

NOW
OPEN



Starbucks

Double Drive-Thru Lane

\$2,584,615 | 6.50% CAP

1304 N 9th St., Sapulpa OK (Tulsa) 74066

- ✓ **Rent Commencement & Store Open: February 21, 2025**
- ✓ **Hard Signalized Corner Location:** Ideally Situated Directly off Interstate-44
- ✓ **In Sapulpa's Bustling Commercial District,** This Starbucks Boasts Prime Visibility, Surrounded by Top Retailers, Ensuring Steady Foot Traffic and Serving as a Gateway to Tulsa.
- ✓ **Sapulpa, OK** Is a Growing Community in the Tulsa Metro Area
- ✓ **Starbucks, the Largest Coffeehouse Company** with 38,587 Stores in 86 Countries

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 **38,587 stores** in 86 countries in 2023.



INVESTMENT OVERVIEW

STARBUCKS SAPULPA, OK (TULSA)



File Photo

CONTACT FOR DETAILS

Anthony Pucciarello

Executive Vice President
(214) 915-8896

apucciarello@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

OK Broker of Record: Grant McKinney

License #: 120857

\$2,584,615

6.50% CAP

NOI

\$168,000

Building Area

±2,540 SF

Land Area

±0.98 AC

Year Built

2025

Lease Type

NN*

Occupancy

100%

- ✓ **10-Year NN Lease with 10% Rental Increases** Every 5 Years, Plus (4), 5-Year Renewal Options
- ✓ **Hard Signalized Corner Location:** The property is ideally situated at the bustling intersection of N 9th St. (Route 66), with over 17,000 vehicles per day, and Crestview Dr, directly off Interstate-44, which sees over 52,000 vehicles daily.
- ✓ **Nestled in the Heart of Sapulpa's Bustling Commercial District,** this Starbucks enjoys prime visibility and accessibility. The surrounding trade area features prominent retailers such as Target, Rally House, Olive Garden, Reasor's, Chick-fil-A, Walgreens, Sprouts, ULTA, Cinemark, Lowe's, and more. Additionally, this area serves as a gateway to Tulsa, attracting significant traffic from the larger metropolitan region.
- ✓ **Growing Sapulpa Market:** Sapulpa is a vibrant and growing community within the Tulsa metropolitan area, known for its small-town charm and strong local economy. With a steadily increasing population and proximity to Tulsa, combined with its position along historic Route 66, makes it a hub for both local residents and regional visitors.
- ✓ **Starbucks Reigns As the Foremost Roaster and Retailer of Specialty Coffee Globally.** Boasting 38,587 stores across 86 countries, it stands as the largest coffeehouse company in the world.
- ✓ **Investment Grade Tenant - Starbucks is Rated BBB+ by S&P,** reported \$35.53 Billion in revenue for 2024 and operates over 38,587 locations.
- ✓ **Tulsa, OK is the Second-Largest City in the State,** with a population of over 411,401. The city's economy has diversified from oil and gas to aerospace, manufacturing, healthcare, and technology, contributing to a GDP of \$57.6 billion. Major companies like Amazon, Google, and American Airlines have established a significant presence, bolstering Tulsa's reputation as a key business hub.

*Landlord Responsible for Roof, Structure, Foundation

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 SAPULPA, OK (TULSA)

Starbucks

Lessee: Starbucks Corporation

REVENUE

\$36.53 B

CREDIT RATING

BBB+

STOCK TICKER

SBUX

LOCATIONS

38,587+



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

Starbucks Corporation is the world's largest roaster, marketer, and retailer of coffee.

Each Starbucks location offers more than **170.000** ways to customize coffee and tea beverages. Starbucks stores also offer **various food products** such as pastries, sandwiches, and lunch items. Starbucks confirmed they plan to expand to **55,000 stores** in over **100 markets by 2030**.

The company continues to deliver record financial performances in part to their **3-fold strategy** - increase digital engagement, grow relevancy in China, and promote the Starbucks Reserve brand as the company's innovation lab for the future. Perhaps its greatest opportunity lies in China where the number of stores has **grown to 4,100** in the past 5 years. Starbucks continues to strengthen its drive-thru experience. Consumers prefer ease, convenience, and contactless pick-up afforded by a drive-thru. Starbucks' reinvention of the drive-thru has initiated the **largest capital expenditure** in the company's history, and **80% of future stores** built will include a drive-thru. As of September 2023, Starbucks projected earnings per **share growth of 15% to 20%** annually over the next three years and annual same-store **sales growth of 7% to 9%**. Starbucks shareholders have seen a return of \$25 billion over the last 4 years. Starbucks plans to return another \$20 billion by 2025.

File Photo



IN THE NEWS

— STARBUCKS SAPULPA, OK (TULSA)

Starbucks is updating its cafes to be more accessible with new inclusive designs

JOANNA FANTOZZI, FEBRUARY 16, 2024 (NATION'S RESTAURANT NEWS)

Eventually, all Starbucks stores will be either built or renovated to incorporate this framework. Additionally, a Starbucks representative confirmed that the framework design will be open sourced and continuously developed for use across the retail industry.

The **first store built** within this framework opened on **Feb. 16** in Washington, D.C. at Union Market, and is staffed by **both signing employees** and employees that use their voices. The new features inside the **store include** an **updated point of sales** system with an adjustable angle that can be seen at **multiple levels** and **heights**, voice assist, screen magnification, menu item images and visual order confirmation.

Restaurant design changes include a point of sales system that's accessible for the visually impaired, power-operated doors, and wider pedestrian paths

The Washington, D.C. store includes unique design features like a mural designed by a deaf artist, rounded edges, as well as **large communal space**

"At Starbucks, we have challenged ourselves to imagine what's possible when we take a closer look at the many ways our partners and customers interact with us and **experience** our stores every day," Katie Young, senior vice president of store operations said in a statement. "Building and scaling an Inclusive Store Framework is central to our **mission of connection** and will lead to greater access for all."

This is not the first time Starbucks has made headlines for its **store improvements** around inclusivity.

EXPLORE ARTICLE



Roast with the most: Valued at \$60.7 billion, Starbucks ranked world's most valuable restaurant brand for 2024

FEBRUARY 08, 2024 (BRAND FINANCE)

- Starbucks is the world's most valuable restaurant brand for the eighth year with its brand value up 14%
- Asian brands value boost Luckin Coffee (+96%) and Jollibee (+51%)
- Hot pot in top spot: Haidilao brand emerges as sector's strongest with AAA+ brand strength rating

Starbucks is the world's **most valuable restaurant** brand for the eighth consecutive year following a **14% brand value** increase to **USD60.7 billion**, according to the new report from Brand Finance, the world's leading brand valuation consultancy.

"The global restaurant industry is working to appeal to customers who generally have lower disposable income and may be grappling with higher living costs, and fast-food favorites are feeling the heat. Brand Finance research found that rising menu prices are negatively impacting customer sentiment, resulting in a notable decline in brand strength among major players across the sector. However, those brands that have managed to uphold affordable pricing strategies have not only preserved but also grown their brand strength year-on-year, with notable examples including Jollibee, Dunkin', and Haidilao."

This brand value **increase aligns** with the coffee chain's reinvention plan, initiated in **September 2022**, which emphasizes expansion, stronger employee support, and new, experiential store concepts. The **increase** is also bolstered by rising demand for its products, especially as people return to office routines, highlighting the **brand's enduring appeal** in the evolving market.

EXPLORE ARTICLE



LEASE OVERVIEW

STARBUCKS SAPULPA, OK (TULSA)

Initial Lease Term	10 Years, Plus (4), 5-Year Renewal Options
Rent Commencement	February 21, 2025
Lease Expiration	February 21, 2035
Lease Type	NN
Rent Increases	10% Every 5 Years
Annual Rent YRS 1-5	\$168,000
Annual Rent YRS 6-10	\$184,800
Option 1	\$203,280
Option 2	\$223,608
Option 3	\$245,969
Option 5	\$270,566

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.



97

N 9TH ST
±17,302 VPD

ALLEN-BOWDEN
PUBLIC SCHOOL
(277 STUDENTS)

PHILLIPS
66

CHEVROLET

±17,227 VPD

66

364

±10,912 VPD

LIBERTY
ELEMENTARY SCHOOL
(280 STUDENTS)

PHILLIPS
66

DOLLAR GENERAL

SAPULPA HIGH SCHOOL
(951 STUDENTS)

ANYTIME
FITNESS
DOLLAR GENERAL
AT&T

INTERSTATE
44

±29,487 VPD

 **SUBJECT PROPERTY**
1304 N. 9TH ST.

U-HAUL

166

DOLLAR GENERAL

Super 8
ST. WYOMING

QT
Quickrip

SONIC
Arby's
CHURCH'S
Domino's

ACE
Hardware
BRAUM'S
KFC
AutoZone
O'Reilly AUTO PARTS
DUTCH BROS
SUBWAY
Little Caesars

Walmart
Supercenter
SHOE DEPT.
CAIO
ups

Walgreens
BUENO
Taco Bueno

Reasor's
FACTORY
CONNECTION
Pizza Hut

McDonald's

ATWOODS
Walgreens
TACO BELL

Advance
Auto Parts

TARGET
DICK'S
SPORTING GOODS
LOWE'S
BEST BUY
belk
tropical CAFE
Rocker Barrel

Marshall's
Burlington
PET SMART
five BELOW
KIRKLAND'S
ULTA
BAM!
BOOKS-A-MILLION
Famous Footwear
BUFFALO WILD WINGS
Jersey Mike's

STAPLES
Michaels
DOLLAR TREE
LEN'S CRAFTERS
LANE BRYANT
sleep & number.
maurices
Jewelry
Chick-fil-A
crumbl
cookies
Arby's
chili's

ROSS
DRESS FOR LESS
Sams
CLUB
RACK ROOM
SHOES
Panera
BREAD
CHICKEN
SALAD
McDonald's

Ashley
HOMESTORE
DISCOUNT
TIRE
STARBUCKS
WHATABURGER
PANDA EXPRESS
CHINESE KITCHEN
SONIC

SPRINGHILL
SUITES
BY MARRIOTT
avid
AN IHG HOTEL

HOBBY LOBBY
AMC
THEATRES
ALDI
Chuy's
QDOBA
MEXICAN EATS
Freddy's
STEAKBURGERS
BLAZE PIZZA
TEXAS
CRAWFISH

Walmart
Supercenter
GameStop
AutoZone
WHATABURGER
STARBUCKS
DOLLAR TREE
McDonald's
BUENO
Taco Bueno
IHOP
PAPA JOHNS

Wendy's
jiffy lube
multicare

H
Holiday Inn
Express
& Suites

Comfort
INN

goodwill

75

HOME
2
HOTELS BY HILTON
Hampton
Inn & Suites
by Hilton

Canes
CREAKY PINE

MAIN EVENT
WING STOP

FAMILY DOLLAR

Super 8
ST. WYOMING

Waffle
HOUSE
McDonald's
BUENO
Taco Bueno

Arby's

Comfort
INN

6

U-HAUL

Lampton
WELDING SUPPLY

(17,227 VPD)

166

WEAMCO

DOLLAR GENERAL

Tulsa
10 MILES

BENNETT
STEEL INC.

REAL ALLOY

Gastech
Engineering LLC
PROCESS PLANTS AND EQUIPMENT

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices
BIG LOTS!
DOLLAR GENERAL
SUBWAY

GASLAMP
APARTMENTS

(29,487 VPD)

INTERSTATE
OKLAHOMA
44

ACE
Moving & Storage, LLC

Novelis



97

N 9TH STREET
(17,302 VPD)





HOLMES PARK
ELEMENTARY SCHOOL
(658 STUDENTS)

SAPULPA
HIGH SCHOOL
(951 STUDENTS)

ASCENSION
ST. JOHN SAPULPA
(25 BEDS)

ATWOODS
Ranch • Home



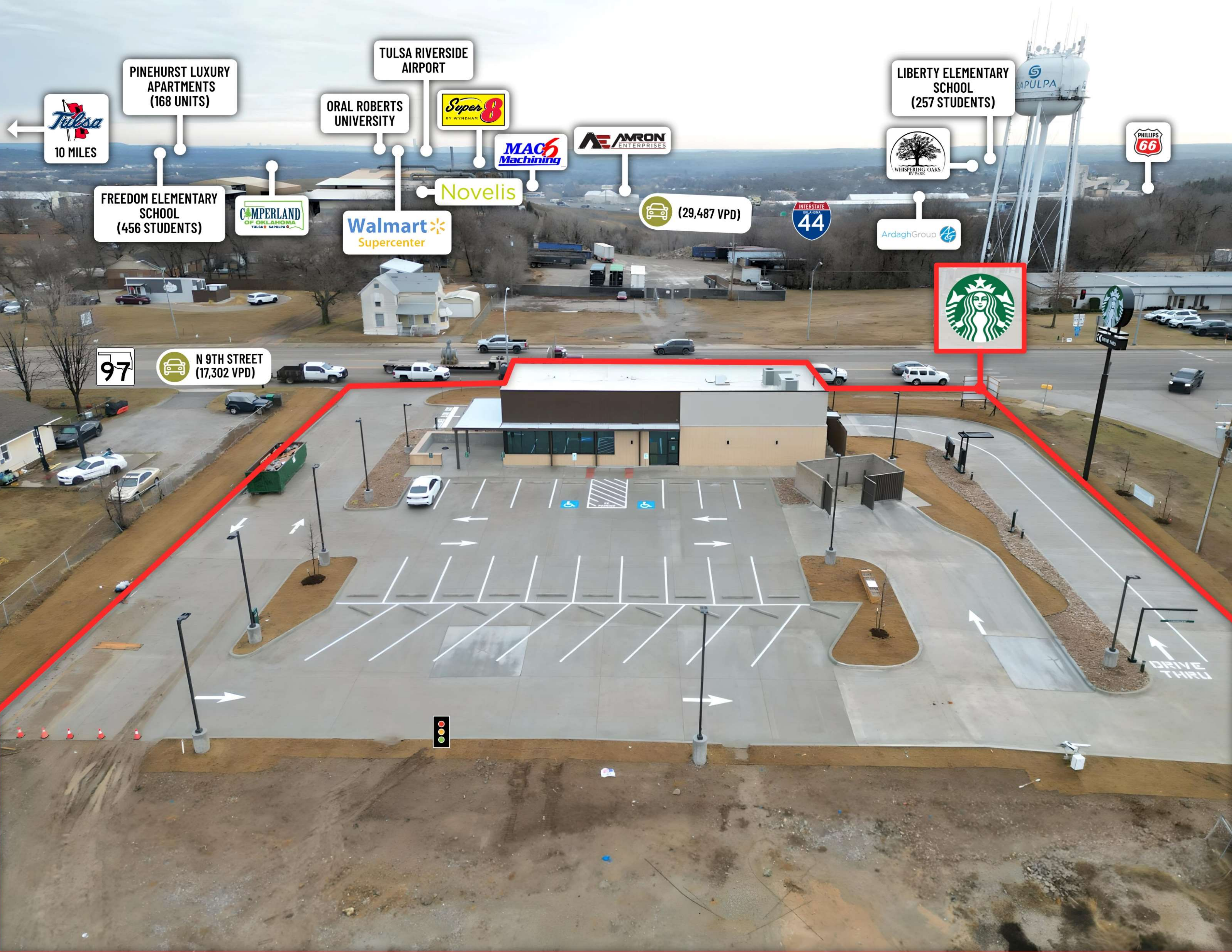
(29,487 VPD)



N 9TH STREET
(17,302 VPD)

DO NOT ENTER





Tulsa
10 MILES

PINEHURST LUXURY
APARTMENTS
(168 UNITS)

ORAL ROBERTS
UNIVERSITY

TULSA RIVERSIDE
AIRPORT

Super 8
BY WYNDHAM

MAC 6
Machining

AMRON
ENTERPRISES

LIBERTY ELEMENTARY
SCHOOL
(257 STUDENTS)

WHISPERING OAKS
Estate Park

PHILLIPS
66

FREEDOM ELEMENTARY
SCHOOL
(456 STUDENTS)

CAMPERLAND
OF OKLAHOMA
TULSA & SAPULPA

Walmart
Supercenter

Novelis

(29,487 VPD)

INTERSTATE
44

ArdaghGroup

97


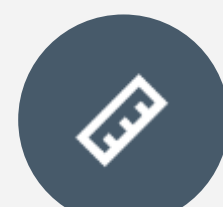
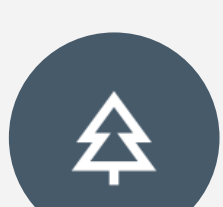
N 9TH STREET
(17,302 VPD)



DRIVE
THRU

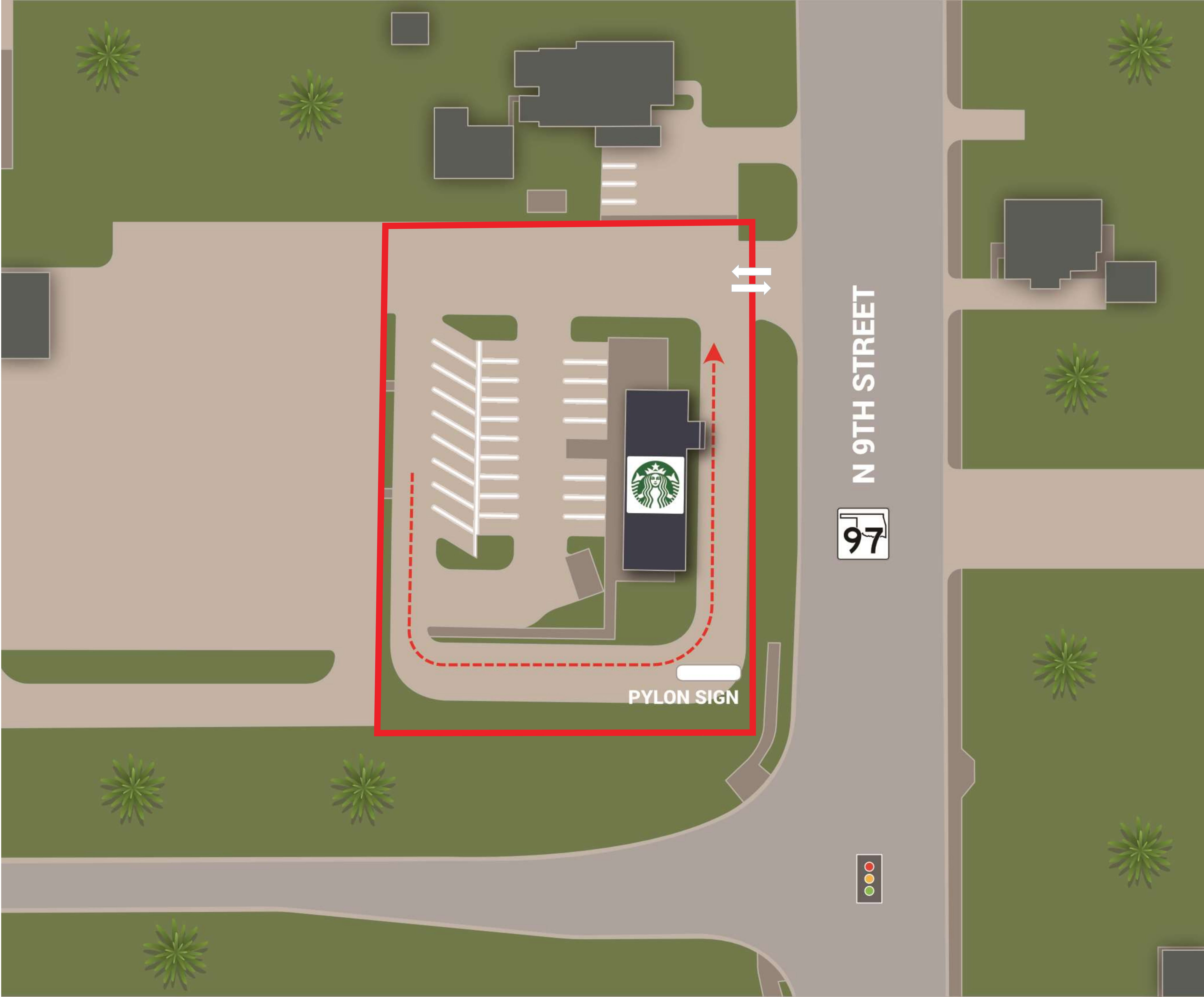
SITE OVERVIEW

STARBUCKS SAPULPA, OK (TULSA)

	Year Built		2025
	Building Area		±2,540 SF
	Land Area		±0.98 AC

NEIGHBORING RETAILERS

- Walmart Supercenter
- Target
- DICK’s Sporting Goods
- Lowe’s
- Best Buy
- Sam’s Club
- Burlington
- Michaels
- Staples
- Marshalls



File Photo

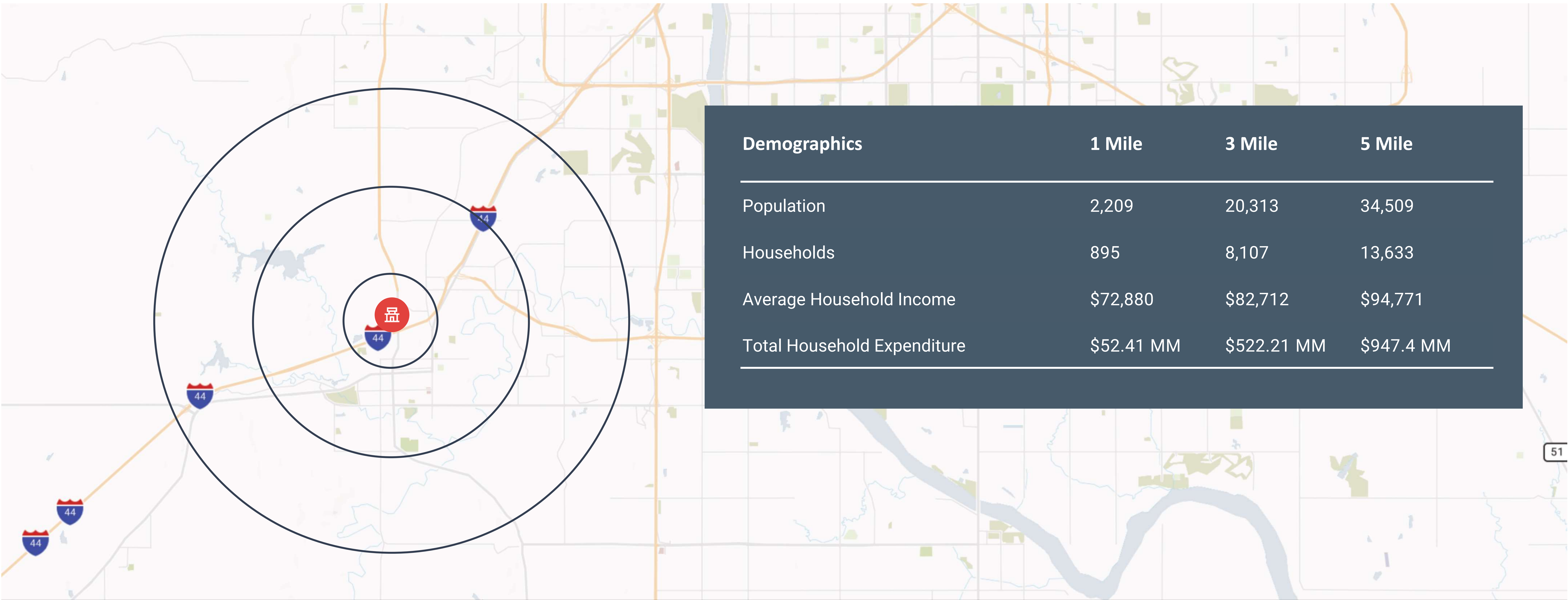
CONSTRUCTION PROGRESS AS OF 1/31/25

STARBUCKS SAPULPA, OK (TULSA)



LOCATION OVERVIEW

— STARBUCKS SAPULPA, OK (TULSA)



TULSA ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Saint Francis Healthcare System (11,000)
2.

Hillcrest Healthcare System (6,500)
3.

Tulsa Public Schools (5,000)
4.

American Airlines Maintenance Base (5,000)
5.

Ascension St. John (4,500)
6.

City of Tulsa (3,500)
7.

Amazon Fulfillment Center (3,000)
8.

QuikTrip (3,000)
9.

AAON, Inc. (2,500)
10.

Broken Arrow Public Schools (2,500)

LOCATION OVERVIEW

STARBUCKS SAPULPA, OK (TULSA)



Tulsa
Oklahoma

1,034,123
Population

\$65,479
Median Household Income

COST OF LIVING

14.8% BELOW THE
NATIONAL AVERAGE

BUSINESS INSIDER

RANKED IN TOP 10 CITIES
FOR BUSINESSES

Tulsa, Oklahoma, the second-largest city in the state, is renowned for its exceptional combination of livability and affordability.

With a 2021 population of 411,401, Tulsa serves as a principal city in the Tulsa Metropolitan Statistical Area, which boasts around 1 million residents.

Whether you're seeking a place to call home, grow your business, or simply visit, Tulsa's unique blend of southern hospitality and progressive growth makes it a city that continues to thrive and attract new talent, businesses, and investment.

The city has a reputation for offering an outstanding quality of life, with a cost of living 14.8% below the U.S. average, making it an attractive destination for both residents and businesses.

Tulsa seamlessly blends big-city amenities with small-town charm, offering a unique living experience. Residents enjoy world-class parks, museums, legendary music venues, renowned shopping districts, and notable restaurants, all without the high costs associated with larger cities. Accolades like being ranked #1 for Best Park (The Gathering Place, USA Today 2021) and #2 for Most Affordable Cities in the U.S. (RocketHomes 2021) highlight Tulsa's appeal. As a vibrant and growing economic hub, Tulsa's economy has evolved beyond its historical dependence on oil and gas, diversifying into sectors such as aerospace, manufacturing, healthcare, and technology. This diversification has contributed to a gross domestic product (GDP) of \$57.6 billion. Major corporations such as Amazon, Williams Companies, and Spirit AeroSystems have made Tulsa home, reinforcing its position as a key business location in the central United States. The city's affordability, combined with its dynamic job market, attracts a variety of industries. Major employers include American Airlines, Google, Saint Francis Health System, and BlueCross BlueShield, with several Fortune 500 companies like ONEOK and The Williams Companies, Inc. headquartered here. Tulsa's strategic location, with convenient access to major highways like the Turner Turnpike (I-44), supports a pro-business climate, a skilled workforce, low business costs, and a vibrant culture. One of the most appealing aspects of Tulsa is its low cost of housing, significantly below the national average, providing an affordable yet high standard of living for its residents. This, paired with the city's diverse range of employment opportunities, makes it particularly attractive for young professionals, families, and retirees. The city also stands out for its strong infrastructure, highly rated public services, and commitment to creating a business-friendly environment. These factors, along with its strategic central location in the U.S., have led to Tulsa being ranked among the top 10 cities in the nation for business growth by Business Insider. Tulsa has consistently invested in its future, making it a prime destination for both established businesses and startups alike. Quality of life in Tulsa extends beyond its economic benefits. The city is home to a thriving cultural scene, including a variety of museums, music venues, and annual festivals. Residents and visitors alike can enjoy a rich blend of outdoor recreation, with extensive parks, scenic trails, and riverfront activities that encourage an active lifestyle.

IN THE NEWS

STARBUCKS SAPULPA, OK (TULSA)

Downtown Tulsa activity on the rise

RHETT MORGAN, MAY 15, 2024 (TULSA REGIONAL CHAMBER)

People are pouring into downtown Tulsa in record numbers, a local official told the Tulsa Regional Chamber’s Executive Committee on Monday.

Visitors to downtown increased by 30,000 last year to 2.15 million, surpassing the mark of 2.12 million set in pre-COVID 2019, Downtown Tulsa Partnership (DTP) executive Brian Kurtz said at the committee meeting.

Formerly the Downtown Coordinating Council, the DTP will celebrate its third anniversary in July. It is a management organization for downtown that provides supplemental services such as cleaning, beautification, safety, hospitality and marketing support.

Kurtz shared with Chamber leadership highlights from the 2024 State of Downtown report, which was released in April. The report looked at such items as demographics, employee work trends, hospitality, dining, retail and commerce.

On the economic development side, Kurtz said investments totaling at least \$750 million to the medical district are expected to add 2,200 jobs to the local economy.

The report also found that 5,000 residents live downtown, with 38,000 people working there during the course of a week.

“Our demographics are getting younger; they (residents) are making more money,” Kurtz said. “But it also causes us to take a look at the types of units we are building.

The report indicated that, four years following the pandemic shutdown, the return-to-work rate has stabilized at 70% and is unlikely to increase, as companies have settled into a mix of office and remote work.

EXPLORE ARTICLE

Tulsa Regional Chamber touts diverse growth in annual State of The Economy

SAMSON TAMIJANI, NOVEMBER 30, 2023 (2 NEWS OKLAHOMA)

The Tulsa Regional Chamber welcomed several big companies to Tulsa in 2023 and celebrated many economic gains the area made during its annual "State of The Economy & Tulsa's Future" luncheon at the Tulsa Renaissance Hotel.

This year's annual meeting offered success stories from numerous companies that now call Tulsa one of their homes, like aerospace specialists Expleo USA and the solar tech company 3SUNUSA. I remember getting to Tulsa a few years ago, Jackson said. That would be unheard of to have a tech company relocate from a city like Austin. We've also had other headquarters relocations throughout the year, technology companies coming from Seattle (and others).

The chamber listed as many as 15 companies it expects to be building in or relocating to Tulsa in the next couple of years.

Economist Mark Snead, PhD of Oklahoma City-based RegionTrack reviewed the latest numbers compiled by his office and the U.S. Department of Labor, and while most trends show a strong Tulsa metro area economy up to 2023, the future might not be as positive.

"Conditions are strong, but they're clearly slowing," Snead said. "You can thank the Federal Reserve for most of that. They continue to put pressure on most businesses with higher interest rates. So, strong conditions slowing. We expect them to slow throughout 2024."

"We all talk about workforce, talent, labor shortage. Human capital is really the essence driving economic development projects right now," Arthur said.

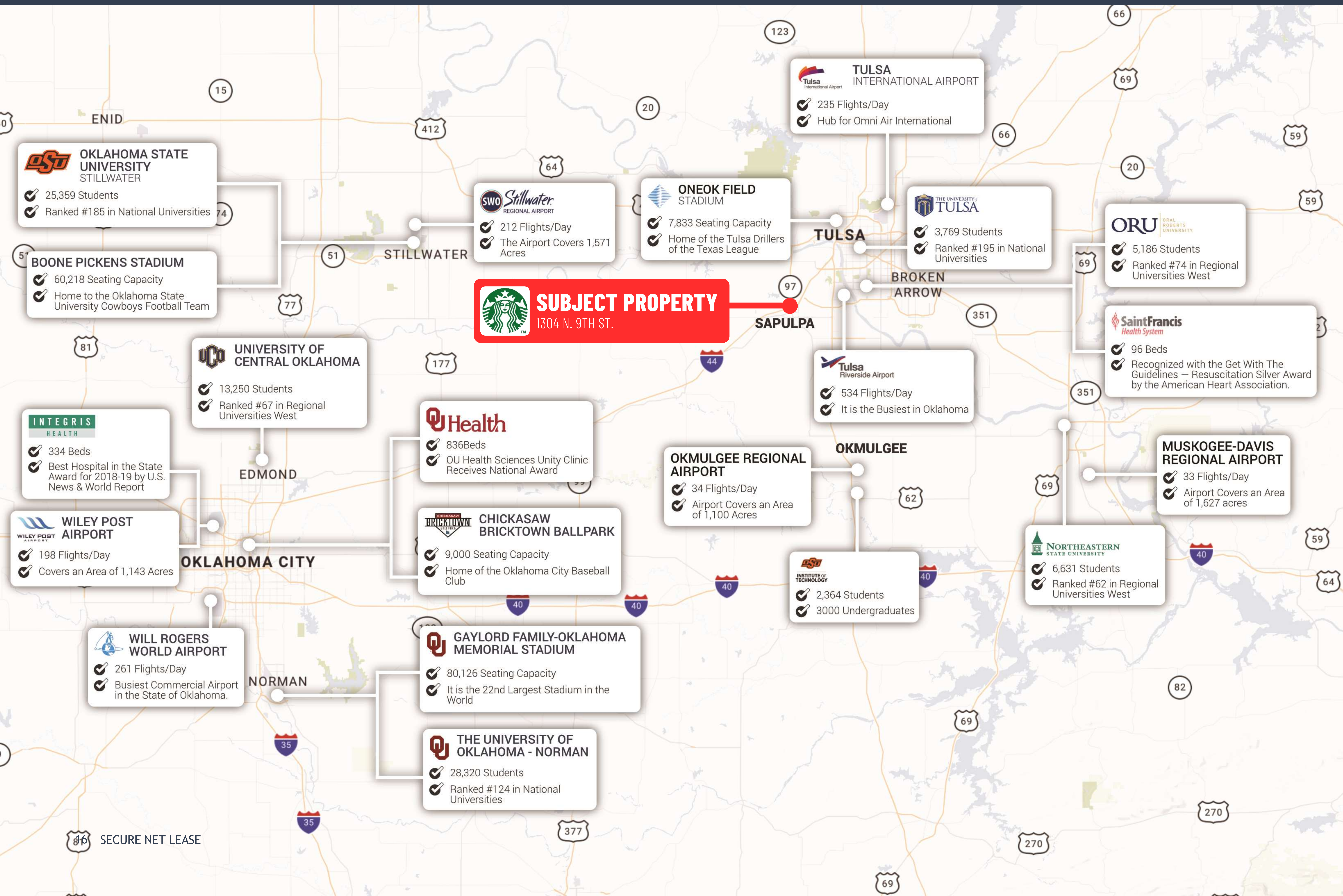
"As long as we continue to have that upward trajectory and momentum and population growth, you will continue to see companies expand and relocate here in northeast Oklahoma."

The other part of the luncheon discussed future business developments.

EXPLORE ARTICLE

OKC

STARBUCKS SAPULPA, OK (TULSA)



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

Anthony Pucciarello

Executive Vice President
(214) 915-8896
apucciarello@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210
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