



## SINGLE-TENANT NET LEASE INVESTMENT

OFFERING MEMORANDUM



10894 NEW HAVEN ROAD, HARRISON, OHIO

**riverwest**  
REAL ESTATE GROUP



## INVESTMENT HIGHLIGHTS

### 6.5 Years Remains in Primary Term

- 10% Rent bumps every 5 years including options
- No early termination clause
- NN+ lease with minimal landlord responsibility

### Large Capacity Drive-Thru Lane

- Highly accessible - 3 ingress/egress points
- Ample parking stalls to handle peak demand
- Quality construction- tenant may seek LEED Cert.

### High Visibility with Limited Competition

- Located directly adjacent to the I-74 Interchange and New Haven Road with combined 60,000 VPD
- I-74 is a major through-fare connecting Davenport, Iowa to Cincinnati, Ohio
- Closest Starbucks: 30 miles to the West and 8 miles to the East.

### Dense Commercial Corridor

- +1.5M SF of retail, +3M SF of industrial, +1,200 MF units with a 5-mile radius
- National tenants include: Kroger, Big Lots, CVS, Walgreens, Goodwill, AutoZone, Home Depot, Tractor Supply, Family & Farm









# STARBUCKS<sup>®</sup>

## TENANT PROFILE

A PREMIER CORPORATE TENANT

### THE WORLD'S MOST RECOGNIZED COFFEE BRAND

Founded in 1971 in Seattle, Washington, Starbucks Corporation has grown into the world's leading premium coffeehouse company. The company is committed to ethically sourcing and roasting the highest quality arabica coffee in the world while delivering a welcoming experience in every store.



**38,000+**  
GLOBAL STORES  
Company-operated and licensed stores in over 80 markets worldwide



**80+**  
COUNTRIES  
Global presence with a long-term growth strategy in key markets



**~381,000**  
PARTNERS  
(Employees)  
Dedicated to creating impact in communities around the world



**\$35.2B**  
FY2023 REVENUE  
Strong financial performance with consistent cash flow generation

Source: Starbucks Corporation FY2023 Annual Report



### BUSINESS OVERVIEW

Starbucks operates a hybrid retail model with company-operated and licensed stores. The company generates revenue primarily through beverage sales, food offerings, packaged coffee and consumer products, and licensing agreements.



### SITE SELECTION STRATEGY

Starbucks is known for one of the most disciplined real estate strategies in the retail sector. Key site criteria include:

- High-income suburban and urban trade areas
- Strong commuter and daytime traffic exposure
- Visibility along primary arterial roads
- Dense residential population within 1-5 miles
- Strong co-tenancy with national QSR and retail anchors
- Drive-thru accessibility as a key performance driver



### BUSINESS MODEL STRENGTHS

- High-frequency customer visitation model
- Strong brand loyalty and Starbucks Rewards
- Premium pricing power in the QSR segment
- Efficient drive-thru and mobile order integration
- Scalable store formats tailored to trade area demand



### INVESTMENT-GRADE CREDIT PROFILE

Starbucks is considered an investment-grade corporate tenant, supported by:

- ✓ Strong global brand recognition and market leadership
- ✓ Large-scale, diversified revenue streams
- ✓ Consistent cash flow generation and profitability
- ✓ Long operating history and established credit profile
- ✓ Resilient performance through economic cycles
- ✓ Strong institutional acceptance in net lease portfolios

CREDIT RATING  
**BBB+** (S&P)  
Investment Grade



### REAL ESTATE SIGNIFICANCE

Starbucks is widely considered a "credit anchor tenant" in retail real estate due to:

- Ability to drive consistent traffic to retail corridors
- Strong lease performance and renewal probability
- Nationally recognized tenant credit quality
- Demand stability across economic cycles
- Proven ability to perform in suburban growth markets



### GROWTH STRATEGY

Starbucks continues to focus on:

- Strategic store expansion in high-growth markets
- Increased emphasis on drive-thru and pickup-only formats
- International expansion in emerging middle-class economies
- Digital ordering, loyalty, and mobile platform integration
- Menu innovation and premium beverage segmentation



To inspire and nurture the human spirit – one person, one cup and one neighborhood at a time.

– Starbucks Mission

### INVESTMENT SUMMARY

Starbucks represents a best-in-class net lease tenant, offering investors long-term, stable cash flow characteristics, strong corporate-backed credit, and high consumer demand resilience. The company's disciplined real estate strategy and proven success in suburban growth corridors make Starbucks an ideal anchor for long-term real estate investments.



ICONIC BRAND | STRONG CREDIT | DISCIPLINED REAL ESTATE | LONG-TERM VALUE



**TRADE AREA OVERVIEW**

The subject Starbucks benefits from a growing suburban trade area with strong commuter traffic along I-74 and rising residential density. Competition within the immediate trade area is limited, supporting Starbucks' premium positioning.

**DRIVE TIME SUMMARY**

DRIVE TIME	POPULATION	AVG. HH INCOME
5 MINUTES	10,469	\$96,408
10 MINUTES	37,187	\$98,920
15 MINUTES	92,915	\$103,460

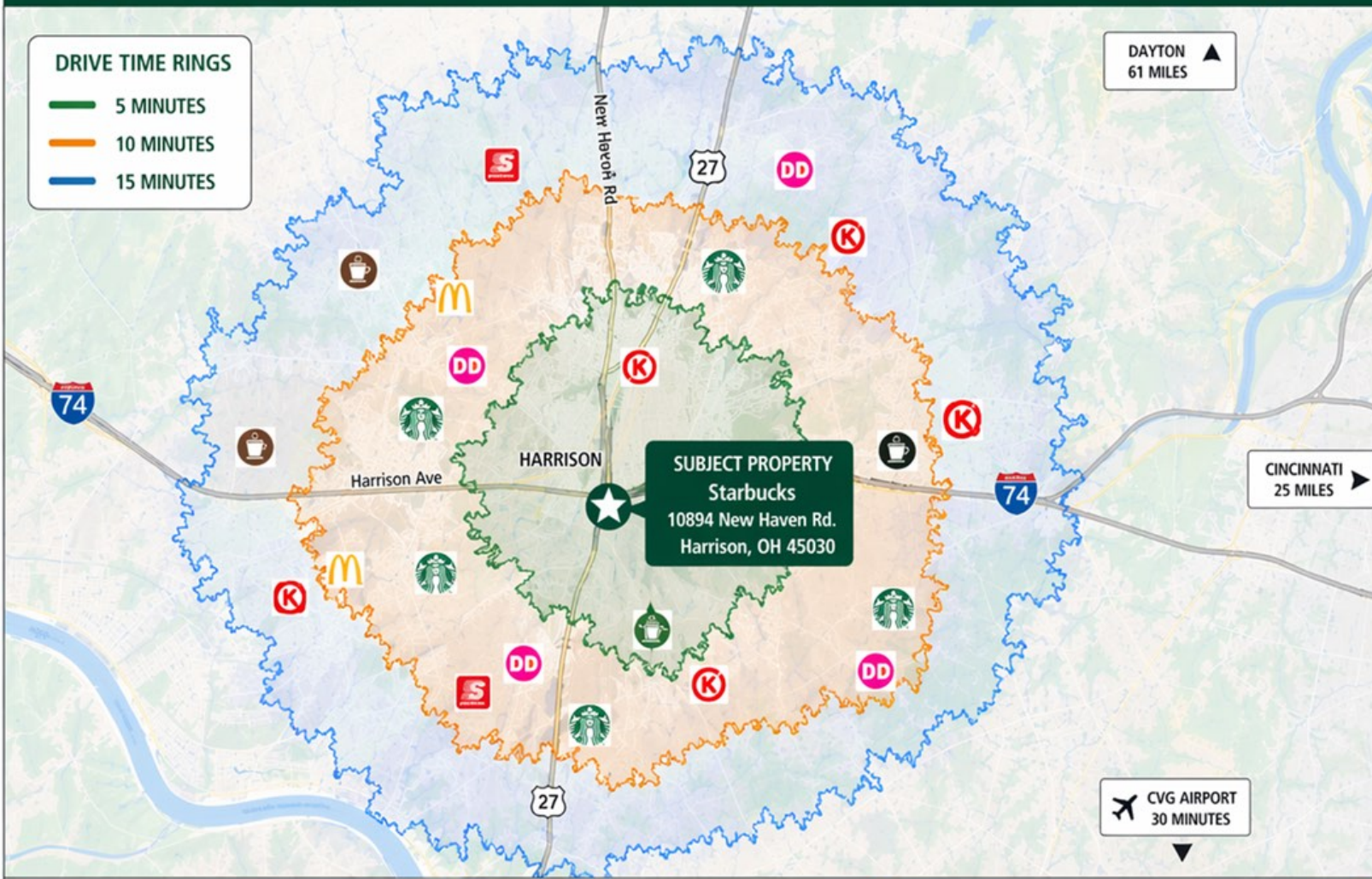
Source: Esri 2024

**COMPETITOR LEGEND**

COFFEE / QSR COMPETITORS

- Starbucks
- Dunkin'
- McDonald's (McCafé)
- Circle K (Coffee)
- Speedway (Coffee)
- Local / Independent Coffee

**SUBJECT PROPERTY**  
 Starbucks  
 10894 New Haven Rd.  
 Harrison, OH 45030



**5 MINUTE DRIVE TIME – PRIMARY TRADE AREA**

- Highest traffic exposure and commuter capture
- Limited branded coffee competition
- Competes primarily with QSR and convenience coffee
- Strong visibility along New Haven Rd. and I-74 corridor

**10 MINUTE DRIVE TIME – SECONDARY TRADE AREA**

- Includes adjacent residential communities
- Starbucks (Harrison Ave) supports overall market demand
- Dunkin' and QSR competitors present
- Expanding population and household density

**15 MINUTE DRIVE TIME – REGIONAL TRADE AREA**

- Access to broader Cincinnati MSA customer base
- Additional Starbucks and QSR locations
- Limited specialty / independent coffee penetration
- Strong income levels support premium coffee demand

**KEY TAKEAWAYS**

- ✓ Market supports multiple Starbucks locations indicating strong underlying demand.
- ✓ Competition is primarily QSR and convenience based; Starbucks maintains premium brand differentiation.
- ✓ Drive-time trade area demographics and traffic patterns support long-term store performance.

# HARRISON, OHIO

CINCINNATI MSA | MARKET OVERVIEW

High-Growth Suburban Retail Node  
Along the I-74 Corridor



20 MILES  
TO DOWNTOWN  
CINCINNATI

30 MINUTES  
TO CVG AIRPORT



### STRATEGIC LOCATION

- Direct access to I-74
- Connects Cincinnati to Indianapolis & the Midwest
- Draws from Ohio & Indiana trade areas



### GROWING RESIDENTIAL BASE



### STRONG RETAIL DEMAND



### STRONG DEMOGRAPHICS

Growing population with above average incomes and household spending.



### DIVERSE ECONOMY

Supported by logistics, manufacturing, healthcare and regional employers.



### HIGH TRAFFIC CORRIDOR

I-74 provides consistent visibility and access to a large trade area



### LIMITED COMPETITION

Undersupplied retail market drives tenant performance and rent stability.

### KEY DEMOGRAPHICS 5-MILE RADIUS



35,234  
POPULATION



3 – 5%  
PROJECTED GROWTH  
(5-YEAR)



\$75,412  
MEDIAN HOUSEHOLD  
INCOME



\$90,287  
AVERAGE HOUSEHOLD  
INCOME



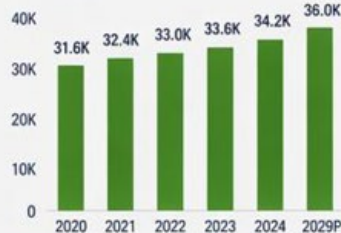
38.0  
MEDIAN AGE



25,124  
DAYTIME POPULATION

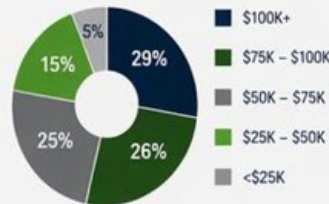
Sources: ESRI, CoStar, Data Axle, ODOT 2023

### POPULATION GROWTH 5-MILE RADIUS



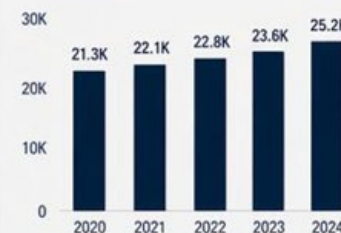
Steady growth of 3–5% projected over the next 5 years.

### HOUSEHOLD INCOME 5-MILE RADIUS



Strong income base supports necessity and experience retail.

### DAYTIME POPULATION 5-MILE RADIUS



Robust daytime population driven by industry, logistics and commuters.

### ECONOMIC DRIVERS



#### MAJOR EMPLOYERS

- Procter & Gamble
- Kroger
- Amazon
- GE Aerospace
- Fifth Third Bank



#### INDUSTRIAL GROWTH

Expanding distribution and manufacturing corridor along I-74 drives jobs and economic activity.



#### WORKFORCE STRENGTH

Skilled, blue-collar labor pool with strong employment across manufacturing, healthcare and logistics.



#### RETAIL OUTLOOK

Limited new supply and strong demand support long-term retail performance and rent stability.

### INVESTMENT HIGHLIGHTS

- ✓ High visibility along New Haven Road with 44,000+ VPD
- ✓ Undersupplied retail market with strong tenant demand
- ✓ Proximity to Cincinnati MSA without urban pricing
- ✓ Growing population and income levels
- ✓ Ideal environment for net lease QSR and coffee tenants

