

STARBUCKS - BOULDER

3412 Boulder Highway | Las Vegas, NV
OFFERING MEMORANDUM



J.A. KENNEDY
REAL ESTATE COMPANY

Starbucks - Boulder

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A photograph of a Starbucks building at night. The building has a modern design with large windows and a prominent Starbucks logo on the facade. The address number 3412 is visible on the right side of the building. The scene is dimly lit, with some interior lights visible through the windows.

STARBUCKS

Exclusively Marketed by:

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J.A. KENNEDY
REAL ESTATE COMPANY



01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	3412 Boulder Highway Las Vegas NV 89121
PRICE	\$3,300,000
CAP RATE	5%
NOI	\$165,000
BUILDING SF	900 SF
LAND ACRES	0.55
LAND SF	23,958 SF
YEAR BUILT	2025
APN	162-01-804-008, 161-06-403-002
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$3,300,000
PRICE PSF	\$3,666.67

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	25,045	235,794	517,502
2026 Median HH Income	\$52,344	\$51,640	\$54,699
2026 Average HH Income	\$67,739	\$70,385	\$73,822

- Brand new construction which will open in Q2/Q325. The property is a 900 SF drive-thru only cafe.
- Ten (10) year NNN lease with options to 30 years. 10% base rent increase every 5 years.
- The property is located on a busy road with high traffic counts (50,000+ AADT) and excellent visibility.

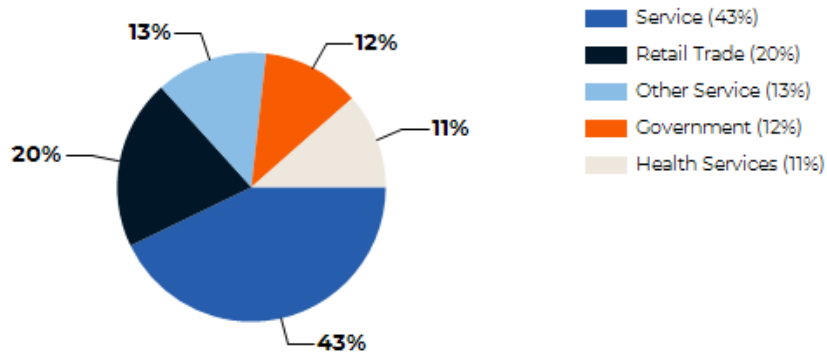




02 Location

- Location Summary
- Drive Times (Heat Map)

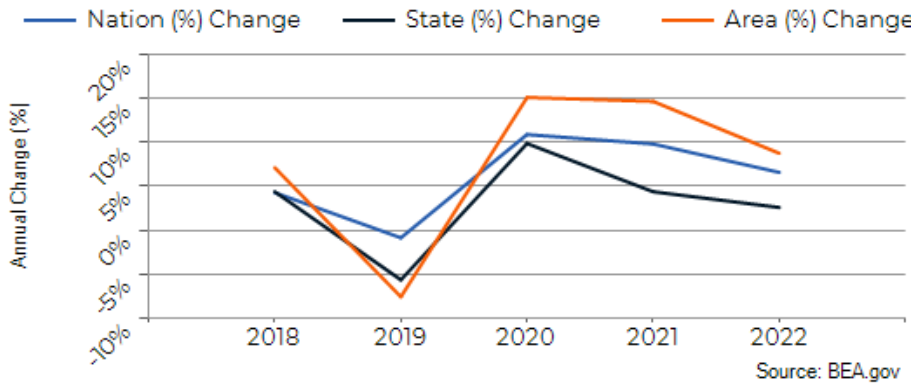
Major Industries by Employee Count

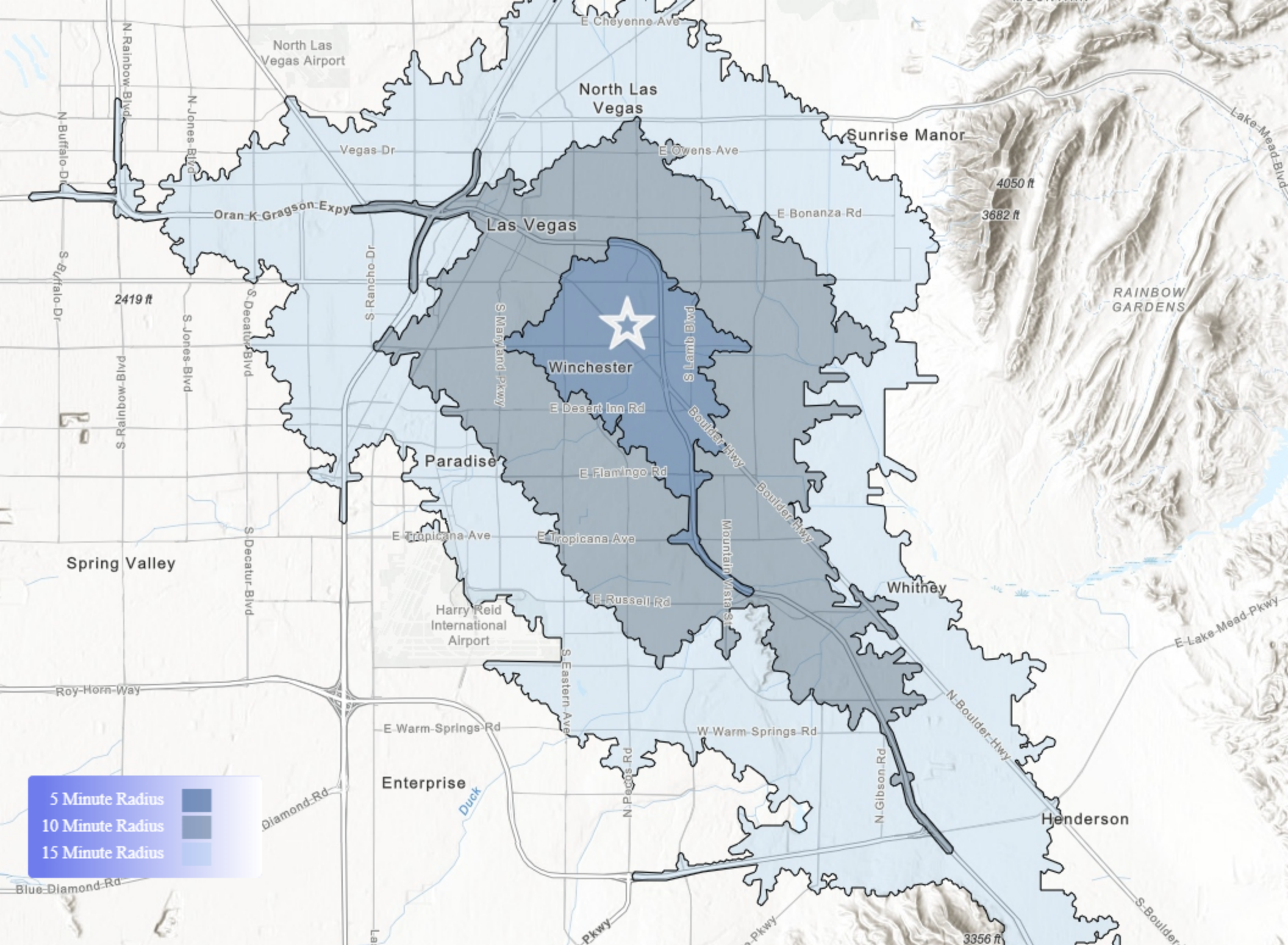


Largest Employers

MGM Resorts International	57,062
Caesars Entertainment Corp.	24,000
Station Casinos LLC	12,000
Wynn Las Vegas	11,735
Las Vegas Sands Corp.	9,168
Boyd Gaming	9,000
The Valley Health System	6,000
McDonald's Greater Las Vegas Operator Association	5,040

Clark County GDP Trend





5 Minute Radius

10 Minute Radius

15 Minute Radius



PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	900
LAND SF	23,958
LAND ACRES	0.55
YEAR BUILT	2025
# OF PARCELS	1
ZONING TYPE	Commercial General
TOPOGRAPHY	Flat
LOCATION CLASS	Urban
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PADS	1
STREET FRONTAGE	Boulder Highway
TRAFFIC COUNTS	40,000 AADT (Boulder Highway)
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

TENANT INFORMATION

MAJOR TENANT/S	Starbucks
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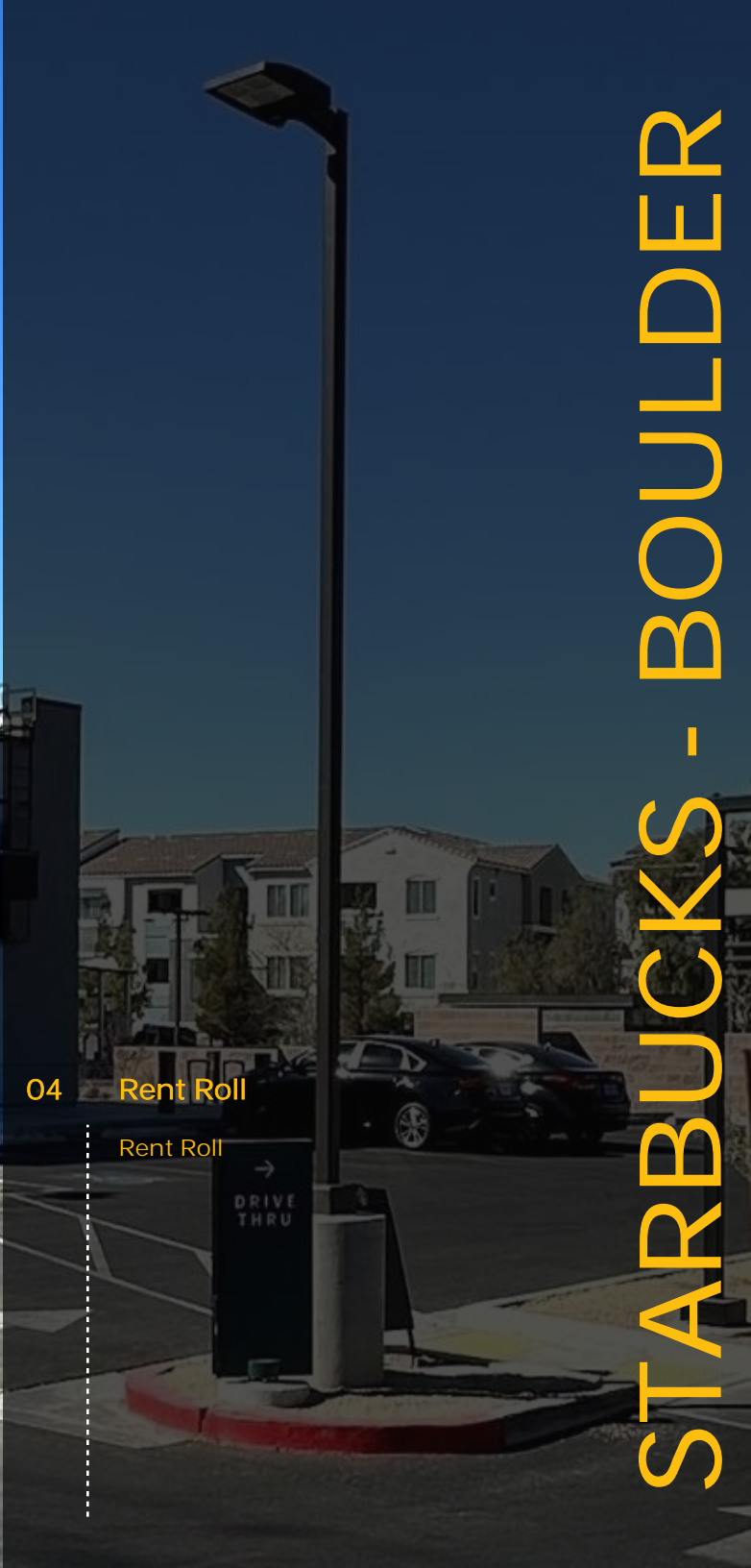




Representative Photo

04 Rent Roll
Rent Roll

STARBUCKS - BOULDER



Suite	Tenant Name	Square Feet	% of GLA	Lease Term		Rental Rates					Lease Type	Options/Notes
				Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF		
	Starbucks	900	100.00%	07/10/25	07/31/35	CURRENT	\$13,750	\$15.28	\$165,000	\$183.33		NNN
						08/01/2030	\$15,125	\$16.81	\$181,500	\$201.72		
						OPTION(S)						
						08/01/2035	\$16,638	\$18.49	\$199,650	\$221.88		
						08/01/2040	\$18,301	\$20.33	\$219,615	\$243.96		
						08/01/2045	\$20,131	\$22.37	\$241,577	\$268.44		
						08/01/2050	\$22,145	\$24.61	\$265,734	\$295.32		
Totals:		900					\$13,750		\$165,000			



Company

Trade Name	Starbucks
Headquartered	Seattle, Washington
# of Locations	16,875 locations
Website	https://www.starbucks.com

Description

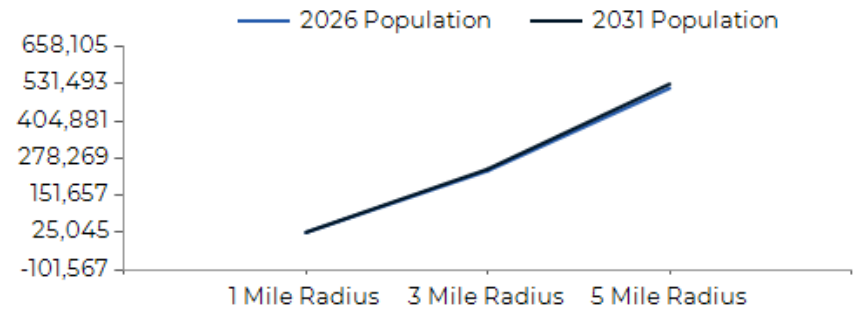
Starbucks, founded in 1971, has grown into a global leader in coffeehouse culture, offering a welcoming environment for coffee enthusiasts worldwide. With over 16,000 locations across the United States, it provides a diverse menu of high-quality beverages and snacks, fostering community connections and delivering exceptional customer service. Starbucks continues to innovate and expand, maintaining its commitment to sustainability and social responsibility, making it a beloved brand for millions.



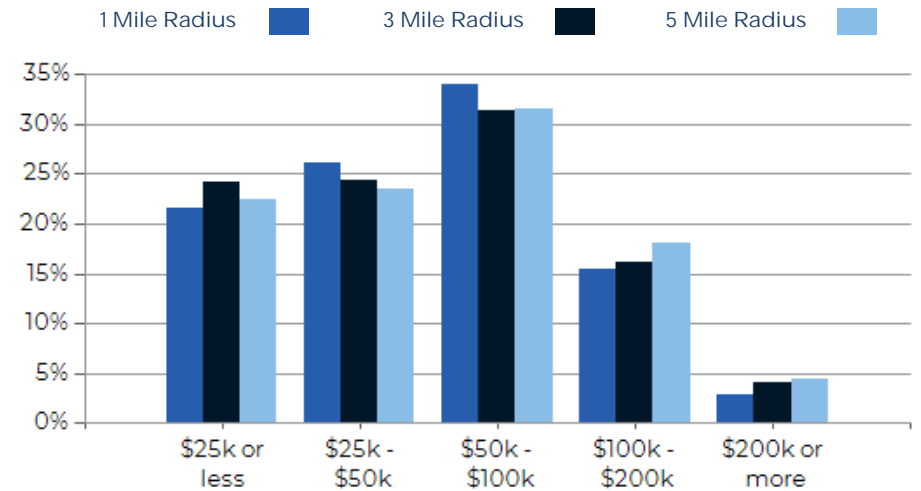
05 Demographics
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,727	229,332	470,789
2010 Population	22,270	230,142	493,086
2026 Population	25,045	235,794	517,502
2031 Population	25,671	241,413	531,493
2026 African American	2,521	35,511	80,796
2026 American Indian	443	3,992	8,212
2026 Asian	1,466	13,708	32,841
2026 Hispanic	14,468	127,118	274,674
2026 Other Race	8,189	72,590	157,727
2026 White	7,497	66,425	144,366
2026 Multiracial	4,809	41,934	89,849
2026-2031: Population: Growth Rate	2.45%	2.35%	2.65%

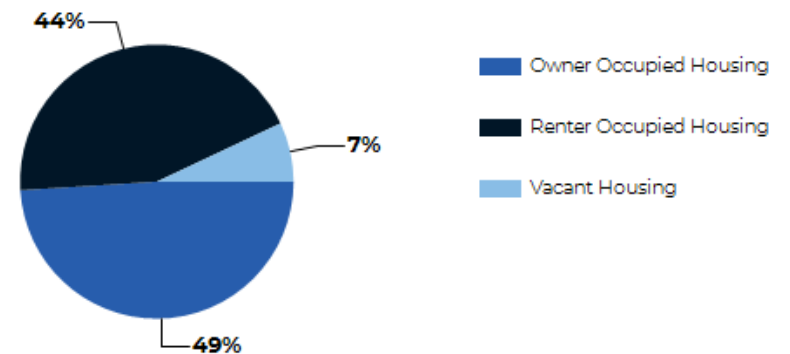
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,142	12,523	25,151
\$15,000-\$24,999	994	9,585	18,301
\$25,000-\$34,999	1,211	10,028	19,906
\$35,000-\$49,999	1,368	12,285	25,320
\$50,000-\$74,999	1,984	17,012	35,922
\$75,000-\$99,999	1,385	11,685	25,007
\$100,000-\$149,999	1,209	10,695	25,516
\$150,000-\$199,999	316	4,015	9,487
\$200,000 or greater	290	3,722	8,432
Median HH Income	\$52,344	\$51,640	\$54,699
Average HH Income	\$67,739	\$70,385	\$73,822



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

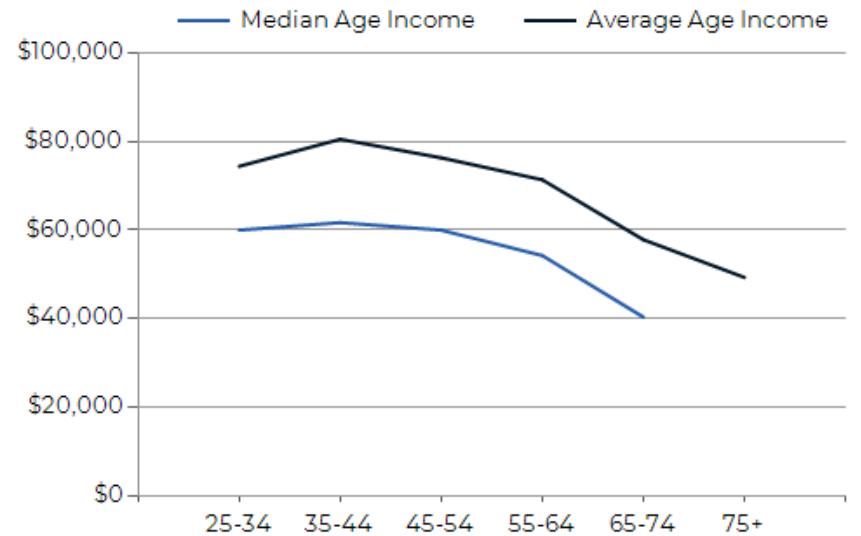
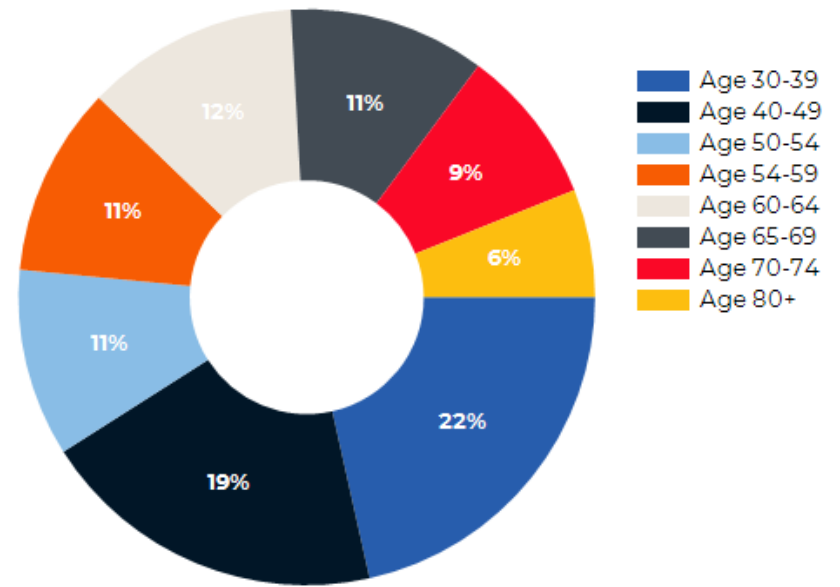


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,692	17,608	39,358
2026 Population Age 35-39	1,571	15,848	35,144
2026 Population Age 40-44	1,523	15,088	33,253
2026 Population Age 45-49	1,434	14,346	31,199
2026 Population Age 50-54	1,600	14,486	31,880
2026 Population Age 55-59	1,617	13,820	29,945
2026 Population Age 60-64	1,812	13,750	28,926
2026 Population Age 65-69	1,672	12,297	25,607
2026 Population Age 70-74	1,334	9,964	20,691
2026 Population Age 75-79	920	7,591	15,480
2026 Population Age 80-84	533	4,426	9,031
2026 Population Age 85+	371	3,167	6,389
2026 Population Age 18+	19,884	183,332	400,874
2026 Median Age	41	37	36
2031 Median Age	42	38	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,014	\$58,406	\$61,021
Average Household Income 25-34	\$74,439	\$73,948	\$76,532
Median Household Income 35-44	\$61,713	\$57,910	\$60,789
Average Household Income 35-44	\$80,562	\$79,553	\$83,532
Median Household Income 45-54	\$59,997	\$59,476	\$63,136
Average Household Income 45-54	\$76,360	\$80,731	\$84,472
Median Household Income 55-64	\$54,250	\$53,228	\$55,596
Average Household Income 55-64	\$71,390	\$74,674	\$77,573
Median Household Income 65-74	\$40,326	\$38,361	\$41,157
Average Household Income 65-74	\$57,833	\$59,246	\$63,346
Average Household Income 75+	\$49,302	\$52,726	\$54,142

Population By Age



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