



Starbucks | Single-Tenant Corporate Ground Lease | Rare Absolute NNN

1760 Briargate Blvd, Colorado Springs, CO 80920



**CHARTER
REALTY**

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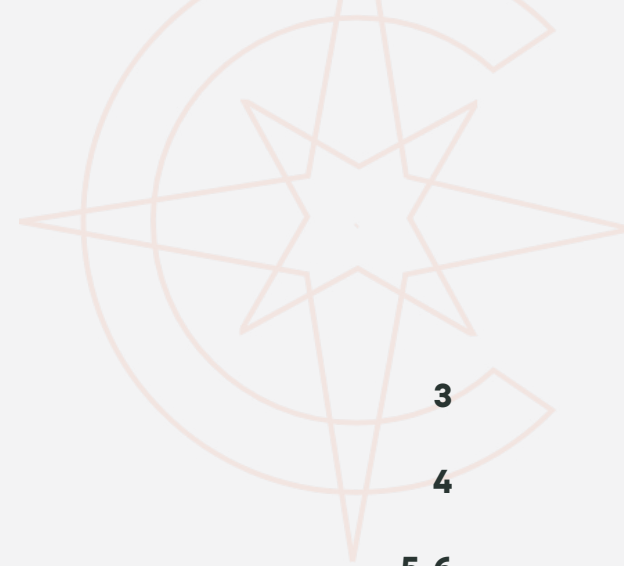
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Offering Overview

We are pleased to present a rare opportunity for qualified investors to acquire a rare, absolute NNN drive-thru Starbucks (NASDAQ: SBUX) in Colorado Springs, Colorado, with a long-term lease with and significant increases every 5 years as a hedge against inflation.

Strategically located in the highly affluent Briargate retail corridor as an outparcel to Chapel Hills Mall, this Starbucks benefits from strong co-tenancy, dense daily traffic, and exceptional visibility. The property is adjacent to I-25 (133,000 vehicles per day) and surrounded by top-tier national retailers including Whole Foods, Trader Joe's, Lowe's, REI, and In-N-Out Burger, in an area known for consistently appreciating real estate.

Colorado Springs—the second-largest city in Colorado—is experiencing rapid economic and population growth. With over 484,000 residents, the city is a major hub for military, aerospace, healthcare, and tech industries, boasting an educated workforce and a diversified employment base. The presence of major employers like Fort Carson, Amazon, UCHealth, and Lockheed Martin contributes to the city's stable, recession-resistant economy.

This investment combines brand security (S&P rated “BBB+” Investment Grade), location strength, and income growth, making it a premier net lease opportunity in one of the most dynamic markets in the Western U.S.

Property Details:



Parcel No. (APN)
6305401017



Year Built
2014

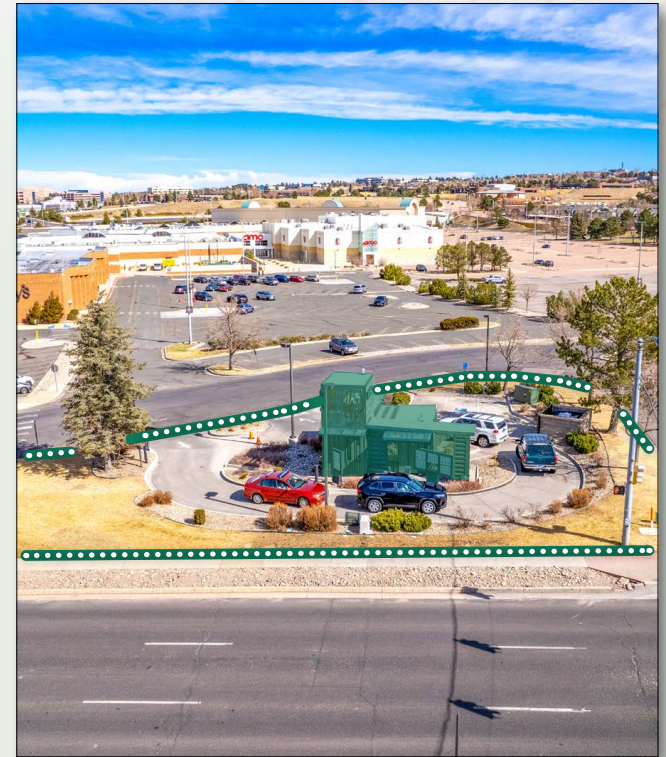


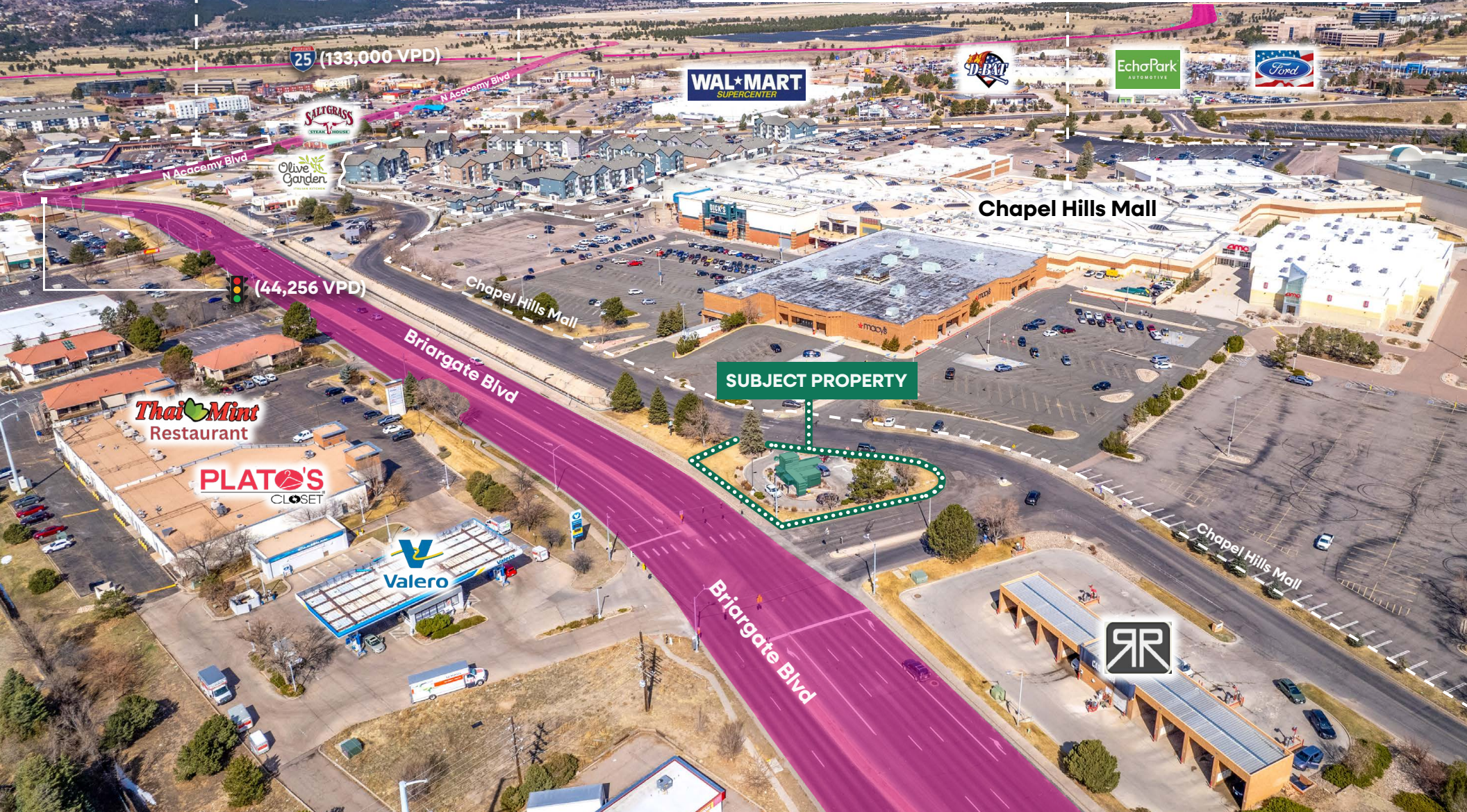
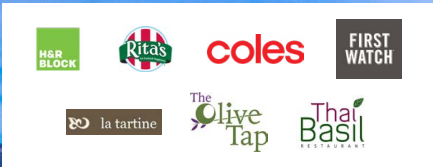
Lot Size
0.27 Acres



Investment Highlights

- ✓ **Starbucks – Rare Absolute NNN Ground Lease** – Corporate Guaranteed – Starbucks Corporation – (S&P Rated: “BBB+”) Investment Grade Credit
- ✓ Excellent Credit Profile – **Publicly Traded (NASDAQ: SBUX)** – Over \$110 Billion Market Cap
- ✓ **Unique Low Price-Point Starbucks** – Currently Operates 38,000+ Stores Worldwide – 400,000+ Employees
- ✓ **Absolute NNN Lease – Zero Landlord Responsibilities – Coupon Clipper**
- ✓ 9% Rental Escalation in 2029 – 10% Rental Increases Every 5 Years Throughout Options (Four 5-Year Options)
- ✓ Located on Briargate Blvd next to N Academy Blvd Intersection (State Highway 83) – 44,256 VPD – Outparcel to Chapel Hills Mall
- ✓ **Next to Interstate-25 (133,000 VPD)** – Premium Brand Recognition – Starbucks is the #1 most-visited coffee brand in the U.S.
- ✓ Nearby Top-Tier Retailers: **Whole Foods, Trader Joe’s, Lowe’s, REI, and In-N-Out Burger**
- ✓ Colorado Springs Growth Corridor – **Home to 5 Military Installations**, Top 10 US City for Quality of Life and Outdoor Recreation
- ✓ **2nd Largest City in Colorado** – Major Employers include US Air Force, Lockheed Martin, UCHealth, Amazon, FedEx, Northrop Grumman







Lease Abstract

Tenant	Starbuck Corporation (S&P: ""BBB+"" Investment Grade)
Lease Type	Absolute NNN Ground Lease
Building Size	380 SF
Lease Start	Dec-10-2013
Lease Expiration	Jun-30-2034*
Annual Base Rant	\$68,000
Rental Increases	Jul-1-2029 8.8% Increase: \$74,000 (5.99% Cap)
Extension Options & Increases	Four 5-Year Options with 10% Increases at Each Jul-1-2034 \$81,400 (6.58% Cap) Jul-1-2039 \$89,540 (7.24% Cap) Jul-1-2044 \$98,484 (7.97% Cap) Jul-1-2049 \$108,343 (8.76% Cap)

* Tenant has the Right of Early Termination beginning Jun-30-2029; if exercised, tenant would have to pay 6 months of rent as the Termination Fee.



Offering Summary

Price	\$1,236,363
Cap Rate	5.50%
NOI	\$68,000
Taxes	Net
Insurance	Net
CAM	Net
Roof & Structure	Tenant Responsibility (Ground Lease)

Site Plan



Demographics

5 Mile Radius:



Total Population: 200,745
Households: 80,045
Daytime Population: 137,427
Median Age: 36.6



Average Household Income: \$132,244
Median Household Income: \$105,697

10 Mile Radius:



Total Population: 512,808
Households: 207,113
Daytime Population: 329,788
Median Age: 36.5



Average Household Income: \$121,425
Median Household Income: \$95,689

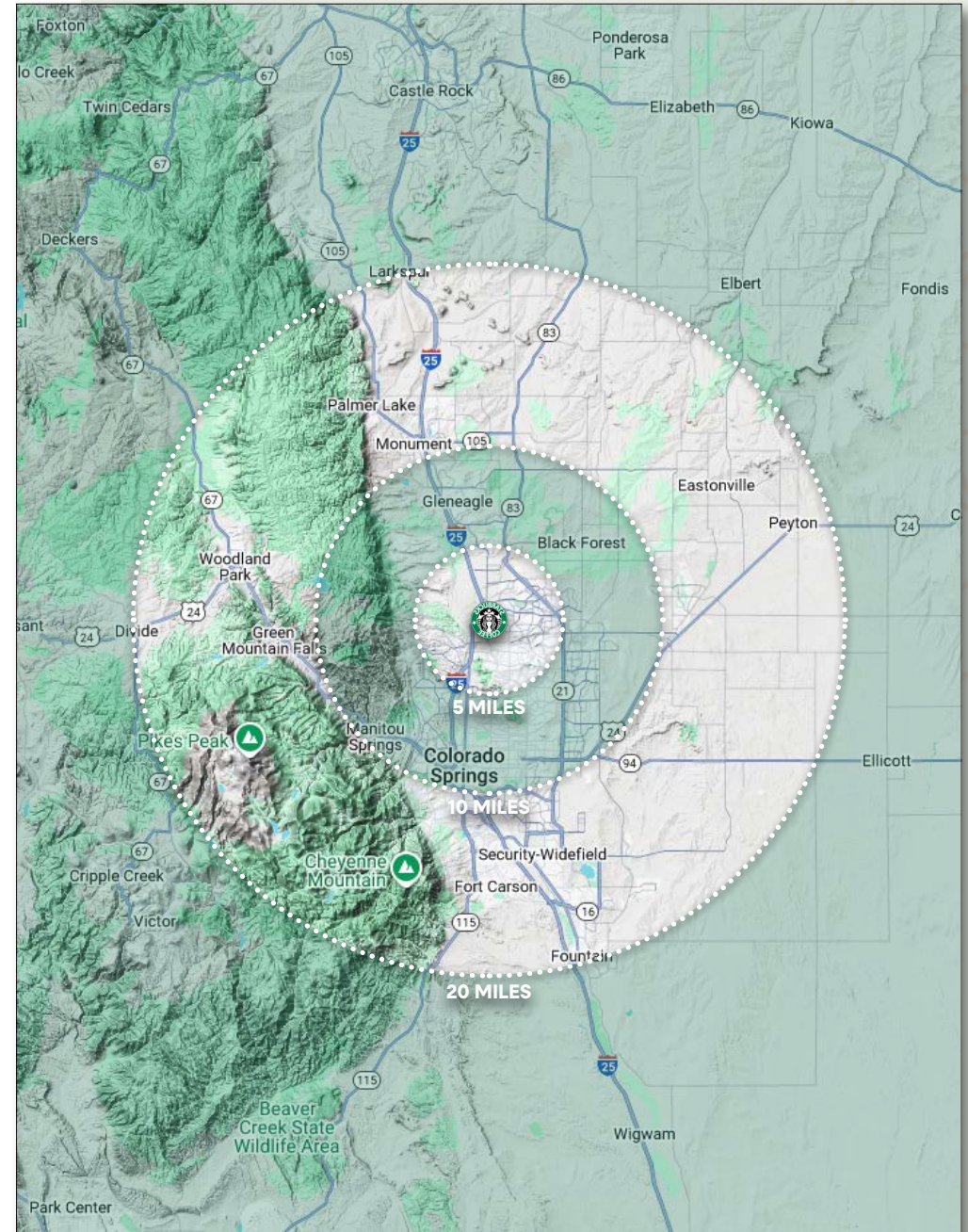
20 Mile Radius:



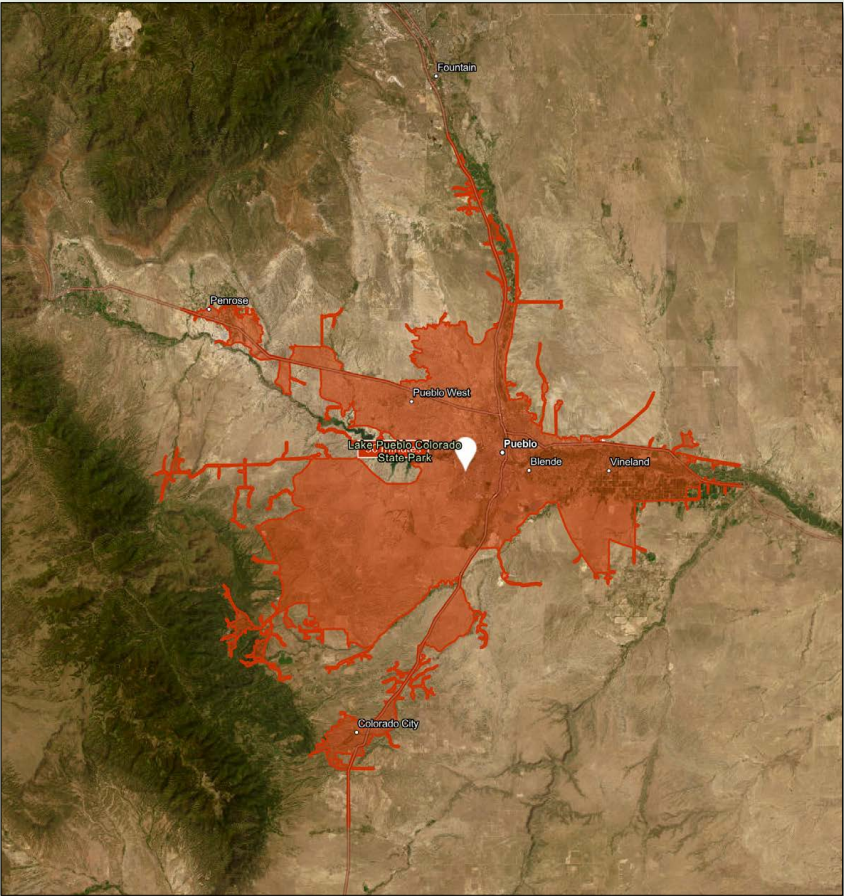
Total Population: 748,631
Households: 289,144
Daytime Population: 443,215
Median Age: 36.3



Average Household Income: \$124,176
Median Household Income: \$97,427



Demographics - 30 Minutes Drive



HIGHSCHOOL
GRADUATE



20%

SOME
COLLEGE



31%

BACHELOR'S/
GRAD/PROF
DEGREE



44%

TAPESTRY SEGMENTS

Boomburbs 28,471 Households	Up and Coming Families 22,759 Households	Savvy Suburbanites 18,964 Households
Socioeconomic Traits	Socioeconomic Traits	Socioeconomic Traits
Well-educated professionals (55% college graduates) with high labor force participation (71.3%), tech-savviness, and a focus on financial planning.	Well-educated, hardworking, careful shoppers who seek the latest technology and are establishing their style as young families.	Well-educated, financially active, tech-savvy, and informed shoppers who prioritize quality and maintain a high labor force participation rate.
Household Types	Household Types	Household Types
Young families in single-family homes, with 84% homeownership and 66% of homes built since 2000.	Young families living in single-family homes within new suburban subdivisions.	married couples, often without children or with older children, in owner-occupied, single-family homes.
Typical Housing	Typical Housing	Typical Housing
Single-family homes	Single-family homes	Single-family homes

ANNUAL HOUSEHOLD SPENDING

\$2,572	\$298	\$7,976
Apparel & Services	Computers & Hardware	Health Care

KEY FACTS

- ✓ **Population:** 720,041
- ✓ **Median Age:** 36.2
- ✓ **Median Household Income:** 720,041
- ✓ **2020 Daytime Population:** 718,322
- ✓ **2021 Daytime Population:** 718,322

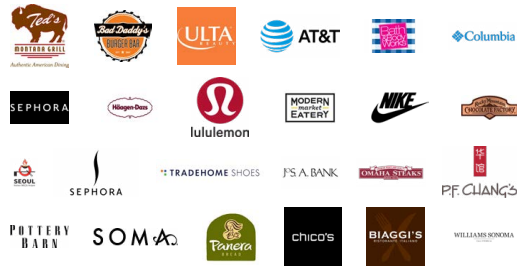
DENVER

60 miles

Interquest Marketplace



The Promenade Shops



Marketplace at Briargate



SUBJECT PROPERTY

1 MILE

3 MILES

5 MILES

Chapel Hills Mall



Woodman Plaza



Tenant Overview

Starbucks Corporation (NASDAQ: SBUX)



Starbucks is the global leader in premium coffee retail, renowned for its hand-crafted beverages, strong brand identity, and deeply embedded cultural relevance. Since its founding in Seattle in 1971, Starbucks has grown into the **largest coffeehouse chain in the world**, with more than **38,000 locations** across over 80 countries.

The company continues to innovate through digital transformation, mobile ordering, loyalty programs, and a rapidly expanding global footprint. In fiscal year 2024, Starbucks reported **record-breaking revenues of \$35.98 billion**, driven by strong U.S. sales, international growth, and new store development.

Starbucks maintains an **investment-grade credit rating (S&P: BBB+)** and remains a favored tenant among institutional investors due to its consistent financial performance, real estate excellence, and commitment to long-term leases. The brand's presence in high-traffic, high-income corridors like **Briargate Blvd in Colorado Springs** reflects its strategy to target prime retail locations with long-term demographic stability.

Key Features as a Tenant

- ✓ Publicly Traded Global Icon – Listed on NASDAQ under ticker SBUX with a market cap exceeding \$110 billion.
- ✓ Massive Global Presence – Over 38,000 locations in 80+ countries; 16,200+ stores in the U.S. alone.
- ✓ Strong Financials – \$35.98 billion in FY2024 revenue and consistent earnings growth.
- ✓ Brand Innovation – Pioneering mobile orders, delivery partnerships, and next-gen sustainability initiatives.
- ✓ Creditworthy Tenant – Investment-grade credit rating ensures reliable lease performance.
- ✓ Real Estate Strategy – Aggressively targets high-income, high-traffic markets for long-term viability



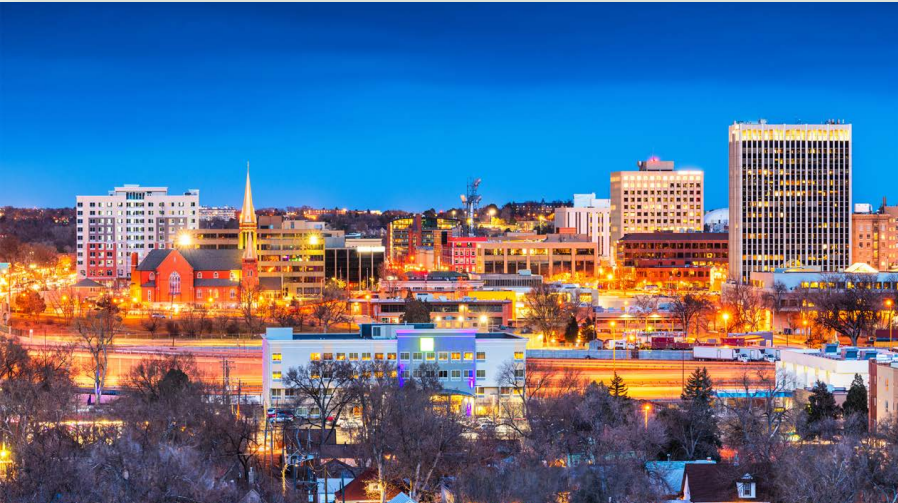
TENANT SNAPSHOT

Headquarters	Seattle, Washington
Stock Ticker	NASDAQ: SBUX
Total Locations	38,000+ Worldwide
Employees	~400,000 Global
Market Cap	~\$110 Billion (2025)
Annual Revenue	\$35.98 Billion (FY2024)
Credit Rating	S&P: BBB+ (Investment Grade)

Colorado Springs, Colorado

Colorado Springs is one of the most dynamic and fastest-growing cities in the western United States. As Colorado’s second-largest city, it boasts a population of **over 484,000** and anchors the Colorado Springs Metropolitan Statistical Area, which exceeds **755,000 residents**. Located along the Front Range Urban Corridor, it is just 60 miles south of Denver and continues to experience **strong population growth, real estate appreciation, and corporate investment**.

The city is an economic powerhouse driven by **military, aerospace, defense, healthcare, and tech sectors**. Colorado Springs is home to five military installations—including **Fort Carson** and the **U.S. Air Force Academy**—as well as major private employers like Amazon, UCHealth, Lockheed Martin, and Northrop Grumman. The area’s low cost of living, access to outdoor amenities, and tax-friendly environment have made it a magnet for businesses and residents alike.



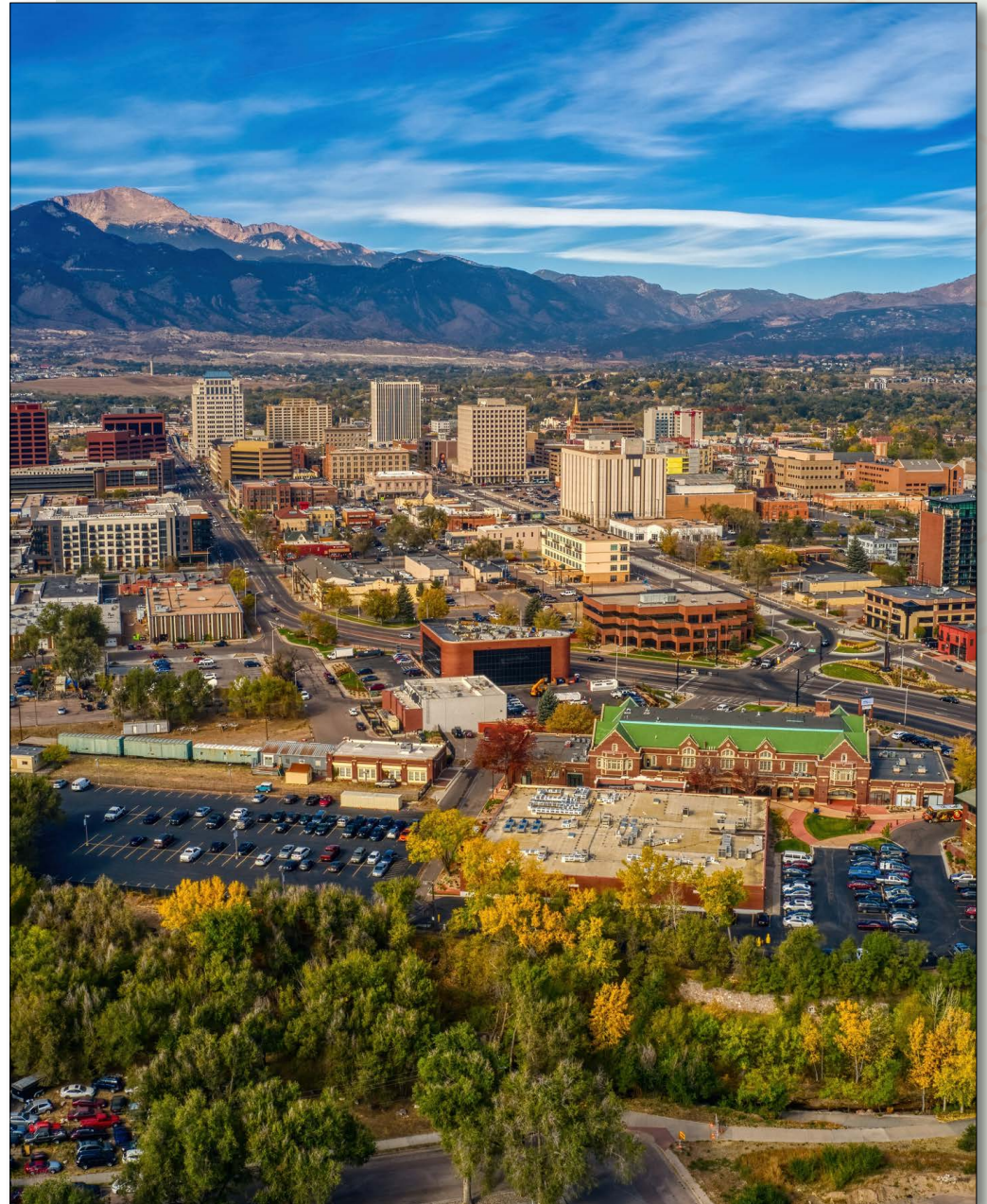
Employer	Number of Employees	Description
Fort Carson	36,000	Major U.S. Army installation and one of the largest employers in Colorado Springs.
Peterson Space Force Base	10,650	Key U.S. Space Force operations hub supporting national security missions.
Schriever Space Force Base	8,000	High-tech space operations base focused on satellite control and cybersecurity.
US Air Force Academy	7,650	Prestigious federal service academy training future Air Force officers.
UCHealth Memorial Health	6,000	Largest healthcare provider in the region, operating multiple hospitals and clinics.
Charter Spectrum West Region	4,900	Major regional office providing broadband, cable, and internet services.
Amazon	4,800	E-commerce and logistics giant with a significant fulfillment center presence.
Penrose Hospital	3,560	Full-service hospital known for cardiac and cancer care under Centura Health.

Colorado Springs, Colorado

Colorado Springs consistently ranks in the top 10 U.S. cities for **quality of life, employment opportunity, and housing affordability**, making it a prime market for long-term commercial real estate investment.

Key Features

- ✓ **Population:** 484,000+ (City), 755,000+ (MSA) with 1.5% annual growth
- ✓ **Strategic Location:** 60 miles south of Denver with major regional and national connectivity
- ✓ **Military Backbone:** Fort Carson, Peterson SFB, Schriever SFB, USAFA – over 60,000 total military jobs
- ✓ **Diversified Economy:** Expanding tech, aerospace, logistics, healthcare, and education sectors
- ✓ **Affluent Demographics:** \$110K+ avg HH income in key neighborhoods like Briargate & Northgate
- ✓ **Outdoor & Lifestyle Magnet:** Top-ranked for quality of life, access to trails, parks, and national monuments
- ✓ **Business Friendly:** No local income tax; lower cost of doing business than Denver or Boulder



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