



Starbucks

\$2,236,500 | 5.50% CAP

2015 S Green Ave., Purcell, OK 73080

- ✓ New Construction Site with 10 Year Net Lease, 10% Rent Bumps in Primary Term
- ✓ Excellent High Traffic Location Along S Green Ave (11K VPD)
- ✓ Subject Property is Located on a Walmart Outparcel (800K+ Annual Visitors)
- ✓ High Growth Trade Area in the Heart of Purcell (11K+ Residents)
- ✓ Starbucks has an S&P BBB+ rating with over 35,711 locations and \$32.3 billion in revenue

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 35,711 stores across the globe in 2022.



INVESTMENT OVERVIEW

STARBUCKS PURCELL, OK

File Photo

\$2,236,500

5.50% CAP

NOI

\$123,000

Building Area

±2,223 SF

Land Area

±0.56 AC

Year Built

2022

Lease Type

*Corporate Net Lease

Occupancy

100%

✓ **Projected Rent Commencement:** February 17, 2023

✓ **New Construction Site** with 10 Year Net Lease, 10% rental increases in the Primary Term and 8% rental increases in each of the (4) 5-Year Option Periods.

✓ **Excellent High Traffic Location** Along S Green Ave (11,000 VPD), just off of Monarch Hwy (36,000 VPD), also known as the Purple Heart Trail.

✓ **Subject Property is Located on a Walmart outparcel**, which is easily accessible from Monarch Hwy and sees over 800,000 visitors per year.

✓ **High Growth Trade Area in the Heart of Purcell.** Subject Property is surrounded by over 11,500 residents living within a 5 mile radius, providing a consistent consumer base with little competition in the immediate trade area.

✓ **Investment Grade Tenant** - Starbucks is Rated BBB+ by S&P, reported \$32.3 Billion in revenue for 2022 and operates over 35,711 locations.

*LL responsible for roof, structure and parking lot. New Roof Warranty.

CONTACT FOR DETAILS

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com

OK Broker of Record: Grant McKinney

License #: 120857

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 PURCELL, OK

Starbucks

Lessee: Starbucks Corporation

REVENUE
\$32.3 B

CREDIT RATING
BBB+

LOCATIONS
35,711+

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 2021, the company operates over **35,711 locations** worldwide in more than **80 markets**. Starbucks locations serve hot and cold drinks, whole-bean coffee, microground instant coffee known as VIA, espresso, caffe 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**.



IN THE NEWS

STARBUCKS PURCELL, OK

Starbucks Anticipates More than 1 in 6 Americans will Receive a Starbucks Card this Holiday Season

DECEMBER 20, 2022 (STARBUCKS STORIES & NEWS)

Starbucks anticipates that more than 1 in 6 Americans will receive a Starbucks Card this holiday season, following a record-breaking holiday season for Starbucks Card sales in 2021.

Last year, Starbucks sold more than **55 million Starbucks Cards**, including both physical and digital cards in the **U.S. and Canada** during the holiday season, and projects that number will increase this year to over **58 million** cards sold.

“Starbucks is one of the most gifted brands in the world, and we are honored that our customers continue to give Starbucks Cards as a meaningful gift during the holiday season,” said Brady Brewer, Starbucks chief marketing officer.

“Starbucks – in so many ways – is a currency of kindness. By giving a Starbucks Card, you’re giving an experience and opportunity to connect over coffee.”

Nearly **\$3 billion dollars** will be loaded on to Starbucks Cards from October to December, representing another robust holiday quarter of Starbucks Card sales as expected and included in the company’s financial outlook.

The National Retail Federation reports that gift cards will remain a favorite gift item in **2022**, with total spend expected to reach **\$28.6 billion**, and that holiday shoppers plan to purchase between three to four gift cards each. Starbucks anticipates that December 23rd will be the company’s busiest day for Starbucks Card sales, as gift cards continue to make a popular gift all season long.

Gift cards have been available at Starbucks since **1994** as an alternative to paper gift certificates, and Starbucks was among the **first major retailers** to offer a reloadable card, which debuted in 2001. That was the year Starbucks Cards became one of the most popular holiday gifts of the season, selling nearly **200,000** in the first week alone.

EXPLORE ARTICLE



Sip your way to more coffee ... or your next big trip: Delta Air Lines and Starbucks launch loyalty partnership

OCTOBER 12, 2022 (DELTA NEWS HUB)

Members of Delta SkyMiles and Starbucks® Rewards can turn their next coffee occasion into their next travel adventure with a new loyalty benefits partnership that lets customers unlock even more ways to earn rewards.

“We’re continuing to evolve Delta’s SkyMiles program to give our customers valuable, **premium experiences** not just on the days they travel but in their everyday lives as well,” said Prashant Sharma, Vice President of Loyalty at Delta. “Through this **new partnership** with Starbucks, we can deliver more moments and interactions that matter, both in the **air** and on the **ground**.”

Starting Oct. 12, U.S. customers who are enrolled in both Delta SkyMiles and Starbucks Rewards loyalty programs can easily link their accounts by visiting either deltastarbucks.com or starbucksdelta.com. Once the accounts are linked, members will earn one mile per \$1 spent¹ on eligible purchases at Starbucks, and on days when enrolled members have a scheduled flight with Delta, they will earn double Stars on eligible purchases at participating Starbucks stores². This new benefit is open to currently enrolled members as well as new members of the companies’ loyalty programs.

“Starbucks Rewards and Delta SkyMiles are centered on **creating moments** of meaningful connection, and by bringing together two of the country’s most celebrated **loyalty programs** we are able to **reward** our members with more of what they love,” said Ryan Butz, Vice President, Loyalty Strategy and Marketing at Starbucks.

EXPLORE ARTICLE



LEASE OVERVIEW

STARBUCKS PURCELL, OK

Initial Lease Term	10 Years, Plus (4), 5-Year Options to Renew
Rent Commencement	February 17, 2023
Lease Expiration	February 28, 2033
Lease Type	Corporate Net Lease
Rent Increases	10% Increase in Primary Term & 8% in Options
Annual Rent YRS 1-5	\$123,000
Annual Rent YRS 6-10	\$135,300
Option 1	\$146,124
Option 2	\$157,814
Option 3	\$170,439
Option 4	\$184,075

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.





H&R BLOCK

PURCELL JUNIOR HIGH SCHOOL
PURCELL JUNIOR HIGH (323 STUDENTS) (305 STUDENTS)

DOLLAR GENERAL

AutoZone
CHEVROLET

PHILLIPS 66

DOLLAR TREE
TSC TRACTOR SUPPLY CO

77
HIGHWAY 77
±6,130 VPD

FARMERS INSURANCE

PURCELL MUNICIPAL HOSPITAL
(39 BEDS)

WALNUT CREEK

PURCELL INTERMEDIATE SCHOOL
(295 STUDENTS)

74

Walgreens

LEXINGTON MIDDLE SCHOOL
(241 STUDENTS)
LEXINGTON PUBLIC SCHOOLS
(302 STUDENTS)

35
INTERSTATE

UNITED STATES POSTAL SERVICE

W BROADWAY STREET
±12,567 VPD

VALERO

39

Carl's Jr.

U-HAUL

DOLLAR GENERAL

O'Reilly AUTO PARTS

Pizza Hut

True Value
SONIC

CANADIAN RIVER

CARQUEST

S GREEN AVENUE
±11,000 VPD

39

POMARCH HIGHWAY
±36,000 VPD

AT&T
CATO

PURCELL LAKE

Walmart Supercenter

Dominos

STARBUCKS
SUBJECT PROPERTY
2015 S. GREEN AVE.

PURCELL MUNICIPAL - STEVEN E SHEPPARD FIELD

McDonald's

Wendy's

TACO BELL

ACE
The helpful place.

Shell

Holiday Inn Express
AN IHG HOTEL

77

SITE OVERVIEW

STARBUCKS PURCELL, OK

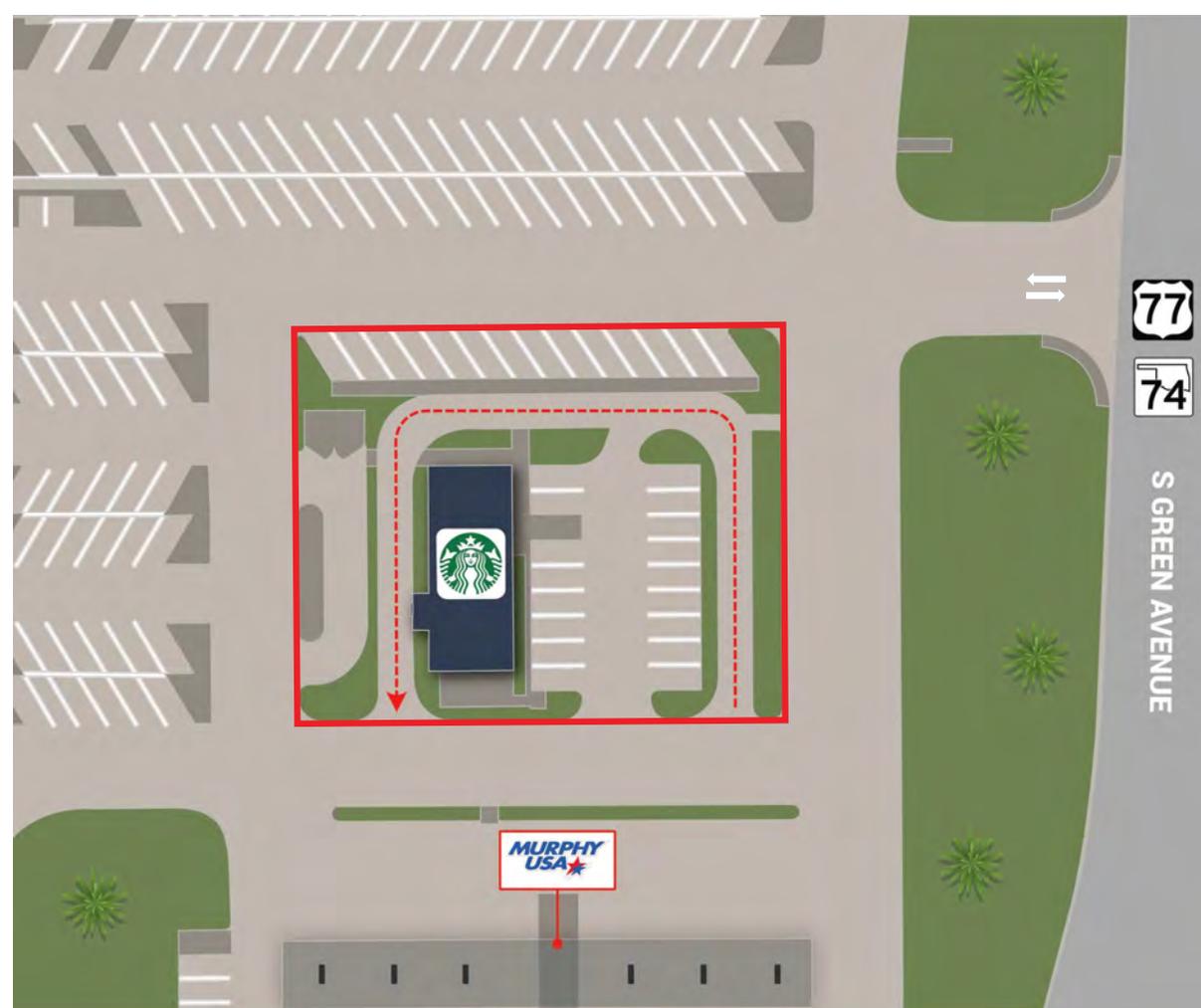
 Year Built | 2022

 Building Area | $\pm 2,223$ SF

 Land Area | ± 0.56 AC

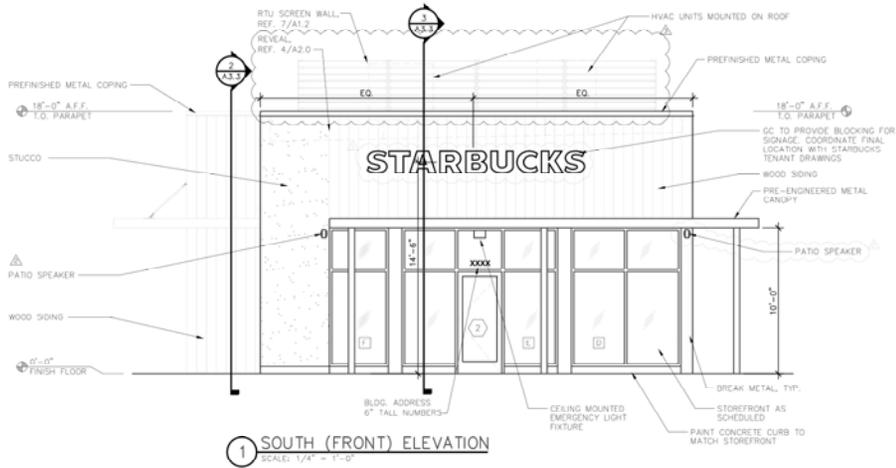
NEIGHBORING RETAILERS

- Walmart Supercenter
- Tractor Supply Co.
- Dollar General
- O'Reilly Auto Parts
- AutoZone Auto Parts
- U-Haul
- United States Postal Service
- Wendy's
- Taco Bell
- Dollar Tree

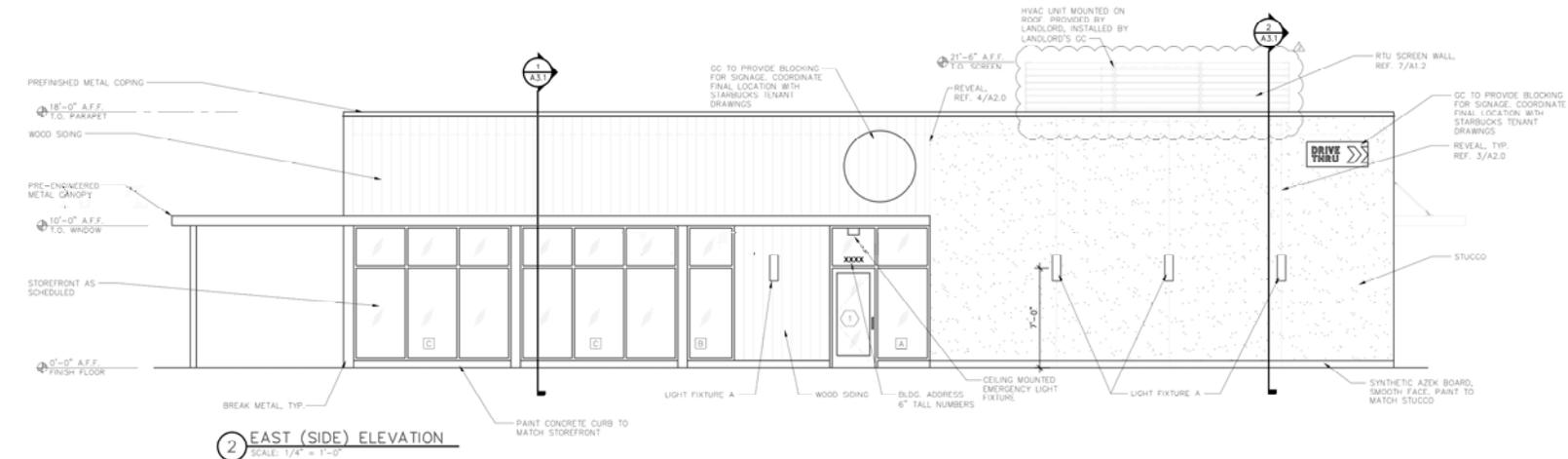


ELEVATIONS

STARBUCKS PURCELL, OK



1 SOUTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"

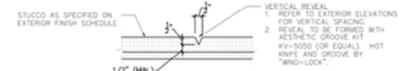


2 EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

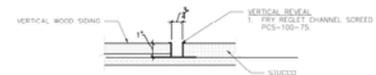
EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
STUCCO	"WHITE TAIL" SW 7103	SHERWIN WILLIAMS	SANDPAPER FINE FINISH
WOOD SIDING	NICHHA - VINTAGEWOOD SPRUCE WOOD CLADDING	NICHHA FIBER CEMENT	INSTALL VERTICALLY PER MANUFACTURER'S SPECIFICATIONS. HORIZONTAL SEAMS SHALL BE MINIMIZED. ALL SPANS OF 10' OR MORE SHALL HAVE HORIZONTAL CAULKED SEAMS ALIGNED IN THE CENTER OF THE ARCH. ALL IRMS SHALL BE FACTORY PAINTED TO MATCH PANELS. VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS).
METAL GATES AT TRASH ENCLOSURE	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	
PRE-ENGINEERED METAL CANOPY	TO MATCH "BLACK FOX" SW 7020	ARCHITECTURAL FABRICATION	COLOR TO BE REVIEWED AND APPROVED BY STARBUCKS DESIGNER
STOREFRONT FRAMES	DARK BRONZE ANODIZED FRAME AND DOORS	KAWNEER	REFER TO WINDOW AND DOOR SCHEDULE
HARDWARE	SATIN CLEAR FINISH	FACTORY FINISHED	REFER TO HARDWARE LEGEND
HOLLOW METAL DOOR AND FRAME	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	
DOWNSPOUTS	BLACK	ZEP SPAN	FACTORY APPLIED ULTRA/LOH FINISH
ROOF LADDER	BLACK	SHERWIN WILLIAMS	
MISCELLANEOUS METALS	BLACK	SHERWIN WILLIAMS	
PREFINISHED METAL COPING	BLACK	SHERWIN WILLIAMS	
LIGHT FIXTURE A	BLACK	KICHLER	LED (REFER TO ELECT.)

** COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL IN ACCORDANCE WITH DIRECTIONS IN SPECIFICATIONS.

NOTE:
REFER TO SHEET A4.0 FOR WINDOW SCHEDULE



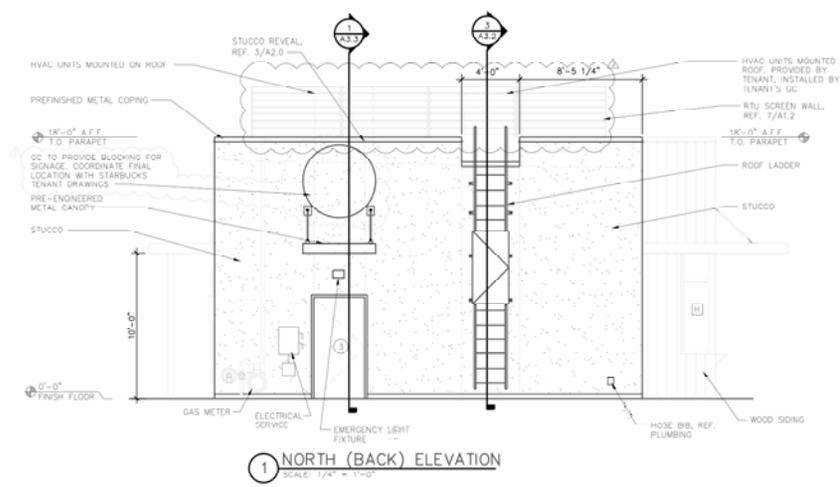
3 REVEAL DETAIL
SCALE: 3/4" = 1'-0"



4 REVEAL DETAIL
SCALE: 3/4" = 1'-0"

ELEVATIONS

STARBUCKS PURCELL, OK



1 NORTH (BACK) ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
STUCCO	"WHITE TAIL" SW 7103	SHERWIN WILLIAMS	SANDPAPER FINE FINISH
WOOD SIDING	NIDHHA - UNTAGEWOOD SPRUCE WOOD CLADDING	NIDHHA FIBER FIBRANT	INSTALL VERTICALLY PER MANUFACTURER'S SPECIFICATIONS. HORIZONTAL SEAMS SHALL BE MINIMIZED. ALL SPANS OF 10' OR MORE SHALL HAVE HORIZONTAL CALIBRATED SEAMS ALIGNED IN THE CENTER OF THE ARCHON. ALL TRIMS SHALL BE FACTORY PAINTED TO MATCH PANELS. VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS).
METAL GATES AT TRASH ENCLOSURE	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	—
PRE-ENGINEERED METAL CANOPY	TO MATCH "BLACK FOX" SW 7020	ARCHITECTURAL FABRICATION	COLOR TO BE REVIEWED AND APPROVED BY STARBUCKS DESIGNER.
STOREFRONT FRAMES	DARK BRONZE ANODIZED FRAME AND DOORS	KAWNEER	REFER TO WINDOW AND DOOR SCHEDULE
FRAMING	SATIN CLEAR FINISH	FACTORY FINISH	REFER TO HARDWARE LEGEND
HOLLOW METAL DOOR AND FRAME	"BLACK FOX" SW 7020	SHERWIN WILLIAMS	—
DOWNSPOUTS	BLACK	ALP SPAN	FACTORY APPLIED DURATECH FINISH
ROOF LADDER	BLACK	SHERWIN WILLIAMS	—
MISCELLANEOUS METALS	BLACK	SHERWIN WILLIAMS	—
PREFINISHED METAL COPING	BLACK	SHERWIN WILLIAMS	—
LIGHT FIXTURE A	BLACK	KOHLER	LED (INDIC TO ELEC.)

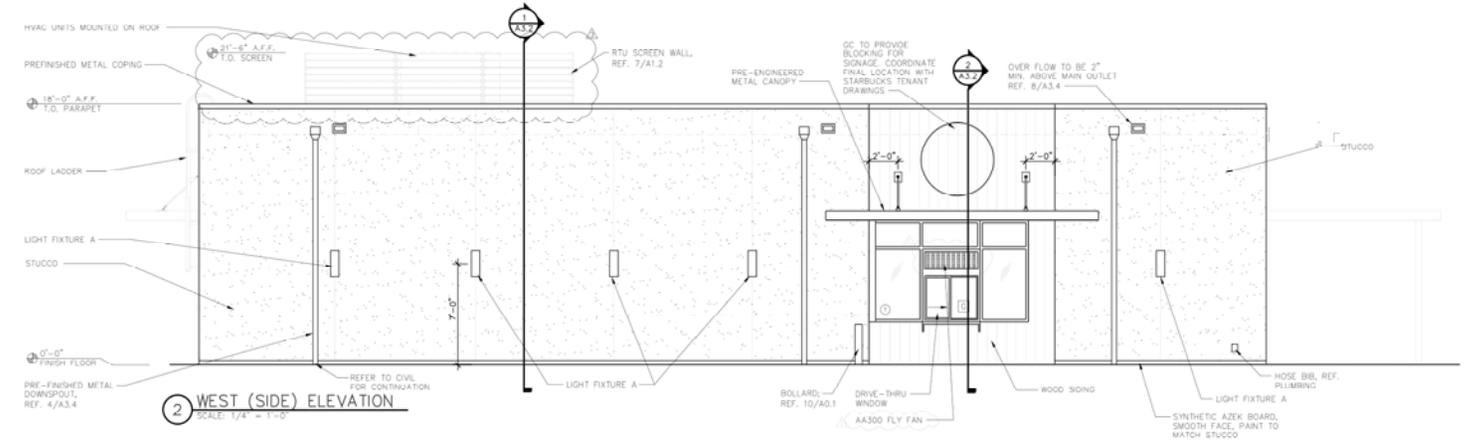
* COLORS AND MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S APPROVAL IN ACCORDANCE WITH DIRECTIONS IN SPECIFICATIONS.

NOTE:
REFER TO SHEET A4.0 FOR WINDOW SCHEDULE

FINISH LEGEND

STUCCO

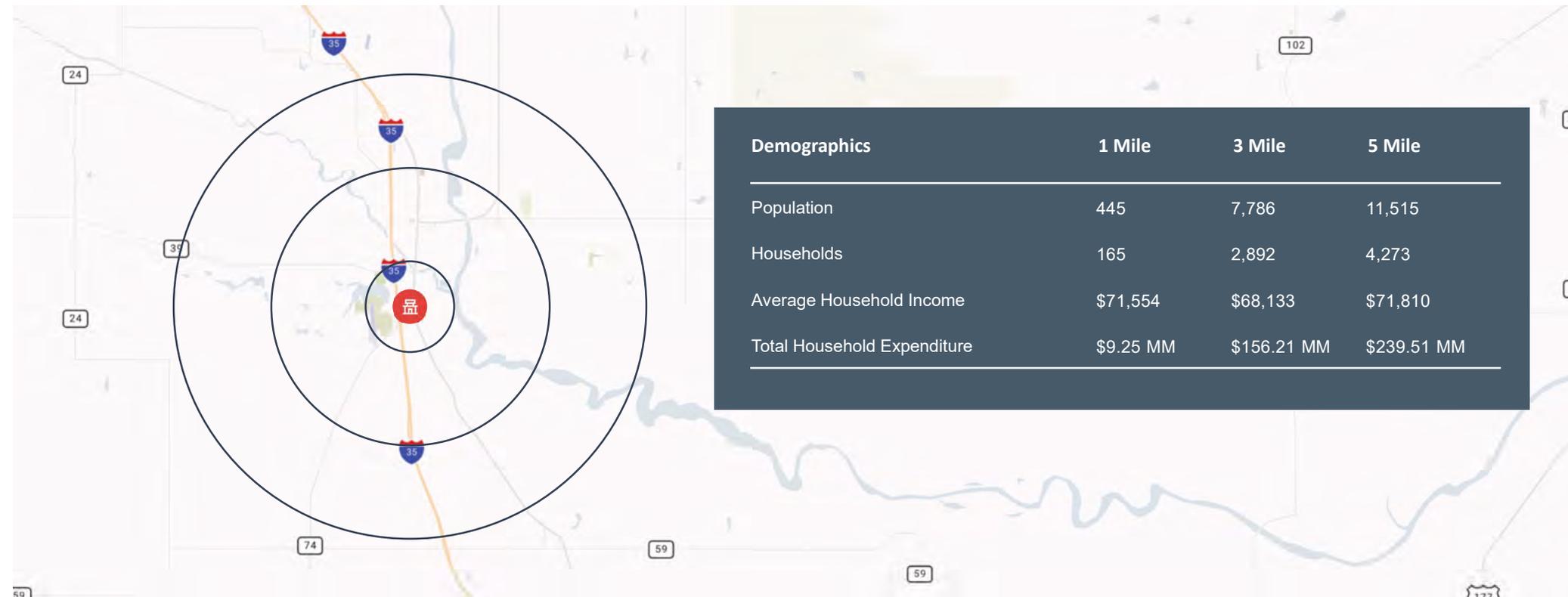
WOOD SIDING



2 WEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

LOCATION OVERVIEW

STARBUCKS PURCELL, OK



LOCATION OVERVIEW

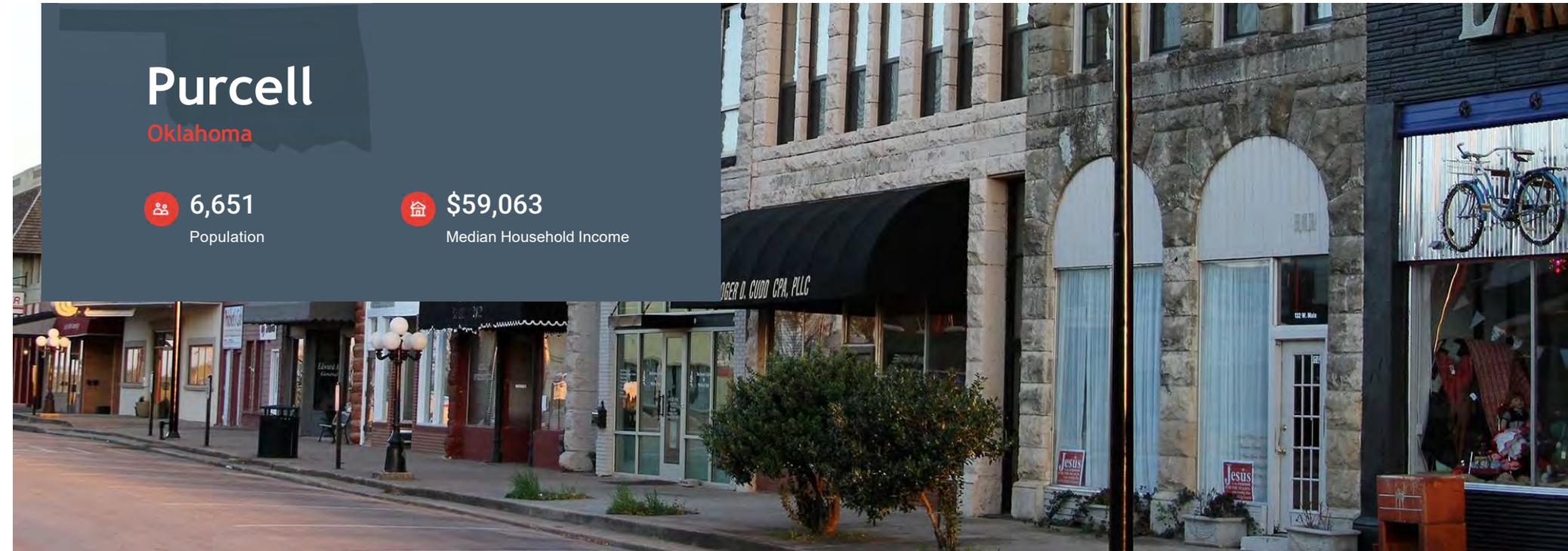
STARBUCKS PURCELL, OK

Purcell

Oklahoma

6,651
Population

\$59,063
Median Household Income



Purcell is within the Great Plains region

GREAT PLAINS

Purcell is known as the Heart of Oklahoma

THE HEART OF OKLAHOMA

Purcell is a city in and the county seat of McClain County, Oklahoma, United States.

As of the 2020 census, the city population was 6,651.

Purcell is often called the "Quarterhorse Capital of the World" and its official motto is "Heart of Oklahoma"; the city has registered trademarks on both titles

What was only a river crossing in the vast plains of North America little more than a century ago has now developed into the thriving Oklahoma community known as Purcell.

Its first permanent residents were the Chickasaw whose life in the new territory centered around raising cattle, horses and hogs on land that before had been home primarily to buffalo and prairie dogs. Then came cattle drives, the railroad, and settlers that created the town that staged a prominent role in the early history of our state. Once called the Queen City of Indian Territory it is today trademarked as The Heart of Oklahoma. Purcell is located along the I-35 Corridor in the central part of the state, on a bluff overlooking the Canadian River valley within the Interior Plains region. It is 13 miles south of Norman. The view from atop Purcell's Red Hill offers a scenic glimpse at both the South Canadian River and the University of Oklahoma campus in neighboring Norman.

IN THE NEWS

STARBUCKS PURCELL, OK

Oklahoma economic growth among highest in country

CHRIS CASTEEL, JANUARY 20, 2023 (THE OKLAHOMAN)

Oklahoma's economy grew at the third-fastest clip in the country in the third quarter of last year, as oil and gas production boosted the gross domestic product in states that provide energy.

The state's real GDP grew 5.5% at an annual rate from the second quarter to the third quarter, behind only Alaska, at 8.7%, and Texas, at 8.2%, according to the U.S. Bureau of Economic Analysis.

"With the state's recent increase in jobs and massive population gains coupled with these GDP increases, Oklahoma is on an exciting trajectory," said Chad Mariska, Oklahoma secretary of commerce and workforce development.

"We have a real opportunity here to tell Oklahoma's story – from talent attraction efforts to showcasing our pro-business policies. People and companies are buying what Oklahoma is selling and I'm excited to see our momentum continue."

Nationally, the mining industry, which includes oil and gas extraction, "was the leading contributor to the increases in real GDP in Alaska, Texas, Oklahoma, Wyoming, North Dakota, and New Mexico, the six states with the largest increases in real GDP, and in West Virginia, the state with the eighth-largest increase in real GDP," according to the Bureau of Economic Analysis, which is part of the U.S. Department of Commerce.

The growth in the quarter that includes July, August and September was fueled by the oil and gas sector, which contributed \$1 billion, while the transportation and warehousing sector contributed \$444.5 million, according to the Oklahoma Department of Commerce.

The arts, entertainment and recreation sector had the highest percentage gain, 7.3%, from the second quarter, the state department said. State, local and tribal governments have made a major push to attract more film and television production.

EXPLORE ARTICLE



Oklahoma sees population increase following 2020 census

FELIZ ROMERO, JANUARY 4, 2023 (NEWS ON 6)

According to the Census Bureau, Oklahoma is one of the top ten states for net domestic migration. That means people from other states are moving here. This news piqued the interest of Oklahoma City Major David Holt.

In a tweet Wednesday, he highlighted the importance of building a city people want to live in.

However, some Oklahomans are concerned about the impact on infrastructure and social services.

Whether it's small town living or a more affordable city some say Oklahoma is making a strong case to live in our state.

New data from the Census Bureau gave insight into moving patterns across the United States since the 2020 Census. According to the data, Oklahoma is the 10th highest state for domestic population migration.

"It is very unique to have the cost of living and the ease of living that we have combined with all of these amazing amenities," Holt said.

"What they are finding is that even after 2020, people are still leaving the coasts; they are still coming to interior cities and interior states," the mayor said.

While the data is statewide, he said years of data gives a blueprint to where people are going.

"We tend to know from what we just experienced over the last 20 years that the state's growth is Oklahoma City's growth. The vast amount of people coming to Oklahoma are coming to Oklahoma City," Holt said.

He said he recognized the growing pains that come with population growth.

"Infrastructure, traffic, and as a community we are doing all we can to stay ahead of that," he said.

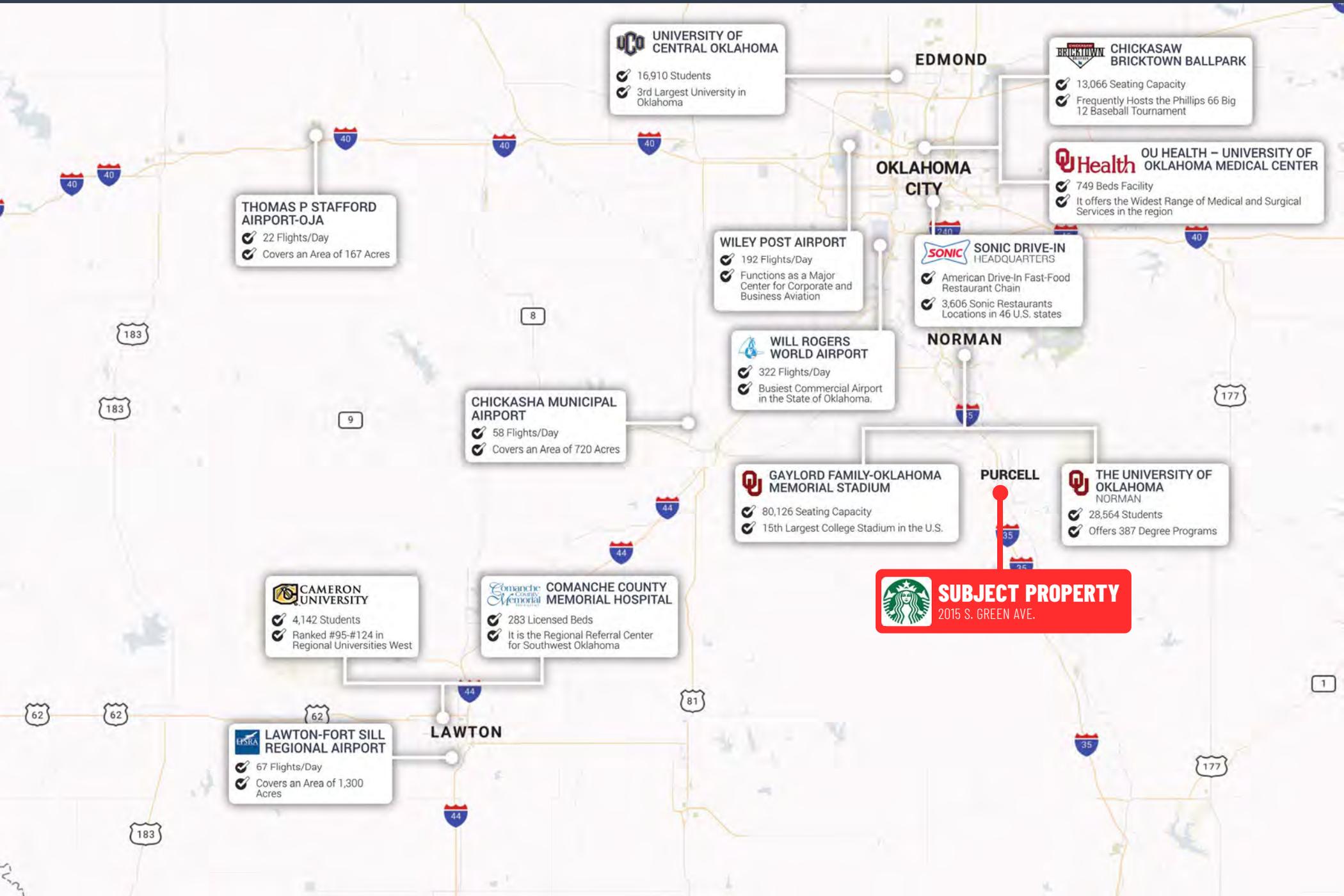
The mayor also referenced recent public transportation projects like the street cars and commuter rail.

EXPLORE ARTICLE



METRO NAME

STARBUCKS PURCELL, OK




SUBJECT PROPERTY
2015 S. GREEN AVE.

SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

Edward Benton

Executive Vice President
(713) 263-3981

ebenton@securenetlease.com