

STARBUCKS



STNL - LAS VEGAS, NV

~5 YEARS REMAINING ON A 10-YEAR LEASE

SIX (6) 5-YEAR EXTENSION OPTIONS

HIGH-INCOME SUMMERLIN NEIGHBORHOOD



COLDWELL BANKER
PREMIER REALTY
DEVELOPER SERVICES



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PREMIER

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1260 Town Center Dr Las Vegas, NV 89144

- Modern Starbucks Location
- Delivered for Starbucks in December 2021
- Lease commenced in December 2021 on a 10-year lease with six (6) 5-year renewal options
- Year 6-10 rent is \$160,207
- APN: 138-30-217-010

Offering Summary

\$3,499,990

Offering Price

4.6%

Cap Rate

*GLA noted in lease. Assessor SF is 3,519

\$160,207

Year 6 NOI

3,482

Square Feet*



This prime asset is located within Clark County's premium neighborhood, Summerlin. Built in 2001, the building was completely renovated for Starbucks' new prototype. There are numerous traffic drivers in the area, including Summerlin Hospital, Allegiant Travel Company, Diamond Resorts & Hotels, Le Cordon Bleu College of Culinary Arts and single-family and multifamily residential neighborhoods.

The location is near Summerlin Parkway, which has about 53,000 vehicles per day and Town Center was measured at 19,500 by NDOT in 2025. Starbucks is located on the busiest side of Town Center (Placer.ai). This store ranks higher for traffic than 71% of U.S. Starbucks locations (Placer.ai).

Top Performing Real Estate & One of America's Top Brands

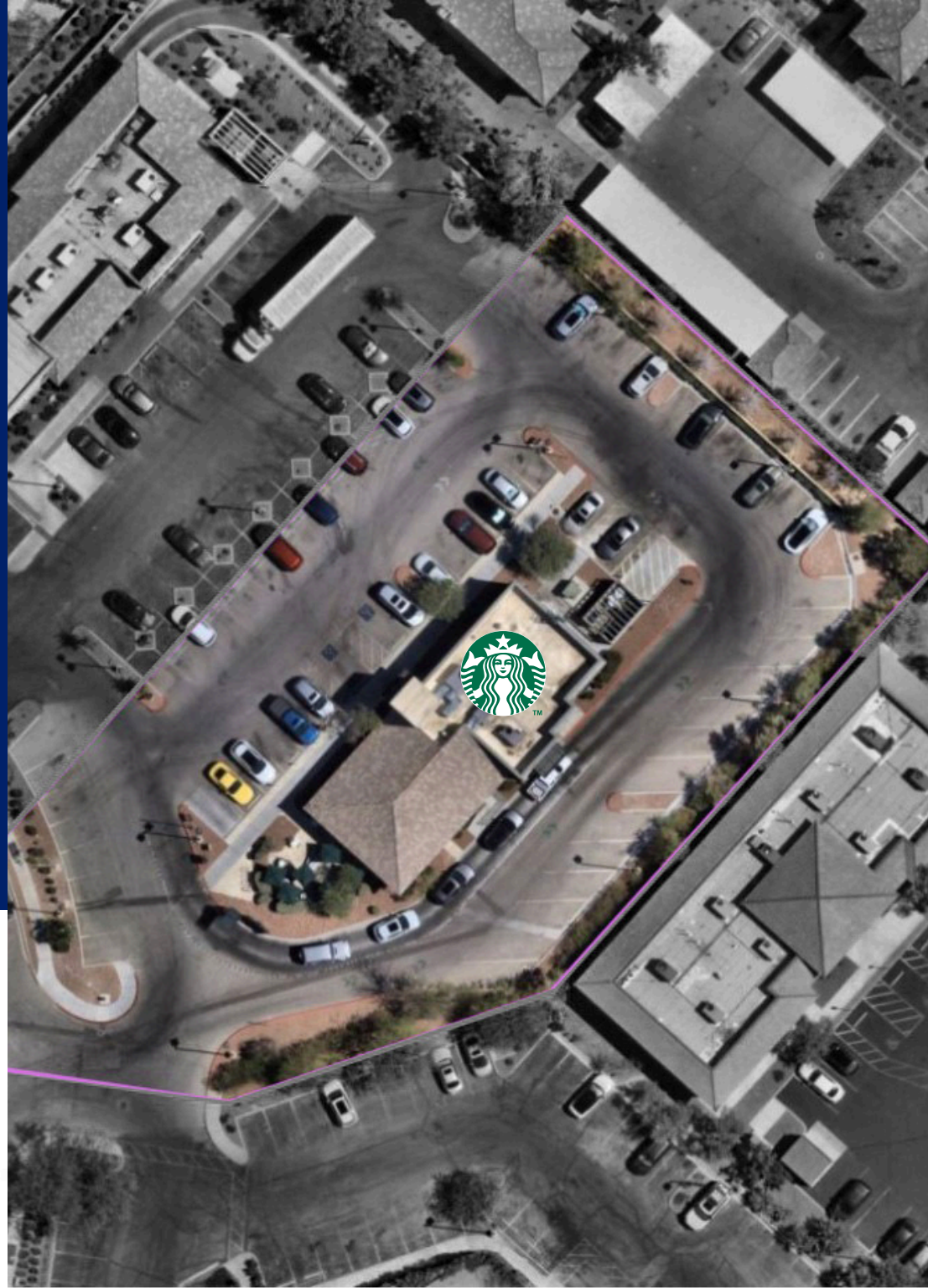
Starbucks, Inc has an investment grade rating

- S&P Global Ratings: BBB+
- Moody's Ratings: Baa1

Traffic to store ranks higher than a majority of Nationwide Starbucks locations

71%

332,200 estimated visits in the past 12 months



Lease Description

Tenant/Guarantor: Starbucks Corporation.

Lease Type: NNN — Tenant pays 100% of Operating Expenses, Real Property Taxes, and Landlord's Insurance as Additional Rent.

Lease Term: 10-year Initial Term, commencing on December 2021

Lease Expiration: Last day of the 10th Lease Year (December 2031).

Option Periods: Six (6) consecutive 5-year extension options, extending potential term to 40 years, with ~8% rent escalation at each step.

Landlord Responsibility: Roof, structure, foundation, and capital repairs/replacement of parking, driveways, and site utility systems.

Investment-grade credit tenant, direct corporate obligor

Long-term, growing income stream with minimal landlord burden

Lease commenced on December 2021

RENT SCHEDULE

Lease Years	Rent/SF/Yr	Monthly Rent	Annual Rent	Increase over prior period
1-5	\$42.60	\$12,361.10	\$148,333.20	—
6-10	\$46.01	\$13,350.57	\$160,206.82	8.00%
Extension Terms				
11-15 (Opt. 1)	\$49.69	\$14,418.38	\$173,020.58	8.00%
16-20 (Opt. 2)	\$53.66	\$15,570.34	\$186,844.12	8.00%
21-25 (Opt. 3)	\$57.96	\$16,818.06	\$201,816.72	8.00%
26-30 (Opt. 4)	\$62.59	\$18,161.53	\$217,938.38	8.00%
31-35 (Opt. 5)	\$67.60	\$19,615.27	\$235,383.20	8.00%
36-40 (Opt. 6)	\$73.01	\$21,185.07	\$254,220.82	8.00%

Going-in cap rate cited is based on year 6-10 income, since the first period has nearly passed.

About Summerlin

Summerlin is a master-planned community on the western edge of Las Vegas, Nevada, developed by Howard Hughes Holdings across roughly 22,500 acres at the base of the Spring Mountains. Established in the early 1990s, it has grown into one of the largest and most sought-after residential developments in the country, encompassing dozens of distinct villages that range from starter homes to luxury estates. The community is known for its extensive trail system, more than 250 parks, and access to Red Rock Canyon National Conservation Area, giving residents a blend of suburban convenience and proximity to outdoor recreation. Its central hub, Downtown Summerlin, offers upscale shopping, dining, and entertainment, while the area is also home to top-rated schools, several golf courses, and major medical facilities including Summerlin Hospital.

\$115,000

Median Household Income

\$1.8 MM/Acre

Land Price*

**Regional
Business Hub**

Lifestyle

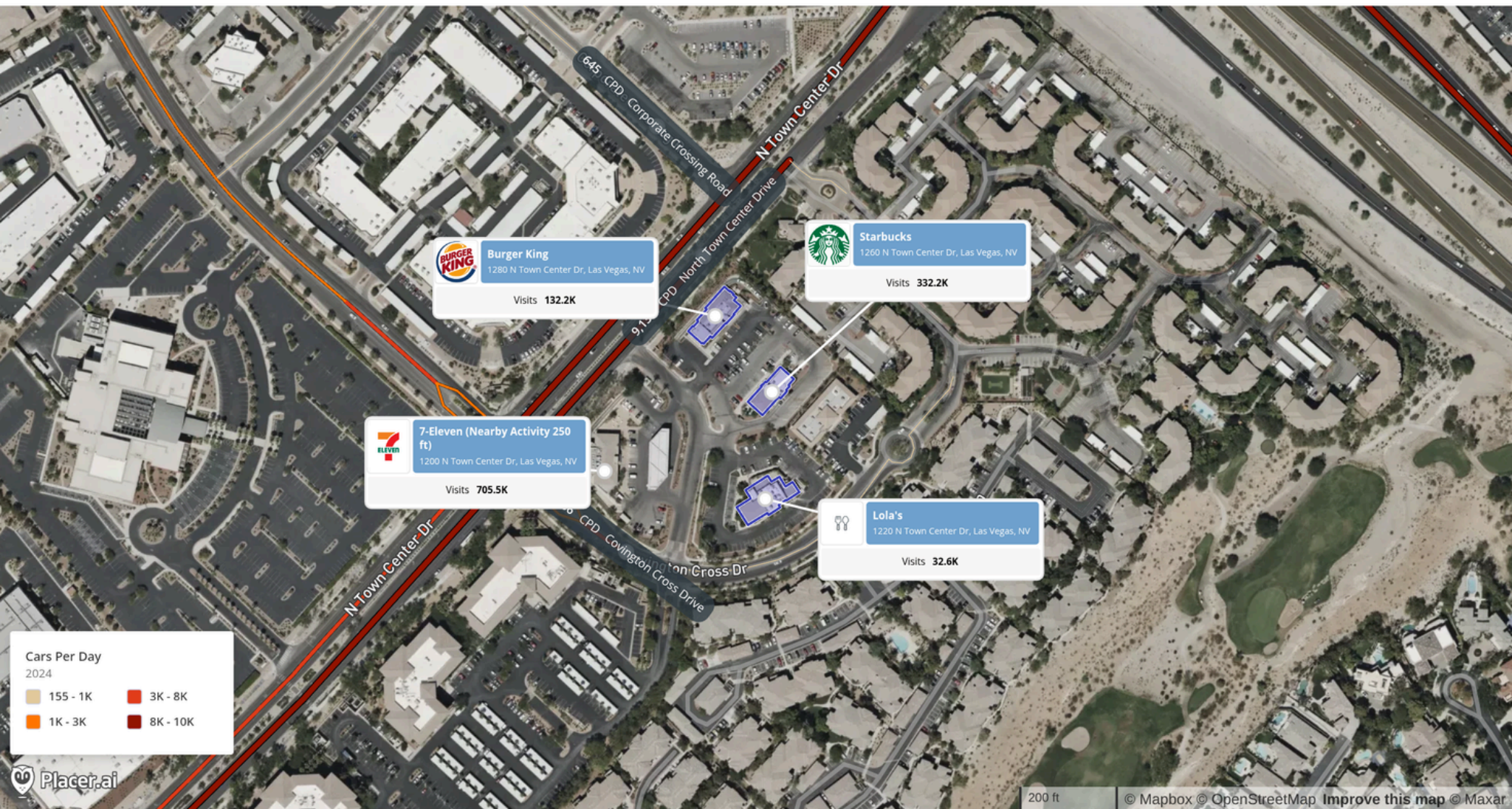
250+ Parks/Golf and Red Rock Canyon

Airbus/USGS. Based on most recent Summerlin Developer (Howard Hughes Corp) super pad sales. Community, Escondido, HERE, NPS

NEARBY RETAILERS

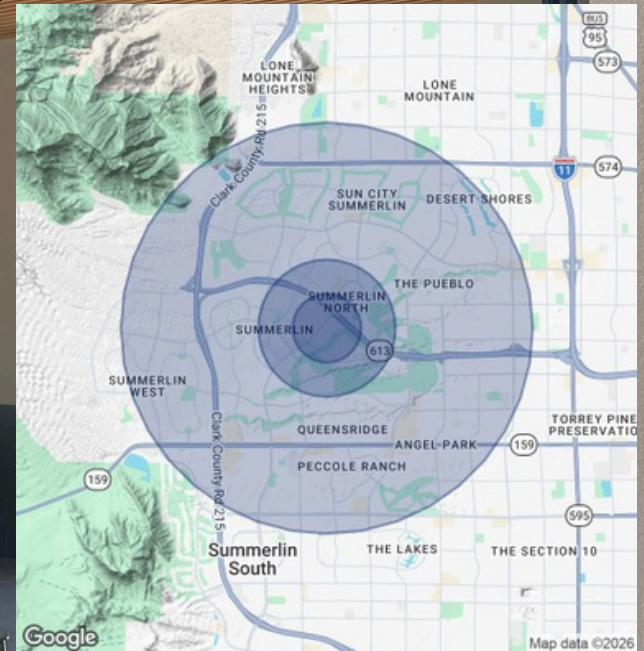
Starbucks Town Center

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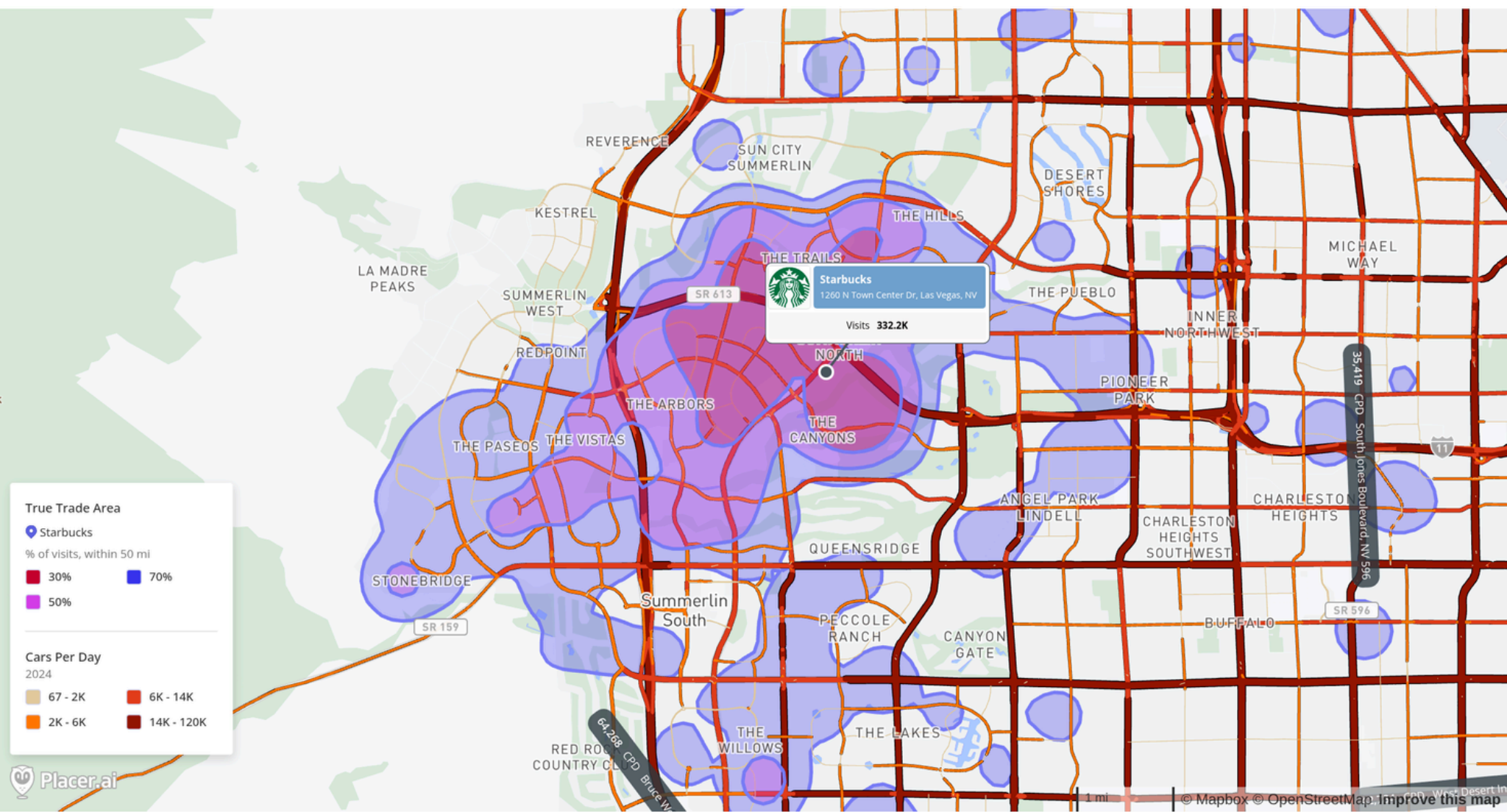
DEMOGRAPHICS

POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	3,151	11,713	135,825
Average Age	47.3	47.9	45.8
Average Age (Male)	47.3	47.4	45.3
Average Age (Female)	44.9	46.9	46.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,382	5,113	57,091
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$130,687	\$152,002	\$123,264



TRUE TRADE AREA

Starbucks Town Center



Aug 1, 2025 - Jul 31, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Planned and Under Construction
Summerlin Housing Phases

Summerlin Hospital

Future NV Energy
Office

Crossing
Business
Center

Canyons At
Summerlin

19,500 VPD

Allegiant



Lola's Creole

SUBJECT



Covington Cross
Medical Office

Falling Water
Apartments

10,200 VPD



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