



STARBUCKS

ARVADA, CO



CAPITAL PACIFIC



STARBUCKS

8830 INDIANA STREET, ARVADA, CO 80005 

\$2,397,850

PRICE

4.65%

CAP

PRICE PER SF

\$1,080.11

LEASABLE SF

2,220 SF

LAND AREA

0.88 AC

LEASE EXPIRATION

7/14/2028

YEAR BUILT

2018

LEASE TYPE

NN

Brand new construction with new 10-year lease

Four 5-year options to extend

Over 17,000+ VPD along Indiana Street

Thriving population growth in an under-served trade area

Located in affluent city of Arvada, with over 34,000 residents with average household incomes exceeding \$138,000 within

a 3-mile radius

This information has been sourced 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.

Investment Highlights

THE OFFERING provides an opportunity to acquire a brand new construction Starbucks located in an affluent neighborhood of Arvada, Colorado that opened in August 2018. It offers a new 10-year lease with four 5-year options and is backed by a Starbucks Corporation guarantee. The subject property is located along Indiana Street with over 17,900 VPD, strong demographics, and high traffic counts. It is centrally located between Denver and Boulder and provides great school systems, making it a target place to live for families. Located around the corner is the Goddard School, and down the street is Ralston Valley High School, with over 1,800 enrolled students with an open campus lunch.

HIGH GROWTH LOCATION The subject property is located in Arvada, just northwest of downtown Denver. Arvada has a small-town feel with a large population, tree-lined streets, and a large array of businesses. The property is located at the main entrance to Whisper Creek, a neighborhood of brand new, highly sought-after one-level homes priced from the mid \$400,000's. Less than a minute away at the intersection of Indiana Street and Candelas Parkway is a brand-new King Soopers Marketplace shopping center opening this spring. Arvada is also known for a diverse economic base, highly educated workforce, high average household incomes, and low crime rate. Within a 3 mile radius from the subject property, there are over 34,000 residents with an average household income over \$138,000.



STARBUCKS HAS OVER 13,000 LOCATIONS IN THE U.S.

Contact the team

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**IN CONJUNCTION WITH
CO LICENSED BROKER:**

David Leuthold

Leuthold Commercial Properties

303.871.9000

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Zoomed-Out Aerial



15,377 VPD

17,900 VPD

95,184 VPD

DENVER 19 MILES

- MEIKLEJOHN ELEMENTARY
- EXCEL ACADEMY
- RALSTON VALLEY HIGH SCHOOL
- SIERRA ELEMENTARY
- WEBER ELEMENTARY
- POMONA HIGH SCHOOL
- SCOTT ELEMENTARY
- FREMONT ELEMENTARY
- CAMPBELL ELEMENTARY
- ARVADA WEST HIGH SCHOOL
- ARVADA SENIOR HIGH SCHOOL
- ARVADA MIDDLE SCHOOL

36

95

121



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CANDELAS

1,575 NEW/UNDER CONSTRUCTION SINGLE-FAMILY HOMES
2,400 PLANNED MULTI-FAMILY HOMES



WHISPER CREEK

440 NEW/UNDER CONSTRUCTION MIXED HOUSING
136 NEW/UNDER CONSTRUCTION TOWNHOMES



W 87TH PARKWAY



86TH PARKWAY

VILLAGE AT V PARKS

1,158 EXISTING SINGLE FAMILY HOMES

MEIKLEJOHN ELEMENTARY SCHOOL
581 STUDENTS

SPRING MESA

DESIRABLE NEIGHBORHOOD WITH
HOUSES AVERAGING MID-\$700,000

WEST WOODS ELEMENTARY SCHOOL
658 STUDENTS

RALSTON VALLEY HIGH SCHOOL
1,666 STUDENTS

OBERON JR. HIGH SCHOOL
655 STUDENTS

VAN ARSDALE ELEMENTARY SCHOOL
544 STUDENTS

INDIANA STREET



Submarket Overview

RETAILERS IN CLOSE PROXIMITY INCLUDE:

- | | | |
|----------------------|-----------------|-----------|
| Anytime Fitness | Jack in the Box | Safeway |
| AT&T | Jiffy Lube | Starbucks |
| Big 5 Sporting Goods | King Soopers | SUBWAY |
| Buffalo Wild Wings | Kohl's | Target |
| Burger King | McDonald's | Verizon |
| Denny's | Natural Grocers | Walgreens |
| Goodwill | Popeyes | Wendy's |

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BUSINESS SUMMARY

TOTAL	1-MILE	3-MILES	5-MILES
Businesses	48	567	3,219
Employees	481	8,598	38,905
Residential Population	3,891	34,641	127,713

KEY

- 1-MILE
- 3-MILES
- 5-MILES

Income & Expense

PRICE	\$2,397,850	
Price Per Square Foot:	\$1,080.11	
Capitalization Rate:	4.65%	
Total Rentable Area (SF):	2,220	
Lot Size (AC):	0.88	
STABILIZED INCOME	PER SQUARE FOOT	
Scheduled Rent	\$50.23	\$111,500
Effective Gross Income	\$50.23	\$111,500
LESS	PER SQUARE FOOT	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
EQUALS NET OPERATING INCOME	\$111,500	



Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY					
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT	
Starbucks	2,220	07/15/18	07/14/23	\$111,500	\$9,292	\$111,500	\$4.19	\$50.23	
		07/15/23	07/14/28		\$10,221	\$122,650	\$4.60	\$55.25	
		Option 1	07/15/28	07/14/33		\$11,243	\$134,915	\$5.06	\$60.77
		Option 2	07/15/33	07/14/38		\$12,367	\$148,407	\$5.57	\$66.85
		Option 3	07/15/38	07/14/43		\$13,604	\$163,247	\$6.13	\$73.53
		Option 4	07/15/43	07/14/48		\$14,964	\$179,572	\$6.74	\$80.89
TOTALS:	2,220			\$111,500	\$9,292	\$111,500	\$4.19	\$50.23	

Lease Abstract

PREMISE & TERM

TENANT	Starbucks
BUILDING SF	2,200 SF
LEASE TYPE	NN
TERM	10 Years
RENT COMMENCEMENT	July 15, 2018
EXPIRATION	July 14, 2028
OPTIONS	Four 5-year options

RENT

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
7/15/2018 - 7/14/2023	\$9,292	\$111,500
7/15/2023 - 7/14/2028	\$10,221	\$122,650

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 7/15/2028 - 7/14/2033	\$11,243	\$134,915
#2. 7/15/2033 - 7/14/2038	\$12,367	\$148,407
#3. 7/15/2038 - 7/14/2043	\$13,604	\$163,247
#4. 7/15/2043 - 7/14/2048	\$14,964	\$179,572

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Site Plan



2,220
RENTABLE SF



0.88
ACRES



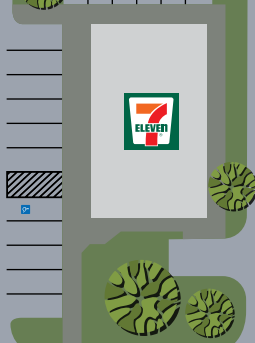
24
SPACES



INDIANA STREET



NOT A PART



W 87TH PARKWAY

This site plan is a rendering that has been created based on sources we believe to be reliable. 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



ABOUT STARBUCKS

The world's #1 specialty coffee retailer, Starbucks has more than 25,000 coffee shops in about 70 countries, and over 254,000 employees. The outlets offer coffee drinks and food items, as well as roasted beans, coffee accessories, and teas.

13,930

LOCATIONS IN THE UNITED STATES

In 2017 the chain had a net revenue of \$22.4 Billion, and an operating income of \$4.4 Billion. Starbucks has a credit rating of A- from Standard & Poor, and is traded on the NASDAQ under SBUX.

\$22.4B

2017 NET REVENUES


RANKINGS

- #3 - FORTUNE'S list of world's most admired companies (2017)
- #146 - FORTUNE 500 list (2017)
- #45 - FORTUNE'S change the world list (2017)


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Demographics

POPULATION

	1-MILE	3-MILES	5-MILES
2010	2,071	26,772	113,093
2017	3,891	34,641	133,800
2022	4,624	38,015	144,385

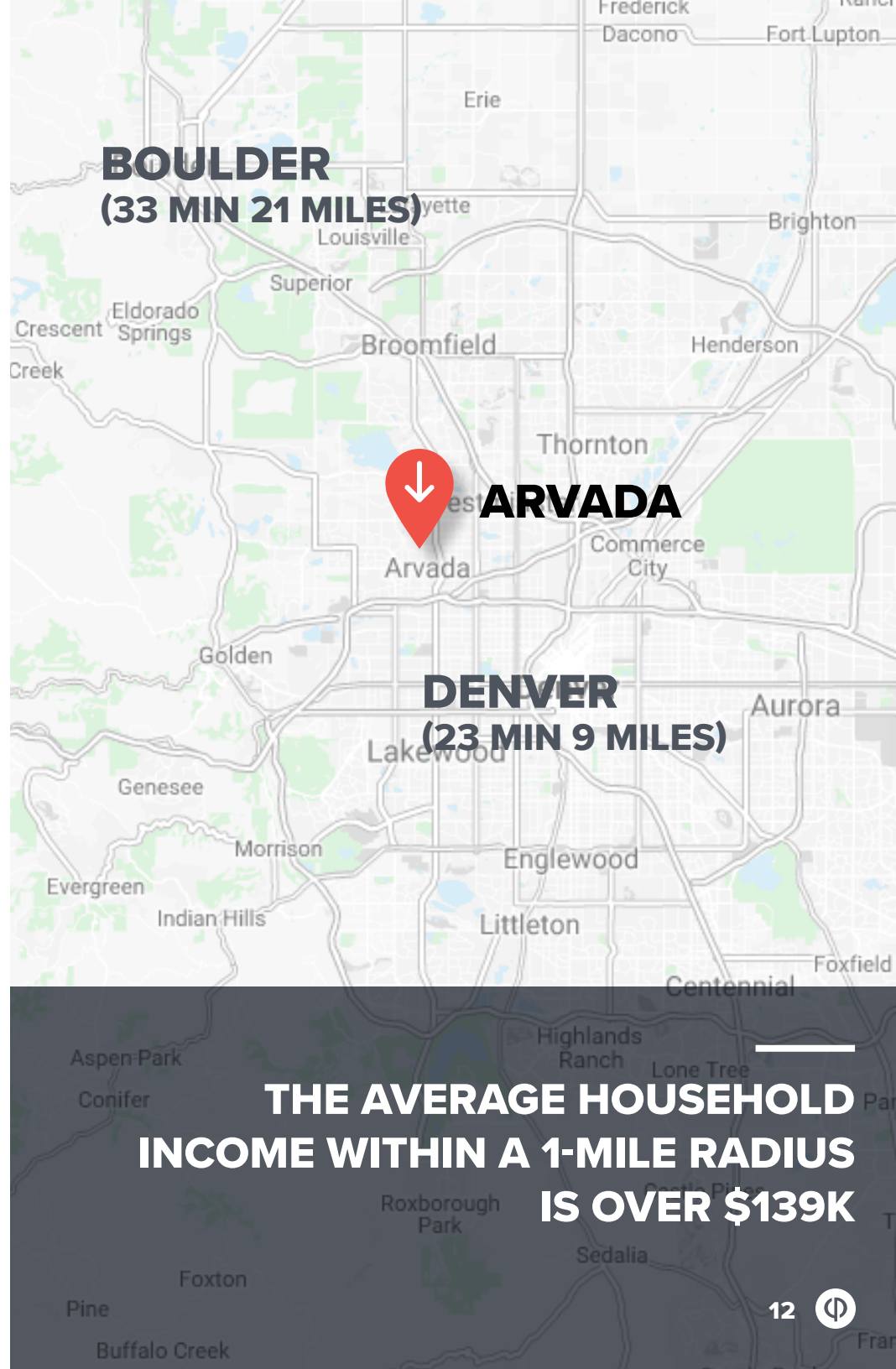
2017 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$139,405	\$138,050	\$88,594
Median	\$113,028	\$107,821	\$67,769

TOP EMPLOYERS OF JEFFERSON COUNTY

EMPLOYER	# OF EMPLOYEES
Lockheed Martin	6,274
Lutheran Medical Center	2,506
MillerCoors Brewing Company	2,255
Terumo BCT	2,220
St. Anthony Hospital	1,800

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ARVADA, COLORADO



ARVADA is located right outside Denver, home to one of the top twenty Colorado’s wealthiest zip codes. Arvada consistently competes with the larger metropolitan areas in the areas of business and commerce but retains a small-town charm that other suburbs can’t replicate. Arvada has a thriving cultural dynamic that includes the Arvada Center, Apex Center, and Olde Town, a historic shopping district. Since Arvada experiences all four seasons, there is always something to do, whether it’s hiking, biking, fishing, and horseback riding throughout the numerous parks. Also close by are numerous lakes for water activities.

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EMPLOYMENT GROWTH

EMPLOYMENT IN ARVADA is projected to grow 40% within the next ten years, with an annual job growth of 1.85%. The unemployment rate in Arvada is the fourth lowest in Colorado with 2.2%. This is lower than the Colorado average of 2.5% and the national average of 4.1%, recorded in October. Arvada has a highly educated workforce, high average household incomes, a low crime rate, and an excellent quality of life.



**DENVER MSA
POPULATION
(ESTIMATED)**

**2.813
MILLION**

We'd love to hear from you.

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