



CORPORATE GUARANTEED LONG TERM NET LEASE INVESTMENT WICKENBURG, ARIZONA



ACTUAL PROPERTY

CHRIS HOLLENBECK

Vice Chair
+1 602 224 4475
chris.hollenbeck@cushwake.com
AZ License No. SA584876000

SHANE CARTER

Director
+ 1 602 224 4442
shane.carter@cushwake.com
AZ License No. SA673156000

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph:+1 602 954 9000
fx:+1 602 253 0528
www.cushmanwakefield.com



Cushman & Wakefield is pleased to present the opportunity to acquire a net leased investment tenanted by Starbucks Corporation, the world's leading coffee retailer and one of the most recognized consumer brands globally. The property is secured by a corporate-guaranteed NN lease, offering investors a stable and predictable income stream backed by an investment-grade tenant with a long-standing operating history. The offering features approximately eight (8) years of primary term remaining with 10% rental increases every five (5) years, providing built-in income growth and inflation protection.

Founded in 1971 in Seattle, Washington, Starbucks has grown into the largest coffeehouse chain in the world, operating over 40,000 locations across 80+ countries. The company reported over \$37 billion in revenue in 2025 and maintains a market capitalization exceeding \$110 billion, reinforcing its position as a dominant player in the global retail landscape. Starbucks' strong brand recognition, customer loyalty, and premium product positioning continue to drive consistent foot traffic and long-term site performance.

The subject property is strategically positioned along US-60 in Wickenburg, a major regional corridor linking the greater Phoenix metropolitan area to northern Arizona and connecting directly to US-93, the primary northbound route to Las Vegas and Hoover Dam. The site benefits from excellent visibility and accessibility, with traffic counts exceeding 24,000 vehicles per day and frontage along a primary Wickenburg thoroughfare. Situated on a ±1.40-acre parcel, the property features a larger-format drive-thru design, enhancing operational efficiency and customer convenience. The surrounding trade area is supported by strong demographics, including average household incomes exceeding \$109,000 within a five-mile radius.

This offering represents a compelling opportunity to acquire a high-quality Starbucks investment with durable cash flow, contractual rent growth, and strong underlying real estate fundamentals. With significant tenant investment exceeding \$3 million in recent renovations, below-market rental rates, and long-term optionality through multiple renewal options, the asset is well-positioned to deliver both stability and upside within a growing Arizona corridor.



TENANT:	Starbucks
GUARANTY:	Starbucks Corporation (Corporate Guaranty)
LOCATION:	515 E Wickenburg Way, Wickenburg, AZ 85390
YEAR BUILT:	1989/2023 Renovation
BUILDING SIZE:	±3,000 SF
LAND SIZE:	±1.40 AC (±60,984 SF)
RENT COMMENCEMENT:	08/04/2023
LEASE EXPIRATION:	08/31/2033
TERM REMAINING:	±7 years
OPTIONS:	Four (4) five (5) year options
APN:	505-26-009
LEASE TYPE:	Net Lease (Minimal landlord responsibilities)

OFFERING TERMS

CURRENT NOI:	\$135,000
PRICE:	\$2,250,000
CAP:	6.00%

RENT SCHEDULE:

TERM	YEARS	LEASE DATE	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Primary	1-5	8/4/23-8/31/28	\$11,250.00	\$135,000.00	N/A	6.00%
Primary	6-10	9/1/28-8/31/33	\$12,375.00	\$148,500.00	10%	6.60%
Option 1	11-15	9/1/33-8/31/38	\$13,612.50	\$163,350.00	10%	7.26%
Option 2	16-20	9/1/38-8/31/43	\$14,975.00	\$179,700.00	10%	7.99%
Option 3	21-25	9/1/43-8/31/48	\$16,472.50	\$197,670.00	10%	8.79%
Option 4	26-30	9/1/48-8/31/53	\$18,120.00	\$217,440.00	10%	9.66%



INVESTMENT HIGHLIGHTS

- 10% rent increase every 5 years
- Corporate guaranty
- Below market rents
- Located in an opportunity zone
- Starbucks invested \$3,000,000+ in tenant improvements

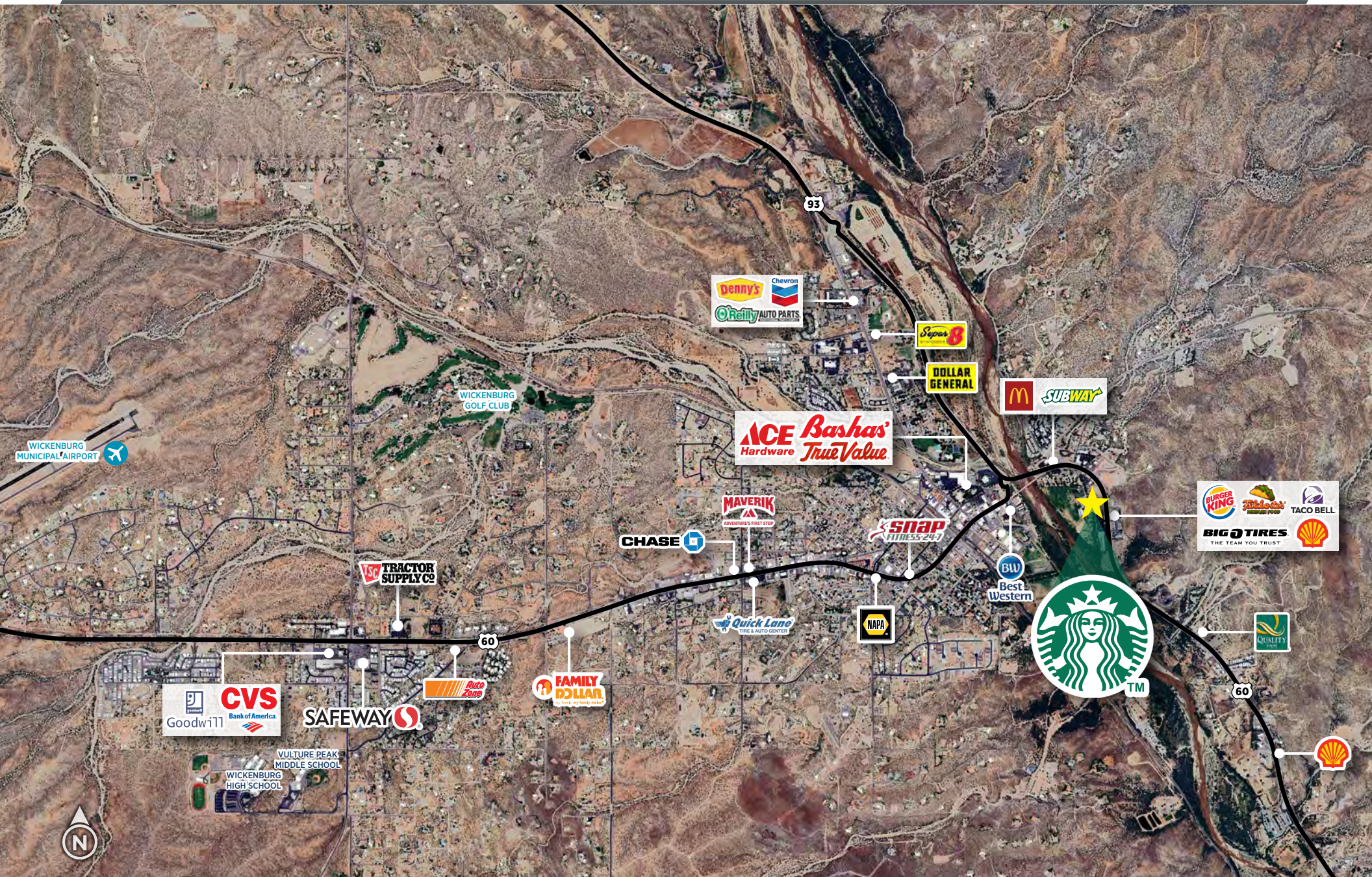
TENANT HIGHLIGHTS

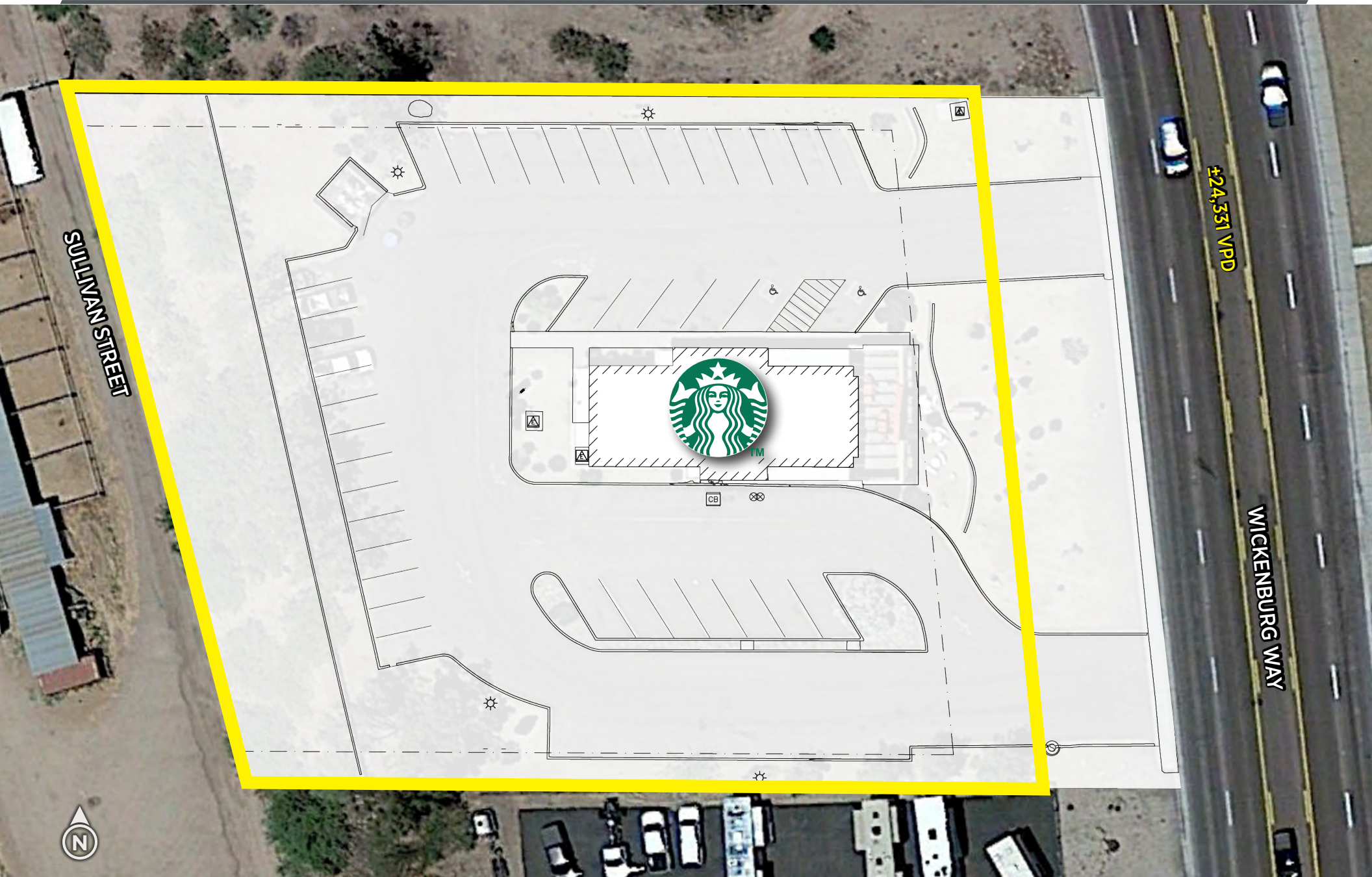
- World’s largest coffeehouse chain
- ±40,000 stores in 88 countries, ±16,800 in the U.S.
- Starbucks net revenue reached 37.2 billion U.S. dollars in 2025
- Drive-thru location
- SBUX market cap of \$110.18B

PROPERTY HIGHLIGHTS

- Excellent location along the US-60 Highway (24,331 VPD)
- ±1.40 acre lot with frontage on major Wickenburg thoroughfare
- Larger format location with drive-thru
- Strong average household incomes over \$109,000 in a 5-mile radius







PROPERTY PHOTOS

PROPERTY OVERVIEW





STARBUCKS

The largest and most successful coffee retailer in the world, Starbucks, was formed in 1971 in Seattle's Pike Place Market. The coffee house has since grown to over 40,000 locations in 88 countries. This industry leader employs over 381,000 people and reported more than 37 billion dollars in revenue for 2025. Starbucks went public in 1992 and is listed on NASDAQ, under the trading symbol "SBUX". Their Market Cap is greater than \$110 billion. They have a BBB+ credit rating from Standard & Poor's.

Starbucks offers a range of exceptional products that include coffee, handcrafted beverages, merchandise, fresh food, and other consumer products. Starbucks' brand portfolio also includes the following Starbucks Coffee, Seattle's Best Coffee, Teavana, Tazo, Evolution Fresh, La Boulange, Ethos Water and Torrefazione Italia Coffee.

For more information please visit: www.starbucks.com

■ **HEADQUARTERS: SEATTLE, WA**

■ **NASDAQ SYMBOL: SBUX**

■ **MARKET CAP: \$110.18 BILLION**

■ **FOUNDED: 1971**





STRONG INCOME AREA

More than 8,009 residents within 5 miles with an average household income of \$102,769

POPULATION GROWTH



	1 MILE	3 MILE	5 MILE
2025	1,600	6,105	8,009
2030	1,696	6,666	8,907

AVERAGE HOUSEHOLD INCOME



	1 MILE	3 MILE	5 MILE
2025	\$90,388	\$102,769	\$109,377
2030	\$97,105	\$116,725	\$123,440

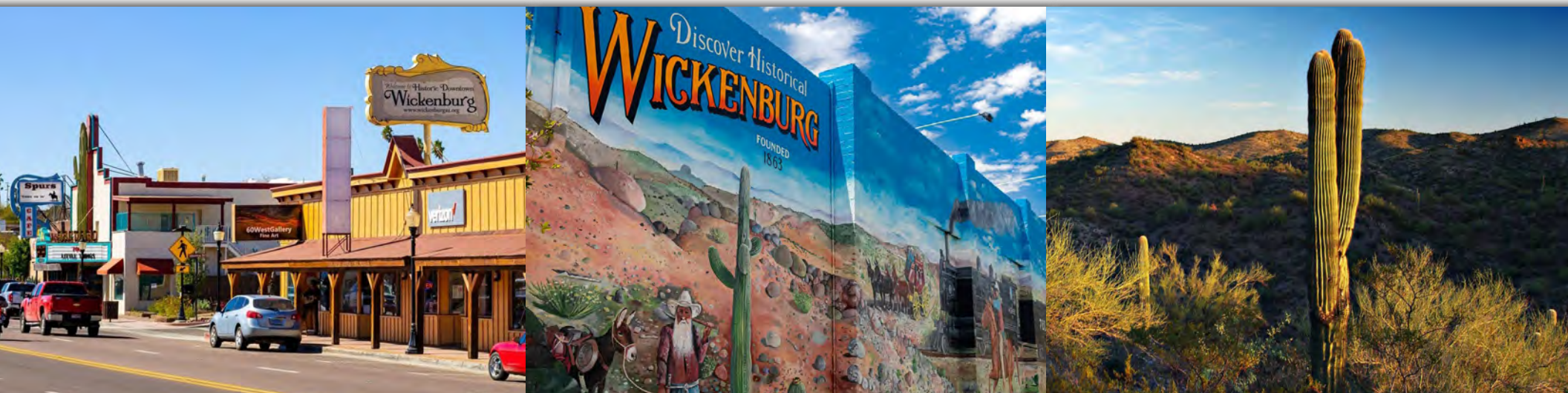
Wickenburg, Arizona, is a vibrant town that offers visitors and residents a unique blend of history, natural beauty, and modern amenities. Nestled in a picturesque setting, Wickenburg is renowned for its pristine air, expansive open spaces, and a wide array of recreational opportunities. From its rich heritage as the oldest town north of Tucson, with a founding date tracing back to 1863, to its current status as a thriving hub for tourism, outdoor adventure, and healthcare.

Once a bustling boom-town during the late 1800s, Wickenburg experienced a prosperous era fueled by the discovery of silver, copper, and gold. It quickly grew in prominence, becoming the third largest town in Arizona at its peak. In fact, Wickenburg came tantalizingly close to becoming the territorial capital, missing out by just two votes in 1866. This rich history can still be seen and felt throughout the town, immersing visitors in its captivating past.

One of the most iconic landmarks in Wickenburg is the magnificent 200-year-old mesquite tree located at the intersection of US-60 (WickenburgWay) and Tegner Street. Situated along the banks of the enchanting Hassayampa River, Wickenburg boasts a natural wonder that adds to its allure. The Apache Indians referred to it as the “upside-down river” due to its underground flow for most of its course. However, the river resurfaces amid towering cottonwood trees at the Hassayampa River Preserve, as well as other locations throughout the town, offering a serene and picturesque environment for outdoor enthusiasts and nature lovers.

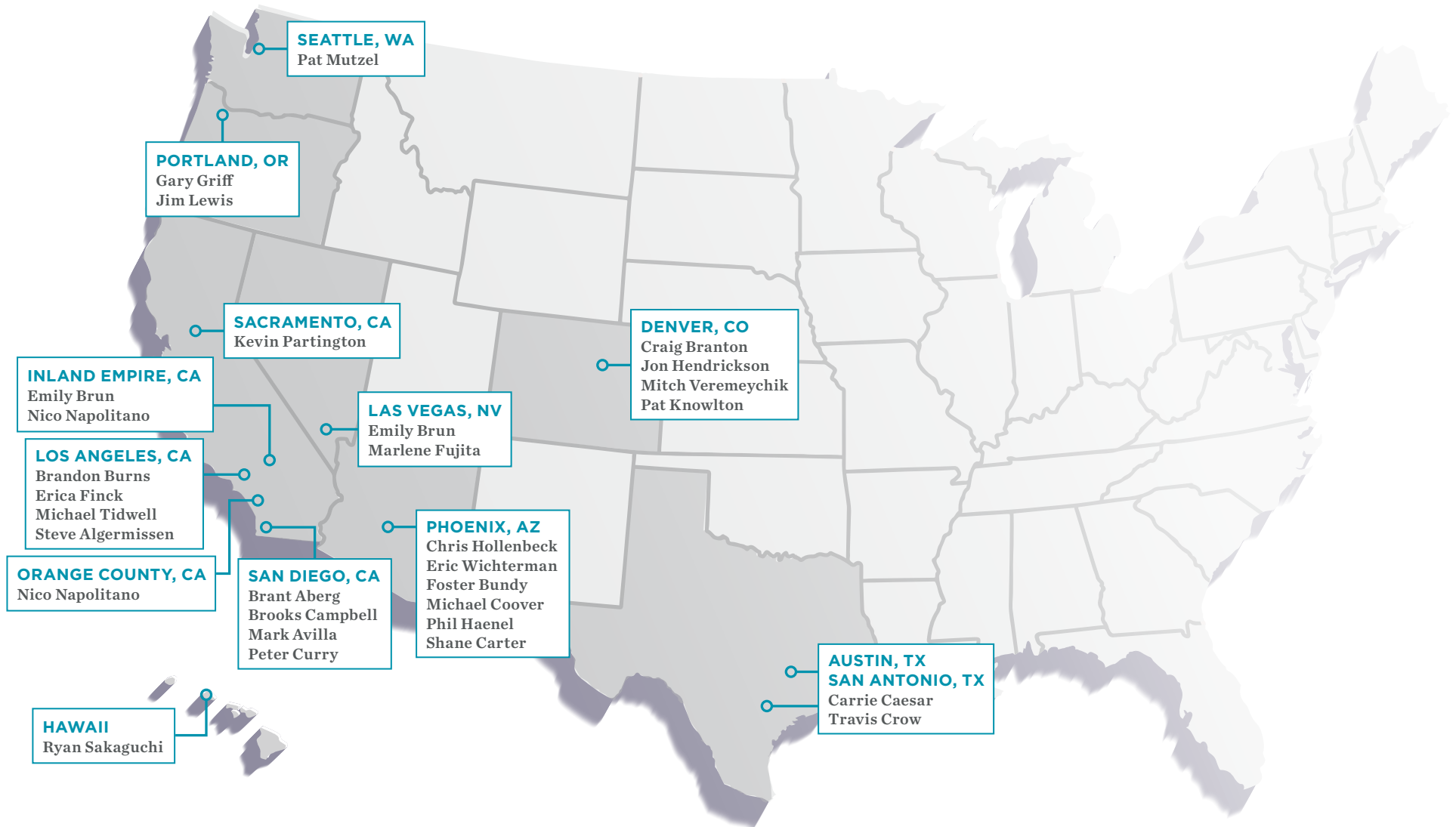
Today, Wickenburg embraces its historical legacy while embracing modern progress. The town has transformed into a sought-after destination for visitors seeking a tranquil retreat, outdoor adventurers yearning for thrilling experiences, and individuals in pursuit of quality healthcare services. With its abundance of dude ranches, team roping events, and a thriving tourism industry, Wickenburg has managed to strike a perfect balance between preserving its heritage and embracing a vibrant present.

Source: www.visitarizona.com; www.wickenburgaz.gov



PRIVATE CAPITAL GROUP, WESTERN REGION

ONE Team, THIRTEEN Markets



OFFERING MEMORANDUM



STARBUCKS

WICKENBURG, ARIZONA



ACTUAL PROPERTY

EXCLUSIVELY OFFERED BY:

CHRIS HOLLENBECK

+1 602 224 4475 | AZ Lic #SA584876000

chris.hollenbeck@cushwake.com

SHANE CARTER

+1 602 224 4442 | AZ Lic #SA673156000

shane.carter@cushwake.com



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Private Capital Group

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