

FOR SALE



STARBUCKS DRIVE-THRU | CORPORATE NNN LEASE | 4824 S 4TH ST | LEAVENWORTH, KANSAS

JUST RENOVATED CORPORATE STARBUCKS | CAPITAL REINVESTMENT VALIDATES LONG-TERM LOCATION STRENGTH |

EXCLUSIVE USE PROTECTION | INVESTMENT GRADE TENANT



OFFERING MEMORANDUM

STARBUCKS | #1 MOST VALUABLE RESTAURANT BRAND IN THE WORLD

EXECUTIVE SUMMARY

LOCATION

STARBUCKS | 4824 S 4TH ST LEAVENWORTH, KS 66048

PROPERTY HIGHLIGHTS

PRICE	\$2,410,000
NET OPERATING INCOME (NOI)	\$126,500*
CAPITALIZATION RATE (CAP)	5.25%
NET RENTABLE AREA	2,106 SF
LOT SIZE (ACRES)	0.48

ATTRACTIVE 10% RENT INCREASES EVERY 5 YEARS	LEASE PERIOD	ANNUAL RENT
CORPORATE CREDIT	Years 1–5	\$115,000
STRONG RENT GROWTH	Years 6–10	\$126,500
DEFENSIVE EXCLUSIVITY	Years 11–15	\$139,150
DRIVE-THRU DOMINANCE	Years 16–20	\$153,065
PASSIVE OWNERSHIP PROFILE	Years 21–25	\$168,371
	Years 26–30	\$185,208

RENT COMMENCEMENT DATE	April 1, 2020
LEASE TERM	10 Years
LEASE TYPE	NNN
LANDLORD RESPONSIBILITY	Roof & Structure
ROOF WARRANTY	20 Years
MONTHLY RENT	\$9,583.33
RENT INCREASE	10% Every 5 Years
RENEWAL OPTIONS	4 - 5 Year

RECENT CORPORATE STORE UPGRADE

Starbucks has committed to a comprehensive interior “uplift” renovation at this location, including reconfigured seating, upgraded finishes, new merchandising installations, and enhanced customer experience design. This capital reinvestment underscores the tenant’s long-term commitment to the site and is a strong indicator of continued operational performance and future lease extension probability. Unlike typical legacy stores, this asset benefits from a refreshed store prototype aligned with Starbucks’ current brand standards.

*Lease Period Annual Rent Years 6-10



QUICK FACTS

#1

**MOST VALUABLE
RESTAURANT BRAND
IN THE WORLD**
QSR MAGAZINE
(2024)

#1

**FORTUNE
SECTOR LEADER:
RESTAURANTS**
FORTUNE (2024)

#16

**WORLD’S
MOST ADMIRED
COMPANIES**
FORBES (2024)





INVESTMENT HIGHLIGHTS

- Newly Renovated with Exceptional Drive-Thru Efficiency
- 150' Frontage on 4th St
- Newly Built in 2020, 25 Parking Spaces
- 24,000 Cars/Day
- Adjacent to Fort Leavenworth - the oldest continuously operating military facility installation West of the Mississippi
- Major Retailers Nearby (Walmart Supercenter, HomeDepot, Genesis Health Club)
- 10% Rental Increases every 5 years and each of the Four 5 year options
- Potential 30-year control with Investment-grade tenant
- One of the "World's Most Admired Companies" by Fortune (2009-2024)
- Largest coffeehouse chain globally with approximately 40,000 stores in 84 countries
- Rent Not Tied to Store Performance
- Dedicated drive-thru lane rights
- Only drive-thru Starbucks in the area

STARBUCKS SELECTIVELY DEPLOYS CAPITAL INTO HIGH-PERFORMING LOCATIONS,
MAKING STORE-LEVEL REINVESTMENT A STRONG INDICATOR
OF LONG-TERM OPERATIONAL VIABILITY



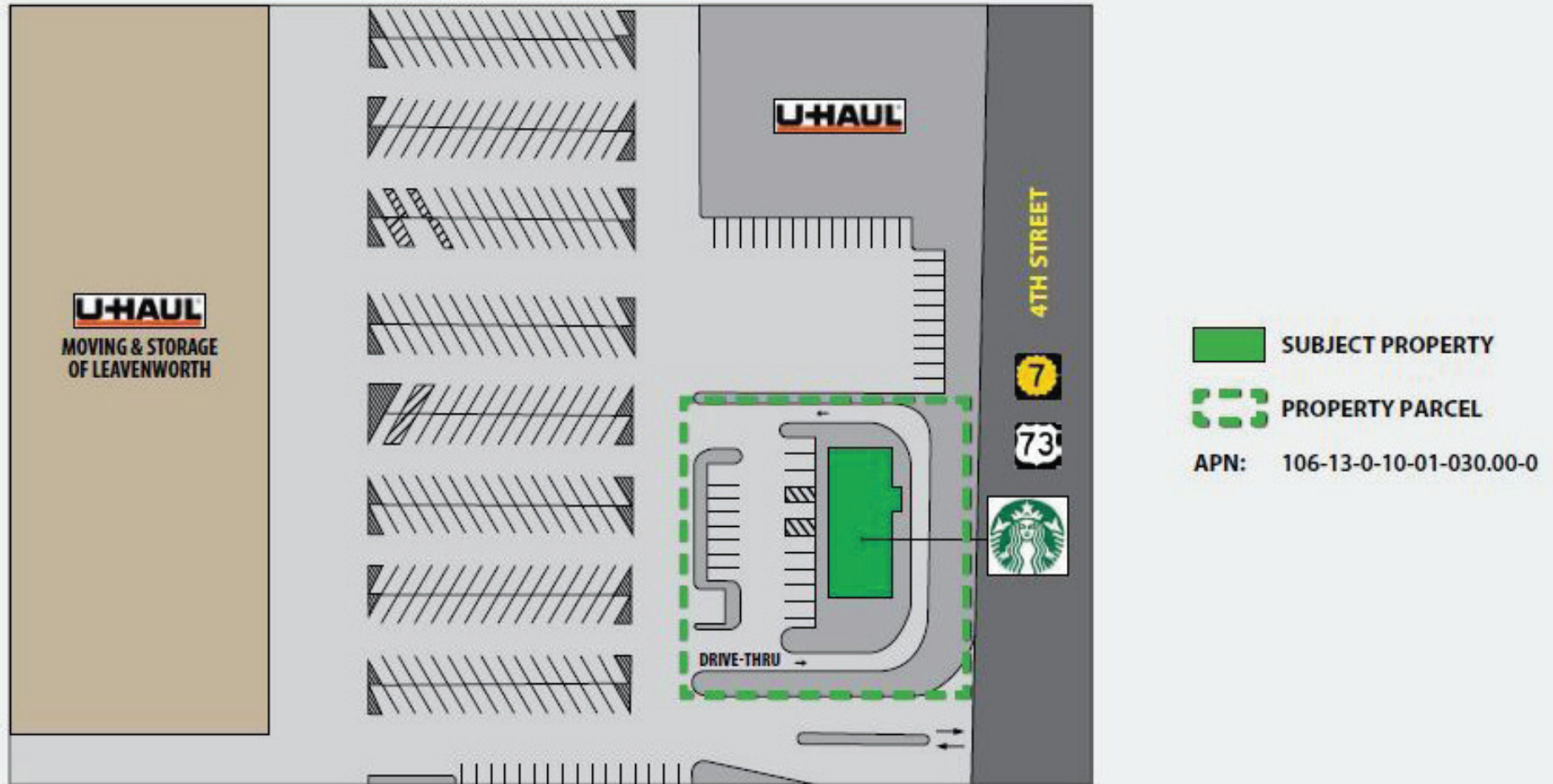
- Starbucks executing full interior store uplift (2026)
- Modernized layout aligned with current Starbucks prototype design
- Enhanced customer experience driving continued sales performance
- Corporate capital investment signals long-term commitment to location
- Reduces risk of functional obsolescence vs. older vintage stores
- Strong indicator of future lease renewal probability

NEW STORE DESIGN











EAST ELEVATION



NORTH ELEVATION

STARBUCKS  **RENDERINGS**



WEST ELEVATION



SOUTH ELEVATION

MARKET OVERVIEW

4824 S 4th St., Leavenworth, KS 66048

2 mile radius

HOUSEHOLD & POPULATION CHARACTERISTICS

\$70,148	\$186,793	3,062
Median Household Income	Median Home Value	Owner Occupied Housing Units
39.3	1982	2.4
Median Age	Median Year Built	Average Household Size

HOUSEHOLD & POPULATION

15,442	15,826
Current Total Population	2029 Projected Population
15,496	0.5%
2020 Census	Growth 2024-2029

RACE

11,279	1,957	58
White	Black	Am. Indian & Alaskan
232	10	1,364
Asian	Hawaiian & Pacific Islander	Hispanic Origin

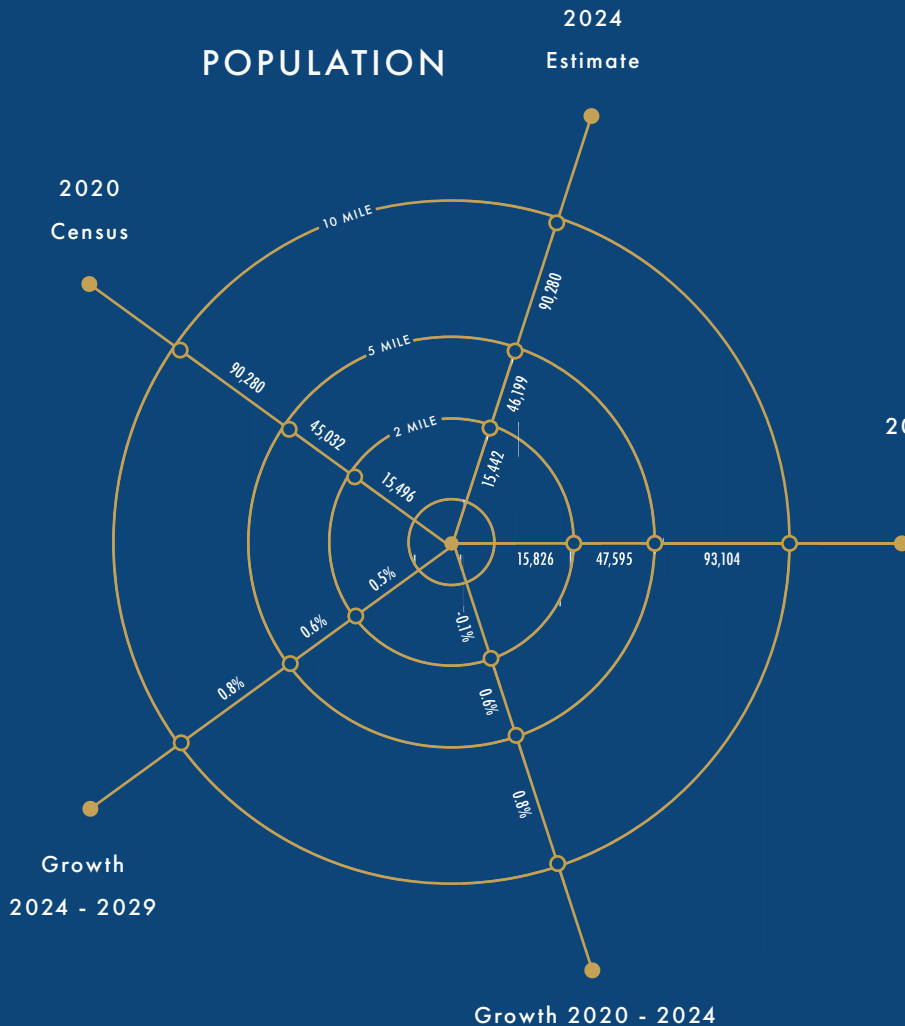
EDUCATION

7%	28%
No High School Diploma	High School Graduate
17%	12%
Bachelors Degree	Graduate/Prof Degree

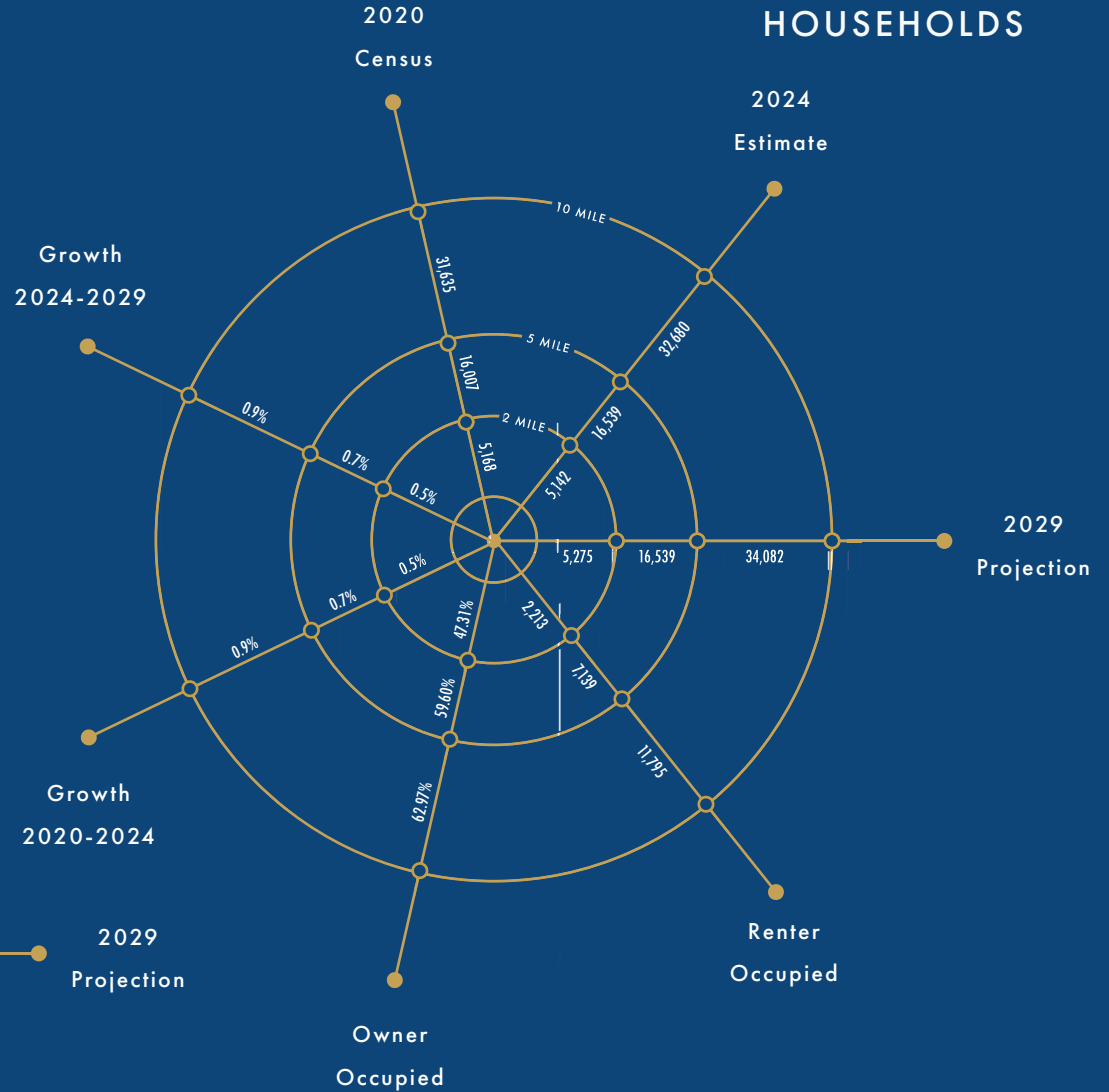
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4824 S 4th St
Leavenworth, KS 66048

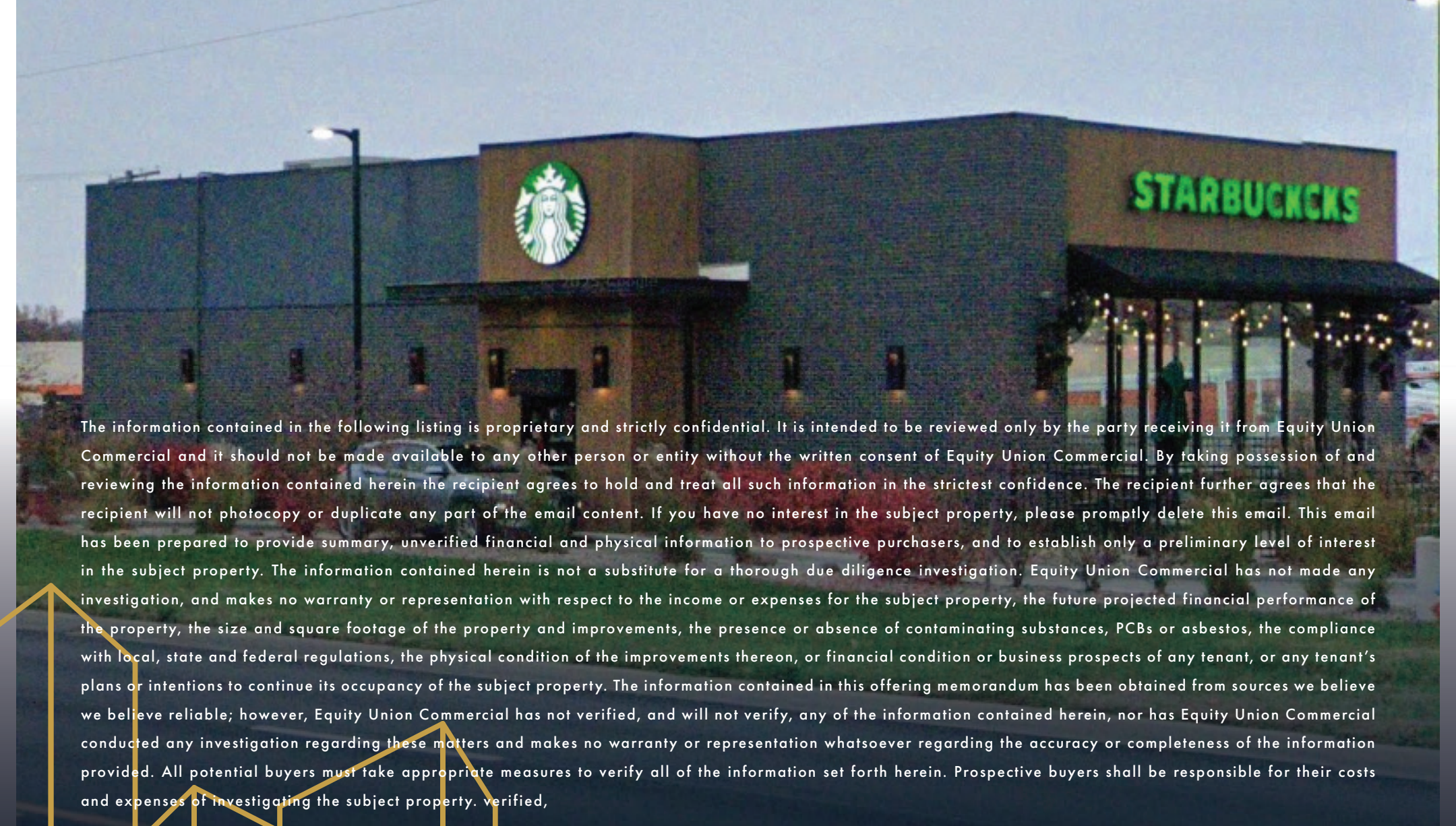
POPULATION



HOUSEHOLDS



\$52,317	\$70,344	INCOME
Median Household Income (3 Mile)	Average Household Income (3 Mile)	



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