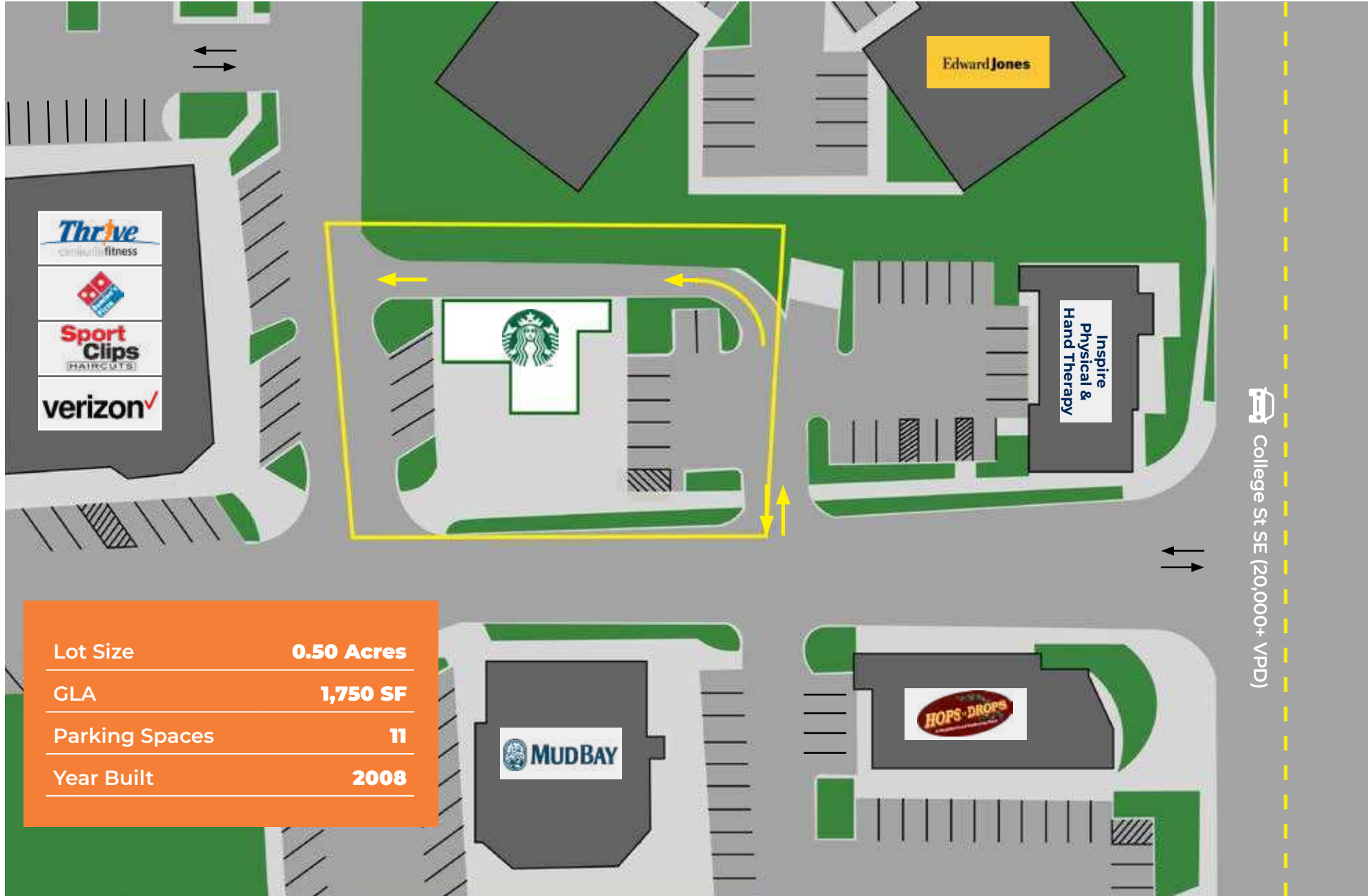


**2/11**  
15 Miles (90%)

 **Placer.ai**

Placer.ai is a location analytics company that collects geolocation data from mobile devices enabled to share data in anonymized fashion.

# SITE PLAN



Lot Size	<b>0.50 Acres</b>
GLA	<b>1,750 SF</b>
Parking Spaces	<b>11</b>
Year Built	<b>2008</b>

# THE HIGHLIGHTS

## HIGH-TRAFFIC DRIVE-THRU LOCATION

The Property features a highly active drive-thru and is located off of Yelm Hwy SE and College St. SE featuring in excess of 43,000 VPD.

## CORPORATE GUARANTEE (NASDAQ: SBUX)

The Lease is guaranteed by Starbucks Corporation (NASDAQ: SBUX) with an S&P credit rating of "BBB+".

## STRONG HISTORICAL OCCUPANCY

The Property was a build to suit for Starbucks in 2008, boasting over 16 years of successful operating history at this location.

## 10% RENT INCREASES EVERY 5-YEARS

The Lease features 10% rent increases every 5 years for the original lease term and all option periods, providing a hedge against inflation.

## RANKED IN THE TOP 79% OF STARBUCKS IN WASHINGTON STATE

Per Placer.ai, this Starbucks location ranks #59 out of 281 stores located in Washington state and #2 out of 11 Starbucks stores located within a 15 mile radius.



## COMMITMENT TO LOCATION

In 2017, after opening for business at this location in 2008, Starbucks extended their lease for an additional 10 years, removed their early termination right, and added an additional 2, 5-year option periods

## HIGH-QUALITY CONSTRUCTION

The property was built in 2008 and features CMU (concrete block) construction and high-end finishes.

## PRIME RETAIL TRADE AREA

The Property benefits from being shadow anchored by a successful Lowe's Home Improvement in an expanding shopping center. The Property shares the center with other national tenants such as: Taco Bell, Verizon, Jimmy John's, MudBay, Dominos and more.

## AFFLUENT, HIGH-GROWTH SUB-MARKET

The Property is located in the rapidly growing Lacey, WA sub-market. Since 2011, within a 5-mile radius of the Property, the population has grown by over 18% and now features household incomes exceeding \$90,000/year.

## INCOME TAX FREE STATE

Washington State is an income tax free state.

# OLYMPIA-LACEY, WA

Olympia, the capital city of Washington, is located at the southern end of the Puget Sound. The city is 30 miles southwest of Tacoma and 60 miles from Seattle via Interstate 5. The Olympia-Tumwater metropolitan area encompasses all of Thurston County. Joint Base Lewis-McChord borders the county on the northeast, and its proximity impacts the market's economy. Art and cultural activities can be found at the Washington Center for the Performing Arts, the Hands On Children's Museum, Yashiro Japanese Garden and the WET Science Center.

## METRO HIGHLIGHTS

### LARGE GOVERNMENT SECTOR

The state government employs roughly 26,000 workers throughout Thurston County. Additional hiring comes from federal and local entities.

### JOINT BASE LEWIS-MCCHORD

Located along I-5, adjacent to Thurston County, the base is home to the Air Force's 62nd Airlift Wing and the Army's I Corps.

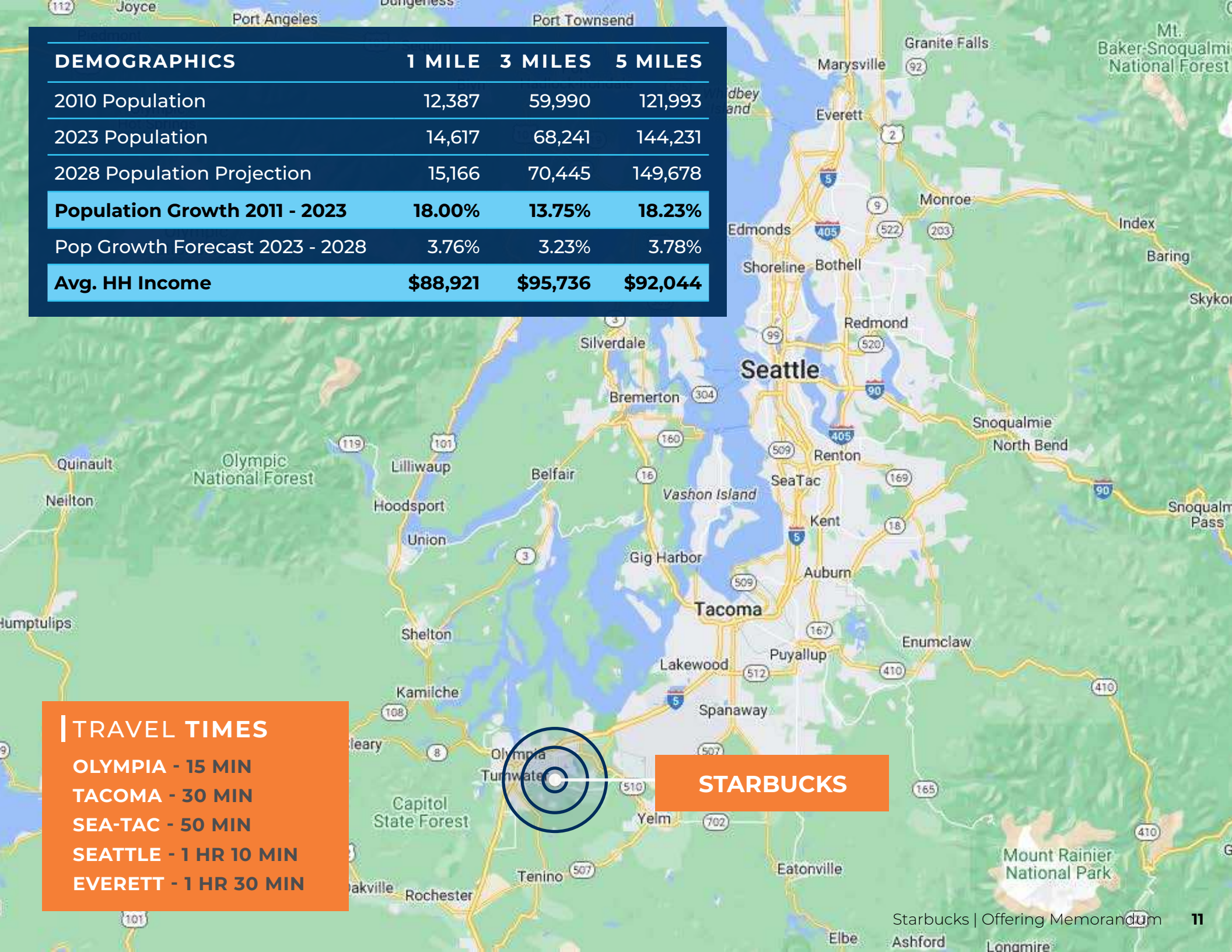
### INSTITUTIONS OF HIGHER LEARNING

Evergreen State College, South Puget Sound Community College and Saint Martin's University contribute to an educated and skilled workforce.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2010 Population	12,387	59,990	121,993
2023 Population	14,617	68,241	144,231
2028 Population Projection	15,166	70,445	149,678
<b>Population Growth 2011 - 2023</b>	<b>18.00%</b>	<b>13.75%</b>	<b>18.23%</b>
Pop Growth Forecast 2023 - 2028	3.76%	3.23%	3.78%
<b>Avg. HH Income</b>	<b>\$88,921</b>	<b>\$95,736</b>	<b>\$92,044</b>

TRAVEL TIMES
OLYMPIA - 15 MIN
TACOMA - 30 MIN
SEA-TAC - 50 MIN
SEATTLE - 1 HR 10 MIN
EVERETT - 1 HR 30 MIN

**STARBUCKS**





# STARBUCKS

Starbucks Corporation is an American multinational chain of coffeehouses and roastery reserves headquartered in Seattle, Washington. It is the world's largest coffeehouse chain. As of December 1, 2023, the company had 38,000+ stores in 80 countries, 15,444 of which were located in the United States. Out of Starbucks' U.S.-based stores, over 8,900 are company-operated, while the remainder are licensed. Starbucks revenue for the twelve months ending December 31, 2023 was \$35.9B, an 8.41% increase year-over-year.

The rise of the second wave of coffee culture is generally attributed to Starbucks, which introduced a wider variety of coffee experiences. Starbucks serves hot and cold drinks, whole-bean coffee, micro-ground instant coffee, espresso, cafe latte, full and loose-leaf teas, juices, Frappuccino beverages, pastries, and snacks. Some offerings are seasonal or specific to the locality of the store.

OVER  
**38K+**  
LOCATIONS

REVENUE  
**\$35+**  
BILLION

S&P  
**BBB+**  
CREDIT  
RATING



ACTUAL PROPERTY PHOTO



REPRESENTATIVE INTERIOR PHOTO

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