



## Starbucks—New Construction

**NNN Lease | Long-term Lease | 2024 Construction**

**620 N. 21st Ave, Caldwell ID 83605**

**Rocky Mountain**  
Real Estate Services, LLC



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## EXCLUSIVELY LISTED BY:

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## PROPERTY SUMMARY

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Purchase Price:	\$3,500,000
Capitalization Rate:	5.0%
Net Operating Income (NOI):	\$175,000
Net Rentable Area:	2,539 sf
Lot Size:	0.93 +/- acres
Parking Spaces:	35 Stalls
Year Built:	2024



### LEASE TERMS

Lease Commencement:	10/17/2024
Lease Expiration:	02/28/2035
Lease Type:	NNN
Lease Terms:	10 Years
Annual Escalations:	10% every 5 Years
Option Periods:	4 X 5 Years Option 1 at 10% Increase Options 2, 3 & 4 at FMV
Common Area Expenses:	Tenant Responsibility*
Structural, Roof, Foundation:	Landlord Responsibility
Property Taxes:	Tenant Responsibility
Insurance:	Tenant Responsibility



\*5.00% CAP ON INCREASE IN CONTROLLABLE EXPENSES EXCL. TAXES, INSURANCE, SNOW REMOVAL, BARKING LOT MAINTENANCE. NNN INCLUDES 15% ADMIN FEE. SCHEDULED 2026 RECONCILIATION OF 2025 CAPPED EXPENSES. BUYER TO REVIEW APPASICABUSES PRIOR TO ENTERING CONTRACT.

## PROPERTY HIGHLIGHTS

### Location:

Caldwell, Idaho, is a vibrant city located in the heart of the Treasure Valley and is part of the Boise metropolitan area. Known for its growing economy, the city is recognized for its pro-business environment. Caldwell is home to the College of Idaho, which enrolls 1,000+ students. The city is also famous for its historic downtown, the Indian Creek Plaza, and its status as the gateway to Idaho's wine country, attracting both residents and visitors year-round.

### Visibility & Accessibility:

This property is positioned along a major thoroughfare (21st Street) which runs North- South between downtown Caldwell and Interstate 84. This Starbucks possess a prominent street presence and includes various access points and ample on-site parking for customers and staff.



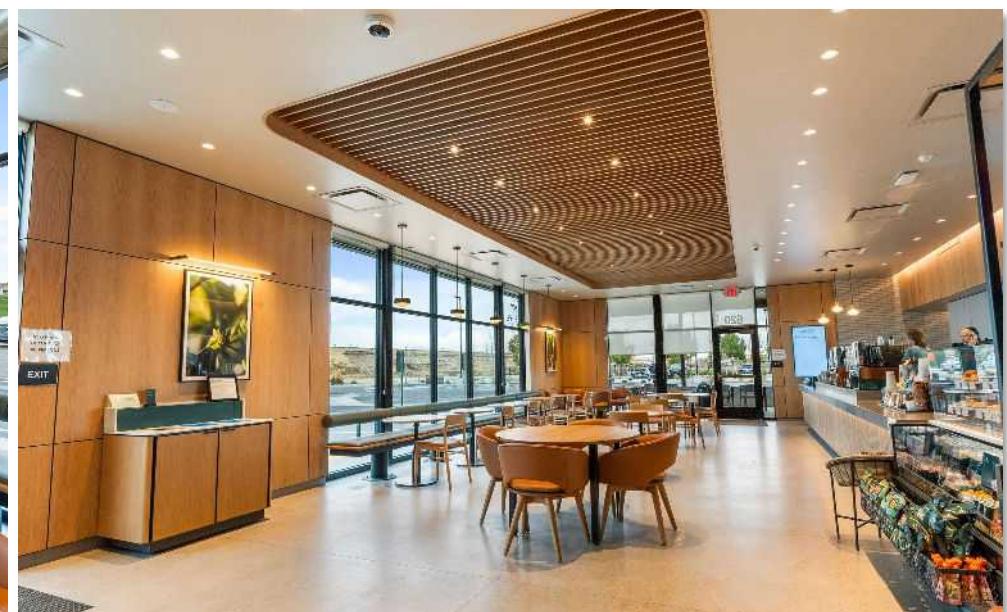
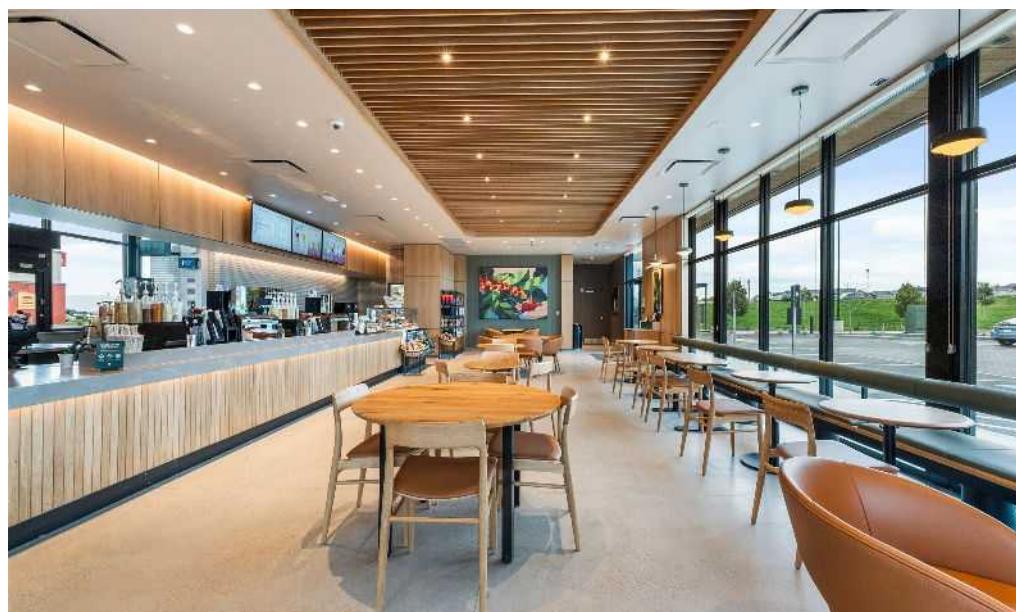
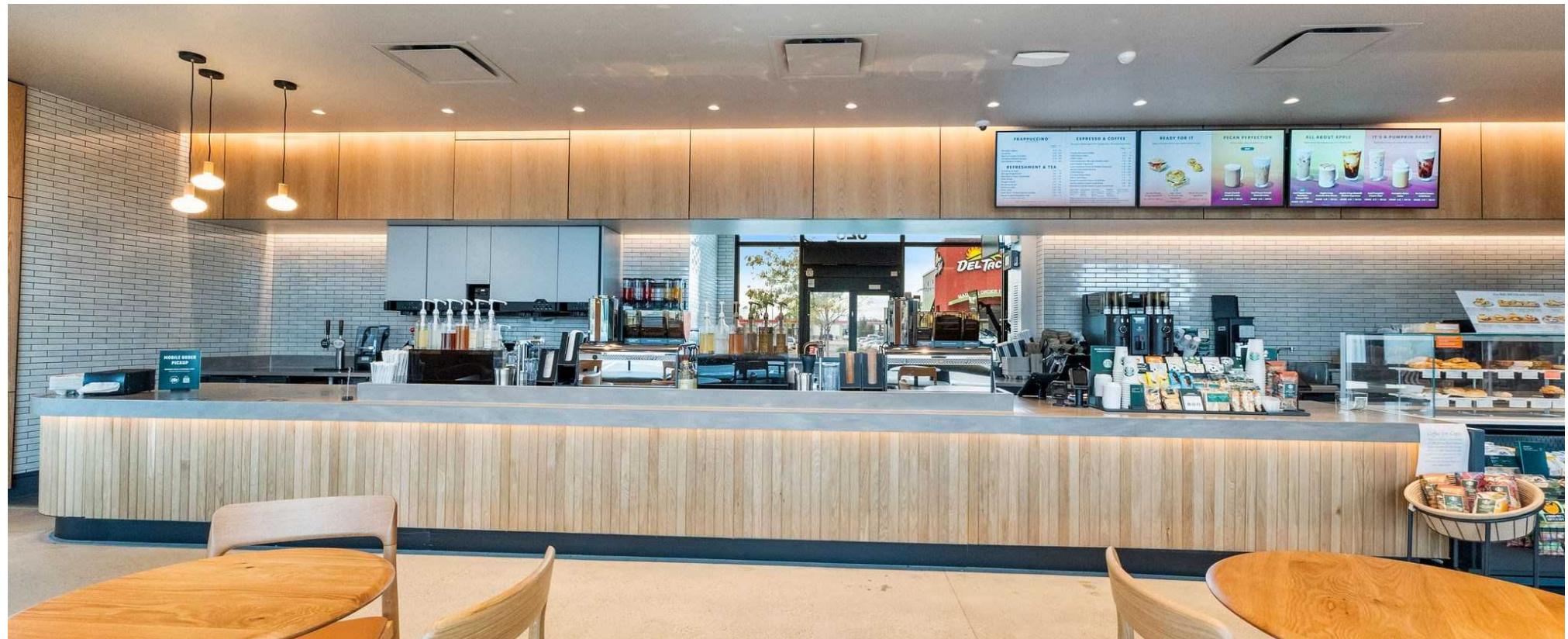
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## EXTERIOR BUILDING PHOTOS



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## INTERIOR BUILDING PHOTOS



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## PROPERTY SITE PLAN



## AERIAL OVERVIEW



## TENANT PROFILE

 Starbucks Corporation (NASDAQ: "SBUX") is the premier roaster, marketer, and retailer of specialty coffee in the world, operating more than 33,833+ locations in 84 markets. Starbucks also sells a variety of coffee and tea products and licenses its trademarks through other channels, such as licensed stores, grocery, and national foodservice accounts through its Global Coffee Alliance with Nestlé S.A. ("Nestlé"). In addition to the flagship Starbucks Coffee brand, Starbucks also sells goods and services under the Teavana, Seattle's Best Coffee, Evolution Fresh, Ethos, Starbucks Reserve, and Princi brand names. As of 2020, Forbes ranked Starbucks as the world's second-largest restaurant company and the world's 393rd largest company overall, as well as ranking 37th on Forbes' World's Most Valuable Brands 2020. Starbucks consolidated revenues increased 24% to \$29.1 billion in fiscal 2021 compared to \$23.5 billion in fiscal 2020, primarily due to business recovery from the COVID-19 pandemic. Starbucks results for fiscal 2021 demonstrated the overall strength and resilience of the brand. Performance is highly dependent on the North America operating segment, which comprised approximately 70% of consolidated total net revenues in fiscal 2021 with revenue from company-operated stores accounting for 85% of total net revenues.

Prior to the global COVID-19 pandemic, approximately 80% of Starbucks transactions in U.S. company-operated stores were "on-the-go" occasions. Starbucks has introduced new store formats, such as Starbucks Pickup, Starbucks Now stores, and curbside pickup, to enhance the "on-the-go" customer experience and improve operating efficiency across Starbucks® stores in certain major metropolitan areas in the United States. New store formats are suitable for customers who prefer to order ahead and pay through the Starbucks® Mobile App for pick-up.

Starbucks is rated "BBB+" by Standard & Poor's and "Baa1" by Moody's.

For more information, please visit [www.starbucks.com](http://www.starbucks.com).

<b>TICKER</b> <b>NASDAQ:</b> <b>"SBUX"</b>	<b>SALES</b> <b>#29.1B</b>	<b>LOCATIONS</b> <b>33,833+</b>
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## CITY DATA



The City of Caldwell is located on the western edge of the Treasure Valley. LOCATED IN CLOSE PROXIMITY TO IDHO'S LARGEST METROPOLITAN AREA, BOISE; IT provides its residents with all of the benefits of being a short drive from a big city with the quiet appeal of a smaller community.

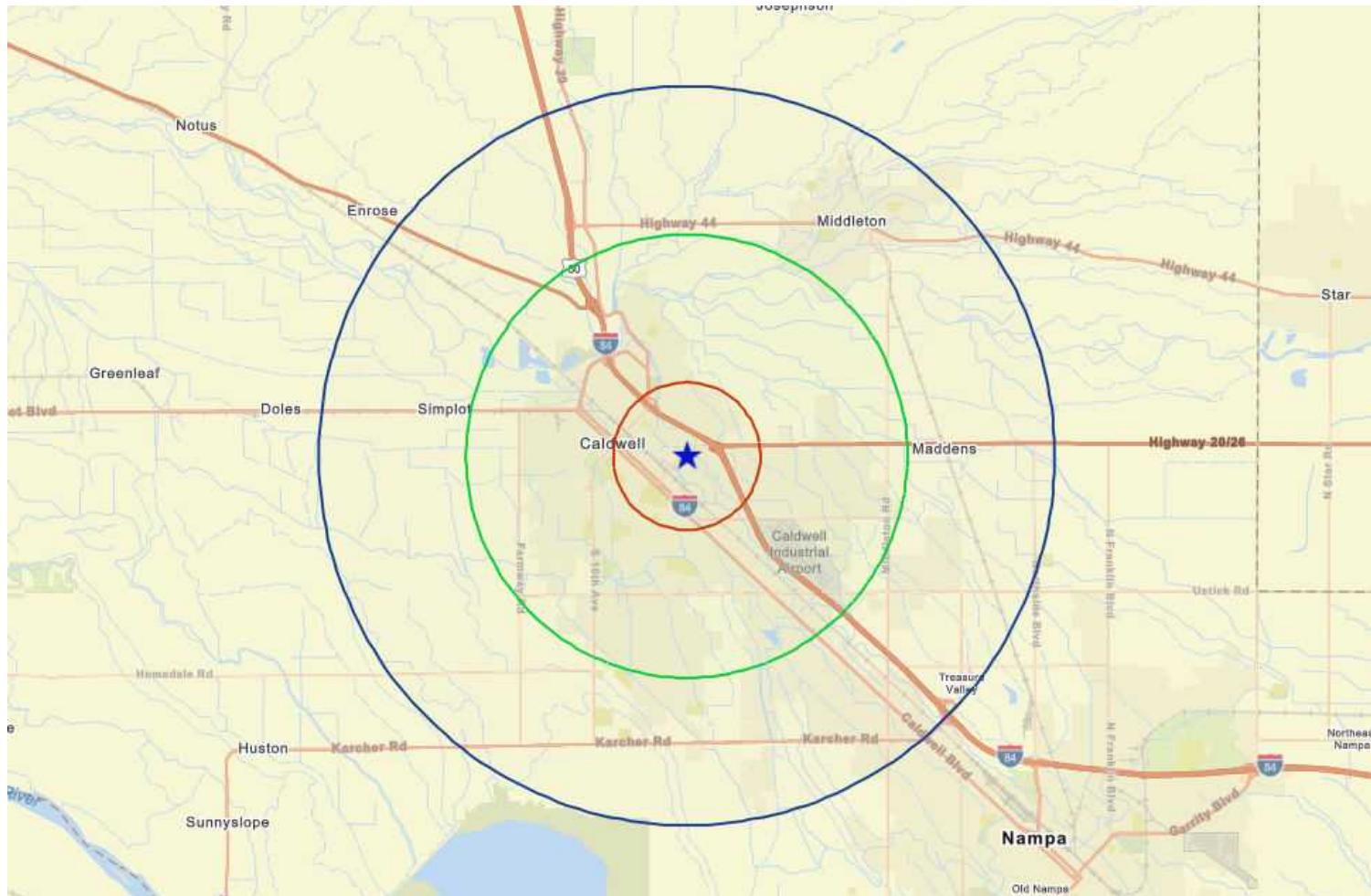


Major employers in the area include The City of Caldwell, Canyon County, College of Idaho, Caldwell School District, J.R. Simplot, Vallivue School District, and West Valley Medical Center.

CALDWELL'S RICH AGRICULTURAL HISTORY SUPPORTS ITS MODERN TOURIST ATTRACTIONS such as the Sunnyslope Wine country, destination AgVenture trails and farm-to-fork dining experiences.



### Caldwell, ID



Population	1 Miles	3 Miles	5 Miles
2024 Estimated	8,464	53,244	97,830
2025 Projected	9,428	59,344	111,397
Household Income	1 Miles	3 Miles	5 Miles
Average Household Income	\$ 70,301	\$ 75,992	\$ 84,759
Median Household Income	\$ 59,635	\$ 62,198	\$ 71,481

