



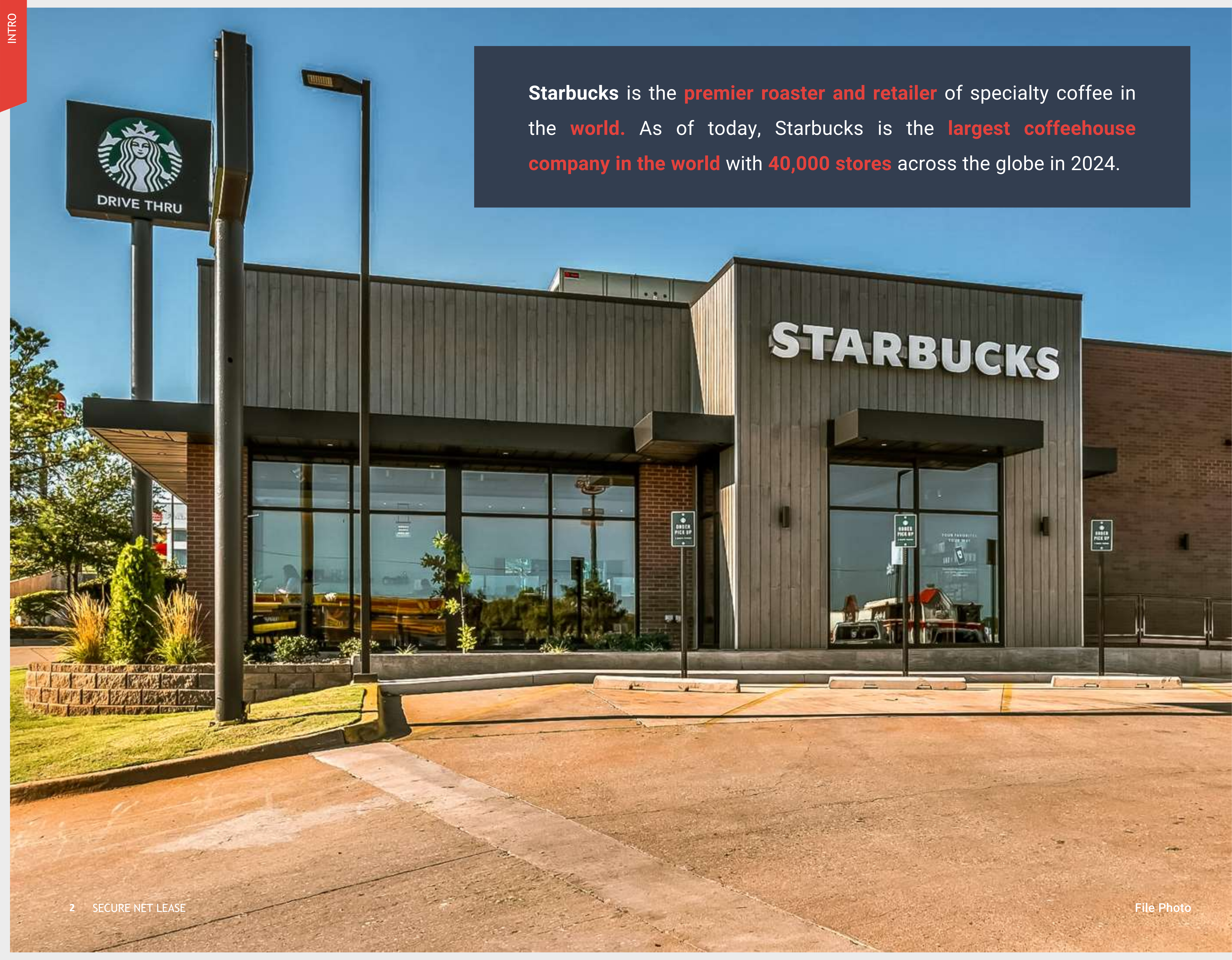
Starbucks

\$2,168,000 | 6.40% CAP

1100 N. Moore Ave, Moore, OK 73160 (Oklahoma City)

- ✓ **New Construction Site** - 10-Year Net Lease - 10% Rent Bump in Primary Term
- ✓ **Located Directly off of Interstate 35** (39,400+ VPD)
- ✓ **Located in a Dense Retail Corridor of Moore, OK**
- ✓ **5 Miles South of Downtown Oklahoma City** and 5 Miles East of Will Rogers World Airport
- ✓ **Starbucks Is Rated BBB+ by S&P**, Reported \$35.98 Billion in Revenue for 2023 and Operates over 38,000 Locations

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 **40,000 stores** across the globe in 2024.



INVESTMENT OVERVIEW

STARBUCKS MOORE, OK (OKLAHOMA CITY)

File Photo



CONTACT FOR DETAILS

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Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

OK Broker of Record: Grant McKinney

License #: 120857

\$2,168,000

6.40% CAP

NOI

\$138,750

Building Area

±1,672 SF

Land Area

±0.719 AC

Year Built

2024

Lease Type

Corporate Net Lease

Occupancy

100%

- ✓ **Rent Commencement:** February 2, 2024
- ✓ **New Construction Site** with 10 Year Net Lease, 10% Rental Escalation the Primary Term and 8.5% Rental Escalation Every Five Years in Option Periods.
- ✓ **Excellent Visibility & Traffic Counts** - Subject property is located on Moore St, directly off of Interstate 35 (39,400+ VPD). I-35 is a major north-south highway that stretches from the Texas border to the Kansas border. It intersects with major highways like I-40 and I-44, forming part of the "Crossroads of America" due to its central location in the U.S.
- ✓ **Located in a Dense Retail Corridor of Moore, OK** - Nearby national retailers include 7-Eleven, Taco Bell, KFC, McDonald's, Wendy's, and much more.
- ✓ **The Site is 5 Miles South of Downtown Oklahoma City and 5 Miles East of Will Rogers World Airport**, which handles over 4 million passengers annually. It offers extensive regional and national connectivity and driving significant economic activity.
- ✓ **Vibrant Economic and Cultural Hub** - As the capital and largest city in Oklahoma, Oklahoma City boasts a \$90+ billion economy, driven by thriving industries such as energy, aerospace, and healthcare. With a growing population nearing 700,000 residents, the city is recognized for its affordability, robust job market, and cultural attractions. Its strategic location and infrastructure make it a key metropolitan area in the southern United States.
- ✓ **Investment Grade Tenant** - Starbucks is Rated BBB+ by S&P, reported \$36.53 Billion in revenue for 2024, and operates over 40,000 locations.

*LL responsible for roof, structure and parking lot. New 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 MOORE, OK (OKLAHOMA CITY)

Starbucks

Lessee: Starbucks Corporation

Guarantor: Starbucks Corporation

REVENUE

\$36.5 B

CREDIT RATING

BBB+

STOCK TICKER

SBUX

LOCATIONS

40,000

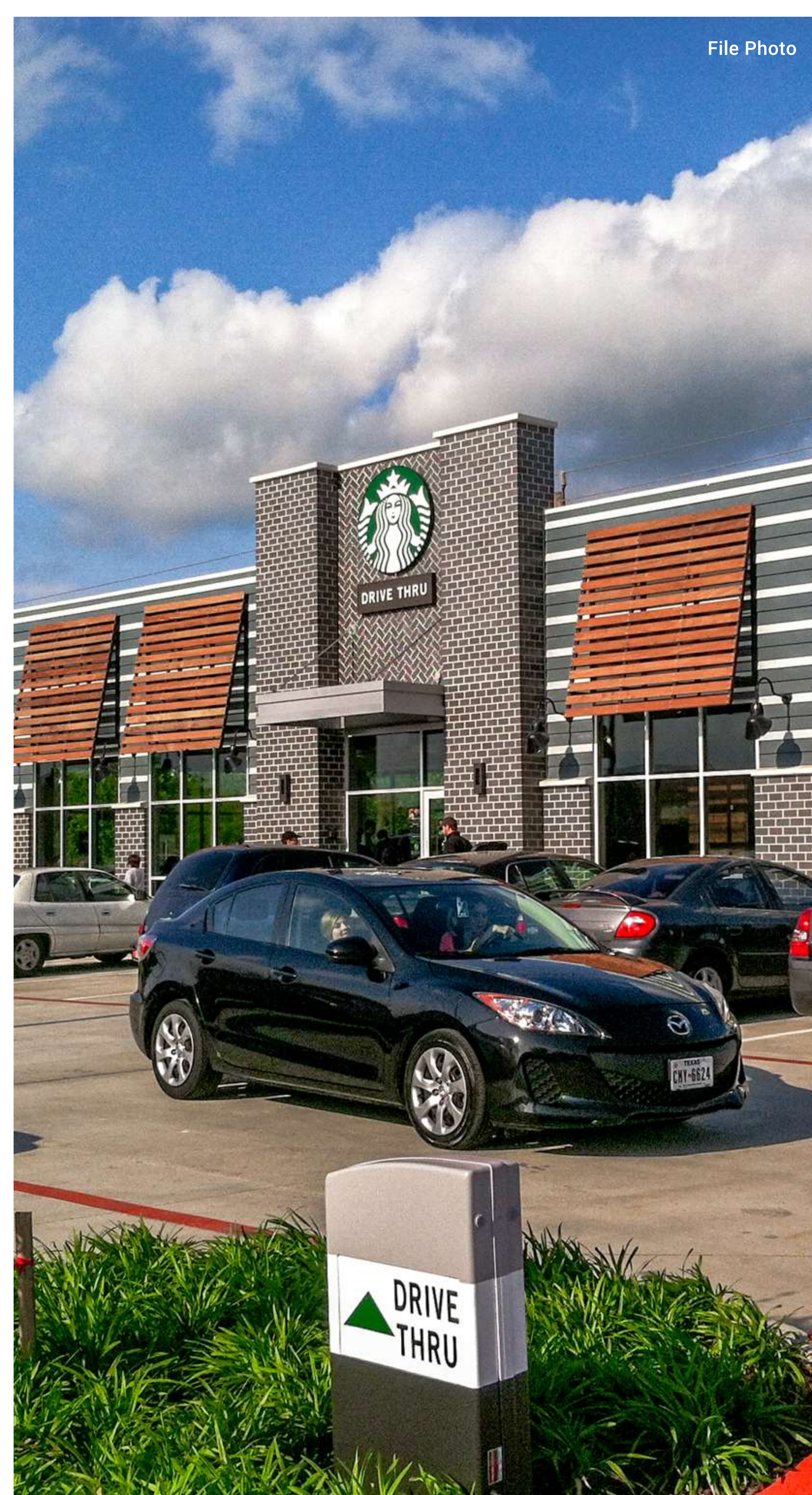


[Starbucks.com](https://www.starbucks.com)

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.



IN THE NEWS

STARBUCKS MOORE, OK (OKLAHOMA CITY)

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.

EXPLORE ARTICLE



Starbucks continues its sustainability investments with new solar power projects

JOANNA FANTOZZI, JULY 24, 2024 (NATION'S RESTAURANT NEWS)

Starbucks has been announcing multiple sustainability efforts this summer, as part of the ramped-up efforts to combat climate change that CEO Laxman Narasimhan mentioned at the end of 2023.

First, Starbucks launched another returnable beverage cup pilot program in **partnership** with NextGen, and then last week, the Seattle-based coffee chain announced a partnership with Mercedes-Benz to install **400 electric vehicle** chargers at **100 Starbucks stores**.

The Seattle-based chain first announced another reusable cup pilot, then more electric car charging stations, and now 170 solar-powered Illinois stores

In the latest green news, Starbucks has announced six new solar energy projects in Illinois in partnership with Nexamp, which will provide electricity savings to more than **1,100 Illinois** residents and purchase electricity for **170 area Starbucks** stores. "Starbucks is committed to our environmental promise to give more than we take, and we have a long history of renewable energy projects that bring clean energy to more communities," Michael Kobori, Starbucks chief **sustainability** officer, said in a statement. "We're proud to support Nexamp's efforts to bring community solar into areas where it can have the most impact and make savings **opportunities** available to community members."

By investing in the Nexamp solar projects, Starbucks will receive renewable electricity credits to power its own stores. In total, the project will provide more than **40 megawatts** of solar energy in Illinois communities, building upon the **340 Illinois** Starbucks stores that are powered by wind energy.

EXPLORE ARTICLE

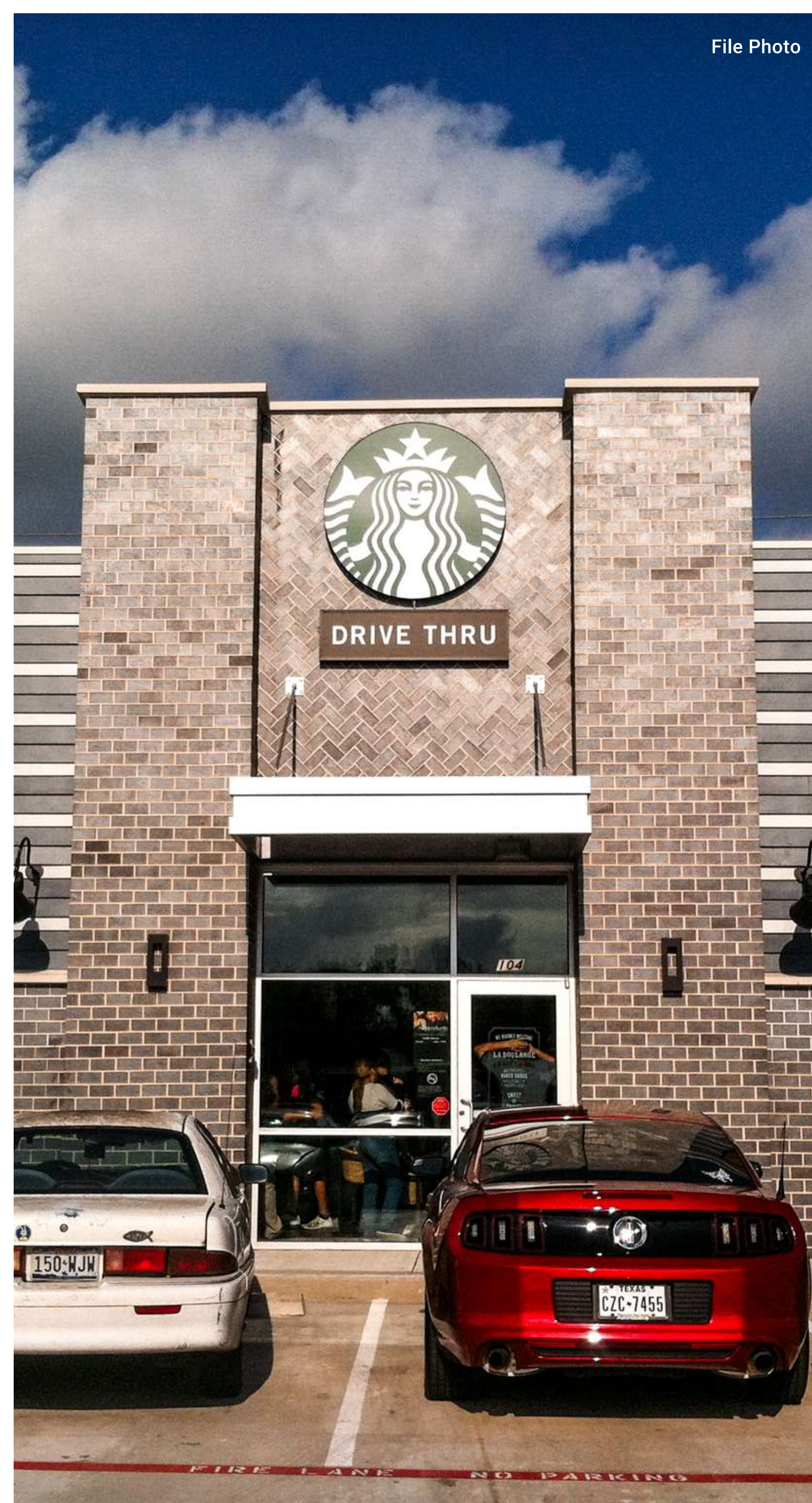


LEASE OVERVIEW

STARBUCKS MOORE, OK (OKLAHOMA CITY)

Initial Lease Term	10 Years, Plus (4), 5-Year Options to Renew
Rent Commencement	February 2, 2024
Lease Expiration	February 28, 2034
Lease Type	Corporate Net Lease
Rent Increases	10% In Primary Term - 8.5% In Renewal Options
Annual Rent YRS 1-5	\$138,750
Annual Rent YRS 6-10	\$152,625
Option 1	\$165,598
Option 2	\$179,674
Option 3	\$194,946
Option 4	\$211,517

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.



KELLEY ELEMENTARY SCHOOL (341 STUDENTS)

NORTHMOOR ELEMENTARY SCHOOL (361 STUDENTS)

WINDING CREEK ELEMENTARY SCHOOL (584 STUDENTS)

HIGHLAND WEST JR HIGH SCHOOL (545 STUDENTS)

SANTA FE ELEMENTARY SCHOOL (414 STUDENTS)

SOUTHGATE ELEMENTARY SCHOOL (540 STUDENTS)

CENTRAL JUNIOR HIGH SCHOOL (615 STUDENTS)

LYONS ESTATES (92 UNITS)

MOORE HIGH SCHOOL (2,636 STUDENTS)

HIGHLAND EAST JUNIOR HIGH SCHOOL (789 STUDENTS)

PLAZA TOWERS ELEMENTARY SCHOOL (440 STUDENTS)

APPLE CREEK ELEMENTARY SCHOOL (500 STUDENTS)

BRIARWOOD ELEMENTARY SCHOOL (517 STUDENTS)

HERITAGE TRAILS ELEMENTARY SCHOOL (611 STUDENTS)

SUBJECT PROPERTY
1100 N. MOORE AVE.

N MOORE AVENUE
±1,122 VPD

MONARCH HIGHWAY
±39,400 VPD

SW 4TH STREET
±18,321 VPD

77

37

Logos: Dollar Tree, Walgreens, BuENO, Church's

Logos: AutoZone, Arby's, Papa John's, Comfort Inn & Suites, Hampton Inn & Suites, Springhill Suites, Dollar General, McDonald's, Braum's

Logos: Best Western, Quality Inn, Wendy's, Super 8, KFC, Taco Bell, Buddys Home Furnishings, Spirit, Subway

Logos: O'Reilly Auto Parts, Burger King, Advance Auto Parts, 7-Eleven, Walgreens

Logos: USPS.COM, Farmers Insurance, Goodwill

Logo: Walmart Neighborhood Market

Logos: at home, Dollar Tree, Aldi, Five Guys, Sonic, Arby's, Carl's Jr., Chicken Express

Logos: Walmart Supercenter, Lowe's, Freddy's Steakhouses

Logos: Walmart Neighborhood Market, Casey's

Logos: Domino's, Public Storage, Dollar General, Subway, McDonald's, Scooter's Coffee

Logos: Braum's, Sherwin Williams, Domino's

Logos: WinCo Foods, AutoZone, Chipotle Mexican Grill, H&R Block

Logos: Sam's Club, Braum's, Taco Bell

Logos: Firestone Complete Auto Care, Marc's Pizza, Public Storage, 7-Eleven

Logos: O'Reilly Auto Parts, The Home Depot, Chick-fil-A, Jack in the Box, Dollar General


Logos: Target, Burlington, Costco Wholesale, Dick's Sporting Goods

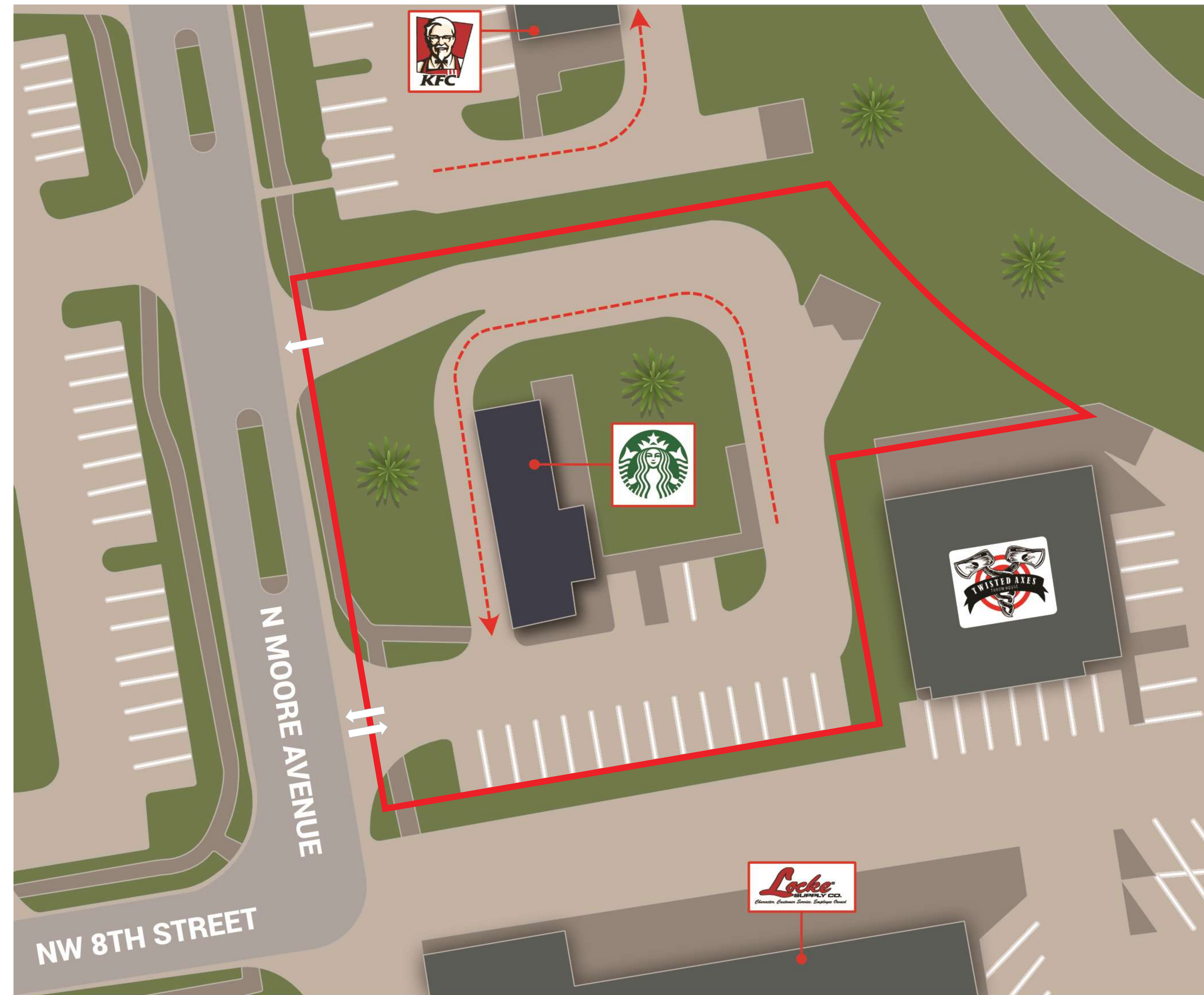
Logos: Tractor Supply Co, Shoe Carnival, Tropical Cafe, Applebee's

Logos: JCPenney, Old Navy, Best Buy, Hobby Lobby, Ross Dress for Less, Bath & Body Works, PetSmart, Leslie's, Carter's, Waffle House, Dollar General, Mattress Firm, Five Below, BuENO, Zaxby's, Whataburger

SITE OVERVIEW

STARBUCKS MOORE, OK (OKLAHOMA CITY)

	Year Built		2024
	Building Area		±1,672 SF
	Land Area		±0.719 AC



NEIGHBORING RETAILERS

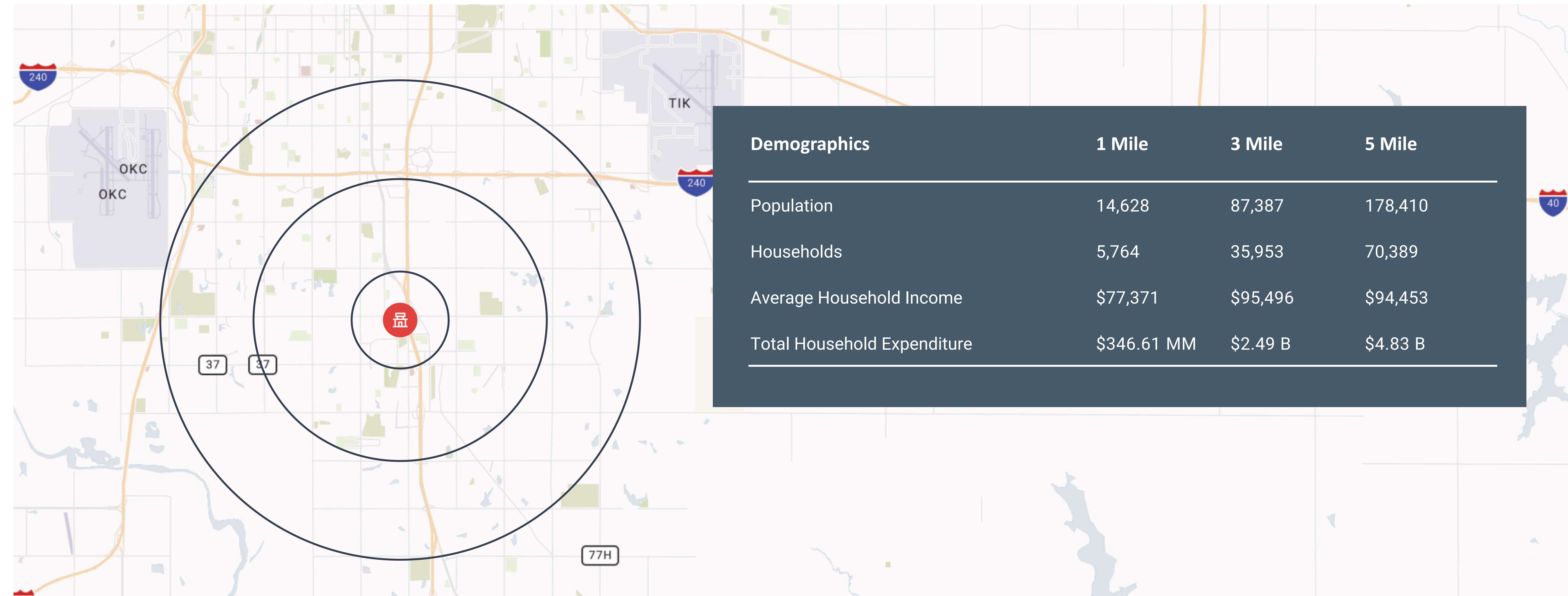
- Walmart Supercenter
- At Home
- Walmart Neighborhood Market
- ALDI
- Best Buy
- Target
- Sam's Club
- Hobby Lobby
- Kohl's
- Costco Wholesale



File Photo

LOCATION OVERVIEW

STARBUCKS MOORE, OK (OKLAHOMA CITY)



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. State of Oklahoma (47,300)
2. Tinker AFB (24,000)
3. Integris Health (9,000)
4. OU Health Sciences (7,500)
5. FAA (7,000)
6. Hobby Lobby (6,500)
7. Mercy Hospital (5,540)
8. Amazon (5,000)
9. City of Oklahoma City (4,800)
10. Boeing Company (3,600)

LOCATION OVERVIEW

STARBUCKS MOORE, OK (OKLAHOMA CITY)

Moore (Oklahoma City)

Oklahoma

 **681,088**
Population

 **\$64,251**
Median Household Income



Lowest Cost of Living
Among Large Cities

#1

No. 5 for Real GDP
Growth

OKLAHOMA

Moore, Oklahoma, is a vibrant suburb located in the Oklahoma City metropolitan area, situated between Oklahoma City and Norman, about 5 miles south of Downtown Oklahoma City.

Known for its family-friendly atmosphere, Moore offers a mix of suburban comfort and urban accessibility.

The city's population growth has been fueled by its diverse employment opportunities and quality of life, which have attracted new residents from across the country.

Oklahoma City, the capital of Oklahoma, is a dynamic and growing metropolis with a rich history and a thriving economy.

As the 11th largest city in the southern United States, Oklahoma City serves as a central hub for business, culture, and tourism in the region. The city's economy is anchored by industries such as oil and gas, aerospace, healthcare, and livestock, which contribute to its robust economic base.

Oklahoma City has demonstrated consistent population and economic growth over the years, supported by an affordable cost of living and a strong job market. The city's population growth has been fueled by its diverse employment opportunities and quality of life, which have attracted new residents from across the country. Oklahoma City's vibrant downtown area and ongoing infrastructure improvements continue to bolster its appeal to businesses and investors.

Oklahoma City's strategic location and well-developed transportation infrastructure make it a regional hub for commerce and logistics. The city is intersected by three major interstates (I-35, I-40, and I-44), offering direct connections to surrounding states and beyond. Will Rogers World Airport further supports the city's accessibility, serving millions of passengers annually and enhancing its reputation as a business-friendly destination.

IN THE NEWS

STARBUCKS MOORE, OK (OKLAHOMA CITY)

Greater OKC Chamber Releases 2024 "By the Numbers" Report

NOVEMBER 18, 2024 (VELOCITY)

The 2024 By the Numbers report from the Greater Oklahoma City Chamber shows that the region continues to experience significant growth and economic expansion.

From **population increases** to **sector growth** and improvements in workforce development, the report provides an updated snapshot of the area's ongoing **development**. Below are some of the key updates:

The Greater Oklahoma City Chamber's "2024 By the Numbers" report highlights a 19% population increase since 2010, bringing the metropolitan area's population to approximately 1.49 million.

Population Growth: A 19% Increase Since 2010

Greater Oklahoma City's metropolitan area now has a population of **1.49 million people**, reflecting a 19% increase since 2010. Over the past 14 years, the region has added **233,354 residents**. This growth is part of a larger trend of increasing population in the area, which remains one of the fastest-growing metros in the country.

A Diverse and Growing Economy

The economy of Greater Oklahoma City is diverse, with several key sectors showing growth. Aerospace remains a major driver. The region's aerospace industry employs more than **43,000 people**, and between **2015 and 2020**, the sector saw a **48% increase** in output. Oklahoma City is home to Tinker Air Force Base, one of the largest military maintenance, repair, and overhaul (MRO) facilities in the world, and the FAA Mike Monroney Aeronautical Center, both of which continue to support growth in the aerospace sector.

EXPLORE ARTICLE



New Tallest Skyscraper in America Has Officially Been Approved to Be Built at an 'Unlimited' Height

NATALIA SENANAYAKE, JUNE 11, 2024 (PEOPLE)

"AO is delighted that the Oklahoma City Council has approved the development team's request for unlimited height," the architecture firm says in a statement

The **tallest skyscraper** in America is coming to Oklahoma City — and it's reaching even **bigger heights!** A spokesperson for AO — the firm leading the development of the building — confirmed to **PEOPLE** on Tuesday, **June 11**, that the Oklahoma City Council has officially signed off on the history-making Legends Tower to be built without any height restrictions.

"We are grateful that the City Council has embraced the vision of Matteson Capital and the entire design team to transform the City into a global destination."

The company is teaming up with real estate developers Matteson Capital to bring the towering structure to life in the **up-and-coming neighborhood** of Bricktown.

"AO and Matteson Capital eagerly anticipate the commencement of construction on the first buildings this Fall, and subsequent **groundbreaking** on the Legends Tower, poised to be the tallest building in the U.S," they continue. "Once completed, the impact of the Boardwalk at Bricktown will be significant, felt locally in Oklahoma City and resonating across the globe. It will set a **new standard** for urban innovation and architectural excellence." Oklahoma City's Public Information Officer Kristy Yager issued a statement to PEOPLE, writing, "The Boardwalk development is planned for Oklahoma City's historic Bricktown District."

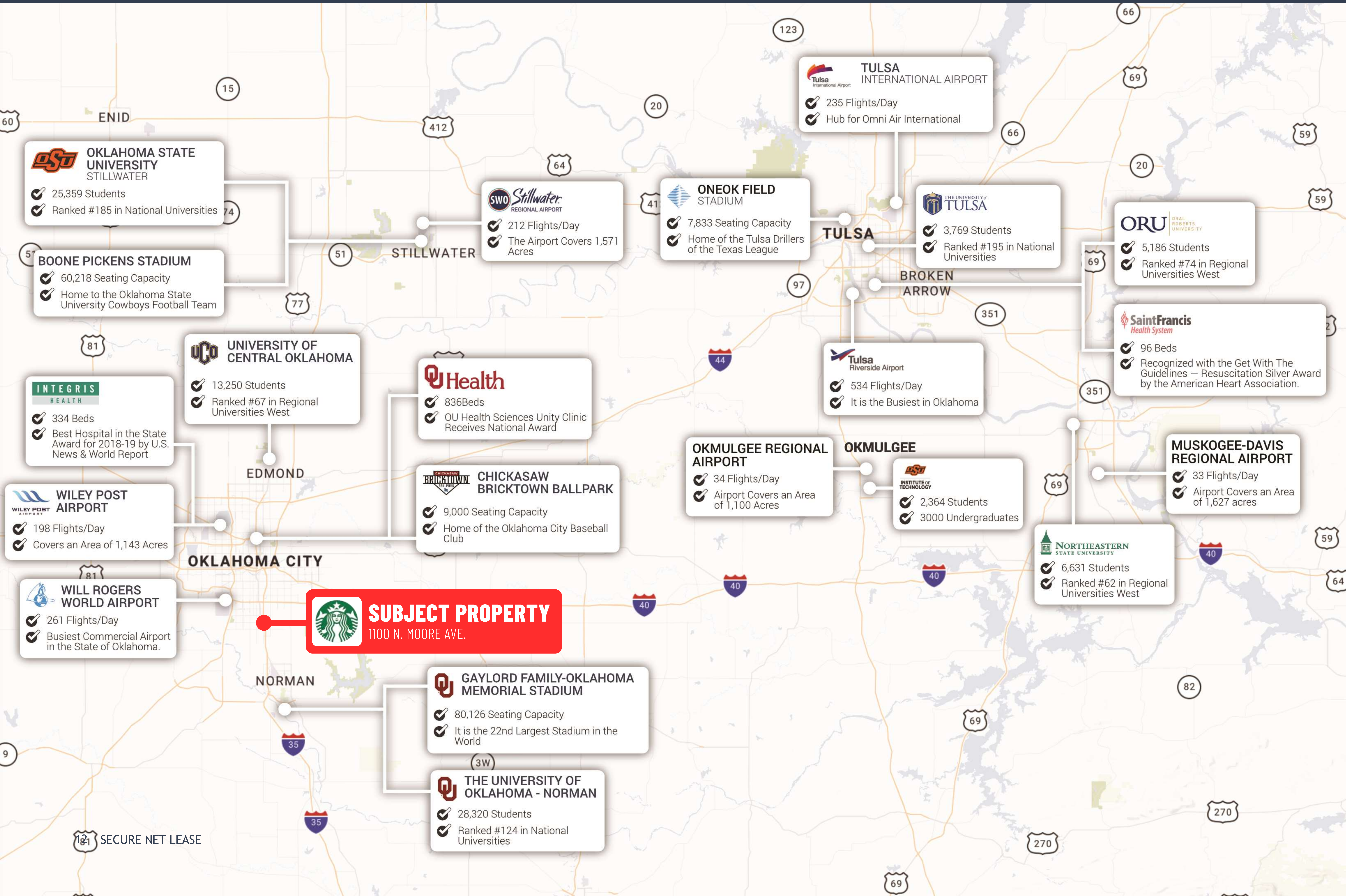
It continued, "Downtown is experiencing unprecedented growth right now. Construction is slated to begin in **2025** on a **\$41 million** multipurpose stadium that will be located next to the Boardwalk. Work on a new **\$900 million arena**, which will be the new home of the Oklahoma City Thunder, will start nearby in the next few years as well."

EXPLORE ARTICLE



METRO AREA

STARBUCKS MOORE, OK (OKLAHOMA CITY)



 **SUBJECT PROPERTY**
1100 N. MOORE AVE.

121 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

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