

SINGLE TENANT NN W/DRIVE-THRU

Investment Opportunity



STARBUCKS®

(NASDAQ: SBUX | S&P: BBB+)

Brand New Construction | Corporate Guaranty | Across From High-Performing Publix (82nd Percentile Nationwide via Placer.ai)



10350 US-441

OCALA (BELLEVUE) FLORIDA

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739





SITE OVERVIEW



Chipotle Outparcel Also Available for Sale. Contact Brokers for More Information

OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

JORDAN YAROSH

Vice President, Debt & Equity

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OFFERING

Pricing	\$3,670,000
Net Operating Income	\$220,147
Cap Rate	6.00%

PROPERTY SPECIFICATIONS

Property Address	10350 US-441 Bellevue, Florida 34420
Rentable Area	2,500 SF
Land Area	TBD (Undergoing Parcelization)
Year Built	2025
Tenant	Starbucks
Guaranty	Corporate (Nasdaq: SBUX) (S&P: BBB+)
Lease Type	NN
Landlord Responsibilities	Roof, Structure, Parking Lot Re-Paving/Re-Striping
Lease Term	10 Years
Increases	10% Every 5 Years
Options	6 (5-Year)
Rent Commencement	December 2025
Lease Expiration	December 2035

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Starbucks	2,500	Dec. 2025	Dec. 2035	Year 1	-	\$18,346	\$220,147	6 (5-Year)
(Corporate Signature)				Year 6	10%	\$20,180	\$242,162	

10% Rental Increase Beg. of Each Option Thereafter

Brand New 10-Year Lease | 2025 Construction | Options To Extend | Corporate Signed | Scheduled Rental Increases

- Starbucks recently signed a brand new 10-year lease with 6 (5-year) options to extend, demonstrating their long-term commitment to the site
- 2025 construction which features high-quality materials, high-level finishes, and distinct Starbucks design elements
- The lease is corporate signed by Starbucks, an investment grade (S&P: BBB+), nationally recognized, and established firm with over 40,200 stores
- The lease features 10% rental increases every 5 years and at the beginning of each option

NN Leased | Fee Simple Ownership | No State Income Tax | Limited Landlord Responsibilities

- Tenant pays for taxes, insurance and maintains most aspects of the premises
- Limited landlord responsibilities
- Ideal, low-management investment for a passive investor in a state with no state income tax

Fronting US-441 | Part of Larger Retail Development | Belleview Regional Center | Surrounding New Retail Development

- Starbucks is ideally fronting US-441 averaging 31,500 VPD
- Part of larger development that will feature a brand new Chipotle drive-thru
- Across from Belleview Regional Center, a Publix and Dollar Tree anchored shopping center
- **The Publix ranks in the 82nd percentile (238 out of 1,355) of all nationwide locations via Placer.ai**
- The immediate 1-mile trade area has seen several new retail users added to the corridor's tenant mix such as Take 5, Zaxby's, Mavis, Tidal Wave Car Wash, FreeUp Storage, Ace Hardware, and more
- There is a new [\\$71M retail development](#) being proposed just South of the subject site, which will include a 171,000 SF wholesale club, a c-store, and ~12,500 SF of retail space spread across 4 outparcels

Local Demographics in 5-Mile Trade Area

- More than 57,000 residents and 10,000 employees support trade area
- An affluent average household income of \$82,457 within a 1-mile radius
- 9 miles South of Ocala and 13 miles North of The Villages

PROPERTY PHOTOS





STARBUCKS

starbucks.com

Company Type: Public (NASDAQ: SBUX)

Locations: 40,200

2024 Employees: 381,000

2024 Revenue: \$36.18 Billion

2024 Net Income: \$3.76 Billion

2024 Assets: \$31.34 Billion

Credit Rating: S&P: BBB+

Since 1971, Starbucks Coffee Company has been committed to ethically sourcing and roasting high-quality arabica coffee. Today, with nearly 40,200 stores worldwide, the company is the premier roaster and retailer of specialty coffee in the world. Through our unwavering commitment to excellence and our guiding principles, we bring the unique Starbucks Experience to life for every customer through every cup. Starbucks Corporation was founded in 1971 and is based in Seattle, Washington.



Source: stories.starbucks.com, finance.yahoo.com



Starbucks Delivers Healthy Comparable Store Sales and Earnings Growth

SEATTLE--(BUSINESS WIRE)-- Starbucks Corporation (Nasdaq: SBUX) today reported financial results for its 13-week fiscal second quarter ended March 29, 2026. GAAP results in fiscal 2026 include items that are excluded from non-GAAP results. Please refer to the reconciliation of GAAP measures to non-GAAP measures at the end of this release for more information.

Q2 Fiscal Year 2026 Highlights:

- **Global comparable store sales increased 6.2%, primarily driven by a 3.8% increase in comparable transactions and a 2.3% increase in average ticket**
- **The company opened 11 net new stores in Q2, ending the period with 41,129 stores: 52% company-operated and 48% licensed**
- **Consolidated net revenues increased 9% to \$9.5 billion, or a 8% increase on a constant currency basis**
- **Effective tax rate of 29.8% compared to 23.5% in the prior year, with the increase primarily due to the impact of reorganizing certain entities in China, the \$8 million discrete increase to the change in indefinite reinvestment assertions as a result of classifying our Starbucks retail operations in China as held for sale in the first quarter of 2026, and the effect of higher pre-tax earnings and the proportionate impacts from certain permanent differences and discrete items**
- **GAAP earnings per share of \$0.45 increased 32% over prior year**

“Our second quarter marked the turn in our turnaround as our Back to Starbucks plan drove both top and bottom line growth,” commented Brian Niccol, chairman and chief executive officer. “This is the Starbucks our customers deserve and the Starbucks we believe will deliver long-term growth and value for our partners and shareholders as we execute consistently, at-scale.”



Fiscal Year 2026 Guidance:

- The company updates its fiscal year 2026 guidance (all growth targets are relative to fiscal year 2025 non-GAAP measures unless specified):
- Global and U.S. comparable store sales growth of 5.0% or greater;
- Consolidated net revenues roughly flat year over year;
- Non-GAAP consolidated operating margin to slightly improve year over year;
- Non-GAAP earnings per share in the range of \$2.25 to \$2.45; and
- Approximately 600 to 650 net new coffeehouses globally across company-operated and licensed businesses.

Source: Starbucks

[Read Full Report HERE](#)

PROPERTY OVERVIEW



LOCATION



Bellevue, Florida
Marion County
Ocala MSA

ACCESS



U.S. Highway 441 & 301 & 27: 1 Access Point

TRAFFIC COUNTS



U.S. Highway 441 & 301 & 27: 31,500 VPD
SE. 102nd Place: 4,300 VPD
SE. Nathan Mayo Highway: 14,100 VPD

IMPROVEMENTS



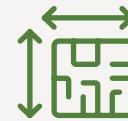
There is approximately 2,500 SF of existing building area

PARKING



There are approximately 42 parking spaces on the owned parcel.

PARCEL



Acres: TBD (Undergoing Parcelization)

CONSTRUCTION



Year Built: 2025

ZONING

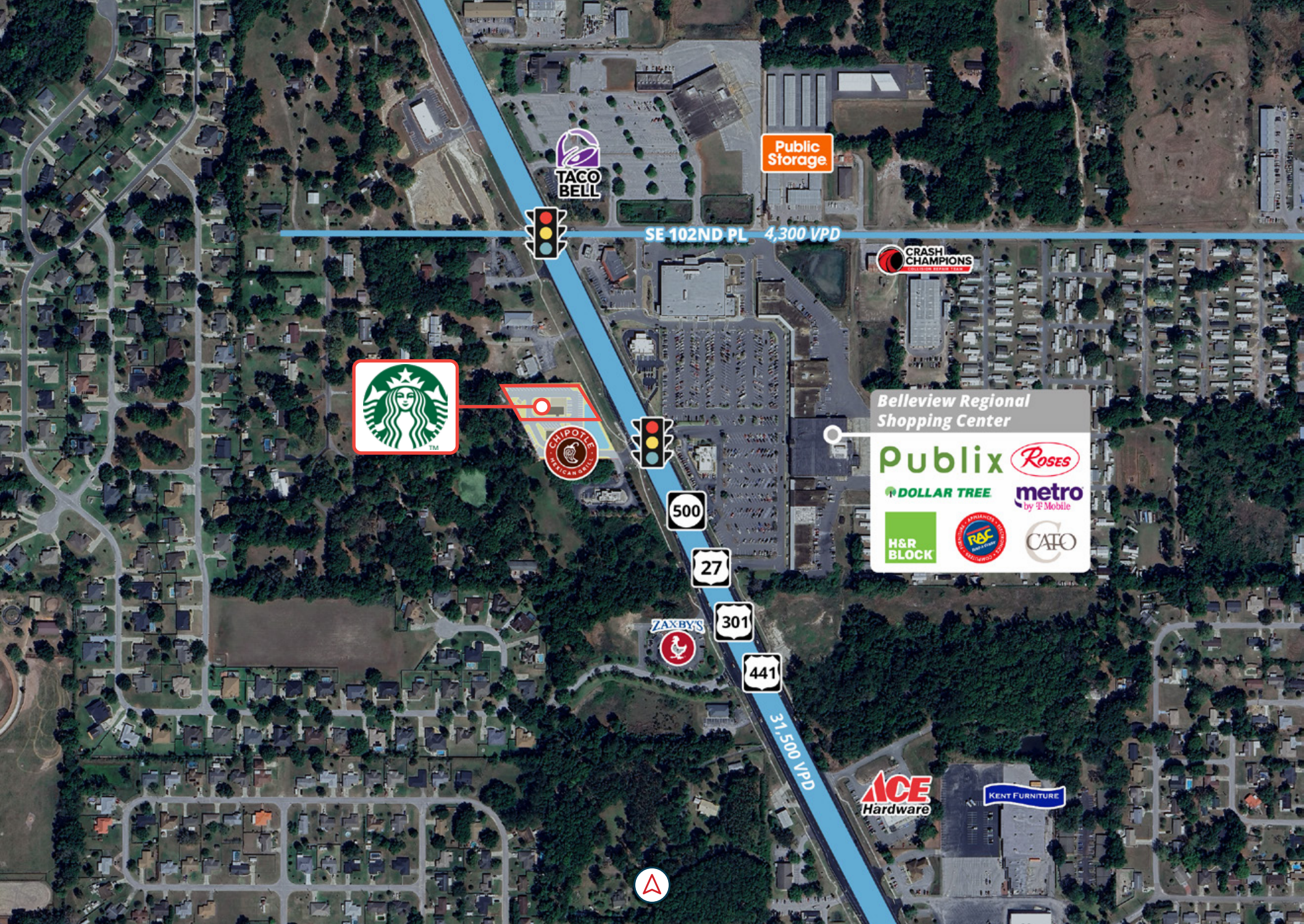


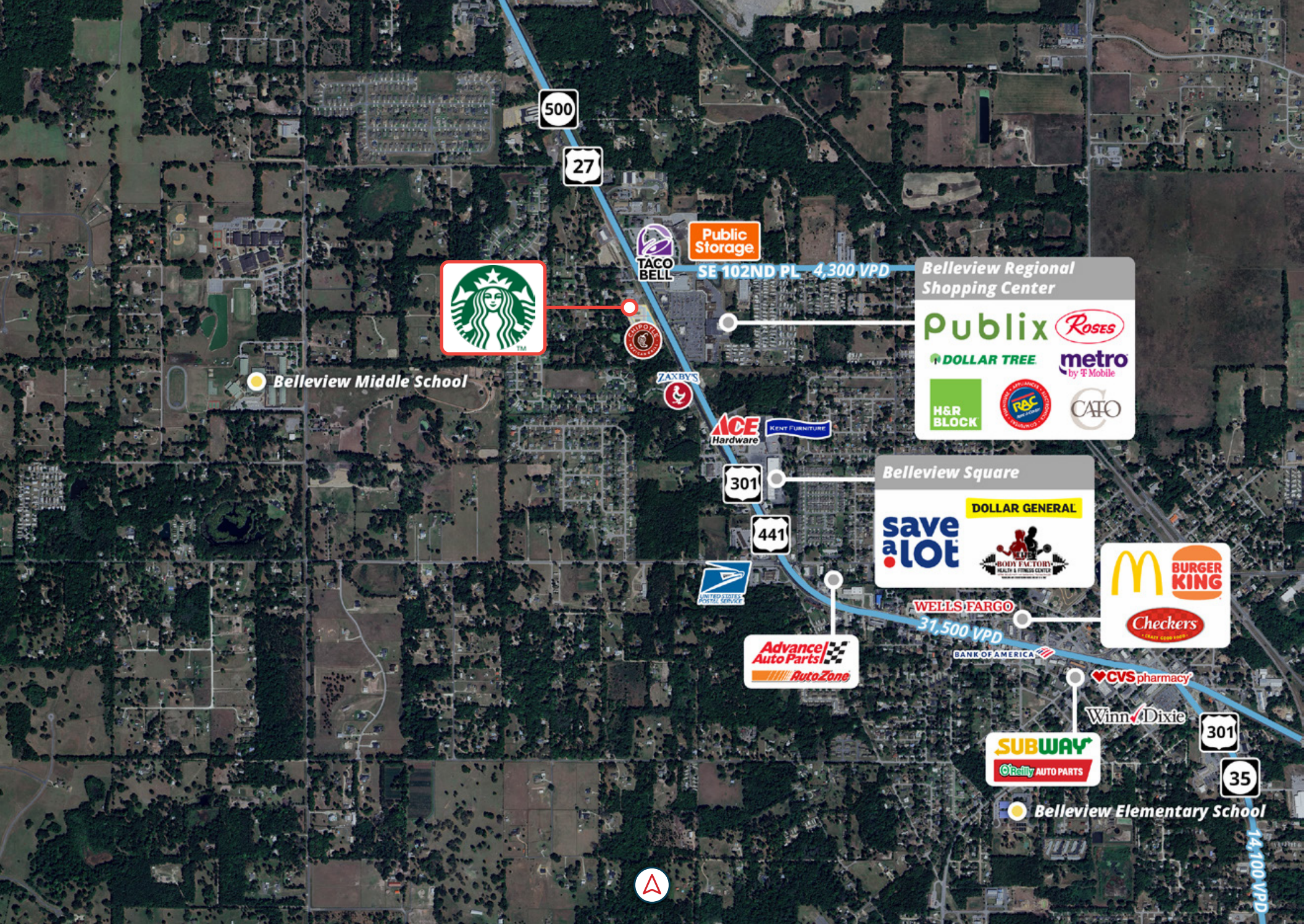
B-4, General Business (arterial)

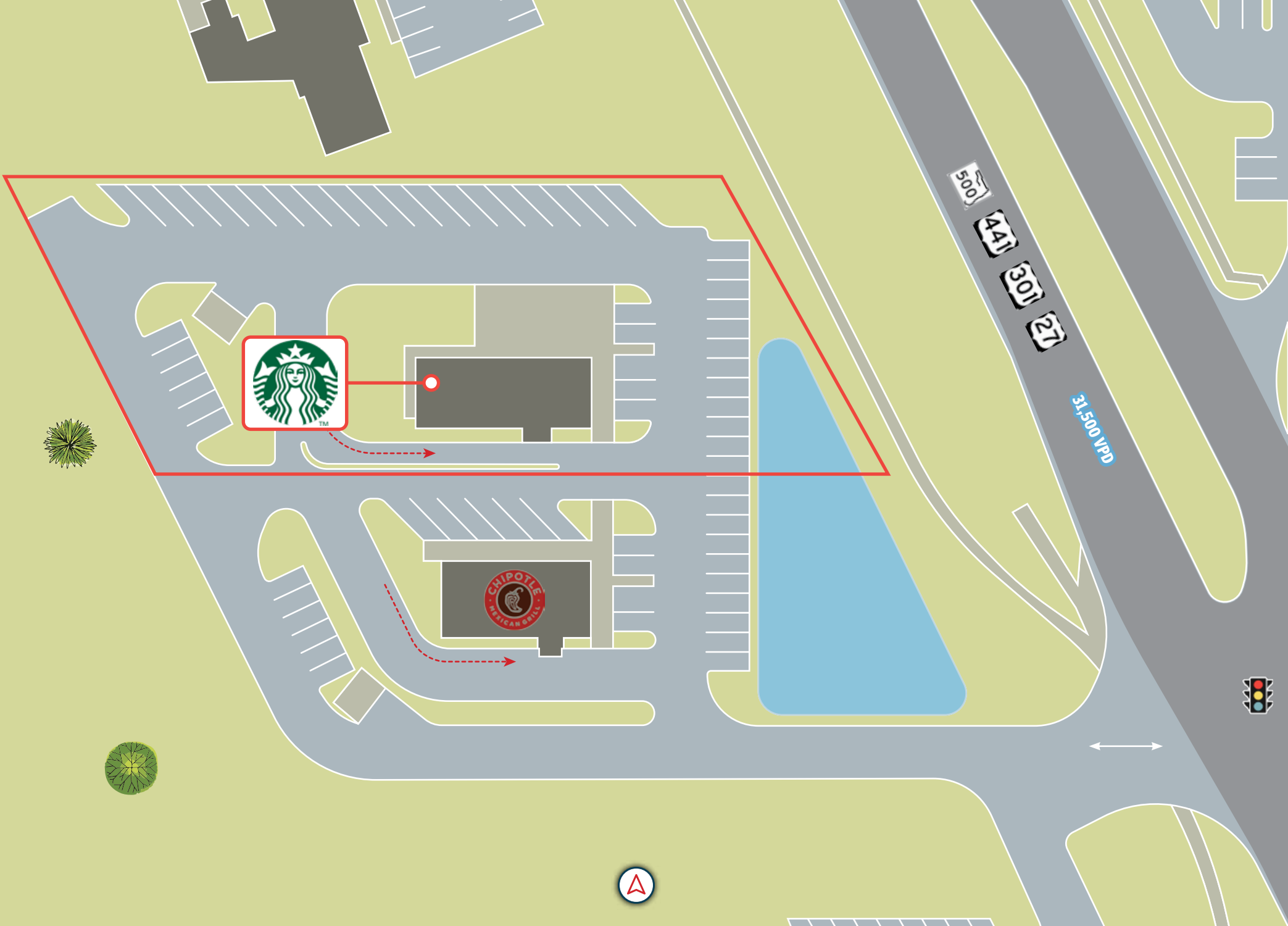
LOCATION MAP

2024 Estimated Population	
1 Mile	3,900
3 Miles	20,127
5 Miles	57,291
2024 Average Household Income	
1 Mile	\$82,457
3 Miles	\$80,559
5 Miles	\$79,007
2024 Estimated Total Employees	
1 Mile	1,615
3 Miles	4,993
5 Miles	10,111

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AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	3,900	20,127	57,291
2029 Projected Population	4,053	20,489	58,828
2024 Median Age	43.7	42.6	41.9
Households & Growth			
2024 Estimated Households	1,643	8,109	22,174
2029 Projected Households	1,736	8,385	23,076
Income			
2024 Estimated Average Household Income	\$82,457	\$80,559	\$79,007
2024 Estimated Median Household Income	\$60,476	\$61,340	\$61,184
Businesses & Employees			
2024 Estimated Total Businesses	215	725	1,422
2024 Estimated Total Employees	1,615	4,993	10,111



Baseline Golf Course

BELLEVUE, FLORIDA

Bellevue is a city in Marion County, Florida, United States. It is part of the Ocala Metropolitan Statistical Area. The city's name comes from the French word's belle and vue, meaning "beautiful view". "City with Small Town Charm" is the city's motto.

The city has a variety of both active and passive recreational facilities. The focal point of the city is Lake Lillian, which contains a fishing dock for the children and senior citizens, as well as several picnic pavilions and a walking trail that is used by young and young at heart. Lake Lillian is host to several civic events throughout the year as well as weekend birthday parties and an occasional wedding. The Bellevue Sports Complex is an 80-acre park which is used throughout the year by several football, softball, baseball and soccer leagues, both youth and adult. Attractions nearby Bellevue, FL are Greenway Bicycles, Paradise Springs, All About Art, Back Road Berries, Lake Weir Boat Rentals, Windmill Acres Farm & Goat Milk Dairy, Boulevard Billiards, The Topsy Skipper.

The city's school district is Marion County Public Schools. The schools in Bellevue are Bellevue High School, Bellevue Middle School, Bellevue Elementary School, Bellevue-Santos Elementary School.

The closest major airport to Bellevue, Florida is Gainesville Regional Airport. This airport is in Gainesville, Florida and is 59 miles from the center of Bellevue, FL.



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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