

SECURE
NET LEASE

FILE PHOTO

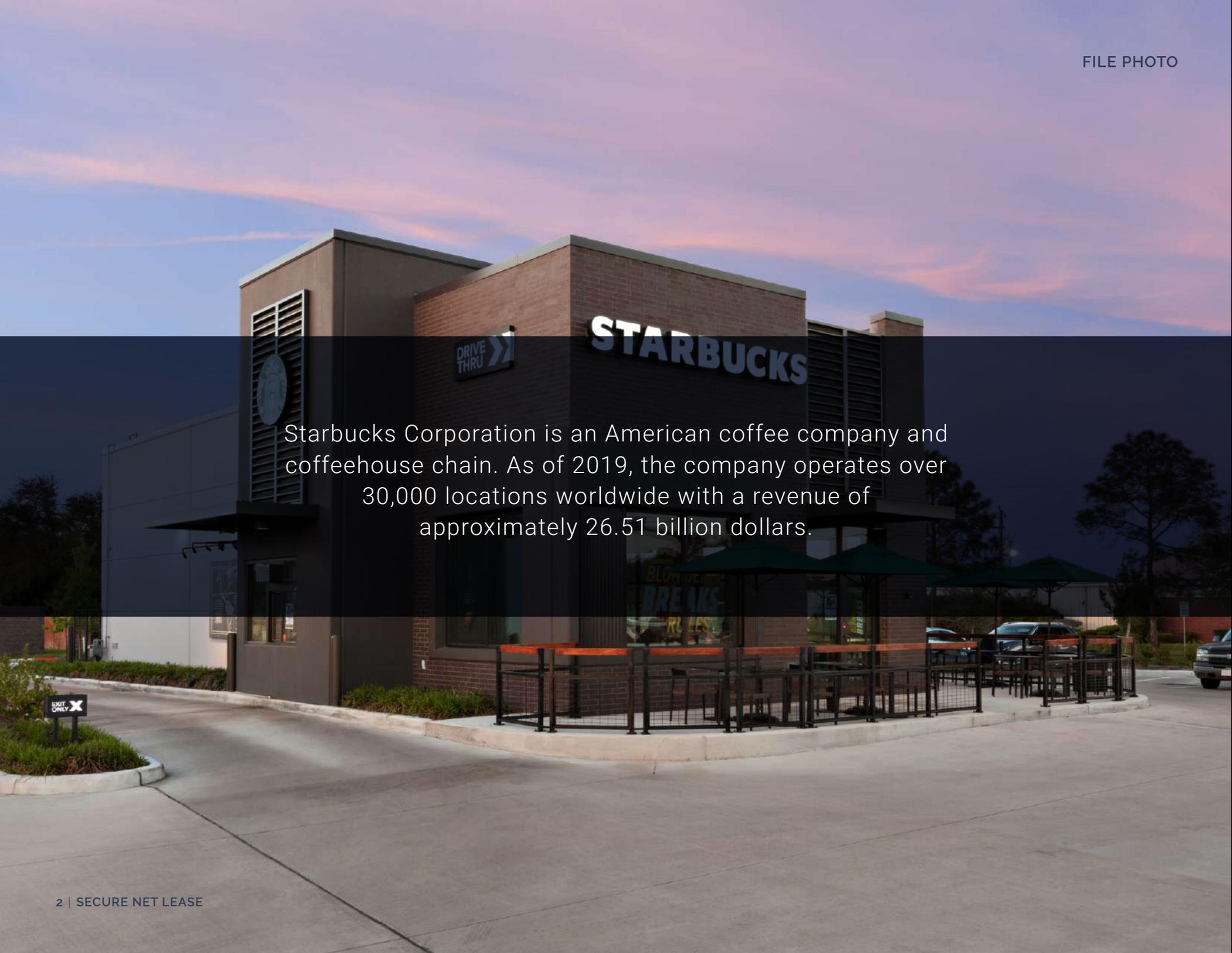


STARBUCKS
HOUSTON MSA

\$2,689,320 | 5.15% CAP

2045 W Main Street, League City, TX 77573

- ✓ New 10 Year Corporate Guaranteed Lease | No Early Termination Clause
- ✓ New Construction Starbucks with Drive-Thru | Minimal Landlord Responsibility
- ✓ 10% Increases Every 5 Years in Primary Term and Options
- ✓ Affluent Houston Suburb | Dense Population and High AHI
- ✓ #2 Top U.S. Metros for Job Growth

A photograph of a Starbucks building at dusk. The building is a two-story structure with a brick facade and dark grey panels. The Starbucks logo is prominently displayed on the brick section. To the left, there is a drive-thru sign that says "DRIVE THRU" with an arrow pointing right. In the foreground, there is an outdoor seating area with black metal railings and several green umbrellas. The sky is a mix of blue and pinkish-purple, indicating sunset or sunrise. A few cars are parked in the background.

STARBUCKS

Starbucks Corporation is an American coffee company and coffeehouse chain. As of 2019, the company operates over 30,000 locations worldwide with a revenue of approximately 26.51 billion dollars.

INVESTMENT OVERVIEW

STARBUCKS | LEAGUE CITY, TEXAS

\$2,689,320 | 5.15% CAP

 **\$138,500**
NOI

 **±2,036 SF**
BUILDING AREA

 **±0.76 ACRES**
LAND AREA

 **2020**
YR BUILT

 **100%**
OCCUPANCY

 **NET LEASE***
LEASE TYPE

* Landlord responsible for roof, structure and parking lot.

- ✓ **New construction Starbucks property with drive thru:** featuring a new 10 year net lease with no early termination clause and 10% rental increases every five years. New 10 year roof warranty.
- ✓ **Lease guaranteed by Starbucks Corporation:** S&P Rated BBB+ | Ranked #121 on the Fortune 500 list | Over 26,000 locations globally
- ✓ **Stellar Demographics:** Average household income is \$106,350, \$104,097 and \$99,742 within a one, three and five mile radius respectively | there are 64,042 and 197,928 people living within a 3 and 5 mile radius
- ✓ **League City is the largest city in Galveston County:** encompassing 30.75% of the total County population. League City's population increased by over 112% from 45,444 in the Year 2000 to 102,635 in the Year 2017.
- ✓ **Strategically located on West Main Street.** Main street is sees approximately (36,512 VPD) and is just east of the Interstate 45 (96,820 VPD).
- ✓ **Dense retail corridor.** Starbucks is surrounded with major tenants such as Walmart, Walgreens, Discount Tire, Auto Zone, CVS, Public Storage and McDonald's.

SECURE

NET LEASE

CONTACT FOR DETAILS

EDWARD BENTON

Vice President

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This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



TENANT OVERVIEW

STARBUCKS | LEAGUE CITY, TEXAS



STARBUCKS

Starbucks Corporation is an international coffee and coffeehouse chain based in Seattle, Washington. Starbucks is the largest coffeehouse company in the world. Starbucks sells drip brewed coffee, espresso-based hot drinks, other hot and cold drinks, snacks, and items such as mugs and coffee beans. Many of the company's products are seasonal or specific to the locality of the store. Starbucks retail stores are located in high-traffic, high-visibility locations. Its stores are located in or near a variety of settings, including downtown and suburban retail centers, office buildings and university campuses.

\$24.7B
(2018)

REVENUE

BBB+

CREDIT
RATING



30,100+

TOTAL LOCATIONS

FILE PHOTO



THE PURSUIT OF DOING GOOD

August 12, 2019 (*Starbucks Stories & News*)

From the first time Starbucks opened its doors in Seattle's Pike Place Market in 1971, we have been dedicated to exceptional coffee and customer service – and something more.

It started with our early travels to the places where our coffee is grown, understanding that our future is inextricably tied to the futures of farmers and their families. We nurtured personal relationships and built a global network of support to create a new way to produce coffee: one that is sustainable,

Each year since 2001, Starbucks has reported on its efforts to make a positive impact in the communities it serves. Here we reflect on our progress and share the company's results for the 2018 fiscal year.

transparent and good for people and the planet. As the threats of climate change have grown, we have been working to help coffee farms adapt and find innovative solutions in how we build and operate our stores, while reducing the environmental impact of our cups, straws and lids.

Our stores are often the heart of a neighborhood, and we strive to make each one a welcoming and inclusive Third Place. As we have grown, so too has our opportunity to make a positive impact, from alleviating hunger through our food donation program to making investments in local partnerships and coffee- and tea-origin communities through The Starbucks Foundation.



[CLICK HERE TO READ MORE](#)

THE SECRET TO STARBUCKS' BRAND SUCCESS

Martin Roll, July, 2017 (*Martin Roll*)

The global expansion of Starbucks has been rapid and strategic. It opened its first international store in Tokyo in 1996, entered UK in 1998 and opened its first Latin American store in Mexico City in 2002. The footprint of the brand increased to cover Russia in 2007 and it opened its first store in Ho Chi Minh City, Vietnam in 2013. In February 2014, it entered Brunei, the 15th market in the Asia Pacific Region and the 64th market globally for the company. In 2015, it opened stores in Panama and reached the milestone of achieving 99% of ethically sourced coffee. The company has more than 26,000 stores in 75 countries worldwide and is expected to maintain a strong growth momentum in 2017.

In addition to improving the customer experience, which has always been the primary focus area of the company, *the future innovation focus areas increasingly need to be around the product offering*

The company, without doubt, is a successful global marketer with significant experience in entering and establishing themselves in new markets. But as it expands and grows, it needs to reassess constantly and keep its ears close to the ground to understand consumer preferences. Innovation and operational efficiency would be the bedrock for Starbucks to continue to gain success internationally and also in existing markets.



[CLICK HERE TO READ MORE](#)

LEASE OVERVIEW

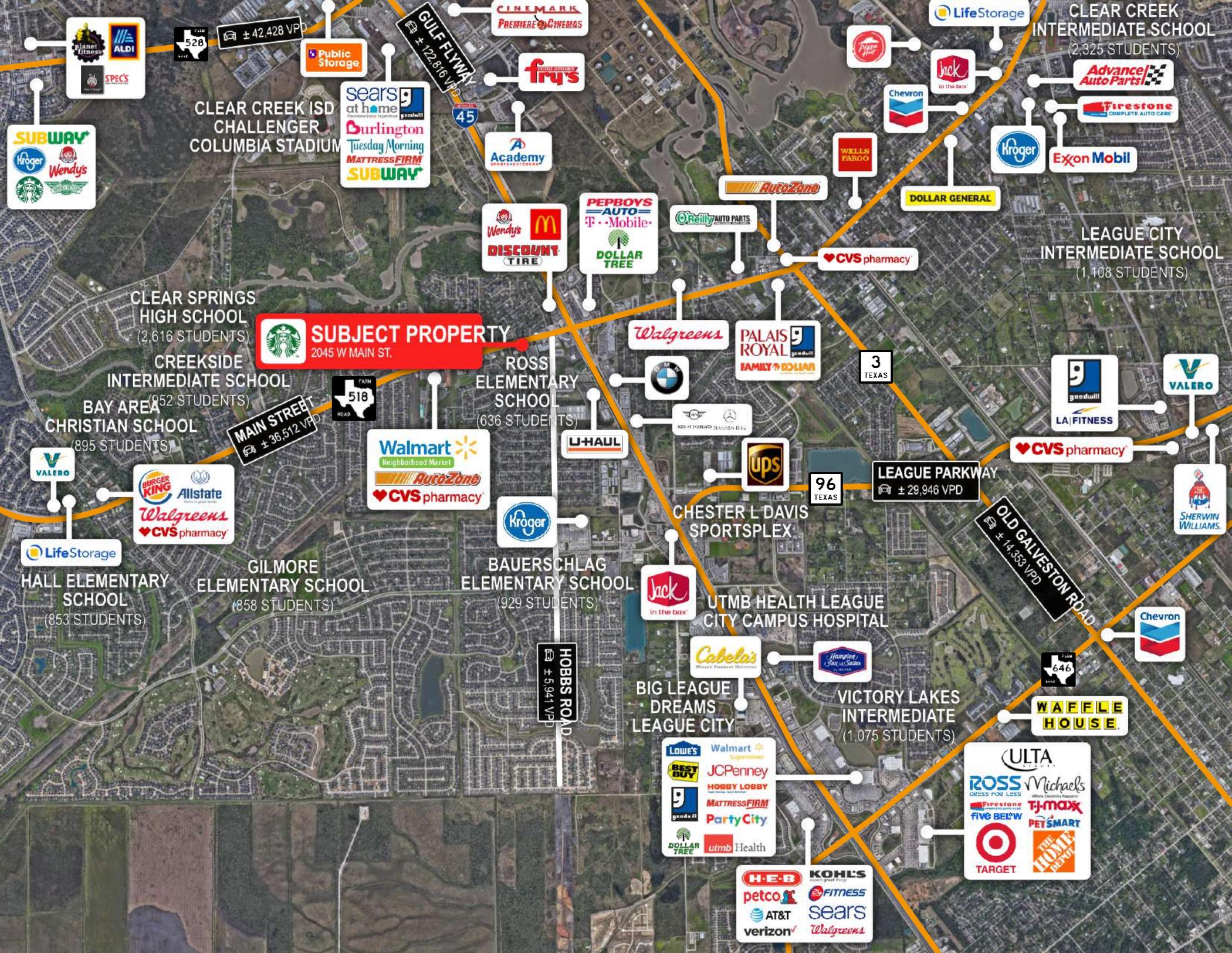
STARBUCKS | LEAGUE CITY, TEXAS

INITIAL LEASE TERM	10-Years, Plus (4), 5-Year Options to Extend
PROJECTED RENT COMMENCEMENT	January 2020
PROJECTED LEASE EXPIRATION	February 28 th 2030
LEASE TYPE	Corporate Net Lease
RENT INCREASES	10% Every 5 Years, In Primary Term & Options
ANNUAL RENT YRS 1-5:	\$138,500.00
ANNUAL RENT YRS 6-10:	\$152,350.00
OPTION 1	\$167,585.00
OPTION 2	\$184,343.50
OPTION 3	\$202,777.85
OPTION 4	\$223,055.64

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FILE PHOTO





CLEAR CREEK ISD
CHALLENGER
COLUMBIA STADIUM

CLEAR CREEK
INTERMEDIATE SCHOOL
(2,325 STUDENTS)

LEAGUE CITY
INTERMEDIATE SCHOOL
(1,108 STUDENTS)

CLEAR SPRINGS
HIGH SCHOOL
(2,616 STUDENTS)

CREEKSIDE
INTERMEDIATE SCHOOL
(952 STUDENTS)

BAY AREA
CHRISTIAN SCHOOL
(895 STUDENTS)

ROSS
ELEMENTARY
SCHOOL
(636 STUDENTS)

HALL ELEMENTARY
SCHOOL
(853 STUDENTS)

GILMORE
ELEMENTARY SCHOOL
(858 STUDENTS)

BAUERSCHLAG
ELEMENTARY SCHOOL
(929 STUDENTS)

UTMB HEALTH LEAGUE
CITY CAMPUS HOSPITAL

VICTORY LAKES
INTERMEDIATE
(1,075 STUDENTS)

SUBJECT PROPERTY
2045 W MAIN ST.

MAIN STREET
± 36,512 VPD

GULF FLYWAY
± 122,816 VPD

LEAGUE PARKWAY
± 29,946 VPD

OLD GALVESTON ROAD
± 14,353 VPD

HOBBS ROAD
± 6,941 VPD

SUBWAY
Kroger
Wendy's
Starbucks

sears
at home
Burlington
Tuesday Morning
MATTRESS FIRM
SUBWAY

Academy

Wendy's
McDonald's
DISCOUNT
TIRE

PEPBOYS
AUTO
T-Mobile
DOLLAR
TREE

O'Reilly
AUTO PARTS

AutoZone

WELLS
FARGO

DOLLAR GENERAL

CVS pharmacy

Kroger

Exxon Mobil

Advance
Auto Parts
Firestone
COMPLETE AUTO CARE

Jack
in the box

Chevron

LifeStorage

Starbucks

Walgreens

PALAIS
ROYAL
FAMILY DOLLAR

3
TEXAS

goodwill

VALERO

CVS pharmacy

SHERWIN
WILLIAMS

VALERO

BURGER
KING
Allstate
Walgreens
CVS pharmacy

LifeStorage

Walmart
Neighborhood Market
AutoZone
CVS pharmacy

U-HAUL

BMW
Mercedes-Benz
Ford

ups

96
TEXAS

CHESTER L DAVIS
SPORTSPLEX

Kroger

Jack
in the box

Cabela's

Hampton
Jewelry

Chevron

646
TEXAS

WAFFLE
HOUSE

BIG LEAGUE
DREAMS
LEAGUE CITY

Lowe's
BEST BUY
goodwill
DOLLAR
TREE

Walmart
Supercenter
JCPenney
HOBBY LOBBY
MATTRESS FIRM
Party City
utmb Health

ULTA
ROSS
MICHAELS
TJ-maxx
PET SMART
TARGET
THE HOME DEPOT

H-E-B
petco
AT&T
verizon
KOHLS
FITNESS
sears
Walgreens

SITE OVERVIEW

STARBUCKS | LEAGUE CITY, TEXAS

 **2020**
YR BUILT

 **±2,036 SF**
BUILDING AREA

 **±0.76 ACRES**
LAND AREA

NEIGHBORING RETAILERS

- | | |
|---------------------|---------------------|
| Walmart | McDonald's |
| Wendy's | Dollar Tree |
| Autozone Auto Parts | Family Dollar |
| CVS Pharmacy | Walgreens |
| Krogers | Goodwill |
| T-Mobile | O'Reilly Auto Parts |



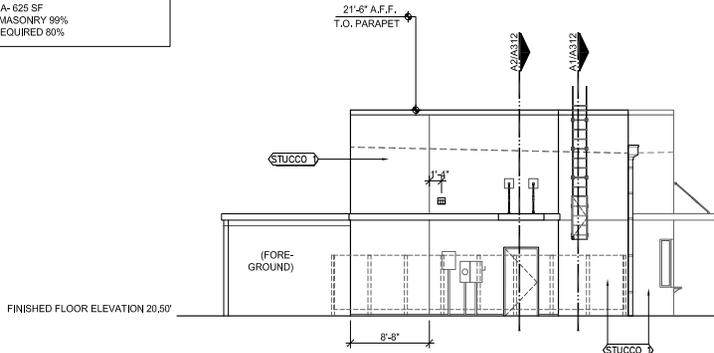
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ELEVATIONS

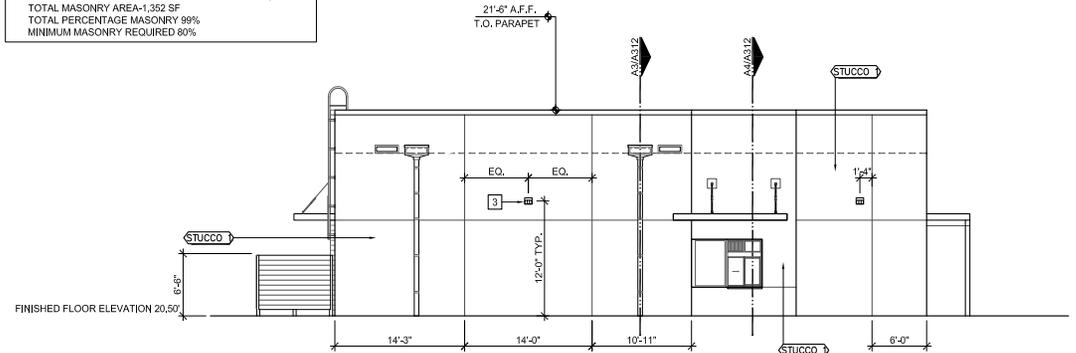
STARBUCKS | LEAGUE CITY, TEXAS

TOTAL FACADE AREA MINUS GLASS AND DOORS- 628 SF
 TOTAL MASONRY AREA- 625 SF
 TOTAL PERCENTAGE MASONRY 99%
 MINIMUM MASONRY REQUIRED 80%



B2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

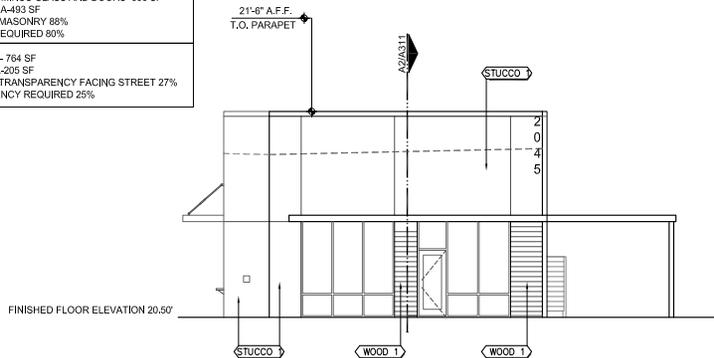
TOTAL FACADE AREA MINUS GLASS AND DOORS- 1,360 SF
 TOTAL MASONRY AREA-1,352 SF
 TOTAL PERCENTAGE MASONRY 99%
 MINIMUM MASONRY REQUIRED 80%



B1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

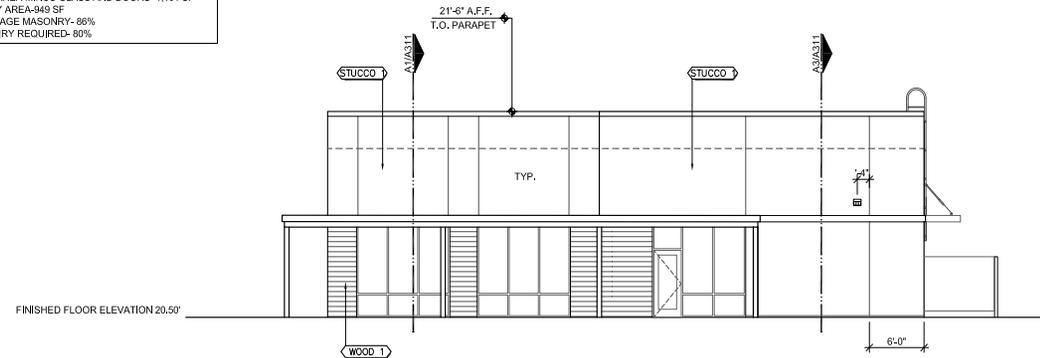
TOTAL FACADE AREA MINUS GLASS AND DOORS- 558 SF
 TOTAL MASONRY AREA-493 SF
 TOTAL PERCENTAGE MASONRY 88%
 MINIMUM MASONRY REQUIRED 80%

TOTAL FACADE AREA - 764 SF
 TOTAL GLAZING AREA-205 SF
 TOTAL PERCENTAGE TRANSPARENCY FACING STREET 27%
 MINIMUM TRANSPARENCY REQUIRED 25%



A2 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

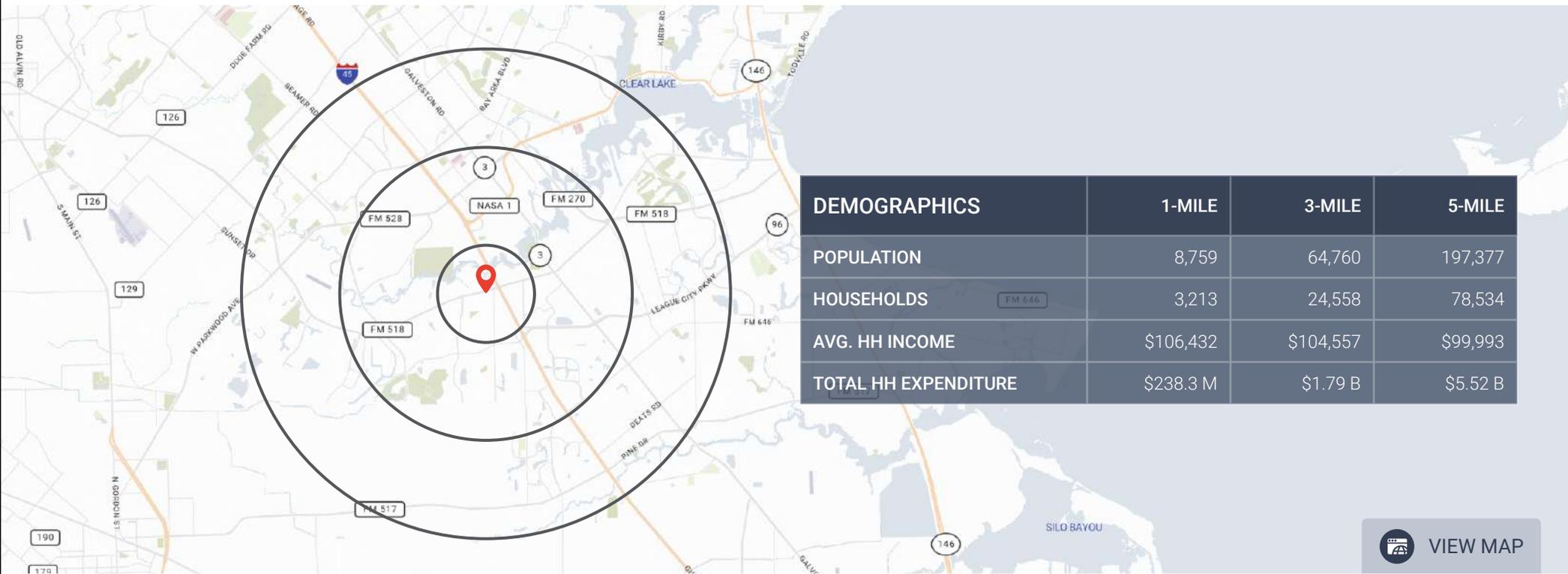
TOTAL FACADE AREA MINUS GLASS AND DOORS- 1,101 SF
 TOTAL MASONRY AREA-949 SF
 TOTAL PERCENTAGE MASONRY- 86%
 MINIMUM MASONRY REQUIRED- 80%



A1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

LOCATION OVERVIEW

STARBUCKS | LEAGUE CITY, TEXAS



VIEW MAP

ECONOMIC DRIVER'S (# of Employees in League City)

- | | | |
|---|--|---|
| Sisters of Charity of The Incarnate World (4,600) | Lockheed Martin Corporation (1,500) | Securities Management Research Inc. (500) |
| B Johnson Nasa/Lyndon Space Center (2,500) | Mantech SRS Technologies, Inc. (814) | Wyle Laboratories, Inc (500) |
| BJ's Restaurants, Inc. (2,500) | Indorama Venture Oxides LLC (735) | The Clear Creek Independent School District (500) |
| Chca Clear Lake, L.P. (1,600) | Clear Lake Regional Medical Center, Inc. (720) | Walmart (400) |
| ABC Proffsional Tree Services Inc. (1,500) | University of Houston System (600) | Chuly's Opco, Inc (416) |

LOCATION OVERVIEW

STARBUCKS | LEAGUE CITY, TEXAS



LEAGUE CITY TEXAS



98,215
POPULATION



\$100,996
MEDIAN HOUSEHOLD INCOME

The City of League City is situated strategically midway between Houston CBD and Galveston Island on the south shore of Clear Lake.

It is well-known for its recreational lifestyle and outstanding quality of life, including: an abundance of parks and amenities, beautiful neighborhoods, excellent schools, historic homes, museums, tremendous waterfront access.

Houston is the most populous city in the state of Texas and the fourth-most populous city in the United States, with a census-estimated population of 2.312 million in 2017. The seat of Harris County, Houston is the principal city of the Greater Houston metropolitan area, which is the fifth most populous MSA in the United States. With a total area of 627 square miles, Houston is the eighth most expansive city in the United States. Houston was founded in 1836 on land near the banks of Buffalo Bayou (now known as Allen's Landing) and incorporated as a city on June 5, 1837. The city was named after former General Sam Houston, who was president of the Republic of Texas and had commanded and won at the Battle of San Jacinto 25 miles (40 km) east of where the city was established. The

burgeoning port and railroad industry, combined with oil discovery in 1901, has induced continual surges in the city's population. In the mid-twentieth century, Houston became the home of the Texas Medical Center – the world's largest concentration of healthcare and research institutions – and NASA's Johnson Space Center, where the Mission Control Center is located.

#2

Top U.S.
Metros for
job growth

#2

Top Housing
Markets for new
homes

GREATER HOUSTON POPULATION TO TOP 10 MILLION BY 2040

Andrew Schneider, September 24, 2018 (*Houston Public Media*)

Greater Houston's population will surpass 10 million by the year 2040, up from roughly 7 million today. The projection from METRO Next shows most of the growth coming in Houston proper and Harris County.

"I think it's a fairly accurate projection," said Patrick Jankowski, senior vice president of research at the Greater Houston Partnership. "Whether we hit 10 million people's going to depend upon what job growth looks like over the next 22 years. If we have very small or nominal job growth, we'll probably fall short of that. If we have any period of job growth like we had from 2010 to 2014, we'll exceed that number."

 [CLICK HERE TO READ MORE](#)

BEST PLACES TO LIVE IN LEAGUE CITY, TEXAS

Large city complex - Southeast Texas, 50 miles inland from the Gulf Coast. April, October and March are the most pleasant months in League City, while August and July are the least comfortable months.

The rapidly growing Houston area continues to rank the fourth largest metro area in the United States behind New York, Los Angeles, and Chicago. Not only is the population huge, but the area includes 10 counties covering some 900 square miles and spreads some 50 miles in each direction.

Houston is a national and world center for the petroleum and petrochemical industry, but also shines as a general corporate center; local companies include Continental Airlines, Browning Ferris Industries, Waste Management, MinuteMaid (owned by Coca-Cola), and American General (insurance). There is a considerable amount of banking and general commerce and trade in the area, driven in part by the large port facility and the petrochemical industry.

 [CLICK HERE TO READ MORE](#)

GREATER HOUSTON - THE WOODLANDS - SUGAR LAND

STARBUCKS | LEAGUE CITY, TEXAS

METRO STATISTICS	
TOTAL POPULATION	6,997,384
GDP	\$490.1 B
NATIONAL ECONOMY RANKING	24th
FORTUNE 500 COMPANIES	210

GEORGE BUSH INTERCONTINENTAL AIRPORT

- 40 Million Annual Passengers
- Hub for United Airlines & Atlas Air

MINUTE MAID PARK STADIUM

- Houston Astros - 10th Most Valuable MLB Team (\$1.8 Billion)
- 41,168 Seating Capacity

HOUSTON ROCKETS

- Houston Rockets - 7th Most Valuable NBA Team (\$2.3B)
- 18,300 Seating Capacity

nrg park

- Houston Texans - 9th Most Valuable NFL Team (\$3.1B)
- 72,220 Seating Capacity

RICE UNIVERSITY

- Ranked 17th Best National University
- Enrollment: 6,740

UNIVERSITY OF HOUSTON

- Part-Time Law Program Ranked #9 Nationally
- 45,364 Students

WILLIAM P. HOBBY AIRPORT

- 14 Million Annual Passengers
- 10,860 Tons of Air Freight Annually

PORT OF HOUSTON INTERNATIONAL PORT

- 182 Billion Tons of Cargo Annually
- Shipping Activity Accounts for \$159 Billion in Trade

JOHNSON SPACE CENTER

- Hub of Human Space Flight for More than Half a Century
- 1 Million Visitors Annually

Port of GALVESTON

- 1 Million Yearly Cruise Passengers
- 4th Busiest Cruise port in the U.S.

SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

DALLAS OFFICE

3100 Monticello Avenue
Suite 220
Dallas, TX 75205
(214) 522-7200

LOS ANGELES OFFICE

123 Nevada Street
El Segundo, CA 90245
(310) 736-4179

securenetlease.com

TEXAS DISCLAIMER

STARBUCKS | LEAGUE CITY, TEXAS

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests

of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- ▷ shall treat all parties honestly;
- ▷ may not disclose that the owner will accept a price less than the asking price submitted in a written offer unless authorized in writing to do so by the owner;
- ▷ may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- ▷ may not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.