



106 COLLEGE VIEW DR  
Dallas, NC (Charlotte MSA)

OFFERED FOR SALE  
\$3,049,000 | 6.15% CAP



REPRESENTATIVE PHOTO

CONFIDENTIAL  
OFFERING MEMORANDUM



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Starbucks in Dallas, NC. The Premises is leased to Starbucks for a 10 year initial term, with four (4) - five (5) year options. The asset is located directly next to Gaston College, providing an immediate consumer base.



**10-YR  
LEASE**



**NEXT TO  
THOUSANDS OF  
STUDENTS**



**HIGH  
GROWTH MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$187,500
Rent Escalation	6-10	\$206,250
1st Option Term	11-15	\$226,875
2nd Option Term	16-20	\$249,563
3rd Option Term	21-25	\$274,519
4th Option Term	26-30	\$301,971
5th Option Term	31-35	\$332,168
6th Option Term	36-40	\$365,384

<b>NOI</b>	<b>\$187,500</b>
<b>CAP</b>	<b>6.15%</b>
<b>PRICE</b>	<b>\$3,049,000</b>

## ASSET SNAPSHOT

<b>Tenant Name</b>	Starbucks
<b>Address</b>	106 College View Drive, Dallas, NC 28034
<b>Building Size (GLA)</b>	2,500 SF
<b>Land Size</b>	1.1 Acres
<b>Year Built/Renovated</b>	2025
<b>Signator/Guarantor</b>	Starbucks (Corporate)
<b>Rent Type</b>	NN
<b>Landlord Responsibilities</b>	Roof, Structure, Parking Lot
<b>Rent Commencement Date</b>	9/15/2025
<b>Lease Expiration</b>	9/31/2035
<b>Remaining Term</b>	10 Years
<b>Current Annual Rent</b>	\$187,500



 **64,315** PEOPLE  
IN 5 MILE RADIUS

 **\$80,845** AHHI  
IN 1 MILE RADIUS

 **48,500** VPD  
ON US 321



### ATTRACTIVE LEASE FUNDAMENTALS

10% rental increases every 5 years including options | Six (6) - five (5) year options | Minimal LL responsibilities



### CORPORATE GUARANTEE FROM CREDIT TENANT

Starbucks has a S&P credit rating of BBB+ | Over 35,000 locations worldwide | \$30.3B Total Revenue



### ONLY DRIVE THROUGH COFFEE CONCEPT IN LOW VACANCY MARKET

Only Drive Through Coffee Concept in market | Over 525K SF of retail space in a one mile radius | Site is positioned before the retail center Windsor Square | The highly visited center is anchored by CVS and boasts credit tenants such as ABC Store, Bank of America, and more



### CLOSE PROXIMITY TO GASTON COLLEGE

Site is located under a mile just north of Gaston College | The public university has over 5,500 students enrolled and employs more than 400 employees | Close proximity to this school provides the Starbucks with a built in customer base as it is the closest coffee option to the school



### NEW CONSTRUCTION OFF OF MAJOR HIGHWAY

New build-to-suit Starbucks | Warranties will be assigned to the new owner | Tenant has paid to add specific capital improvements to enhance operational performance | The site is located directly off of Hwy 321 (48.5K VPD) , a major commuter route connecting I-85 & I40



### CHARLOTTE MSA TAILWINDS

Located in Dallas, NC, less than 30 Miles from Charlotte, NC, the Site benefits from Charlotte's population growth | Charlotte, NC ranked #5 in fastest growing Metros | This property will be a direct beneficiary of the rapid expansion that Charlotte and the surrounding areas continue to experience





DOLLAR TREE



DOLLAR GENERAL



Walgreens

W Trade St (21,000 VPD)

US-321 (48,500 VPD)



College View Dr



7-ELEVEN®

PENN  
STATION  
EAST COAST SUBS

ingles

O'Reilly  
AUTO PARTS

W Trade St (21,000 VPD)

US-321 (48,500 VPD)

STARBUCKS

Jack  
in the box

College View Dr

 **GASTON**  
COLLEGE  
5,500+ Students  
400 Employees

 **STARBUCKS**

US-321 (48,500 VPD)

College View Dr

**GREENSBORO**  
92 MILES  
1:45 DRIVE

**ASHEVILLE**  
79 MILES  
1:35 DRIVE

**STARBUCKS**

**CHARLOTTE**  
19 MILES  
0:35 DRIVE

**GREENVILLE**  
76 MILES  
1:25 DRIVE

**1 MILES**

3,898  
PEOPLE  
\$80,845  
AHHI  
1,511  
TOTAL  
HOUSEHOLDS

**3 MILES**

22,109  
PEOPLE  
\$74,576  
AHHI  
8,711  
TOTAL  
HOUSEHOLDS

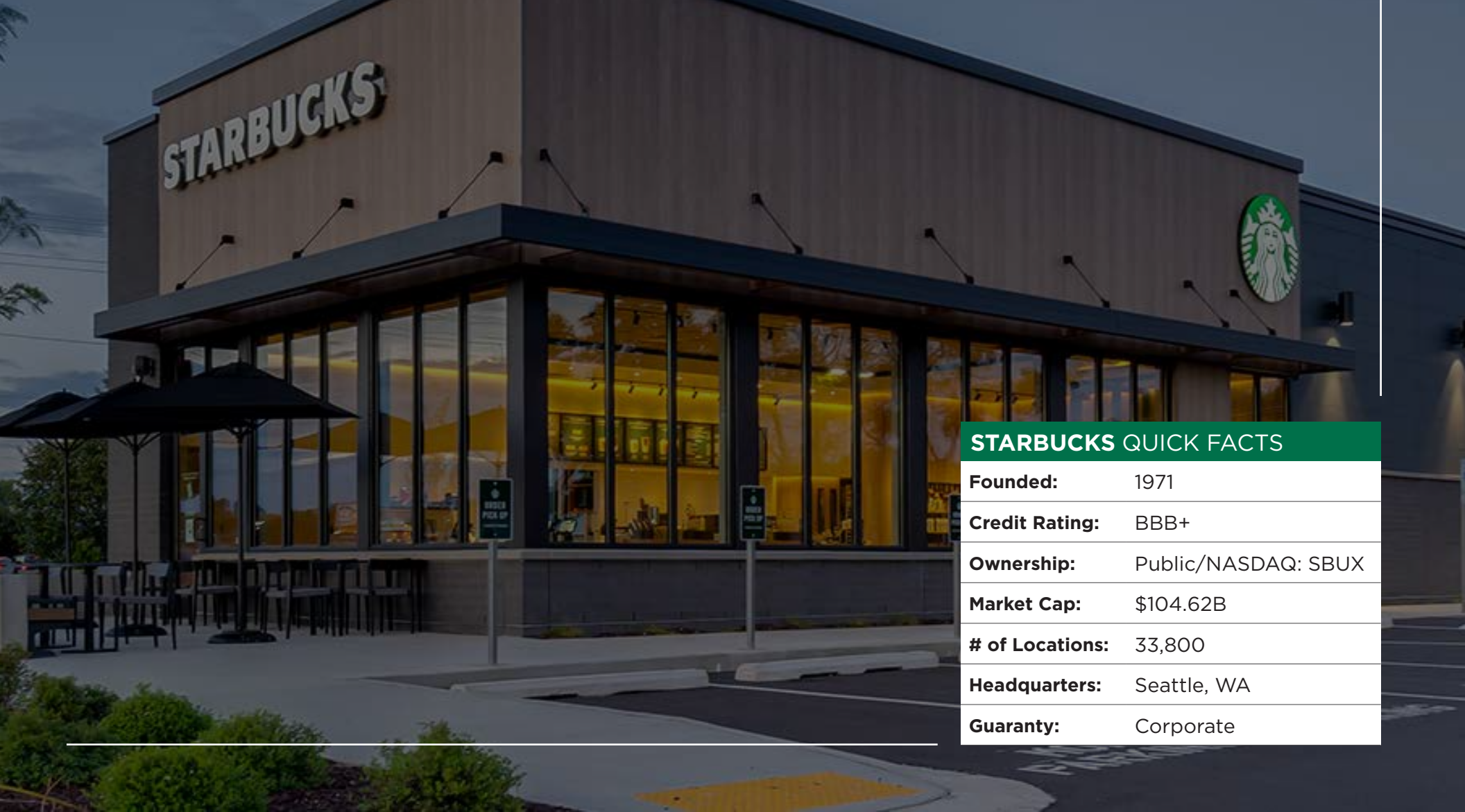
**5 MILES**

64,315  
PEOPLE  
\$74,158  
AHHI  
26,140  
TOTAL  
HOUSEHOLDS

## CHARLOTTE, NC MSA

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.7 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing \$207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.

Starbucks Corporation is an American global coffee company and coffeehouse chain based in Seattle, Washington. Starbucks was founded in 1985 as a local coffee bean roaster and retailer and has grown into the largest coffeehouse company in the world. There are 33,000+ Starbucks stores in 76 countries, including 15,041 in the United States. Starbucks locations serve hot and cold beverages, whole-bean coffee, micro-ground instant coffee, full-leaf teas, pastries, and snacks. Most stores also sell packaged food items, hot and cold sandwiches, and items such as mugs and tumblers. Starbucks Evenings locations also offer a variety of beers, wines, and small bites after 4pm. Starbucks has a strong presence both in the US and in the global marketplace due in part to its rapid growth over the last few decades. In the 1990s, Starbucks was opening a new store every workday, a pace that continued into the 2000s. The first store outside the United States or Canada opened in the mid-1990s, and overseas stores now constitute almost one-third of Starbucks' stores.



STARBUCKS QUICK FACTS	
<b>Founded:</b>	1971
<b>Credit Rating:</b>	BBB+
<b>Ownership:</b>	Public/NASDAQ: SBUX
<b>Market Cap:</b>	\$104.62B
<b># of Locations:</b>	33,800
<b>Headquarters:</b>	Seattle, WA
<b>Guaranty:</b>	Corporate



**106 COLLEGE VIEW DR**  
Dallas, NC (Charlotte MSA)

**OFFERED FOR SALE**  
**\$3,049,000 | 6.15% CAP**

Exclusively Offered By



## PRIMARY DEAL CONTACTS

### DAVID HOPPE

Head of Net Lease Sales  
980.498.3293  
dhoppe@atlanticretail.com

### MIKE LUCIER

Executive Vice President  
980.377.4469  
mlucier@atlanticretail.com

### BEN OLMSTEAD

Associate  
980.498.3296  
bolmstead@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Starbucks - Dallas, NC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.