

# SECURE

NET LEASE

Subject Property



## Starbucks

**\$2,171,000 | 6.45% CAP**

2215 Oklahoma Avenue, Woodward, OK 73801

- ✓ Only Starbucks Within a 48-Mile Radius
- ✓ High-Visibility Frontage Along Woodward's Main Retail Artery, Anchored by Walmart
- ✓ 2024 New Construction | Latest Drive-Thru Prototype
- ✓ Investment Grade Corporate Guarantee (BBB+)
- ✓ Scheduled 7% Rent Increases Throughout Term & Options

Since 1971, **Starbucks Coffee** Company has been committed to ethically sourcing and **roasting high-quality arabica** coffee. Today, with more than **40,000 stores worldwide**, the company is the premier roaster and retailer of **specialty coffee** in the world.

## INVESTMENT OVERVIEW

STARBUCKS WOODWARD, OK

Subject Property



## CONTACT FOR DETAILS

## Ben Deskins

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## Bob Moorhead

Managing Partner  
(214) 522-7210

bob@securenetlease.com

OK BOR: Grant McKinney

License #: 120857

\$2,171,000

6.45% CAP

NOI

\$140,000

Building Area

±2,540 SF

Land Area

±0.98 AC

Year Built

2024

Lease Type

NN\*

Occupancy

100%

\*Roof and Structure Landlord  
Responsibility (20-Yr. Roof  
Warranty)

- ✓ **2024 New Construction; 10-Year NN Lease** with (6) 5-Year Option Periods and 7% Rental Increases in Primary Term & Each Option Period
- ✓ **High-Visibility Frontage Along Woodward's Main Retail Artery, Anchored by Walmart** - Located on Oklahoma Avenue, the city's dominant east-west retail corridor, the site enjoys exposure to strong traffic counts (±35,590 vehicles per day) and excellent visibility and access, which support robust drive-thru volumes, brand visibility, and long-term tenant performance.
- ✓ **Adjacent to H-E-B Anchored Retail Center** - Positioned next to a high-performing H-E-B-anchored center with H-E-B Fuel, creating a dominant grocery and daily-needs retail destination that drives consistent consumer traffic and repeat visits to surrounding retailers.
- ✓ **Flagship Starbucks Trade-Area Presence** - This is the only Starbucks location within a 48-mile radius, allowing the store to capture a wide trade area that extends well beyond Woodward's city limits, drawing repeat customers from surrounding rural communities, highway travelers, and regional visitors.
- ✓ **Drive-Thru Focused Design with Abundant Parking** - With an 11.8:1 parking ratio (30 striped spaces) and a site plan optimized for drive-thru queuing and dual access, the property is designed to support high-volume, off-premise sales and efficient customer flow, which are key drivers of store performance in Starbucks' current operating model.
- ✓ **Adjacent to INTEGRIS Health Woodward Hospital** - An 87-bed regional medical facility that generates a significant daytime population of employees, patients, and visitors, supporting strong weekday traffic and a steady base of daily coffee, food, and beverage demand commuter flows.
- ✓ **Woodward, OK Serves as the Regional Hub for Northwest Oklahoma** - Drawing shoppers, workers, and visitors from a broad rural trade area for healthcare, education, government services, and retail.
- ✓ **Investment-Grade Corporate Guarantee:** The lease is backed by Starbucks Corporation on a corporate, investment-grade basis (BBB+ credit rating), providing investors with a secure income stream from one of the world's leading coffee and quick-service brands with a global footprint and proven commitment to its drive-thru locations.

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 WOODWARD, OK

## Starbucks

**Lessee:** Starbucks Corporation

REVENUE  
**\$36.69 B**

CREDIT RATING  
**BBB+**

LOCATIONS  
**40,000+**



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

**Founded in 1971 and headquartered in Seattle, Washington, Starbucks Corporation (NASDAQ: SBUX) is the world's premier specialty coffee retailer, recognized globally for its premium product offerings, brand loyalty, and consistent customer experience.**

Starbucks operates **40,000+ stores** across **86 countries**, including over **17,000 locations** in the United States, solidifying its position as one of the most expansive and trusted retail brands worldwide. Starbucks reported **\$36.69 billion** in global revenue, supported by continued growth across company-operated and licensed locations. The brand's innovation in mobile ordering, digital loyalty, and in-app payments has driven customer engagement and **operational efficiency**. Starbucks Rewards now accounts for a significant portion of U.S. revenue, reinforcing the strength of its digital ecosystem. The company continues to emphasize expansion through drive-thru locations and **smaller footprint** formats tailored to evolving consumer habits.

As it expands its **global presence**, Starbucks remains focused on long-term performance through operational innovation, real estate discipline, and consistent brand execution. The company maintains an **investment-grade credit rating** and is considered one of the most stable tenants in the net lease market, backed by decades of **proven success**, market leadership, and consumer demand across economic cycles.



File Photo



File Photo



File Photo

## IN THE NEWS

STARBUCKS WOODWARD, OK

## 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' Traffic Trends Improve: Is the Recovery Taking Shape?

MRITHUNJOY KAUSHIK, MARCH 6, 2026 (YAHOO! FINANCE)

Starbucks Corporation SBUX reported a notable improvement in customer traffic during first-quarter fiscal 2026, signaling a potential turning point after several quarters of soft store visits.

Global comparable-store sales **increased 4%** year over year, supported primarily by **higher transactions** rather than pricing. In the United States — Starbucks' largest market — comparable sales also **rose 4%**, driven by a **3% increase** in transactions and a **modest 1%** rise in average ticket.

Importantly, the quarter marked the first U.S. transaction growth in eight quarters, highlighting improving customer engagement following a prolonged traffic slowdown.

The company credited the improvement to operational initiatives tied to its **"Back to Starbucks"** strategy, which focuses on enhancing the in-store experience, improving service speed and **strengthening execution** at the store level. A central component of this strategy is the Green Apron Service model, designed to **increase staffing efficiency** and **deliver faster** service. Early stores adopting the Green Apron Service model are showing encouraging customer feedback and operational improvements.

Digital engagement also remained a critical driver of visits. Starbucks Rewards membership reached a record **35.5 million active members** in the United States, reinforcing the loyalty ecosystem that accounts for a significant portion of transactions. Management noted that transactions from both rewards and non-rewards customers increased year over year, marking the **first such improvement** in several years.

EXPLORE ARTICLE



# LEASE OVERVIEW

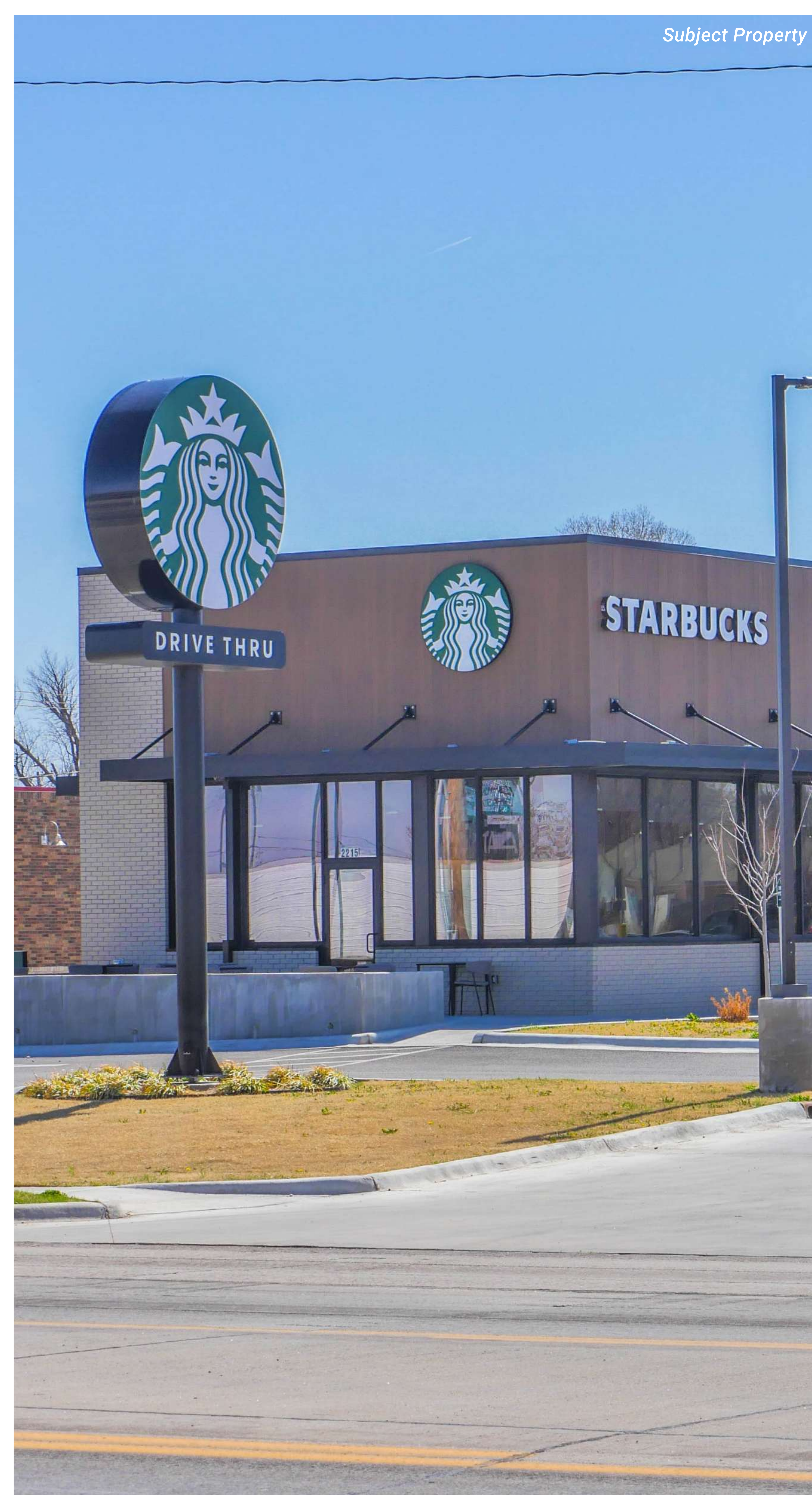
**STARBUCKS** WOODWARD, OK

Subject Property

|                      |  |
|----------------------|--|
| Initial Lease Term   | 10 Years (6) total option periods  |
| Rent Commencement    | October 28, 2024   |
| Lease Expiration     | February 28, 2035  |
| Lease Type           | NN   |
| Rent Increases       | 7% Increase Every 5 Years (Including At The Beginning Of Each Option Period) |
| Annual Rent YRS 1-5  | \$140,000  |
| Annual Rent YRS 6-10 | \$149,800  |
| Option 1             | \$160,286  |
| Option 2             | \$171,506  |
| Option 3             | \$183,511  |
| Option 4             | \$196,357  |
| Option 5             | \$210,102  |
| Option 6             | \$224,809  |

New 20-year roof warranty transferred at closing

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.



WOODWARD HIGH SCHOOL (735 STUDENTS)

BLUE SAGE ESTATES APARTMENTS (93 UNITS)



CEDAR HEIGHTS ELEMENTARY SCHOOL (256 STUDENTS)

BRIARWOOD APARTMENTS 218 UNITS

HIGH PLAINS TECHNOLOGY CENTER

WOODWARD EARLY CHILDHOOD CENTER



Akard Florist

22<sup>ND</sup> STREET (3,959 VPD)



SANDS INN & KITCHEN SUITES



OKLAHOMA AVE / STATE HIGHWAY 3 / U.S. HIGHWAY 183 & 270 & 412

(18,009 VPD)



CRYSTAL BEACH WATERPARK & WOODWARD MUNICIPAL GOLF COURSE & CRYSTAL BEACH ARENA

WOODWARD MIDDLE SCHOOL (365 STUDENTS)

HORACE MANN ELEMENTARY SCHOOL (206 STUDENTS)

BOILING SPRINGS GOLF COURSE & BOILING SPRINGS STATE PARK

INTEGRIS HEALTH WOODWARD HOSPITAL (87 BEDS)

WOODWARD CHRISTIAN ACADEMY (44 STUDENTS)

FRESENIUS MEDICAL CARE

WUGARNEY SUPER MARTINIS DOGGIES

STARR LUMBER COMPANY

Quest

verizon DQ

THE STOCK EXCHANGE BANK

DOLLAR GENERAL

W

Locke

AutoZone

State Farm

XpressWellness

Edward Jones

SUBWAY MIDFIRST BANK

SONIC

O'Reilly AUTO PARTS

FAMILY DOLLAR

SHERWIN WILLIAMS

RBC

United supermarkets HARBOR FREIGHT

COMPASS ATHLETICS

SCOOTER'S COFFEE

SWISTERS COFFEE CO.

Akard Florist

Great Plains Bank

(18,009 VPD)

Chicken EXPRESS

22<sup>ND</sup> STREET (3,959 VPD)

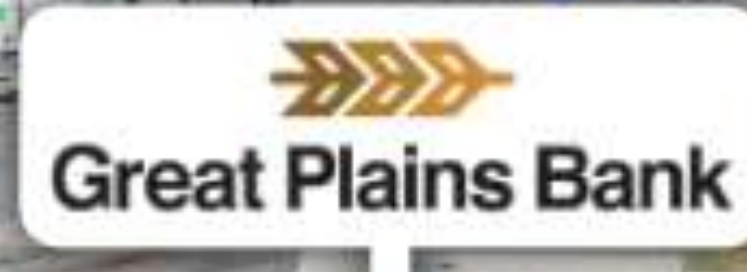
OKLAHOMA AVE / STATE HIGHWAY 3 / U.S. HIGHWAY 183 & 270 & 412

SANDS INN & KITCHEN SUITES



HIGHLAND PARK  
ELEMENTARY SCHOOL  
(217 STUDENTS)

WOODWARD  
CHRISTIAN ACADEMY  
(44 STUDENTS)



OKLAHOMA AVE / STATE HIGHWAY 3 / U.S. HIGHWAY 183 & 270 & 412

(18,009 VPD)

SANDS INN &  
KITCHEN SUITES



22<sup>ND</sup> STREET  
(3,959 VPD)



WOODWARD  
CONFERENCE  
CENTER

WESTVIEW VILLAGE  
APARTMENTS  
98 UNITS

WEST WOODWARD  
AIRPORT-KWWR

TSC TRACTOR  
SUPPLY CO  
Days Inn  
Walls

VESCO, INC.  
EDGE  
FOAMTECH  
CHEMICALS  
Southwest Truck Parts, Inc.

WOODWARD  
STEEL  
WARREN  
CAT

HIGHLAND PARK  
ELEMENTARY SCHOOL  
217 STUDENTS

Airgas

CANDLEWOOD  
SUITES  
AN IHG HOTEL

BANK 7

MITCHELL THEATRES

PAPA JOHN'S

DOLLAR GENERAL

Carl's Jr.

Valvoline

BRAUM'S  
MCDONALD'S

Loves

KFC  
TACO BELL

NAPA

PHILLIPS  
66

Dominos

SANDS INN &  
KITCHEN SUITES



SPC  
OFFICE PRODUCTS

OKLAHOMA AVE / STATE HIGHWAY 3  
/ U.S. HIGHWAY 183 & 270 & 412

Great Plains Bank

Chicken  
EXPRESS

(18,009 VPD)

22<sup>ND</sup> STREET  
(3,959 VPD)

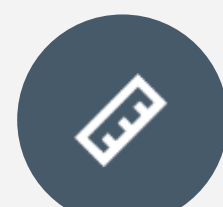
FAMILY DOLLAR  
SHERWIN  
WILLIAMS  
R&C

TWISTERS  
COFFEE CO

EST. 1998  
SCOOTER'S  
COFFEE

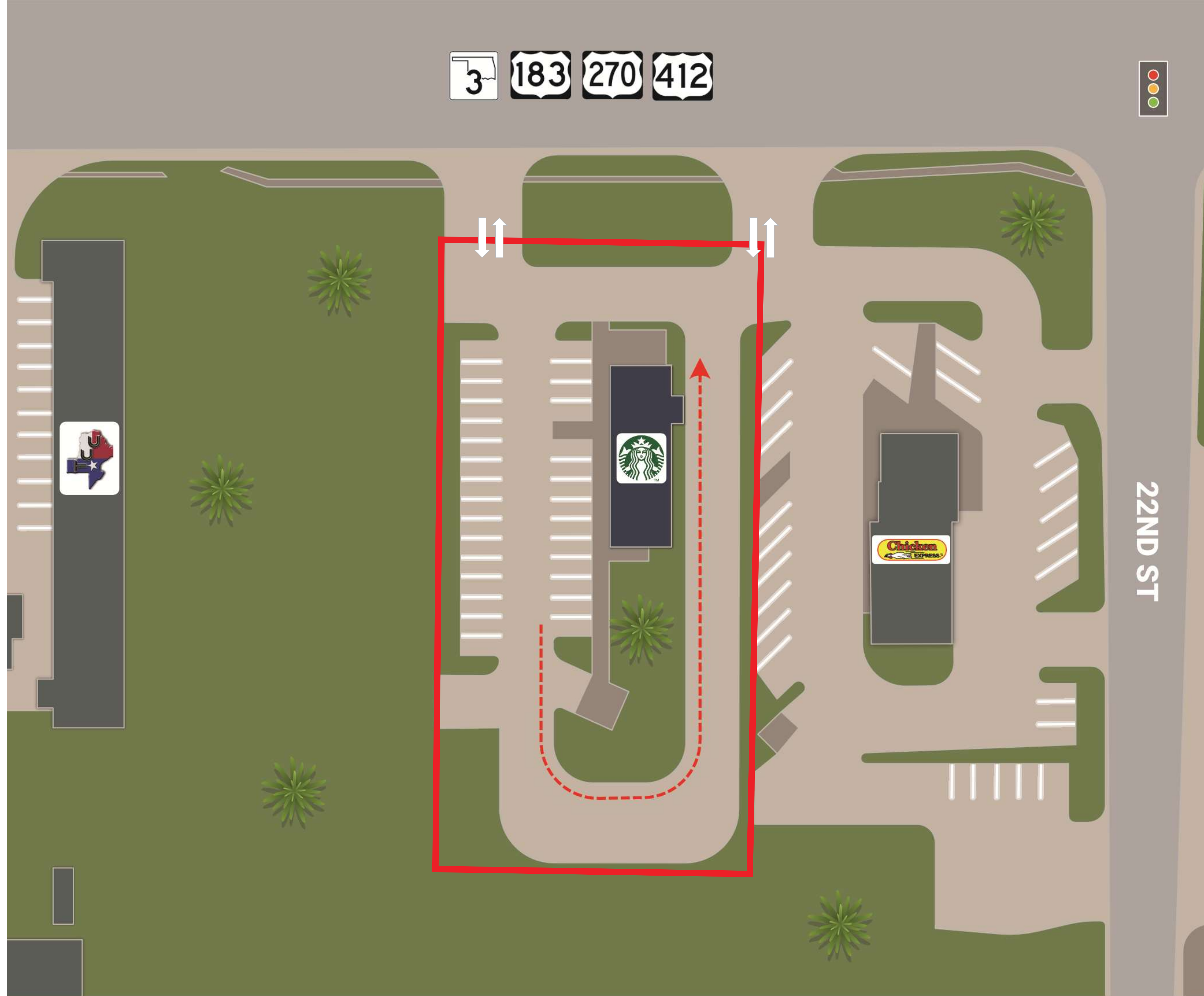
# SITE OVERVIEW

STARBUCKS WOODWARD, OK

|   |               |  |           |
|---|---------------|--|-----------|
|  | Year Built    |  | 2024      |
|  | Building Area |  | ±2,540 SF |
|  | Land Area     |  | ±0.98 AC  |

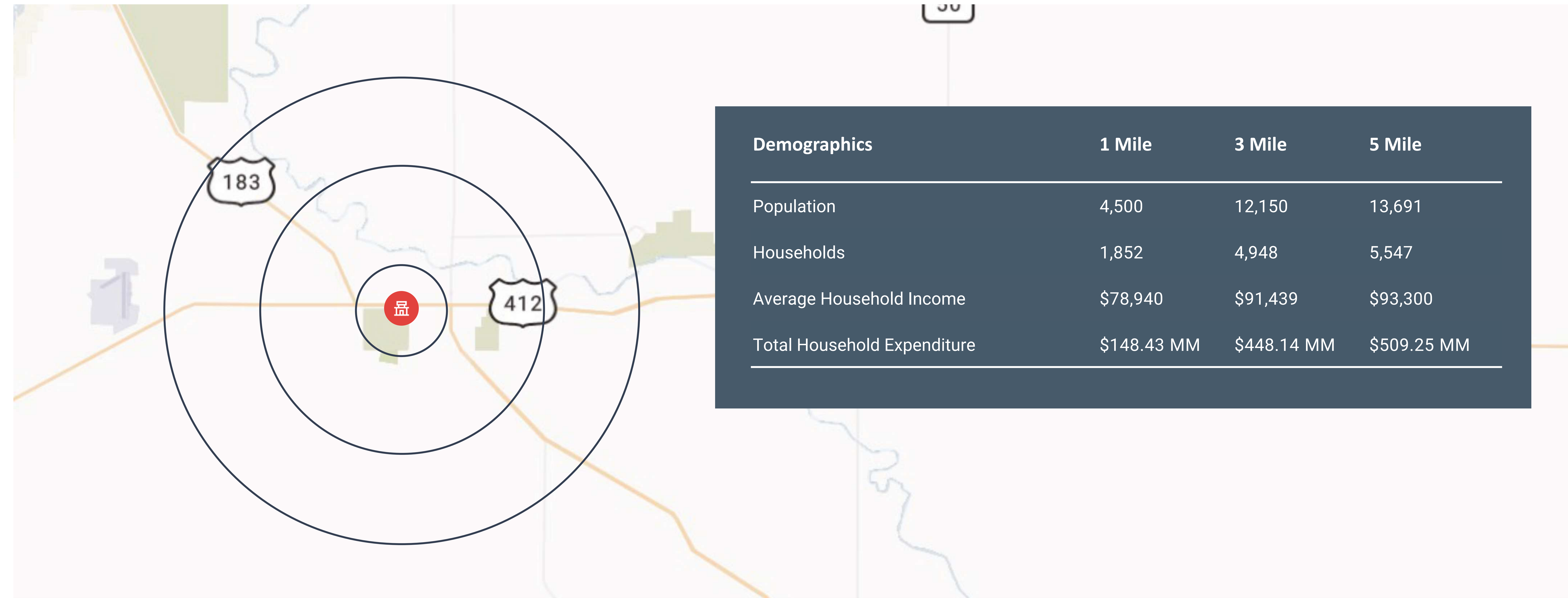
## NEIGHBORING RETAILERS

- Chicken Express
- Family Dollar
- Sherwin-Williams
- Rent-A-Center
- O'Reilly Auto Parts
- United Supermarkets
- Harbor Freight
- Scooter's Coffee
- Great Plains Bank
- Taco Bell / KFC



# LOCATION OVERVIEW

STARBUCKS WOODWARD, OK



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. INTEGRIS Health Woodward Hospital (~275–300 Employees)
2. Woodward Public Schools – High School (735 Students)
3. Woodward Public Schools (~220–320 Employees)
4. Walmart Supercenter (Woodward) (~250–350 Employees)
5. City of Woodward (~200–250 Employees)
6. Plaza Shopping Center (48,000 SF) (~55–85 Employees on-site)

# LOCATION OVERVIEW

STARBUCKS WOODWARD, OK

## Woodward

Oklahoma

 **40,000+**  
Regional Trade Area  
Population

 **\$60,000+**  
Median Household Income



Workforce diversified  
across healthcare, public  
services, energy, & retail

Stable daytime populations  
that drive foot traffic and  
demand

Economic anchor of  
Woodward County's  
micropolitan area

Key hub along U.S. Highways  
183, 270, and 412

**Woodward, Oklahoma is a regional hub in northwestern Oklahoma serving Woodward County and a broad surrounding rural trade area as the primary center for healthcare, education, retail, energy, and government services.**

As the county seat and largest city in the region, Woodward functions as the commercial and service core for smaller outlying communities, drawing workers, shoppers, students, and patients from across northwest Oklahoma and parts of the Texas and Kansas borders.

**Primary retail and service destination for a broad rural trade area spanning multiple counties in northwestern Oklahoma.**

This regional role supports a stable population base of nearly 12,000 residents with a relatively young median age of approximately 35 years, providing a balanced workforce and steady household demand. The local economy is anchored by essential, recession-resistant employment sectors including healthcare, public education, retail trade, energy production, and local and county government, which together contribute to consistent daytime population and reliable consumer traffic. Woodward serves as a key node in Oklahoma's energy corridor, with employment tied to oil and gas, wind energy, and related support services, while its healthcare providers, schools, and government offices create a strong base of public-sector and institutional employment. These anchors not only support local residents but also attract visitors from the broader region for medical appointments, schooling, shopping, and government services, reinforcing Woodward's position as a regional service and employment center.

## IN THE NEWS

STARBUCKS WOODWARD, OK

## West Woodward Airport Unveils New Terminal, Major Infrastructure Upgrades to Fuel Economic Growth

FEBRUARY 23, 2026 (NEWS FLASH)

The Oklahoma Department of Aerospace and Aeronautics (ODAA) and West Woodward Airport officially marked the completion of a multi-million dollar transformation with a ribbon-cutting ceremony Friday, Feb.13, 2026.

Facilitated by the **ODAA's five-year revolving** Airport Construction Program (ACP) plan and fueled by Oklahoma's Preserving Rural Economic Prosperity (PREP) program, these improvements to West Woodward strengthen a vital link in the state's airport system. The total cost of the updates comes in at a little more than **\$12 million**. They include a new terminal building and dedicated parking lot (\$4 million); a corporate box hangar and expanded apron (**\$4.4 million**); construction of new south taxiway and access road (\$2.6 million); and utility infrastructure to support the terminal and **hangar (\$969,000)**.

The event celebrated the opening of a new terminal building and several vital upgrades engineered to position Woodward as a prime hub for business and general aviation in the Western Oklahoma region.

The PREP fund, established by the **Oklahoma Legislature in 2022**, was created specifically to fuel **economic growth** and invest in workforce development in the state's rural areas. The improvements at West Woodward Airport are model examples of how those funds have been used to update infrastructure to facilitate commerce and travel within the state.

"Oklahoma's aerospace industry is a vital economic engine for our state," said Grayson Ardies, ODAA Executive Director. "The completion of these pro-growth projects at West Woodward ensures that Western Oklahoma remains **competitive and capable** of supporting the evolving needs of both corporate and general aviation."

EXPLORE ARTICLE



## Woodward County Approves Retail Recruitment Partnership to Boost Local Economy

AMANDA PARKS, NOVEMBER 15, 2025 (THE WOODWARD NEWS)

Woodward County commissioners on Wednesday approved a new retail recruitment partnership after learning the county has been awarded \$21,000 in reimbursable matching funds through the Oklahoma Department of Commerce's Community Marketing Partnership Program.

The grant will help fund an agreement with Retail Strategies, an approved Commerce vendor selected in an **effort analyze** retail gaps, **recruit businesses** and strengthen the local tax base. The special meeting was held at **3 p.m. Wednesday** at the Woodward County Courthouse.

The funding will help the county contract with Retail Strategies, a firm that will analyze retail gaps, attract new businesses, and strengthen the local tax base without displacing small, homegrown enterprises.

Retail leakage totals **\$177.8 million**

Tyler Sudderth, Retail Strategies' director of community partnerships, presented an overview of the **county's retail market** and outlined the goals of the partnership. He said Woodward County is losing an estimated **\$177,849,530** annually in retail leakage — dollars residents spend elsewhere on food, dining, health care, building materials, shopping and entertainment.

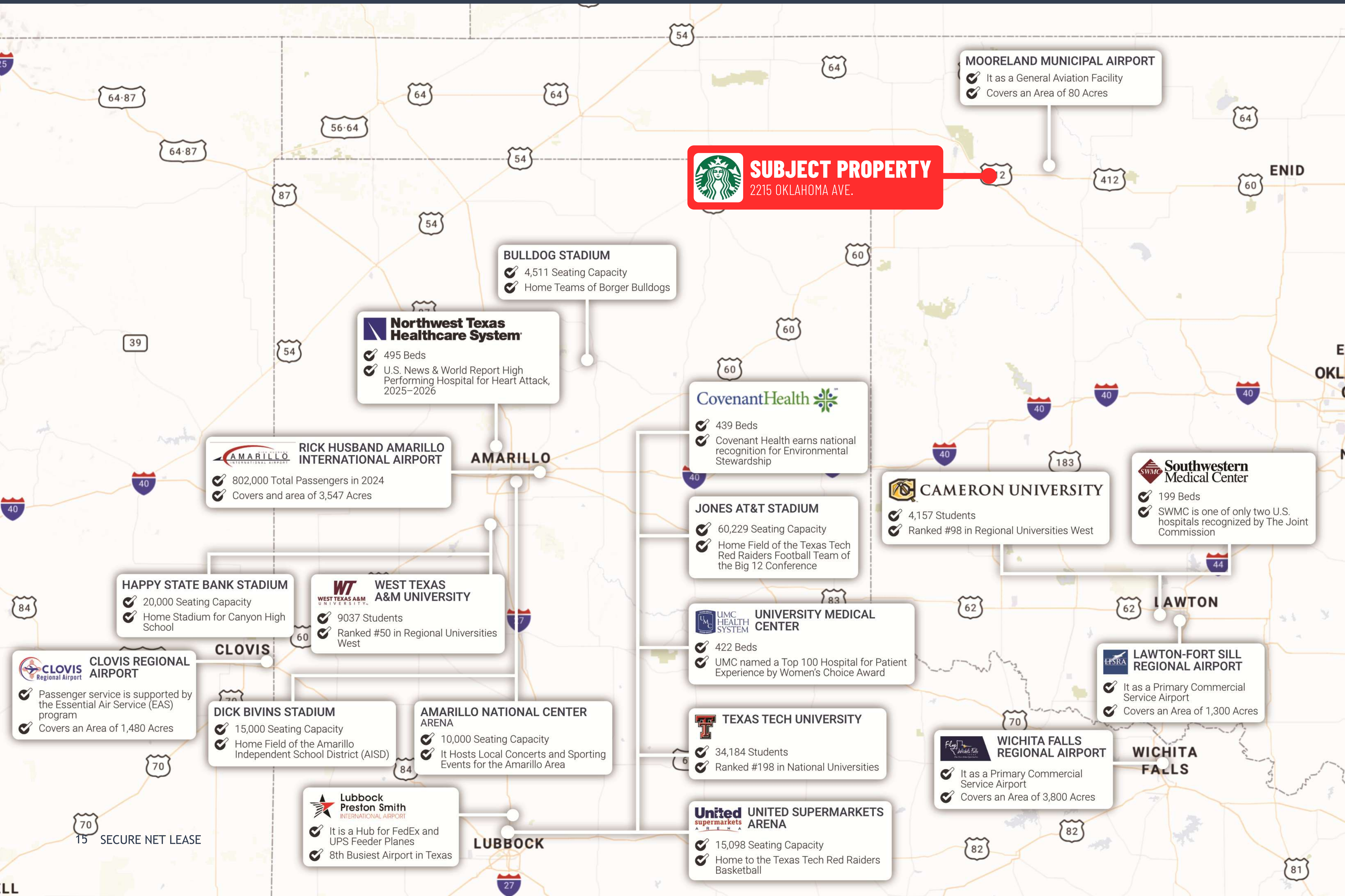
"That number shows how many dollars are leaving the county that could be spent here," Sudderth said. "If we can keep even five percent of that here, the **sales-tax impact** would be significant."

EXPLORE ARTICLE



# WOODWARD, OK MICROPOLITAN STATISTICAL AREA

STARBUCKS WOODWARD, OK



15 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

## Dallas

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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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CALL FOR ADDITIONAL INFORMATION

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**Bob Moorhead**

Managing Partner  
(214) 522-7210

[bob@securenetlease.com](mailto:bob@securenetlease.com)

# TEXAS DISCLAIMER

STARBUCKS WOODWARD, OK

## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

### If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.