



# BRAND NEW 10 YEAR NET LEASE INVESTMENT

PEORIA, ARIZONA  
OFFERING MEMORANDUM



DEVELOPED BY  
  
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CRE

ACTUAL PROPERTY

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Private Capital Group



# STARBUCKS 01

PEORIA, ARIZONA  
OFFERING MEMORANDUM

OFFERING

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01

OFFERING

INVESTMENT HIGHLIGHTS  
EXECUTIVE SUMMARY

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# INVESTMENT HIGHLIGHTS

<b>TENANT:</b>	Starbucks
<b>GUARANTOR:</b>	Corporate
<b>LOCATION:</b>	28379 N El Mirage Rd, Peoria, AZ 85383
<b>LEASE TYPE:</b>	Net Lease
<b>BUILDING SIZE:</b>	±2,400 SF
<b>LAND SIZE:</b>	±0.82 AC (±35,795 SF)
<b>YEAR BUILT:</b>	2025
<b>RENT COMMENCEMENT:</b>	March 18, 2026
<b>LEASE EXPIRATION:</b>	March 31, 2036
<b>LEASE TERM:</b>	10 years
<b>OPTIONS:</b>	Four (4) Five (5) Year Options
<b>RENT ADJUSTMENT:</b>	10% increases every 5 years
<b>APN:</b>	503-99-995
<b>LANDLORD RESPONSIBILITIES:</b>	Roof and Structure

<b>CURRENT NOI</b>	<b>PRICE</b>	<b>CAP</b>
<b>\$188,000</b>	<b>\$3,450,000</b>	<b>5.45%</b>

## RENT SCHEDULE:

TERM	YEARS	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Primary	1-5	\$15,666.67	\$188,000.00	N/A	5.45%
Primary	6-10	\$17,233.33	\$206,800.00	10.00%	5.99%
Option 1	11-15	\$18,956.67	\$227,480.00	10.00%	6.59%
Option 2	16-20	\$20,852.33	\$250,228.00	10.00%	7.25%
Option 3	21-25	\$22,937.57	\$275,250.80	10.00%	7.98%
Option 4	26-30	\$25,231.32	\$302,775.88	10.00%	8.78%

# EXECUTIVE SUMMARY

## INVESTMENT HIGHLIGHTS

- **Corporate Guaranty**
- **Brand new construction**
- Long Term 10 Year Primary Lease
- Attractive 10% rent increases every 5 years

## TENANT HIGHLIGHTS

- World's largest coffeehouse chain
- ±40,000 stores in 88 countries, ±16,800 in the U.S.
- Starbucks net revenue reached 37.2 billion U.S. dollars in 2025
- Drive-thru location
- SBUX market cap of \$110.18B

## LOCATION HIGHLIGHTS

- Located adjacent to Vistancia Marketplace and Shops at Vistancia tenanted by Safeway, Walgreens, Chase Bank and Chipotle
- Centered in Peoria's Vistancia, one of the largest master-planned communities in Arizona covering over 7,100 AC with over 10,000 homes
- Located adjacent to Five North at Vistancia, a 320-acre mixed-use destination with retail, hospitality, office, healthcare, education, employment, and up to 1,900 luxury residential units.
- Located 15 minutes from TSMC's \$160 billion semiconductor campus, bringing 6,000+ jobs to northern Peoria
- Populated trade area with 81,257 residents in a 5 mile radius
- High average household incomes with \$170,400 in a 2 mile radius



ACTUAL PROPERTY



EAGLE RIDGE APARTMENTS  
±208 UNITS

VISTA WINDS  
±126 UNITS

FIREHOUSE  
SUBS



GLOSSLAB

Walgreens



SUBWAY

CHASE

EL MIRAGE ROAD

SAFeway

BIG TIRES  
THE TEAM YOU TRUST

LEGACY SMILES  
DENTISTRY

Great Clips

VISTANCIA BOULEVARD



VISTA WINDS  
±126 UNITS

ALA AMERICAN LEADERSHIP  
ACADEMY

VISTANCIA BOULEVARD

EL MIRAGE ROAD



Walgreens

CHASE

SUBWAY

SAFEWAY



Great Clips



LEGACY SMILES  
DENTISTRY

±22,750 VPD

BIG O TIRES  
THE TEAM YOU TRUST

FIREHOUSE SUBS  
GLOSSLAB  
Filiberto's MEXICAN FOOD





FOOD & DRUG STORES

**fray's** TACO BELL

BR Jersey Mike's MCDONALD'S

PARCEL D-21

PARCELS D-11/D12

PARCEL D-13

PARCEL D-14C

PARCEL D-20

VISTANCIA VILLAGE D SOUTH  
±281 RESIDENTIAL UNITS

PARCEL D-14A

PLANNED APARTMENTS  
±358 UNITS  
PARCEL D-14B

PARCEL IN ESCROW  
FOR APPROXIMATELY  
358 UNIT  
MULTI-FAMILY  
PROJECT

EAGLE RIDGE  
APARTMENTS  
±208 UNITS

VISTA WINDS  
±126 UNITS

**Walgreens**

Auto Zone CHIPOTE MEXICAN



AMERICAN LEADERSHIP  
ACADEMY

PARCEL D-15/D16

**HONORHEALTH™**

PARCEL D-22



VISTANCIA BOULEVARD

**SAFeway** LEGACY SMILES DENTISTRY CHASE 18

SUBWAY Great Clips

PARCEL D-17



±22,750 VPD

**BIG TIRES**  
THE TEAM YOU TRUST

**FIREHOUSE SUBS** **Falducci's**

GLOSSLAB





El Mirage is being extended to a Loop-303 full diamond interchange

# PROPERTY PHOTOS





02

OVERVIEW

TENANT OVERVIEW

ACTUAL PROPERTY

# TENANT OVERVIEW



## STARBUCKS

The largest and most successful coffee retailer in the world, Starbucks, was formed in 1971 in Seattle's Pike Place Market. The coffee house has since grown to over 40,000 locations in 88 countries. This industry leader employs over 381,000 people and reported more than 37 billion dollars in revenue for 2025. Starbucks went public in 1992 and is listed on NASDAQ, under the trading symbol "SBUX". Their Market Cap is greater than \$110 billion. They have a BBB+ credit rating from Standard & Poor's. Starbucks

offers a range of exceptional products that include coffee, handcrafted beverages, merchandise, fresh food, and other consumer products. Starbucks' brand portfolio also includes the following Starbucks Coffee, Seattle's Best Coffee, Teavana, Tazo, Evolution Fresh, La Boulange, Ethos Water and Torrefazione Italia Coffee.

For more information please visit: [www.starbucks.com](http://www.starbucks.com)

**HEADQUARTERS: SEATTLE, WA**

**NASDAQ SYMBOL: SBUX**

**MARKET CAP: \$110.18 BILLION**

**FOUNDED: 1971**



# 03

## MARKET

AREA OVERVIEW  
AREA DEMOGRAPHICS

ACTUAL PROPERTY

# PHOENIX



# AREA OVERVIEW

## Population

Phoenix is the fifth largest city in the United States and anchors the nation's tenth largest metropolitan area, with 5.1 million residents. Greater Phoenix encompasses 14,600 square miles and more than 20 incorporated cities, including Glendale, Scottsdale, Tempe and Mesa. Greater Phoenix is the financial, commercial, cultural, entertainment and government center of Arizona.

Maricopa County, in which Phoenix is located, covers more than 14,600 square miles. Its strategic southwest location has made it a major business and distribution hub for aerospace, high-technology, logistics, financial services, bio-science and sustainable technology companies.

Phoenix is a large desert city. Its elevation is 1,117 feet above sea level. The city's horizon is defined by three distinct mountains: South Mountain, Camelback Mountain and Piestewa Peak. It is known for its warm climate, beautiful setting and great cultural and recreational amenities. The timeless Southwestern backdrop is scattered with resorts and spas infused with Native American tradition. Numerous golf courses stay emerald green all year. Mountain parks are criss-crossed with trails and plentiful sports venues host some of the biggest events in the nation. All together, Phoenix makes for the perfect setting for 16 million leisure visitors each year, which is good for business.

The population of Greater Phoenix is 5.1 million and is expected to grow to nearly 6.4 million in the next 20 years. A relatively young region, Greater Phoenix has a median age of 36.6 - 2.3 years younger than the average age nationwide. The population boasts comparatively high-earnings, with an median household income of over \$75,940. This is 4.9% above the national median average household income, which stands at \$72,414.

## Employment

The Metro Phoenix employment base has grown rapidly in the past 20 years and currently boasts more than 2 million workers. Projected employment by occupation shows continued strength in the area's professional and technical workforce, with service employment increasing as well. A steady influx of new workers and high graduation levels from the state's largest university, Arizona State University, enrich the quality of labor. Thanks to the variety of universities and technical schools in the area, the pipeline of skilled workers continues to grow.

Metro Phoenix has a diversified base of industries, led by aerospace, high-tech manufacturing, distribution and logistics, financial services and corporate/regional headquarters. Major data processing, credit card and customer service companies are also attracted to Greater Phoenix's telecommunications infrastructure. Phoenix has a predictable climate and low catastrophic risk—no earthquakes, tornadoes or coastal flooding.

Intel, Freescale, Microchip Technology and ON Semiconductor have given Arizona the distinction of being the fourth largest semiconductor manufacturing exporter in the nation.

Phoenix is ranked among the top in the country for its solar and renewable energy sector, and has a rapidly growing healthcare and biomedical industry. With \$1.3 billion in strategic investments over the past 10 years added into its emerging healthcare enterprise and research capabilities, Greater Phoenix is the place for healthcare opportunities.

## MAJOR PHOENIX EMPLOYERS

State of Arizona  
Banner Health  
Walmart  
Frys Food Stores  
Wells Fargo  
Maricopa County  
City of Phoenix  
Intel  
Arizona State University  
Bank of America  
State Farm Insurance  
U-Haul  
Dignity Health  
USAA  
The Boeing Company  
Phoenix Childrens Hospital  
Vanguard  
General Dynamics  
American Express  
Amazon  
Honeywell  
HonorHealth

# AREA OVERVIEW

## Lifestyle & Entertainment

Dependable sunshine and warm temperatures make outdoor activities a way of life in Phoenix. Golf, tennis, hiking, cycling, mountain biking and rock climbing are popular Phoenix activities. Some of Greater Phoenix's most notable outdoor attractions are South Mountain Park and Preserve, Tempe Town Lake, Camelback Mountain, Desert Botanical Garden, the Tournament Players Club (TPC) and the Phoenix Zoo. Phoenix is also a gateway to the Grand Canyon, just a short three and a half hour drive to America's greatest natural wonder.

Live music including classical, blues, local bands and major concerts are easy to come by, and Downtown Phoenix's First Friday Artwalk is a popular event each month with thousands of attendees. Phoenix is chockfull of local galleries, boutiques and studios.

Greater Phoenix annually plays host to the PGA Tour's Waste Management Phoenix Open at the TPC, NASCAR's March and November events at Phoenix International Raceway, the Rock 'n' Roll Arizona Marathon and college football's VRBO Fiesta Bowl and Guaranteed Rate Bowl. Phoenix has played host to the Super Bowl in 2023, 2015 and 2008 at University of State Farm Stadium, the College Football Playoff National Championship Game in 2016 and the 2017 and 2024 NCAA Men's Basketball Final Four. Phoenix has franchises in three major professional sports leagues: Phoenix Suns (NBA), Arizona Diamondbacks (MLB) and Arizona Cardinals (NFL).

With more than 16 million leisure visitors each year, Greater Phoenix is home to more than 500+ hotels with more than 69,000 guest rooms. That total includes more than 40 luxury resorts. Notable resorts include the JW Marriott Desert Ridge Resort and Spa, the Arizona Biltmore, Westin Kierland Resort & Spa, The Phoenician, Royal Palms, Omni Scottsdale Resort & Spa at Montelucia, Four Seasons Resort at Troon North, Hyatt Regency Resort & Spa at Gainey Ranch, Sanctuary Camelback Mountain, The Camby, The Wigwam, W Scottsdale, and the Fairmont Scottsdale Princess.

## Housing

As one might expect in the 10th largest metropolitan area in America, the options for housing are as diverse as the people who live here. You'll find everything from luxury high-rise condos to modest apartments, to mature tree-lined family neighborhoods and brand-new gated communities. The metro area has many distinct neighborhoods and urban "villages" and no home in Phoenix is very far from one of the city's parks. Whether you want the bustle of living in a downtown loft or historic mid-century gem, the comfort of a home in a family oriented neighborhood, or the quiet of a mini-ranch in the beautiful Sonoran Desert, Phoenix is a great place to put down roots.

Sources: Moody's Analytics; The Cromford Report; U.S. Census Bureau Census 2010 – ESRI Forecasts; 2015 MAG Employer Database; 2016 ARMLS and FBS. DMCA; Costar; 2016 Arizona Department of Education; Arizona State University – Degree Facts; Gilbert Public Schools; Chandler-Gilbert Community College; Golf Academy of America Chandler; Mesa Community College Graduation and Transfer Report; GPEC; Visit Phoenix; City of Phoenix



# AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
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## POPULATION GROWTH

<b>2025</b>	5,879	31,847	81,257
<b>2030</b>	6,400	34,525	87,498
<b>Daytime Population</b>	4,702	22,128	60,516

## AVERAGE HH INCOME

<b>2025</b>	\$167,497	\$170,410	\$158,280
<b>2030</b>	\$192,621	\$192,729	\$179,858

# PRIVATE CAPITAL GROUP WESTERN REGION

ONE team THIRTEEN markets





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