

BRAND NEW CONSTRUCTION 10-YEAR LEASE

In Opportunity Zone



REPRESENTATIVE PHOTO

D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

3441 E ANDY DEVINE AVE KINGMAN, AZ 86401
OFFERING MEMORANDUM

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OFFERING SUMMARY



ASKING PRICE

\$3,220,000



CAP RATE

5.75%



ANNUAL RENT

\$185,000



LEASE TERM

10 YEARS



RENT INCREASES

10% EVERY 5 YEARS



TYPE OF OWNERSHIP

FEE SIMPLE

INVESTMENT HIGHLIGHTS

LONG-TERM 10-YEAR LEASE:

- Corporate Starbucks lease with a 10-year initial term and contractual 10% rent increases every five years, including during option periods.

INVESTMENT-GRADE CREDIT TENANT (NASDAQ: SBUX) | WORLD'S LARGEST COFFEEHOUSE CHAIN:

- Lease guaranteed by Starbucks Corporation, the global leader in specialty coffee with more than 40,000 locations across 80+ countries. Backed by approximately \$36.2 billion in annual revenue and over 361,000 employees, Starbucks represents a dominant brand and a premier net-leased investment opportunity.

LIMITED LANDLORD RESPONSIBILITIES:

- Double net (NN) lease with landlord responsible only for structure.

BRAND-NEW 2026 CONSTRUCTION:

- Features Starbucks' latest tech-forward, drive-thru prototype on a 1.06-acre parcel.

PRIME VISIBILITY:

- Strategically positioned near the Andy Devine Ave and Airway Ave corridor, close to Interstate 40 (a key cross-country route) and U.S. Route 93, which connects directly to Las Vegas.



REPRESENTATIVE PHOTO

▼ PROPERTY DESCRIPTION

ADDRESS:

▼ 3441 E Andy Devine Ave
Kingman, AZ 86401

BUILDING AREA:

▼ ± 2,262 SF

LAND AREA:

▼ ±46,173.6 SF (±1.06 Acres)

CROSS STREETS:

▼ Andy Devine Ave & Airway Ave

YEAR BUILT:

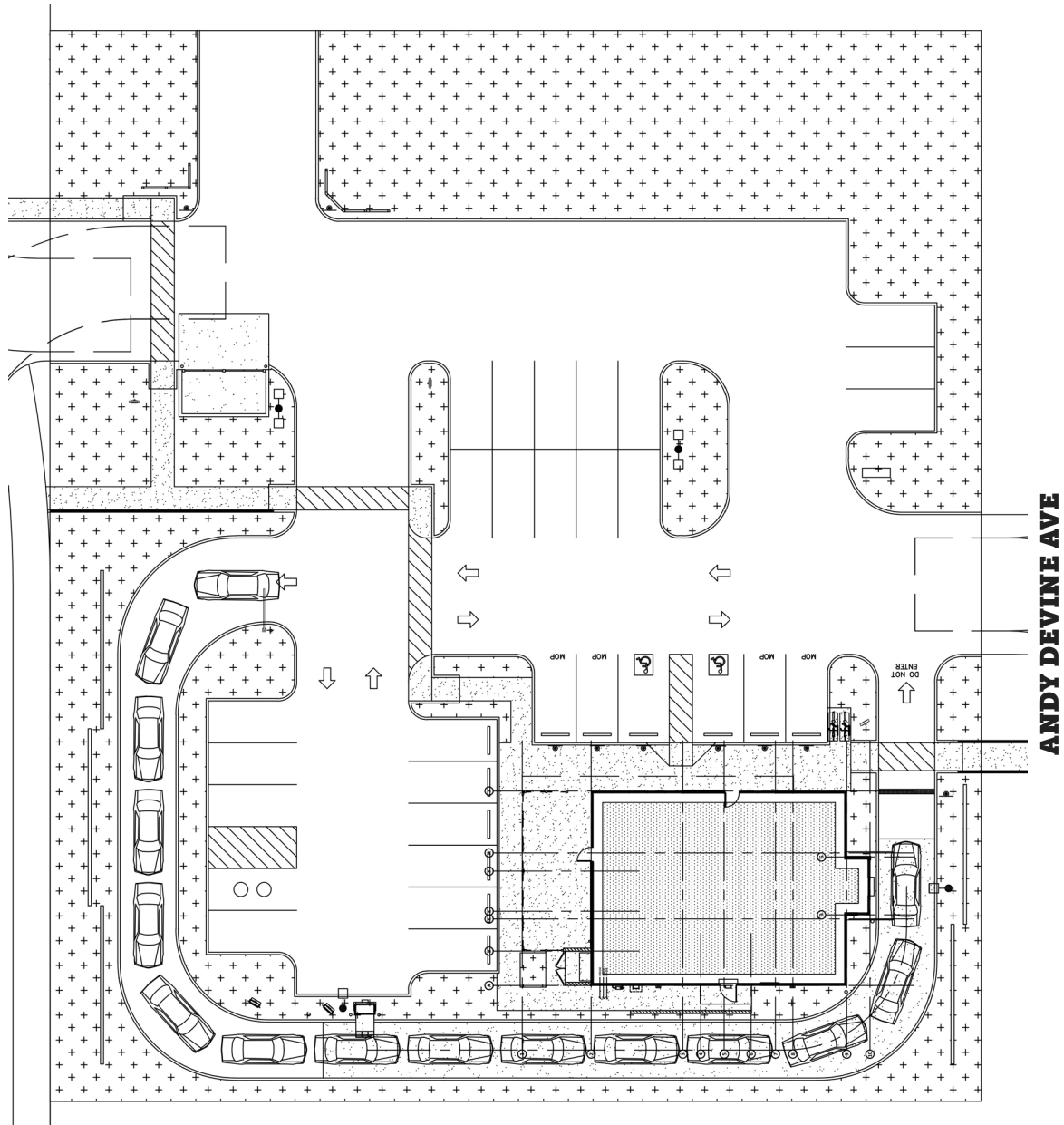
▼ 2026

MOHAVE COUNTY PARCEL #:

▼ 311-03-106S



SITE PLAN



MARKET OVERVIEW



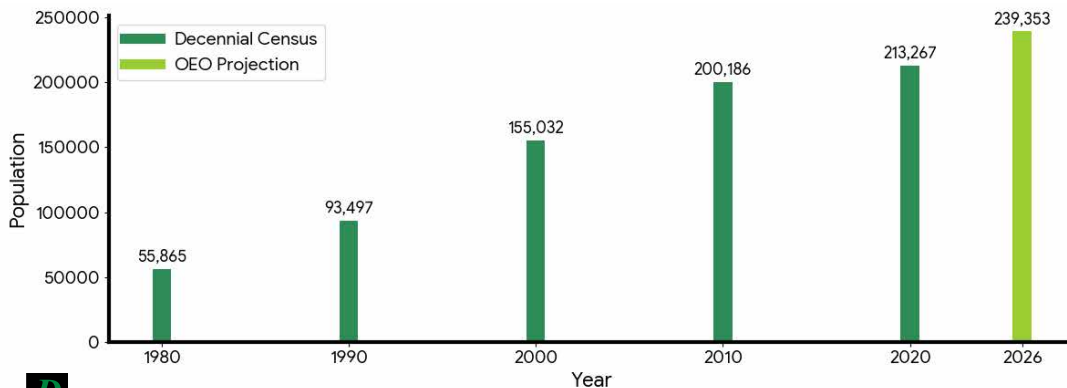
MOHAVE COUNTY OVERVIEW

Mohave County, Arizona is a vibrant desert community with a rich blend of natural beauty, tradition, and history. Covering 13,470 square miles, it is the second largest county in Arizona and the fifth largest in the United States. Its diverse landscapes include rugged mountains, wide stretches of desert, lakes, and the mighty Colorado River, which flows south through the region and serves as a hub for boating, fishing, and outdoor recreation. The county is well known for its unique wildlife and flora, from burros and big horn sheep to towering cacti, making it a true natural getaway. Mohave County is also home to the longest drivable stretch of historic Route 66 and the world-famous London Bridge, relocated stone by stone from England to Lake Havasu City. These landmarks, along with the county's abundant outdoor opportunities, attract visitors year-round.

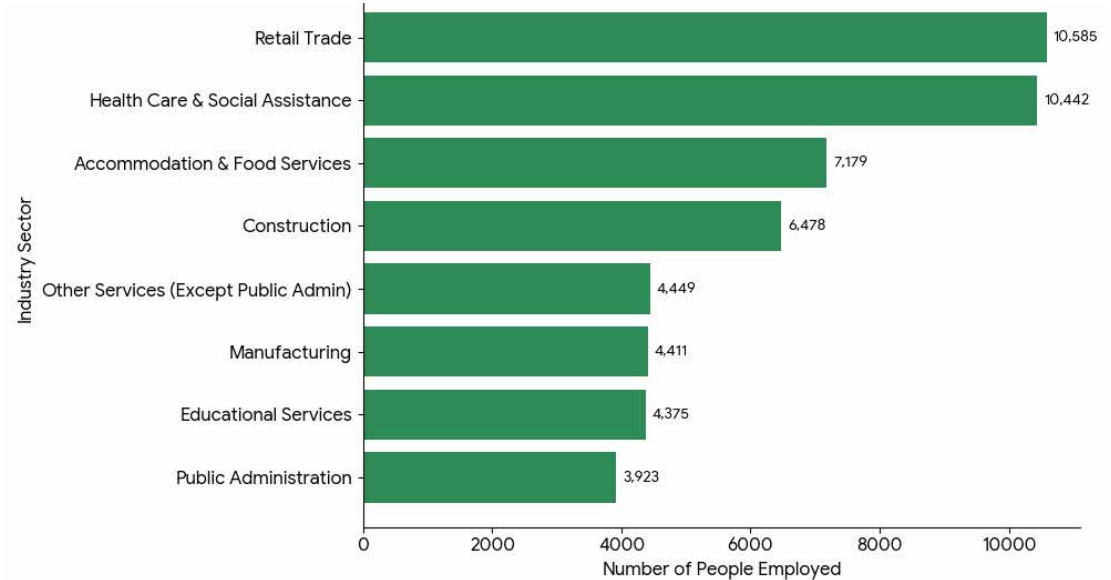
Four incorporated cities anchor the county: Kingman, Bullhead City, Lake Havasu City, and Colorado City. Kingman, located along Interstate 40, provides quick access to the scenic Hualapai Mountains. Bullhead City sits directly across the Colorado River from Laughlin, Nevada, offering residents and visitors the convenience of casinos, hotels, and entertainment. Lake Havasu City, built around its namesake lake, is a destination for water sports, vacationers, and retirees, while Colorado City holds cultural and historical significance within the region.

With its wide-open spaces, hardworking communities, and blend of recreation and tradition, Mohave County represents the best of rural Arizona living while maintaining close ties to some of the Southwest's most iconic destinations.

POPULATION GROWTH



TOP EMPLOYMENT BY INDUSTRIES:



➤ KINGMAN OVERVIEW



Nestled in the heart of northwestern Arizona, Kingman is a city that blends historic charm with modern convenience, making it an attractive destination for businesses, residents, and visitors. Known as the “Heart of Historic Route 66,” Kingman serves as both a cultural landmark and a strategic hub, offering access to major transportation corridors that connect regional and national markets.

The city’s historic downtown district highlights its storied past, featuring preserved architecture, local shops, restaurants, and cultural attractions. Anchoring this district is the Kingman Historic Downtown and the Mohave Museum of History & Arts, which showcase the community’s heritage while providing a dynamic environment that draws both locals and tourists.

Kingman’s business district benefits from its central location and accessibility. The area is supported by essential amenities such as schools, healthcare facilities, and public services, while proximity to major highways and rail lines enhances its role as a logistics and commercial hub. This strong infrastructure makes Kingman a prime market for office building investments and business development.

Beyond commerce, Kingman offers a high quality of life with nearby lakes, mountains, and outdoor destinations that support an active lifestyle. Its balance of natural beauty, historic character, and modern infrastructure creates a setting where businesses can thrive and employees enjoy a rewarding work-life balance. For investors and developers, Kingman presents a compelling opportunity: a culturally rich city with growth potential, a strong community foundation, and a strategic location along one of America’s most iconic highways.

KINGMAN ATTRACTIONS:

- Cerbat Cliffs Golf Course
- Lake Mead National Recreation Area
- Colorado River / Mohave County waterways
- Lake Mohave
- Hualapai Mountain
- Valle Vista Golf Club
- White Cliffs Trail System

RENT ROLL

Tenant	Lease Start	Lease End	Square Feet	% of GLA	CONTRACT RENTAL RATE		RENT PER SQ. FT.		Rent Increases	Options
					Year	Month	Year	Month		
Starbucks	Sep-26	Sep-36	2,262	100%	\$185,000	\$15,417	\$81.79	\$6.82	10% Increases Every 5 Years	4 x5 Yr Options



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

TENANT OVERVIEW



www.starbucks.com

Starbucks Coffee Company is a leading global specialty coffee retailer and one of the most recognized brands in the food and beverage industry. Founded in 1971 in Seattle, Washington, Starbucks has grown into a household name with more than 40,000 locations worldwide across 80+ countries.

The company offers a wide variety of premium products, including handcrafted coffee beverages, teas, pastries, sandwiches, and other food items, along with branded merchandise and accessories. Starbucks is also known for creating a welcoming “third place” atmosphere, providing customers with a social environment to connect, relax, and enjoy high-quality beverages and food. Starbucks is committed to sustainability and ethical sourcing, with a focus on environmental stewardship and community development. The company also places a strong emphasis on employee benefits and development, supporting over 361,000 employees globally with healthcare, stock options, and education assistance.

With annual chain store sales of approximately \$36.2 billion, Starbucks continues to be a dominant force in the coffee and quick-service restaurant sector, attracting consistent customer traffic and delivering reliable performance for landlords and investors alike.

40K+

LOCATIONS
WORLDWIDE



COMPANY TYPE

PUBLIC

(NYSE:SBUX)



\$36.2 B

CHAIN STORE
SALES



LEASE ABSTRACT

LESSEE	STARBUCKS CORPORATION		
TENANT NAME	Starbucks		
TENANT SIZE (SF)	2,262		
LEASE COMMENCEMENT DATE	9/1/2026		
EXPIRATION DATE	8/31/2036		
NO. & TERM OF OPTIONS	Four (4) - Five (5) Year Options		
CONTRACTUAL RENTAL RATE	\$185,000 per year		
RENT INCREASE SCHEDULE	10% Increases every five (5) years Yr 6-10 \$203,500.00 Option Yr 21-25 \$270,858.50 Option Yr 11-15 \$223,850.00 Option Yr 26-30 \$297,944.35 Option Yr 16-20 \$246,235.00		
LESSEE OPERATING EXPENSES	Beginning on the Rent Commencement Date, Tenant shall pay Monthly Estimated Rent as additional rent based on Tenant's Pro Rata Share of Operating Expenses, Landlord's Insurance, and Property Taxes, calculated annually by Landlord and billed monthly, with caps in the first full calendar year of \$3.50 PSF for Operating Expenses, \$0.50 PSF for Insurance, and \$8.50 PSF for Property Taxes, and total Annual Additional Rent attributable to Operating Expenses (excluding taxes, insurance, utilities, trash, and security) not to exceed 105% of the prior year on a non-cumulative basis.		
PROPERTY TAX EXPENSE	Tenant is responsible for payment of all real property taxes, general and special assessments, and other governmental charges assessed against the Premises during the Lease Term. Taxes are prorated as of the Commencement Date and Expiration Date, so the Tenant is only responsible for its proportionate share during the Lease Term, including any renewal or holdover periods.		
PROPERTY INSURANCE	(a) The Tenant's liability insurance must cover bodily injury, personal injury, and property damage, with the Landlord and its managing agent named as additional insureds. Coverage applies to the Tenant's use of the Premises, Drive-Through Facility, and Outdoor Seating Area. If the Tenant sells beer and wine, liquor liability coverage is required. Minimum limits are five million dollars (\$5,000,000) per occurrence and five million dollars (\$5,000,000) aggregate. (b) The Landlord's liability insurance must cover bodily injury, personal injury, and property damage, including contractual liability, arising out of the Landlord's or its agents', employees', or contractors' conduct in or about the Premises, the Drive-Through Facility, the Tenant's Outdoor Seating Area, and the Common Areas. Coverage must include limits of not less than one million dollars (\$1,000,000) per occurrence and a two million dollar (\$2,000,000) general aggregate. The Tenant must be named as an additional insured under the Landlord's liability policy, which will be primary with respect to any covered claim.		
MAINTENANCE & REPAIRS	(a) The Tenant must, at its own expense, keep the Premises in good order and repair, including all plumbing, HVAC, electrical, lighting, storefront doors, and plate glass, as well as any equipment that serves the Premises exclusively. The landlord must assign to the tenant any warranties related to items installed to serve the Premises, including HVAC. Tenant is not responsible for repairs caused by landlord negligence or misconduct, landlord failure to meet its obligations, or any structural or seismic repairs or improvements to the Premises, Building, or Property. (b) The Landlord is responsible, at its own cost, for maintaining, repairing, and replacing the Building, Premises, and all Common Areas, including the roof, structure, exterior walls, parking areas, sidewalks, landscaping, drainage, and all mechanical, electrical, plumbing, lighting, and HVAC systems that serve the overall Property. The landlord does not maintain interior surfaces of exterior walls, windows, doors, or storefront glass unless damage is due to landlord negligence. Repairs must begin within thirty days after tenant notice, and the landlord must diligently complete the work.		



▼ CONFIDENTIALITY STATEMENT

This is a confidential Offering Memorandum that is intended only for the purpose of review by a prospective purchaser of Starbucks, located at 3441 E Andy Devine Ave Kingman, AZ 86401, and is not to be used for any other purpose or by any other person without the consent of Diversified Partners. Material included in this Offering Memorandum is based upon information provided by Owner and information obtained by the Broker through sources deemed reliable. This Memorandum is not to be considered a representation of the state of affairs of the project and is not intended to be the entirety of documentation required by prospective investors for consideration. No warrantee or representation, expressed or implied, is made by the Owner or Broker as to the accuracy or completeness of information included within this Offering Memorandum. All financial projections and project information (including acreage and square footage) is for general reference purposes only, may be approximate in nature and are subject to variation. Qualified investors shall have the opportunity to review additional documentation and inspect the subject property. Investors should conduct their own due diligence to determine the condition of the property. This Offering Memorandum has been prepared by the Broker and approved by the Owner for distribution to prospective purchasers only for their review. The Owner reserves the right, at its sole discretion, to reject offers to purchase the subject property. The Owner shall not have any legal commitment to any party reviewing this Offering Memorandum until any written agreements have been fully executed and any contingencies have been waived. Receipt of this Offering Memorandum shall confirm agreement that this document is confidential and shall not be distributed to any other entity without written consent from Diversified Partners. If upon review of this Offering Memorandum you no longer have further interest or do not wish to pursue the purchase of this property, please return this Offering Memorandum to Diversified Partners.

EXCLUSIVELY LISTED BY:

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