



# Starbucks

S&P Rated BBB+

**\$2,556,000 | 4.50% CAP**

4871 Sauk Trail, Richton Park, IL (Chicago) 60471

- ✓ New Construction Starbucks Property
- ✓ 10 Year Net Lease with No Early Termination
- ✓ 5% Rental Increases in Primary Term and Options
- ✓ Minimal LL Responsibilities with New Roof Warranty
- ✓ Primary Retail Location Along Heavily Trafficked Local Thoroughfares

Starbucks is the **premier roaster and retailer** of specialty coffee in the **world**. As of today, Starbucks is the **largest coffeehouse company in the world** with **34,317 stores** across the globe in 2022.

A photograph of a Starbucks Reserve store at night. The building has a dark brick facade. A large, illuminated sign above the entrance reads "STARBUCKS" in white, block letters. The entrance is a glass door with a small illuminated sign on the left that says "Reserve" and "R" with a wheelchair accessibility symbol. Inside the store, the counter and shelves are visible, with a sign that says "STARBUCKS RESERVE" and "R" with a star. There are several potted plants in front of the entrance.

STARBUCKS

# INVESTMENT OVERVIEW

STARBUCKS RICHTON PARK, IL



FILE PHOTO

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IL Broker of Record: Matt Chambers | Peak Group, LLC

License #: 481.000413

# \$2,556,000

## 4.50% CAP

NOI

\$115,000

Building Area

±2,250 SF

Land Area

±1.90 AC

Year Built

2022

Lease Type

\*Corporate Net Lease

Occupancy

100%

- ✓ **New construction Starbucks property with drive thru:** featuring a new 10 year net lease with no early termination clause and 5% rental increases every five years.
  - ✓ **Long Term Net Lease with Starbucks Corporation:** S&P Rated BBB+ | Ranked #125 on the Fortune 500 list | Over 26,000 locations globally
  - ✓ **Minimal landlord responsibilities:** corporate net lease with new roof warranty. Landlord responsible for roof structure and parking lot.
  - ✓ **Strategically situated along two primary regional thoroughfares with high traffic counts (exceed 30k+ VPD):** Sauk Trail serves as a primary east-west thoroughfare, while Cicero Ave is a primary north-south route for local retail and residential traffic.
  - ✓ **High income demographics with average household incomes** over \$74,000, \$84,000 and \$92,000 within a one, three and five mile radius (respectively) of the subject property.
  - ✓ **Secondary highway location just 0.5 miles east of I-57 (58k+ VPD) and 1.5 miles south of Lincoln Highway "30" (45k+ VPD):** Located on the in/out traffic flow of local residential and retail activity.
  - ✓ **Adjacent to Rich Township High School (Fine Arts & Communication Campus):** Approximately 1,000+ students enrolled
- \*LL responsible for roof, structure and parking lot. 10 Year Roof Warranty.

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.

**SECURE**  
NET LEASE

# TENANT OVERVIEW

STARBUCKS RICHTON PARK, IL

## Starbucks

**Lessee:** Starbucks Corporation

REVENUE  
**\$32.1 B**

CREDIT RATING  
**BBB+**

LOCATIONS  
**34,000+**

STOCK TICKER  
**SBUX**



[Starbucks.com](https://www.starbucks.com)

**Starbucks Corporation is an American multinational chain of coffeehouses and roastery reserves headquartered in Seattle, Washington. As the world's largest coffeehouse chain, Starbucks is seen to be the main representation of the United States' second wave of coffee culture.**

As of early 2022, the company operates over **34,000 locations** worldwide in more than **76 countries**. Starbucks locations serve hot and cold drinks, whole-bean coffee, microground instant coffee known as VIA, espresso, cafe latte, full- and loose-leaf teas including **Teavana tea products**, Evolution Fresh juices, Frappuccino beverages, La Boulange pastries, and snacks including items such as chips and crackers; some offerings are seasonal or specific to the locality of the store. **Many stores sell pre-packaged food items**, pastries, hot and cold sandwiches, and drinkware including mugs and tumblers.

There are also several select **"Starbucks Evenings"** locations which offer beer, wine, and appetizers. Starbucks-brand coffee, ice cream, and bottled cold coffee drinks are also sold at grocery stores in the United States and other countries. In 2010, the company began its Starbucks Reserve program for single-origin coffees and high-end coffee shops. It planned to open **1,000 Reserve coffee shops** by the end of 2017. Starbucks operates six roasteries with tasting rooms and **43 coffee bars as part of the program**. The latest roastery location opened on Chicago's Magnificent Mile in November 2019, and is the world's largest Starbucks.



## IN THE NEWS

STARBUCKS RICHTON PARK, IL

## Starbucks Stock To Grow As Recovery Continues?

JULY 7, 2021 (FORBES)

The company started recovery in the Q4 2020 (ended September 2020) and Q1 2021 (ended December 2020). The momentum continued in Q2 2021 (ended March 2021) as the company recorded revenue of \$6.7 billion, up 11% y-o-y while earnings improved to \$0.58 per share compared to \$0.28 per share in the same period of the previous year.

The revenue growth was driven by the International market as comparable store sales grew by 35% y-o-y. We expect this momentum to continue in 2021 as the pace of vaccination increases. We expect Starbucks' revenues to rise by 21% to \$28.5 billion for FY 2021 (ends September 2021). Further, its net income is likely to increase to \$3.7 billion, increasing its EPS figure to \$3.17 in 2021, which coupled with the P/E multiple of 39.1x will lead to Starbucks' valuation of \$124, which is 10% higher than the current market price.

At the current price of around \$115 per share, we believe Starbucks (NASDAQ: SBUX) has nearly 8% growth potential in the near term as per Trefis' Starbucks' valuation of \$124.

Having gained more than 73% since the March bottom, Starbucks' stock (NASDAQ: SBUX) is close to its near term potential. Our conclusion is based on a detailed comparison of SBUX's performance against the S&P 500 now as well as during the 2008 downturn in our interactive dashboard analysis.

Due to the Covid-19 crisis, Starbucks, an American multinational chain of coffeehouses, has seen its revenues fall during FY 2020 (ended September 2020). In FY 2020, Starbucks reported an earnings beat with EPS of \$0.79 and total revenues at \$23.5 billion, down 11% y-o-y. Further, the company reported \$1.6 billion in cash inflows from operating activities for the year.

EXPLORE ARTICLE



## Starbucks pledges to make its stores more inclusive by 2030

LAUREN ROSENBLATT, MARCH 14, 2022 (THE SEATTLE TIMES)

As Starbucks looks to expand its store portfolio, it's turning to data.

Ahead of its annual shareholder meeting Wednesday, Starbucks says it's looking to expand its commitment to inclusivity – both with accessible store designs and new locations in communities positioned to benefit from a new coffee joint. It announced Monday it will open or rebrand 1,000 community stores globally by 2030, expanding its community footprint by hundreds.

Using a calculator that measures the self-defined “very basic ingredients of human well-being,” it plans to open more stores in communities that it thinks would benefit most from the jobs, community spaces and coffee.

Starbucks launched its community store initiative in 2015, targeting neighborhoods in 15 U.S. cities to open stores in diverse, underrepresented neighborhoods and work with local leaders to create new opportunities for economic development and community engagement. It now has 150 community stores, including two in Seattle at White Center and Northgate at the Kraken Community Iceplex.

“We make an intentional commitment to local hiring, to working with local artists and being very intentional about creating physical gathering spaces for the community as well,” said Katie Young, senior vice president of global growth and development. “That’s a place where the community should see themselves reflected, because they are part of that store and they’ve helped us create it.”

Starbucks has partnered with Measure of America, a Brooklyn-based nonprofit that researches and analyzes human-development data, to use the Human Development Index, a way to calculate well-being that goes beyond “money metrics.”

EXPLORE ARTICLE



# LEASE OVERVIEW

STARBUCKS RICHTON PARK, IL

Initial Lease Term	10-Years, Plus (4), 5-Year Options to Extend
Rent Commencement	October 1, 2022
Lease Expiration	September 31, 2032
Lease Type	Corporate Net Lease
Rent Increases	5% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$115,000.00
Annual Rent YRS 6-10	\$120,750.00
Option 1	\$126,787.00
Option 2	\$133,127.00
Option 3	\$139,783.00
Option 4	\$146,772.00

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.



SIEDEN PRAIRIE  
ELEMENTARY SCHOOL  
(252 STUDENTS)

COLIN POWELL  
MIDDLE SCHOOL  
(647 STUDENTS)

RICH TOWNSHIP HIGH  
SCHOOL DISTRICT  
(2,667 STUDENTS)

ARCADIA  
ELEMENTARY SCHOOL  
(448 STUDENTS)

**Burlington**  
DOLLAR TREE  
**Marshalls**  
**PET SMART**  
**ROSS**  
DRESS FOR LESS  
Panera BREAD

**Culver's**

**ALDI**

ILLINOIS  
50

CHRYSLER  
Jeep  
RAM

**BURGER KING**

The Spot  
FOR FITS & KICKS  
**McDonald's**  
FACTORY FURNITURE  
OUTLET

**Gordon**  
FOOD SERVICE STORE

**Walgreens**

**CVS pharmacy**

**FAMILY DOLLAR**

**Firestone**  
COMPLETE AUTO CARE

**Olive Garden**  
ITALIAN KITCHEN

**MATTRESS FIRM**  
Save Money. Sleep Happy.

**ROSATI'S**  
CHICAGO PIZZA  
PANDA EXPRESS  
CHINESE KITCHEN

**enterprise**

**KFC**

30

**Walgreens**

LINCOLN HIGHWAY  
±45,000 VPD

**Holiday Inn**  
AN IHG HOTEL  
**Comfort INN**

**SUBWAY**  
**Foot Locker**  
**FIVE GUYS**  
BURGERS and FRIES  
**CHIPOTE**  
MEXICAN GRILL

**Davita**  
Kidney Care  
**DQ**

**CITITRENDS**  
**Petes**  
MARKET

HUTH UPPER  
GRADE CENTER  
(546 STUDENTS)

MATTESON  
ELEMENTARY SCHOOL  
(456 STUDENTS)

INDIANA SCHOOL  
(373 STUDENTS)

**GMC** **Ford** **HONDA** **TOYOTA**  
**HYUNDAI** **Cadillac** **NISSAN**  
**KIA** **BUICK** **MITSUBISHI**

**Pep Boys**

**MENARDS**

**JCPenney**

MOTEL  
**PRESIDENTIAL**  
INN & SUITES

**Cow's**  
TOWING

INTERSTATE  
57

**LifeStorage**

**SHERWIN WILLIAMS**

**Starbucks** **SUBJECT PROPERTY**  
4871 SAUK TRAIL

RICH TOWNSHIP  
HIGH SCHOOL  
(947 STUDENTS)

**Domino's**

SAUK  
ELEMENTARY SCHOOL  
(352 STUDENTS)

**POPEYES**  
LOUISIANA KITCHEN

PARK TOWERS  
APARTMENT HOMES  
(270 UNITS)

**save a lot**

MICHELLE OBAMA  
SCHOOL OF TECHNOLOGY  
AND THE ARTS  
(532 STUDENTS)

SAUK TRAIL  
±26,855 VPD

**MARATHON**

**FAMILY DOLLAR**

**McDonald's**

**DOLLAR GENERAL**

UNITED STATES  
POSTAL SERVICE

**AutoZone**

**DUNKIN'**  
BR  
bakkin' tobblin'

RICHTON SQUARE  
APARTMENTS  
(342 UNITS)

**SUBWAY**  
**TACO BELL**

RICH EAST  
HIGH SCHOOL  
(913 STUDENTS)

**Walmart**  
Supercenter

**DOLLAR TREE**

S CICCERO AVENUE  
±14,882 VPD

**U-HAUL**

RICHTON SQUARE  
ELEMENTARY SCHOOL  
(157 STUDENTS)

MOHAWK PRIMARY  
CENTER  
(282 STUDENTS)

# SITE OVERVIEW

STARBUCKS RICHTON PARK, IL

	Year Built		2022
	Building Area		±2,225 SF
	Land Area		±1.9 AC

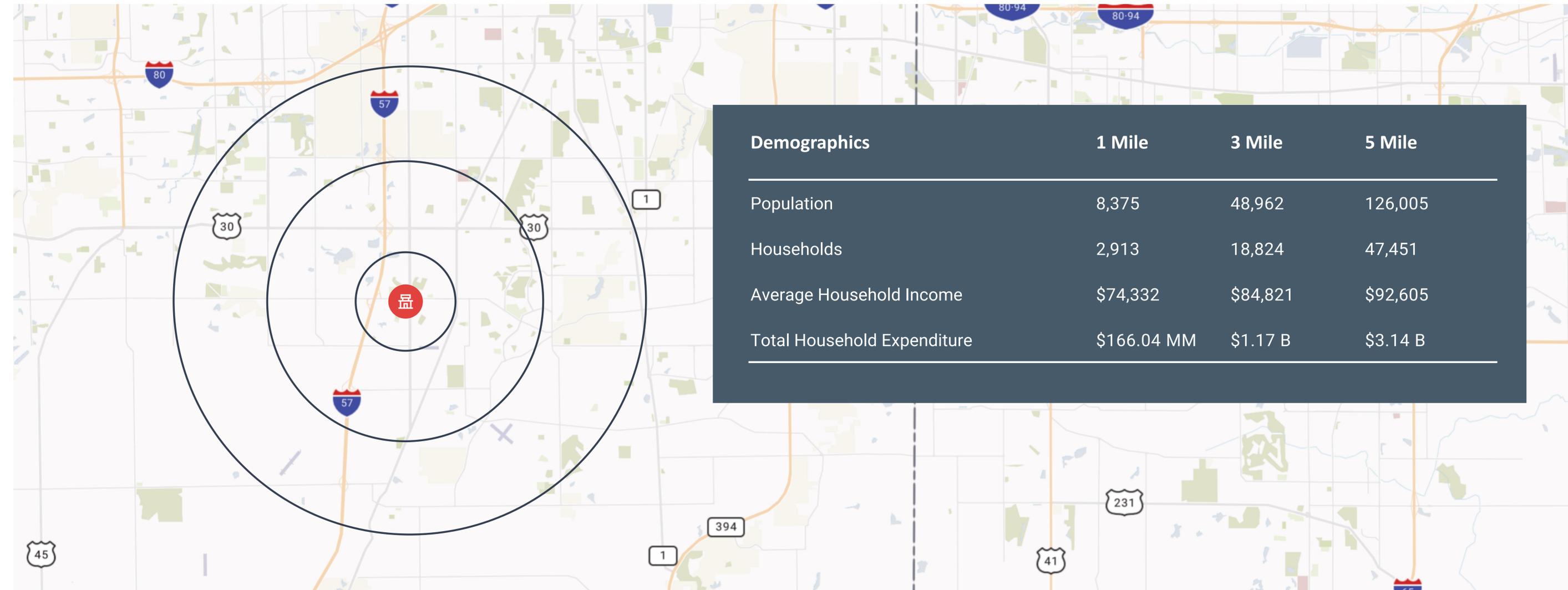
## NEIGHBORING RETAILERS

- Burlington
- PetSmart
- ROSS Dress For Less
- The Home Depot
- Aldi
- Walmart Supercenter
- JCPenney
- Marshalls
- Dollar Tree
- Citi Trends



# LOCATION OVERVIEW

STARBUCKS RICHTON PARK, IL



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- 1. St. James Hospital - Chicago Heights (1,528)
- 2. Ford Motor Co. - Stamping Plant (1,500)
- 3. Governors State University (990)
- 4. Federal Signal Corporation (800)
- 5. St. James Hospital - Olympia Fields (721)
- 6. Manheim's Greater Auto Auction (618)
- 7. Bimba Manufacturing (361)
- 8. School District 162 (350)
- 9. School District 159 (200)
- 10. Home Depot (150)
- 11. Menard's (140)
- 12. Rogers Enterprise (140)
- 13. Sherwin Williams Paint (130)
- 14. Holiday Inn (105)
- 15. Olive Garden (89)

# LOCATION OVERVIEW

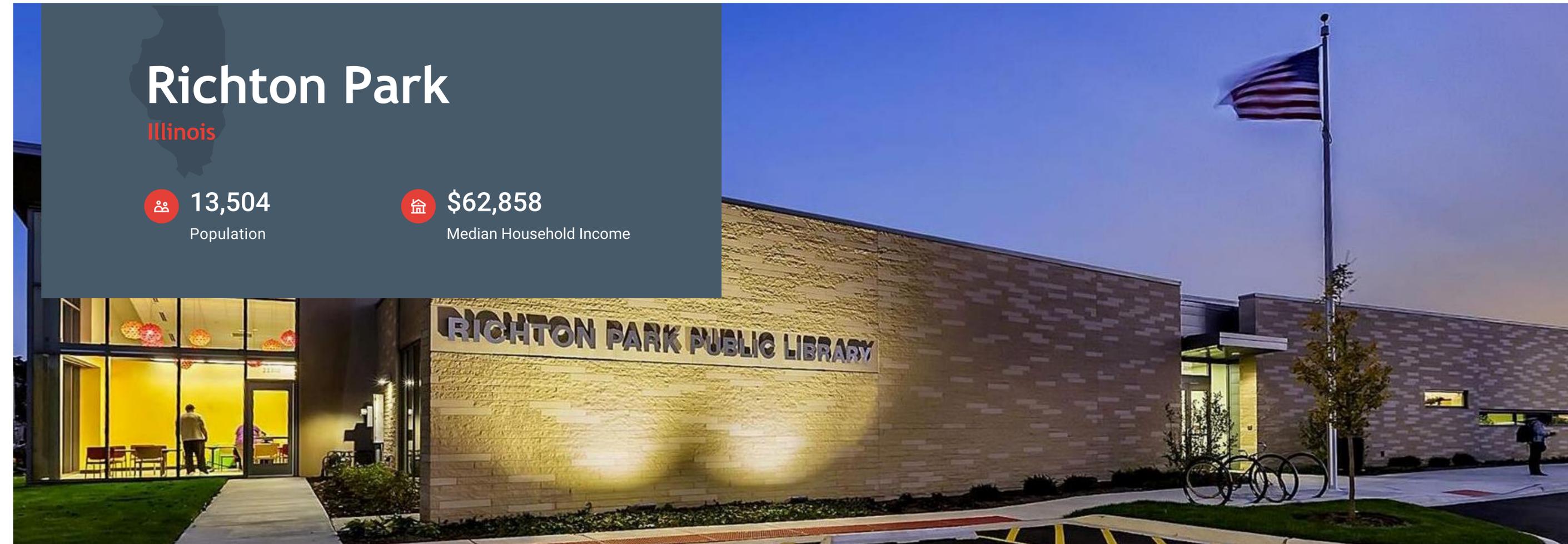
STARBUCKS RICHTON PARK, IL

## Richton Park

Illinois

 **13,504**  
Population

 **\$62,858**  
Median Household Income



30-minutes Southwest of  
Chicago

**30-MINUTES**

Ranks in the upper  
quartile for Population  
Density

**UPPER QUARTILE**

**The hub of Chicago's Southland suburb's, the Village of Richton Park Strives to be a premier community that is committed to providing a safe, resident and business-friendly environment, with high quality services, excellent schools, and a responsive government.**

**The Village of Richton Park strives to be a premier community in the southern suburbs. It is committed to providing a safe, resident and business-friendly environment, with high quality services, excellent schools, and a responsive government that makes Richton Park the place where people want to live, work, and play.**

The Village's previous motto, 'Proud Past, Bright Future', was exemplary of what Richton Park has been, and what it is to come.

Richton Park's beginnings hold rich in history, being a major thoroughfare for the indigenous Sauk and Potawatomi Native Americans, as well as a route on the Underground Railroad. Now with nearly 14,000 residents, Richton Park has evolved into a warm, welcoming and diverse village with easy access to the city via busy Metra station and Interstate 57, 80, 294, and 394. Having so much to offer, the Village aims to be a place where people want to live, work, and play. With the Villages new tagline, 'Your Home', Richton Park prides itself on being a tight knit community with opportunities for adults as well as youth, including a new charter school, new library, plenty of programs and activities and quick access to four-year Governors State University. Economic Development and Education are of significant priority for residents and Village leadership, as various areas are slated for redevelopment, which will result in several commercial out-lot opportunities, a state-of-the-art technology center, as well as a 60 unit residential complex. To attract and retain Millennials, families, and those wishing to 'age in place', Richton Park is also developing a trans-oriented town center and fostering a spirit of volunteerism, entrepreneurship, and beautification in the Village.

## IN THE NEWS

STARBUCKS RICHTON PARK, IL

### Amazon planning to add 450 jobs downtown

DANNY ECKER , DECEMBER 21, 2021 (CRAIN'S CHICAGO BUSINESS)

Amazon aims to add hundreds of tech and corporate jobs in downtown Chicago over the next several years, and it's adding more office space in the Loop to make room for them.

The e-commerce giant said in a statement that it has inked a new lease for about **67,000 square feet** at 222 W. Adams St., expanding from its existing **140,000-square-foot** office in the adjacent and connected building at 227 W. Monroe St.

The new space tees up a local hiring spree for the Seattle-based company, which plans to add 450 jobs across a range of departments, including its Amazon Web Services, advertising and retail divisions. Those will add to the more than 1,000 Amazon workers based today in its Loop office, which it dubs its "Chicago Tech Hub."

The deal is **Amazon's third expansion** since it first moved into the building in 2016 and boosts the company's already massive investment in its Chicago-area workforce. Amazon at a blistering pace has been adding millions of square feet of warehouse space in the area to store and distribute products bought online. But the company has also been quickly growing its white-collar workforce in the city, tapping into Chicago's deep pool of young, tech-savvy talent.

"These **450 new roles** will join the more than **1,000 corporate** and technology employees already working here in Chicago," Brian Huseman, Amazon vice president of public policy, said in the statement. "Chicago's many amenities and proximity to outstanding academic institutions continue to attract and develop an incredible talent pipeline. We look forward to continue investing in Chicago and creating **exciting career opportunities** as we build on our **strong relationships** with the local community and its leaders."

EXPLORE ARTICLE



### Illinois Among Top States For Businesses: Ranking

Eileen O'Gorman, July 19, 2021 (patch)

A new ranking from CNBC looks at how well state leaders attract new business, with Illinois scoring top marks for infrastructure. Illinois ranked among the best, coming in at 15 out of 50 states.

To rank this year's top states for business, CNBC scored all **50 states on 85 different** metrics in **10 categories**. Categories ranged from access to capital to the cost of doing business to **cost of living**.

CNBC this week released its annual ranking of top states for business, which looks at how well Illinois and other states are doing in attracting and fostering business ownership and operations.

This year, CNBC added a new category for life, health and inclusion, which replaced **quality of life** in order to include new metrics on every state's battle against COVID-19, health care in general, and the corporate push for inclusiveness.

Each category was assigned a weight based on how hard states are pushing it in their economic development marketing. CNBC determined that by analyzing every state's economic development website. If, for example, more states are pitching their **low business costs**, Cost of Doing Business carries more possible points.

In the end, states could earn a maximum of **2,500 points** across the **10 categories**. The states with the most points are America's top states for business.

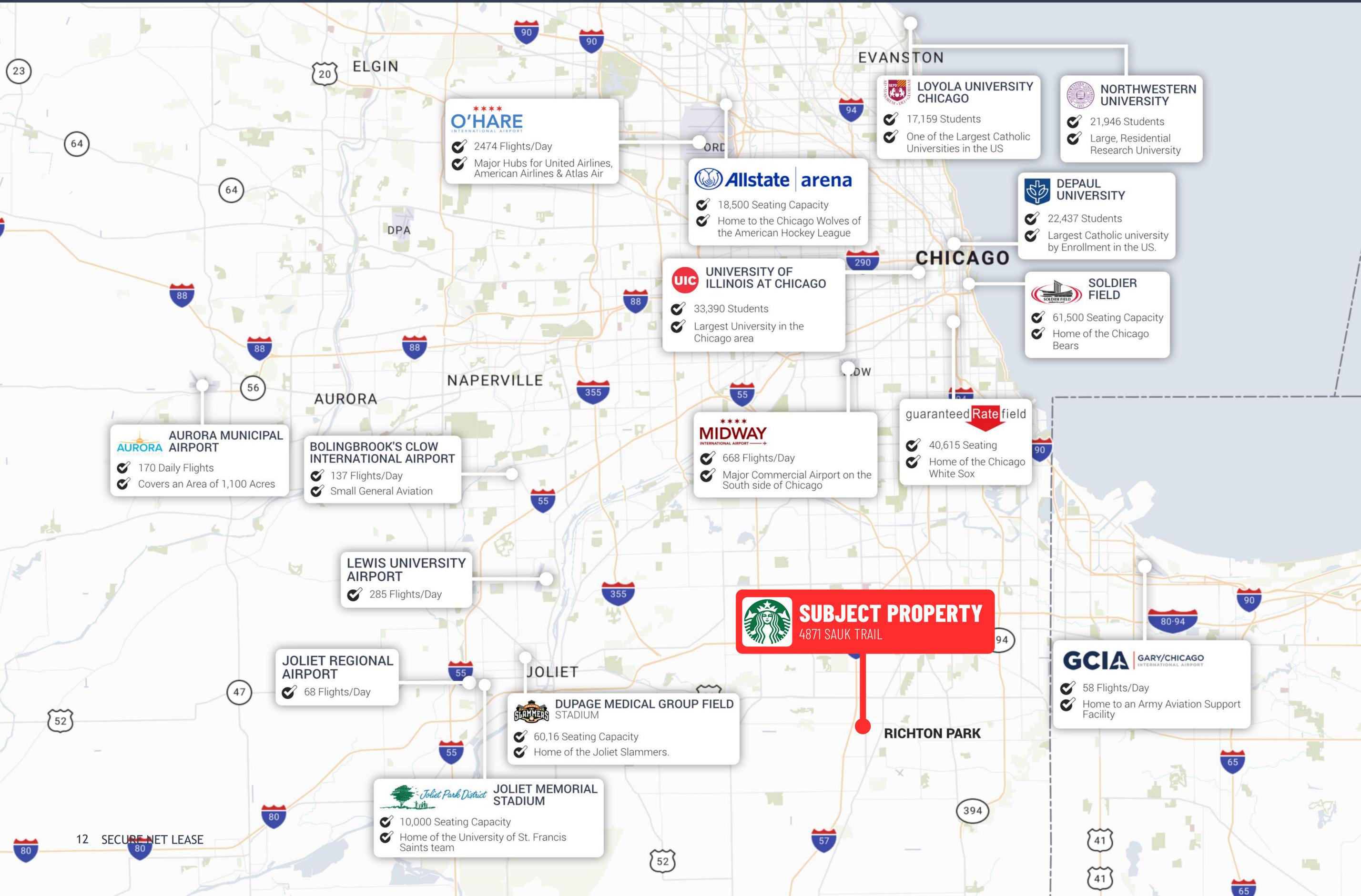
Illinois scored first place for potential infrastructure for new businesses, augmented by Gov. J.B. Pritzker's latest push for his Rebuild Illinois program, but it **ranked** almost dead last in economics, an unsurprising figure given the state's rocky, but improving, credit history.

EXPLORE ARTICLE



# CHICAGO-NAPERVILLE-ELGIN MSA

STARBUCKS RICHTON PARK, IL



**O'HARE INTERNATIONAL AIRPORT**

- 2474 Flights/Day
- Major Hubs for United Airlines, American Airlines & Atlas Air

**Allstate arena**

- 18,500 Seating Capacity
- Home to the Chicago Wolves of the American Hockey League

**UIC UNIVERSITY OF ILLINOIS AT CHICAGO**

- 33,390 Students
- Largest University in the Chicago area

**LOYOLA UNIVERSITY CHICAGO**

- 17,159 Students
- One of the Largest Catholic Universities in the US

**NORTHWESTERN UNIVERSITY**

- 21,946 Students
- Large, Residential Research University

**DEPAUL UNIVERSITY**

- 22,437 Students
- Largest Catholic university by Enrollment in the US.

**SOLDIER FIELD**

- 61,500 Seating Capacity
- Home of the Chicago Bears

**guaranteed Rate field**

- 40,615 Seating
- Home of the Chicago White Sox

**MIDWAY INTERNATIONAL AIRPORT**

- 668 Flights/Day
- Major Commercial Airport on the South side of Chicago

**AURORA MUNICIPAL AIRPORT**

- 170 Daily Flights
- Covers an Area of 1,100 Acres

**BOLINGBROOK'S CLOW INTERNATIONAL AIRPORT**

- 137 Flights/Day
- Small General Aviation

**LEWIS UNIVERSITY AIRPORT**

- 285 Flights/Day

**JOLIET REGIONAL AIRPORT**

- 68 Flights/Day

**DUPAGE MEDICAL GROUP FIELD STADIUM**

- 60,16 Seating Capacity
- Home of the Joliet Slammers.

**JOLIET MEMORIAL STADIUM**

- 10,000 Seating Capacity
- Home of the University of St. Francis Saints team

**GCIA GARY/CHICAGO INTERNATIONAL AIRPORT**

- 58 Flights/Day
- Home to an Army Aviation Support Facility

**SUBJECT PROPERTY**  
4871 SAUK TRAIL

12 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

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