



STARBUCKS®

\$2,695,930

5.75% CAP RATE

**5546 S 5600 W
WEST VALLEY CITY, UT**



**High-Income & Heavily Trafficked Location In Salt Lake City MSA | Brand New 2024 Construction
| 10 Year Corporate-Guaranteed Lease | Scheduled 10% Rent Increases Every Five (5) Years |
NNN Lease W/ Limited Landlord Responsibilities | Modern Drive-Thru Prototype | Located Just
1-Mile Away From Utah First Credit Union Amphitheatre (25,000 Visitor Capacity)**

Marcus & Millichap

WHY INVEST?



Freestanding Drive-Thru Starbucks
Established West Valley City Retail
Corridor | Strong Commuter Traffic

- **Strategically Positioned Along 5600 West (SR-172) In West Valley City,** A Primary North-South Arterial Providing Direct Connectivity To SR-201 (21st South Freeway) And Interstate 215, Supporting Strong Daily Commuter Traffic Across The Salt Lake Valley
- **Freestanding Starbucks Coffee With Drive-Thru,** Offering Excellent Visibility, Efficient Ingress/Egress, And Dedicated Onsite Parking Designed To Support High-Volume Drive-Thru And Mobile Order Pick-Up
- **Situated Within An Established West Valley City Retail Corridor,** Surrounded By National And Regional Retailers, Grocery Anchors, And Service Tenants That Drive Consistent Daily Consumer Traffic
- **Convenient Access To Major Employment Centers** Including Salt Lake City International Airport, Downtown Salt Lake City, And Numerous Industrial And Distribution Facilities Along The Wasatch Front
- **Supported By A Dense And Growing Residential Base** Throughout West Valley City, Kearns, And Taylorsville, Providing A Strong Mix Of Commuter, Workforce, And Neighborhood Demand Supporting Consistent Daily Visits



Newly Built NNN Lease
Corporate-Guaranteed Income And
Built-In Rent Growth

- **±8 Years Remaining On A Corporate-Guaranteed NNN Lease,** Providing Stable Passive Income Backed By Starbucks Corporation, With Limited Landlord Responsibilities
- **Strong In-Place Cash Flow,** Featuring **\$155,016 In Annual Base Rent (\$12,918/Month)** Secured By A Newly Constructed Drive-Thru Location
- **Scheduled 10% Rental Increases Every Five Years,** Providing Built-In Income Growth And Inflation Protection
- **Four (4) Five-Year Renewal Options,** Allowing For Up To 20 Additional Years Of Occupancy And Extended Income Potential
- **New 2024 Construction,** Delivering A Modern Starbucks Prototype With Drive-Thru And A 20 Year Roof Warrant



Global Coffeehouse Leader | Iconic
Brand | Industry-Leading Specialty
Coffee Concept

- **Starbucks®, One Of The World's Most Recognized And Influential Specialty Coffee Brands, With A Global Reputation For Premium Coffee, Consistent Quality, And Strong Consumer Loyalty**

- **Global Coffeehouse Leader, With Tens Of Thousands Of Locations Worldwide** And A Strong Presence Across Major U.S. Markets, Driving Consistent Brand Visibility And Daily Customer Traffic
- **Backed By Starbucks Corporation,** A Publicly Traded Industry Leader With Billions In Annual Revenue, Providing Strong Brand Equity, Operational Scale, And Long-Term Growth Stability



INVESTMENT SUMMARY

Address:	GOOGLE MAPS	5546 S 5600 W, West Valley City, UT 84118
Concept:		Starbucks
Guarantor:		Corporate
Price:		\$2,695,930
Cap Rate:		5.75%
NOI:		\$155,016
Building Size (SF):		±2,357 SF
Lot Size (AC):		±0.70 Acres
Year Built:		2024

LEASE TERMS

Lease Commencement:	5/6/2024
Lease Term Expiration:	5/31/2034
Term Remaining:	±8 Years
Lease Type:	NNN
Landlord Responsibilities:	Roof & Structure*
Monthly Rent:	\$12,918
Annual Base Rent:	\$155,016
Rental Increases:	10%/5-Years
Renewal Options:	4 x 5 Years

*20-year roof warranty is in place

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

\$2,695,930

LISTING PRICE

5.75%

CAP RATE

±8 YRS

LEASE TERM

\$155,016

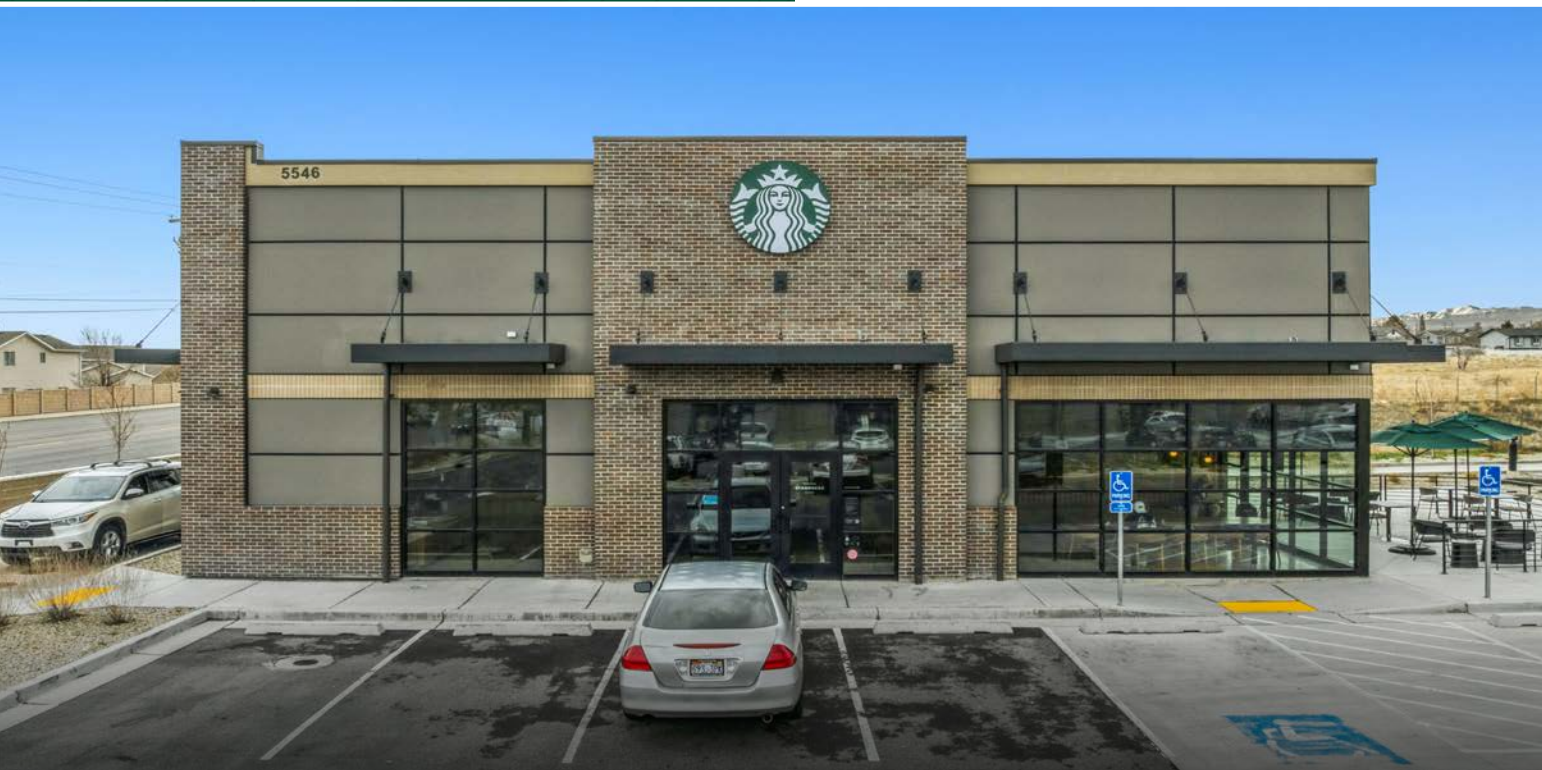
NOI

NNN

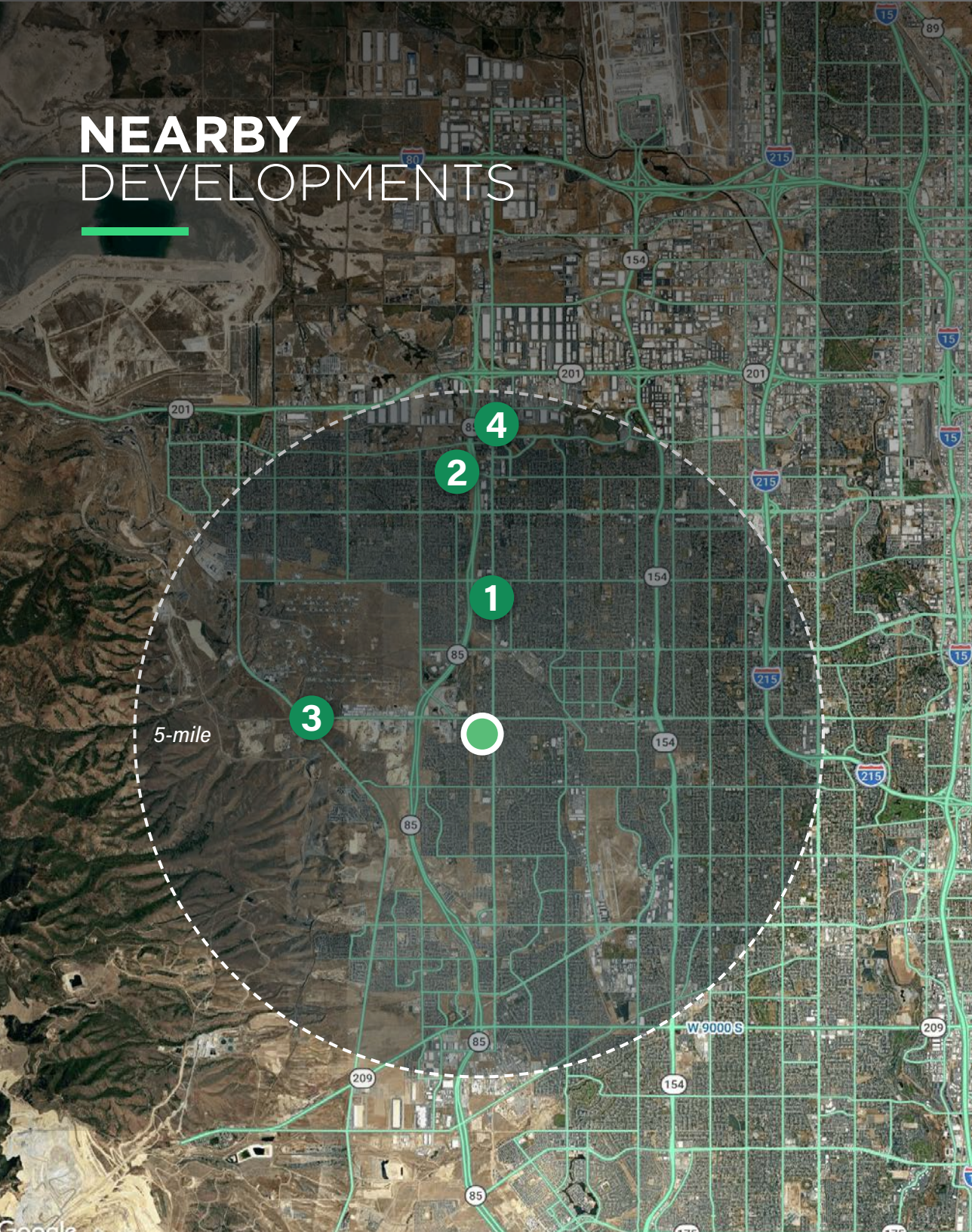
LEASE TYPE

±2,357 SF

BUILDING SIZE



NEARBY DEVELOPMENTS



1. University of Utah West Valley City Hospital & Medical Campus

The University of Utah has announced plans to build a major 800,000 sq ft hospital and medical campus in West Valley City, aimed at dramatically improving health care access on the west side of Salt Lake County. Backed by a significant philanthropic gift, the project is expected to begin construction in summer 2025 and deliver medical services in phases through 2028–2029, bringing new jobs and training opportunities to the community.

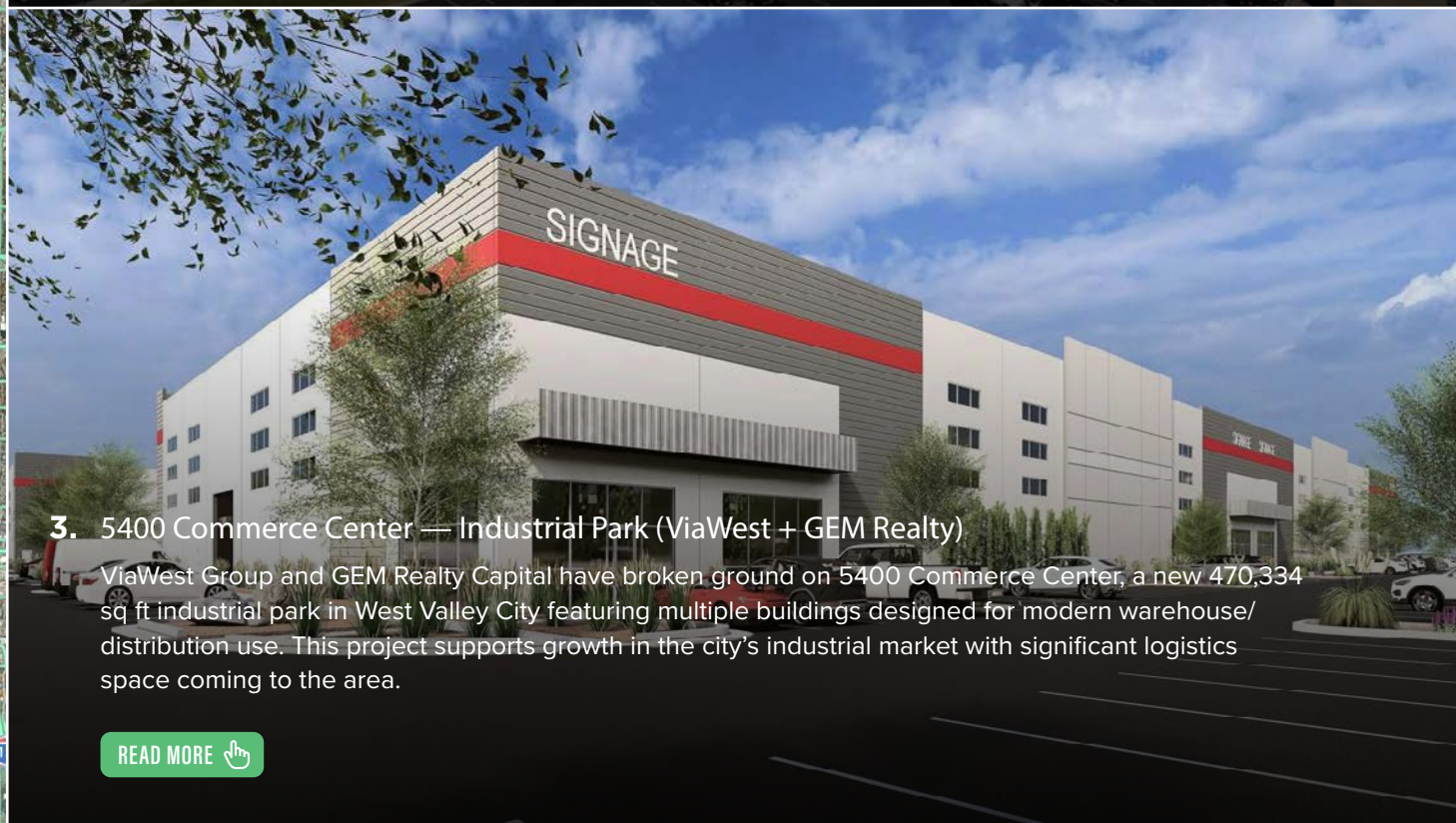
[READ MORE](#)



2. The Heather on Parkway & The Cottages at Pearce Farm — Housing Developments

Multiple residential housing developments are underway in West Valley City, including The Heather on Parkway (84 single-level homes) and The Cottages at Pearce Farm (65 units in a 55-plus community). These projects reflect ongoing growth in new home construction and lifestyle-oriented housing product types across the city.

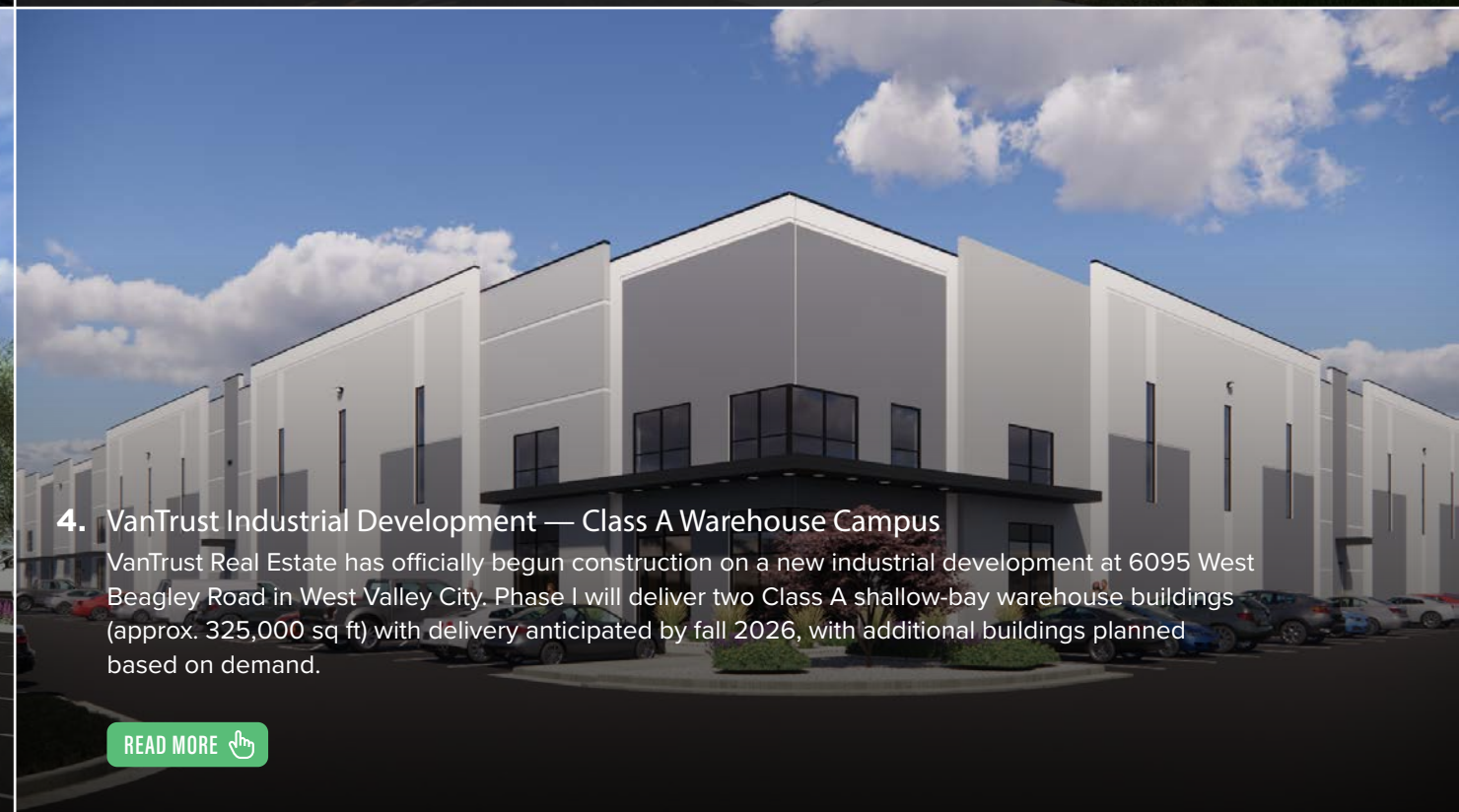
[READ MORE](#)



3. 5400 Commerce Center — Industrial Park (ViaWest + GEM Realty)

ViaWest Group and GEM Realty Capital have broken ground on 5400 Commerce Center, a new 470,334 sq ft industrial park in West Valley City featuring multiple buildings designed for modern warehouse/distribution use. This project supports growth in the city's industrial market with significant logistics space coming to the area.

[READ MORE](#)



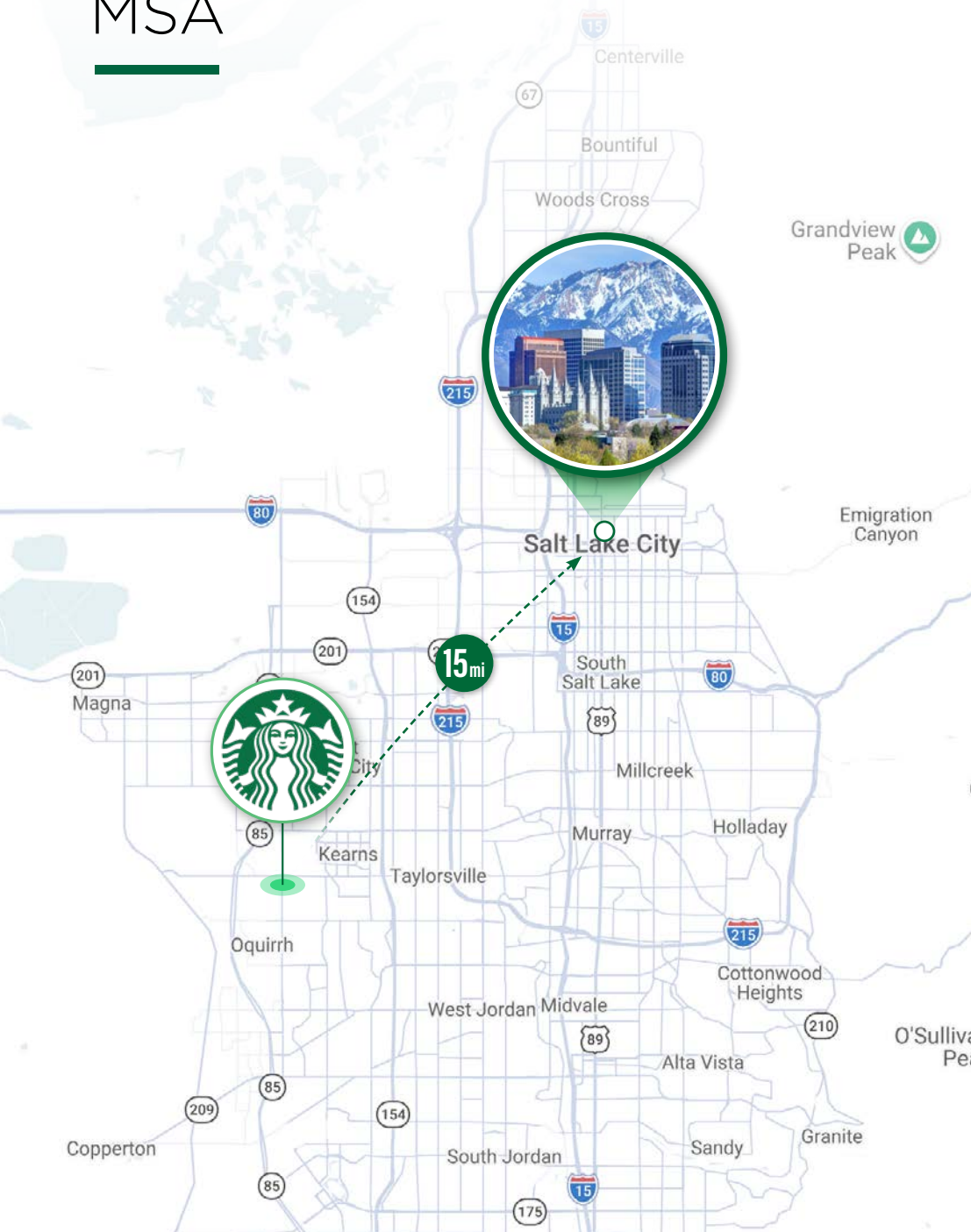
4. VanTrust Industrial Development — Class A Warehouse Campus

VanTrust Real Estate has officially begun construction on a new industrial development at 6095 West Beagley Road in West Valley City. Phase I will deliver two Class A shallow-bay warehouse buildings (approx. 325,000 sq ft) with delivery anticipated by fall 2026, with additional buildings planned based on demand.

[READ MORE](#)



SALT LAKE CITY MSA



The Salt Lake City Metropolitan Statistical Area (MSA), located along Utah's Wasatch Front, is one of the fastest-growing and most economically dynamic regions in the Western United States. With a population exceeding 1.3 million, the Salt Lake City MSA is supported by a diverse economy anchored by technology, healthcare, financial services, logistics, and outdoor recreation. Major employers such as Zions Bancorporation, Intermountain Health, Adobe, and Goldman Sachs contribute to the region's expanding business presence and economic strength, while leading institutions including Intermountain Medical Center and the University of Utah Health system drive innovation, advanced care, and high-quality employment.

Recognized as Utah's cultural and economic center, Salt Lake City blends historic character with modern growth. Signature events such as the Utah Arts Festival and the internationally acclaimed Sundance Film Festival attract visitors from around the globe, reinforcing the region's creative identity. Combined with a vibrant downtown, growing culinary scene, and immediate access to world-class outdoor recreation, the Salt Lake City MSA offers both strong economic fundamentals and an exceptional quality of life within the Intermountain West.

*No. 3 Best Performing Cities in the U.S.
Milken Institute, 2025*

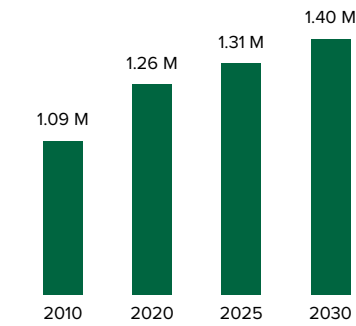
*No. 1 Best State in the United States
U.S. News & World Report, 2025*

*No. 24 Best Cities in the United States
U.S. News & World Report, 2024*

*No. 3 Best Places to Start a Business
WalletHub, 2024*

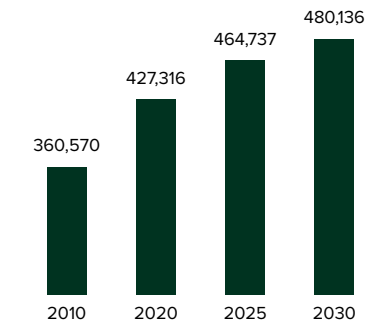
SALT LAKE CITY MSA POPULATION SNAPSHOT

SOURCE: MACROTRENDS, 2025, SALT LAKE CITY



SALT LAKE CITY MSA HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2025, SALT LAKE CITY



POPULATION

1.31M

within MSA

AVG. HH INCOME

\$134,383

within MSA

DAYTIME POPULATION

854,735

within MSA

At the heart of the region's cultural identity is Temple Square, the historic headquarters of The Church of Jesus Christ of Latter-day Saints and one of Utah's most visited landmarks. Beyond its historic sites, Salt Lake City boasts a thriving arts and cultural community, with institutions such as the Utah Museum of Fine Arts, the Utah Symphony | Utah Opera, and Ballet West presenting a diverse range of performances and exhibitions that contribute to the city's vibrant creative environment.

LARGEST EMPLOYERS



Salt Lake City also embraces a strong sports culture and a commitment to higher education. The city is home to the Utah Jazz of the NBA, who play at the Delta Center and maintain a loyal regional fan base, while nearby universities contribute to the area's intellectual and cultural vitality. Institutions such as the University of Utah and Salt Lake Community College provide a wide range of academic programs, research initiatives, and community engagement opportunities. Together, the region's sports presence and educational institutions help foster community pride while supporting the long-term economic and cultural growth of the Salt Lake City metropolitan area.



STARBUCKS®

FORTUNE

2023 WORLD'S MOST ADMIRABLE COMPANIES
#1 IN THE FOOD SERVICES INDUSTRY

Newsweek

2023 AMERICA'S GREATEST WORKPLACES FOR DIVERSITY

Founded in 1971 in Seattle, Washington, Starbucks® has grown from a single coffee shop in Pike Place Market into the world's leading specialty coffee retailer. Known for its premium Arabica coffee, handcrafted beverages, and welcoming café environment, Starbucks® offers an extensive menu including espresso drinks, brewed coffee, teas, refreshers, and light food offerings. With more than 38,000 locations worldwide, the brand's focus on quality sourcing, product innovation, and a consistent customer experience has helped establish Starbucks® as one of the most recognized coffee concepts globally.

As a publicly traded company, Starbucks Corporation is a dominant force in the global coffeehouse market. Headquartered in Seattle, the company operates thousands of company-owned and licensed locations across North America and international markets. Starbucks® generates tens of billions in annual revenue and has built a powerful ecosystem through its mobile ordering platform, loyalty program, and digital payment infrastructure, reinforcing its leadership in the specialty coffee and quick-service beverage segment.

Starbucks® continues to innovate while staying true to its mission of inspiring and nurturing the human spirit—one person, one cup, and one neighborhood at a time. Seasonal beverage launches, evolving store formats, and ongoing product innovation keep the brand relevant for consumers, while its commitment to sustainability and ethical sourcing further strengthens its reputation as one of the most influential brands in the global food and beverage industry.



IN THE NEWS



CLEAR GROWTH TARGETS AND CREATING NEW OPPORTUNITIES

March 5, 2026 | *Global Coffee Report*

The end of Starbucks' 2025 fiscal year has marked something of a turning point for the brand, if remarks from its executive team and a new three-year outlook are anything to go by. After reporting its first United States (US) same-store sales growth in two years in its Q1 FY2025 reports, finalising the sale of 60 per cent of its Chinese operations to investment firm Boyu Capital, and leaning even more into the Back to Starbucks disposition, President and CEO Brian Niccol hosted Starbucks' first investor day since...

[FULL ARTICLE](#)

STARBUCKS SAYS TURNAROUND 'AHEAD OF SCHEDULE' AS SALES REBOUND

January 28, 2026 | *The New York Times*

Starbucks recently reported stronger-than-expected sales results, signaling that the company's turnaround strategy under CEO Brian Niccol is beginning to gain traction. In its latest quarterly report, global same-store sales increased 4%, beating analyst expectations and marking the first meaningful sales growth in the U.S. in nearly two years. The increase was driven primarily by higher customer traffic and slightly larger average purchases per visit. Revenue reached approximately \$9.9 billion...



[FULL ARTICLE](#)

2025 REVENUE

\$37.2B

LOCATIONS

40K+

EMPLOYEES

381K+

NASDAQ

SBUX

EXCLUSIVELY LISTED BY

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Activity ID: ZAH1050072