

STARBUCKS DALLAS, TX

Extremely Rare Absolute NNN Ground Lease



1350 N HAMPTON RD
DALLAS, TX 75208

CBRE

STARBUCKS DALLAS, TX



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The Offering

Price: \$3,263,000

Cap Rate: 4.75%



NET OPERATING INCOME (NOI) \$155,000

RENT INCREASES 7.5% EVERY 5 YRS

LEASE TERM 10 YEARS

LEASE COMMENCEMENT MARCH 2026

LEASE EXPIRATION FEBRUARY 2036

REMAINING TERM 10 YEARS

OPTIONS 4, 5 YR OPTIONS

YEAR BUILT 2026

BUILDING SQUARE FOOTAGE 3,152 SF

LOT SIZE .712 AC

LEASE TYPE GROUND LEASE

ROOF & STRUCTURE TENANT

OPTIONS TO PURCHASE N/A

GUARANTOR CORPORATE

TERM	COMMENCEMENT	ANNUAL RENT	INCREASE	CAP
YEARS 1-5	3/1/2026	\$155,000	-	4.75%
YEARS 6-10	3/1/2031	\$166,625	7.50%	5.11%
OPTION 1 (11-15)	3/1/2036	\$179,122	7.50%	5.49%
OPTION 2 (16-20)	3/1/2041	\$192,556	7.50%	5.90%
OPTION 3 (21-25)	3/1/2046	\$206,998	7.50%	6.34%
OPTION 4 (26-30)	3/1/2051	\$222,522	7.50%	6.82%
NET OPERATING INCOME		\$155,000		

Investment Highlights



Extremely Rare Absolute NNN Ground Lease Structure with Zero Landlord Responsibilities –

Allows an investor the opportunity to acquire a NNN asset on a truly passive income structure



Features Excellent Highway Accessibility with Strong Traffic Counts –

The site features easy access to I-30 boasting over 124,000 VPD and sits at the corner of N Hampton Rd (36,273 VPD) and Fort Worth Ave (22,750 VPD) (Source: CoStar Analytics)



Outparcel to Top Performing Sprouts Farmers Market –

4th most visited Sprouts location in Texas in 2026 (Source: Placer.ai)



Densely Developed Residential Market with Ideal Consumer Demographics –

There are over 585,518 residents within a 7-mile radius of the property with an average household income of \$117,554



Brand-New High-Quality Construction with Drive-Thru –

Starbucks has a dedicated drive-thru lane and ample parking with excellent ingress/egress



Best in Class Tenant – In 2025, Starbucks was the second largest chain in the United States by both total units and systemwide sales (Source: Datassential 500 Report)



Drive-Thru Barriers to Entry – PD 714, which encompasses 410 acres along Fort Worth Avenue and Commerce Street, prohibits drive-thru uses within the PD, including redevelopments of existing buildings. This restriction should limit the potential for competitor drive-thru coffee operators to establish locations within the immediate area



Strategically Located – In the Stevens Park/Kessler Neighborhoods and Within Close-Proximity to the Bishop Arts District and Trinity Groves



Strong Corporate Guarantee – Starbucks is an investment grade tenant with a BBB+ S&P credit rating and \$37.2 billion in 2025 annual revenue



Business Friendly Climate with NO State Income Tax – Texas is the World's 9th Largest Economy, has been the #1 State for Export Trade for 19 consecutive years, and is currently the #1 State for Job Creation, Population Growth, and Corporate Expansions/Relocations



TYPE: RETAIL

LOCATIONS: 35,000+

YEARS IN BUSINESS 55

HEADQUARTERS: SEATTLE, WA

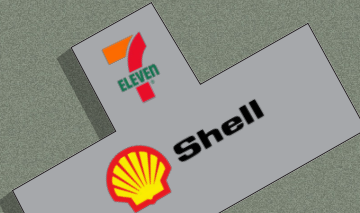
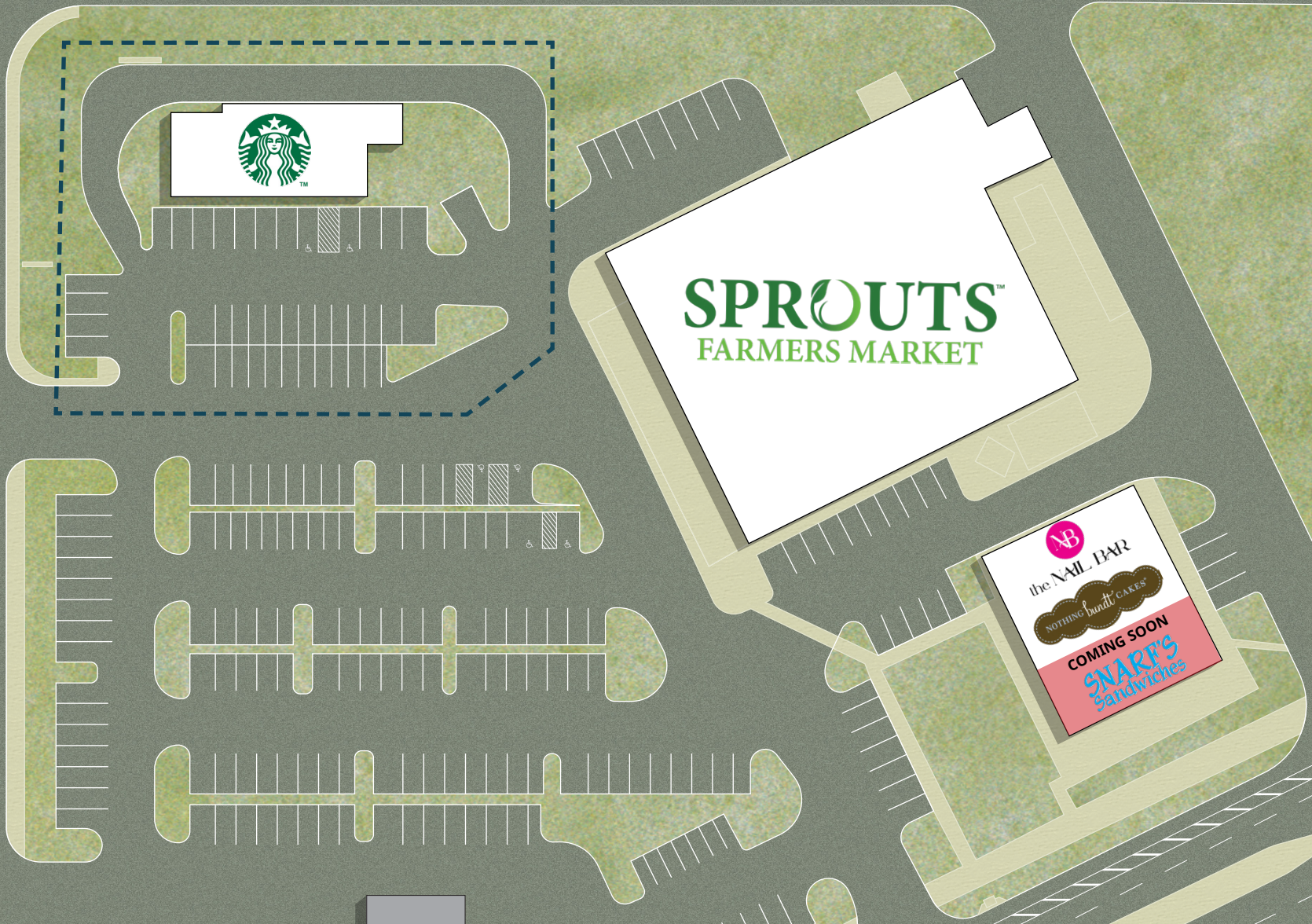
WEBSITE: www.starbucks.com

Starbucks is a leading multinational coffeehouse and roastery chain founded in 1971 in Seattle, Washington. The company operates thousands of locations worldwide, offering coffee beverages, teas, pastries, and light meals in a café-style setting. Starbucks is known for its strong brand identity, customer-focused experience, and emphasis on premium, customizable drinks. It often serves as an anchor or high-traffic tenant in retail centers due to its consistent foot traffic and broad customer base. Starbucks is committed to the highest standards of quality and services, while innovating to create new experiences to savor.



Site Plan

N HAMPTON RD
36,273 VPD



FORT WORTH AVE
22,750 VPD



Surrounding Area

0.5 Miles

Site



Dallas Police Department-Auto Pound



Navaro St
Neal St
N Montclair Ave

United States Post Office
Network Distribution Center



Fort Worth Ave

Remond Dr



Remond Dr

Hartsdale Dr



Stevens Park
Golf Course



Fort Worth Ave



W Colorado Blvd



Lausanne Ave

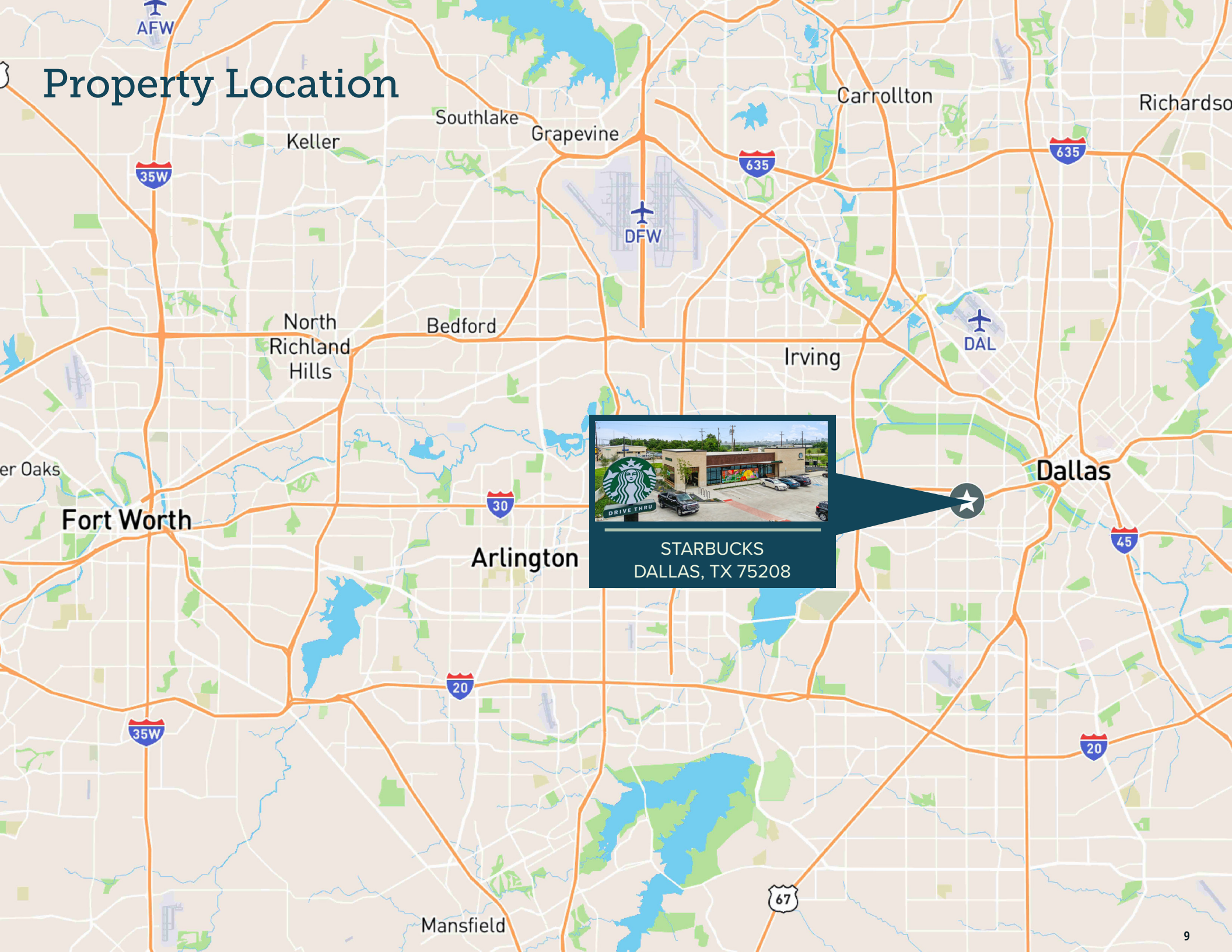


Surrounding Area

2 Miles



Property Location



STARBUCKS
DALLAS, TX 75208

Demographics

	1 Mile	3 Miles	5 Miles	7 Miles
POPULATION				
2025 Population - Current Year Estimate	11,540	116,978	333,683	585,518
2030 Population - Current Year Estimate	11,820	122,862	350,097	603,135
2020-2025 Annual Population Growth Rate	0.07%	0.74%	0.61%	0.46%
2025-2030 Annual Population Growth Rate	0.48%	0.99%	0.97%	0.59%
HOUSEHOLDS				
2025 Households - Current Year Estimate	4,729	42,476	144,318	241,235
2030 Households - Current Year Estimate	4,831	46,383	156,245	254,693
2020-2025 Compound Annual Household Growth Rate	0.59%	1.88%	1.42%	1.13%
2025-2030 Annual Household Growth Rate	0.43%	1.78%	1.60%	1.09%
HOUSEHOLD INCOME				
2025 Average Household Income	\$122,517	\$97,778	\$110,226	\$117,554
2030 Average Household Income	\$130,444	\$107,191	\$120,317	\$127,976
TRAFFIC COUNTS				
	I-30	N HAMPTON RD	FORT WORTH AVE	
Vehicles Per Day	124,000 VPD	36,273 VPD	22,750 VPD	



Dallas-Fort Worth Overview



Dallas-Fort Worth, the fourth-largest metropolitan area in the United States, offers unparalleled business advantages and an exceptional quality of life. Centrally located within the U.S., residents and businesses alike benefit from the great connectivity and easy accessibility to anywhere in the country. With a lower cost of living than most other major metros, the region has experienced population growth over 25% since 2010. The booming population, businesses, and real estate market in DFW sees no signs of slowing anytime soon. According to CBRE's 2024 U.S. Investor Intentions Survey, DFW was the most preferred real estate investment market for the third consecutive year, as well as the top market for total property returns. Retail specifically in the area is strong, with the industry reaching the highest occupancy levels on record at 95.2% in 2024.

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, no state corporate or income taxes, strong base of well educated and skilled employees, and robust access to both U.S. and international markets through its transportation network. The strength and diversity of the DFW economy is represented by the host of North American headquarters located in the area, including 24 Fortune 500 Companies and 49 Fortune 1000 Companies. Revenues earned by Fortune 500 companies located in DFW total \$1.4 trillion, second only to the New York metro area. Dallas Fort Worth has been an attractive destination for companies looking to relocate or expand and was the first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined. Over the past 10 years, DFW has gained a significant number of international investments as well, creating nearly 42,000 new jobs and a total capital expenditure of \$13.68 billion. In 2023, Financial Times ranked three DFW cities—Plano, Irving, and Dallas—among the top five best U.S. cities for foreign multinationals to do business.

Dallas-Fort Worth Overview

4TH LARGEST MSA

in United States

LARGEST MSA

in Texas

24

Fortune 500 Companies

49

Fortune 1000 Companies

\$600+ BILLION

GDP

OVER 8 MILLION RESIDENTS

10.5 Million Residents Estimated by 2040

#1 METRO

for Population Growth over the Past Decade (25%)

#1 REAL ESTATE

Investment Market

#1 LARGE METRO FOR JOB GROWTH

250,000+ jobs added per year

#1 STATE FOR DOING BUSINESS

for 19 Consecutive Years

#1 QUANTITY & QUALITY ENTREPRENEURSHIP

Among U.S. Metros

2ND BUSIEST AIRPORT

in the World (DFW International)

99.3 MILLION

Annual Passengers (DFW International & Dallas Love Field)

48.9 MILLION

Annual Visitors

Disclosure and Agreement

Affiliated Business Disclosure

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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For additional information, please contact:

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