



420 SAM HOUSTON JONES PKWY
LAKE CHARLES, LA

Recent Construction | Rare 12+ Year Lease



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Marcus & Millichap

PAPPAS CARDONE
NET LEASE GROUP

Established 1971



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Executive Summary

Starbucks

420 Sam Houston Jones Parkway | Lake Charles | LA

Offering Price

\$2,232,142

Cap Rate **5.60%**

Net Operating Income **\$125,000**

Gross Leaseable Area **+/- 2,165 SF**

Lot Size **0.76 Acres**

Year Built/Remodeled **2023**

Guarantor **Corporate**



Lease Summary

| | | | |
|--------------------|-------------------------|----------------------|--------------------------|
| Lease Type | Double Net (NN) | Original Lease Term | 15 Years |
| Roof/Structure | Landlord Responsibility | Remaining Lease Term | 12.5+ Years |
| Lease Commencement | 11/7/2022 | Renewal Options | 6, 5-Year |
| Lease Expiration | 2/28/2039 | Rent Increases | 10% in '29 & Each Option |

Rent Schedule

| Rent Period | Annual Rent | Rent Increase | Cap Rate |
|---------------------|-------------|--------------------|----------|
| Current - Feb '29 | \$125,000 | - | 5.60% |
| March '29 - Feb '39 | \$137,500 | 10% | 6.16% |
| Options 1-6 | - | 10% in Each Option | - |

Investment Highlights



Passive Starbucks Leased Asset with High Traffic

Starbucks Leased Asset with Minimal Landlord Maintenance Located on a Heavily Trafficked Section of Sam Houston Jones Parkway (21,000 Vehicles Per Day (VPD)) in Lake Charles, LA



Rare 15-Year Lease w/ 12+ Years Remaining and Rent Increases

Rare Opportunity to Purchase This Recently Constructed Building (2023) with Roughly 13 Years of Base Term Remaining and 10 Percent Rent Increases in 2029 and in Each Option to Hedge Inflation



Corporate Guarantee

Lease Corporately Guaranteed by Starbucks, the Largest Coffeehouse in the World with Over 40,000 Stores Globally in 80 Countries, 15,000+ of Which Are Located in the U.S.



Directly Across from Moss Bluff Elementary School

Strategically Positioned Site Located Directly Across from Moss Bluff Elementary School with +/- 1,000 Students (Grades Pre-K Through 5) Providing a Built-In Activity Generator



High Activity Walmart Anchored Retail Corridor

Heavily Trafficked Retail Node Anchored by One of the Most Highly Trafficked Walmart Stores in Louisiana (Placer.ai) with Surrounding Tenants Including Popeyes, Taco Bell, and McDonald's



Ideal Affluent/Wealthy Customer Base

Situated in an Area with Over 41,000 People Living Within a 5-Mile Radius with an Average Annual Household Income Exceeding \$126,000 Making This an Ideal Starbucks Location

Retail Map



Subject Property

DOLLAR GENERAL

Market Basket

Walmart
Save money. Live better.

Ranks in Top 9% (Visits) of All
Walmarts Across Louisiana
(Placer.ai)



POPEYES
LOUISIANA KITCHEN

Top National Store
(Placer.ai)

Walmart
Save money. Live better.
Gas Station



Lakeside
BANK

Sam Houston Jones Parkway +/- 21,000 VPD



Moss Bluff Elementary
Building Young Minds For Future Times

+/- 1,000 Students Enrolled, Covering
Grades Pre-K Through 5, Built-In
Customer Base for Starbucks

State Farm



McDonald's

BURGER KING

Retail Map

DOLLAR GENERAL

Market Basket



Dense, Affluent Area
Over 41,000 People Living Within a 5-Mile Radius with Average Household Income Over \$126,000 Within a 5-Mile Radius

Walmart
Save money. Live better.

Ranks in Top 9% (Visits) of All Walmarts Across Louisiana (Placer.ai)



H&R BLOCK



Lakeside BANK



Subject Property

POPEYES

LOUISIANA KITCHEN

Ranks in Top 4% (Sales) of All Popeyes in the Nation (Placer.ai)

Sam Houston Jones Parkway +/- 21,000 VPD

Building Images

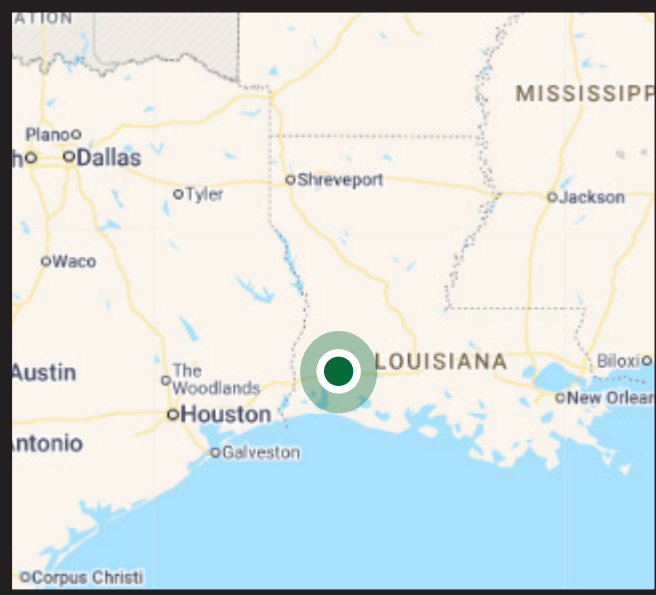


Regional Map

Subject Property



Dynamic Fitness - Moss Bluff



Lake Area Dentistry

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------------|-----------|-----------|----------|
| POPULATION | | | |
| 2029 Projection | 2,392 | 16,478 | 42,503 |
| 204 Estimate | 2,376 | 16,346 | 41,848 |
| Projected Growth 2024-2029 | 0.67% | 0.81% | 1.56% |
| Growth 2000-2010 | 5.90% | 8.97% | 10.66% |
| INCOME | | | |
| Average | \$126,818 | \$119,874 | \$95,678 |
| Median | \$100,910 | \$100,033 | \$77,322 |
| Per Capita | \$51,782 | \$47,290 | \$38,123 |
| HOUSEHOLD | | | |
| 2029 Projection | 936 | 6,573 | 17,272 |
| 2024 Estimate | 924 | 6,479 | 16,894 |
| Projected Growth 2024-2029 | 1.33% | 1.45% | 2.24% |
| Growth 2000-2010 | 5.73% | 10.32% | 11.34% |



Tenant Overview



Starbucks Corporation (NASDAQ: "SBUX") is the premier roaster, marketer, and retailer of specialty coffee in the world, operating more than 40,000+ locations in 80 countries. Starbucks also sells a variety of coffee and tea products and licenses its trademarks through other channels such as licensed stores, grocery, and national food service accounts.

The Starbucks concept and success are driven as much by real estate as by coffee and experience. Starbucks locations take advantage of other traffic generators in attractive retail and demographic locations. The desired store model offers a drive-thru window and a configuration that is adaptable to a variety of alternative uses. The combination of a strong brand, stable financials, and premier locations makes Starbucks an appealing option for net lease investors.



Industry | QSR
Locations | 40,000+

Employees | 361,000
Net Revenue (2025) | \$37.2 Billion

Symbol | SBUX (Nasdaq)
Website | www.starbucks.com

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