

13070 PUBLISHERS DR
FISHERS, IN



**OFFERED
FOR SALE**

\$2,563,000 | 6.25% CAP



CONFIDENTIAL OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Starbucks in Fishers, IN. The Premises is leased to Starbucks for a 10 year initial term, with four (4) - five (5) year options. The Asset is well positioned on the main retail corridor in Fishers, IN.



LEASE YEARS	RENT	RETURN
Years 1 - 5	\$160,200	6.25%
Years 6 - 10	\$172,215	6.72%
Years 11 - 15 (Option 1)	\$185,131	7.22%
Years 16 - 20 (Option 2)	\$199,016	7.76%
Years 21 - 25 (Option 3)	\$213,942	8.35%
Years 26 - 30 (Option 4)	\$229,988	8.97%

NOI	\$160,200
CAP RATE	6.25%
AVG CAP OVER TERM	6.54%
LISTING PRICE	\$2,563,000

ASSET SNAPSHOT

Tenant	Starbucks
Signator/Guarantor	Starbucks Corporation
Address	13070 Publishers Dr, Fishers, IN
Building Size (GLA)	2,225 SF
Land Size	0.89 Acres
Year Built	2023
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Rent Commencement Date	July 14, 2023
Rent Expiration Date	July 31, 2033
Lease Term Remaining	8.3 Years
Current Annual Rent	\$160,200
Rental Increases	7.5% Every 5 Years



74,950 PEOPLE
IN 3 MILE RADIUS



\$141,776 AHHI
IN 3 MILE RADIUS



49,000 VPD
ON STATE RD 37 N





CORPORATE GUARANTEE FROM CREDIT TENANT

Starbucks has a S&P credit rating of BBB+ | Over 35,000 locations worldwide | \$30.3B Total Revenue



ATTRACTIVE LEASE FUNDAMENTALS

7.50% rental increases every 5 years including options | Four (4) - five (5) year options | Minimal LL responsibilities



RECENT CONSTRUCTION - 2023 -

New build-to-suit Starbucks | Warranties will be assigned to the new owner | Tenant has paid to add specific capital improvements to enhance operational performance



NEARBY LOCAL ECONOMIC DRIVERS

In 2022, Fishers unveiled numerous development projects that would occur in Fishers, for a total amount of \$1.1B



PREMIER SUBMARKET

Hamilton County has consistently been recognized as a Top Place to Live within Indiana | 168,411 residents within 5-mile radius | AHHI of \$152,594 within 5-mile radius



BRAND-NEW \$500M LIFE SCIENCE FACILITY

The site is adjacent to a 574k SF state-of-the-art Pharmaceutical Headquarters | Stevanato Group recorded record revenues in 2024

SMC
2.6M SF FACILITY
345 ACRES
> 3 MILES AWAY

HAMILTON SOUTHEASTERN
SCHOOLS TRANSPORTATION
SERVICES

FISHERS
JUNIOR HIGH
863 STUDENTS

LivRite Fitness

Walmart
Neighborhood Market

the flats
AT FISHERS MARKETPLACE
306 UNITS

STERLING GREEN
219 SINGLE-FAMILY HOMES

Crème de la Crème
CHILD CARE • PRESCHOOL • AFTER SCHOOL

POPEYES

Lake City Bank

CVS

E 131ST ST 14,000 VPD

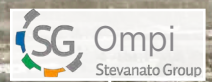
PUBLISHERS DR

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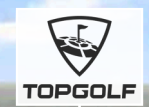


CE
Christian Brothers
Automotive

US HWY 37 49,000 VPD



SLATE AT FISHERS DISTRICT
242 LUXURY SINGLE-FAMILY



FISHERS RUN
SENIOR APTS
119 UNITS

E 116TH ST 27,000 VPD



PARKSIDE
SHOPPES



US HWY 37 49,000 VPD

PUBLISHERS DR





E 146TH ST



HAMILTON TOWN CENTER

FISHERS RUN
SENIOR APTS
119 UNITSROY G. HOLLAND
MEMORIAL PARK

E 116TH ST

THOMAS A. WEAVER
MUNICIPAL COMPLEX
\$170M FACILITYTHE YARD AT
FISHERS DISTRICT
18-ACRE | MIXED-USESLATE AT
FISHERS DISTRICT
242 LUXURY SINGLE-FAMILY

FISHERS, INDIANA, is a rapidly growing suburb of Indianapolis known for its strong economy, high quality of life, and business-friendly environment. With a population of over 100,000, the city has transformed from a quiet commuter town into a thriving hub for innovation, retail, and entertainment.

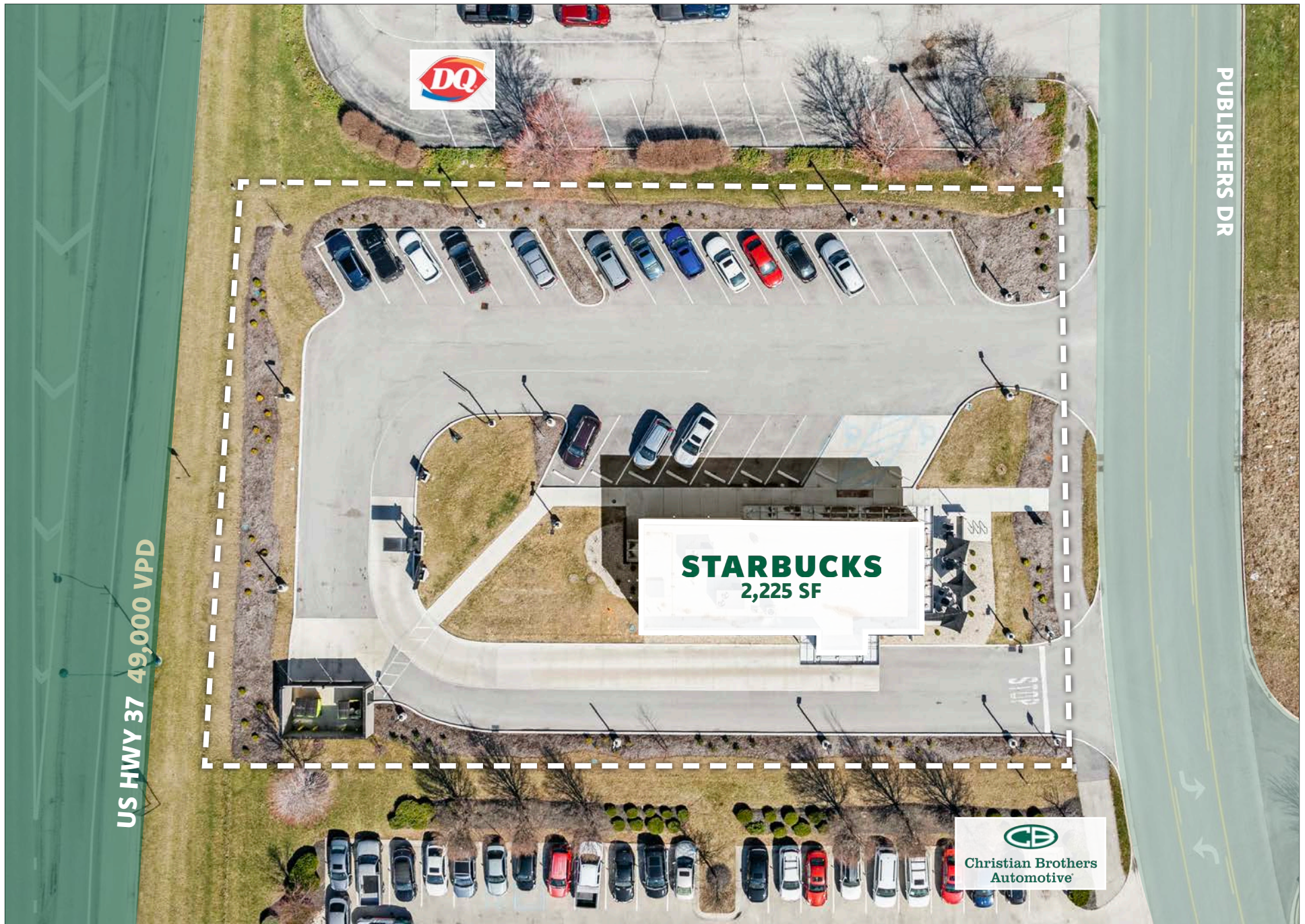
One of Fishers' key commercial areas is the retail corridor along Route 37, which serves as a major north-south artery connecting the city to surrounding communities. This corridor features a mix of national retailers, local businesses, and dining establishments, making it a prime destination for shopping and commerce. The area has seen significant redevelopment efforts, including infrastructure improvements aimed at enhancing traffic flow and accessibility. Notable retail centers include Fishers Marketplace and The Yard at Fishers District, the latter being a popular mixed-use development offering a blend of retail, dining, and residential options.

With continued growth and investment, the Route 37 retail corridor remains a vital economic driver for Fishers, attracting both businesses and consumers to its expanding commercial landscape.





SITE PLAN

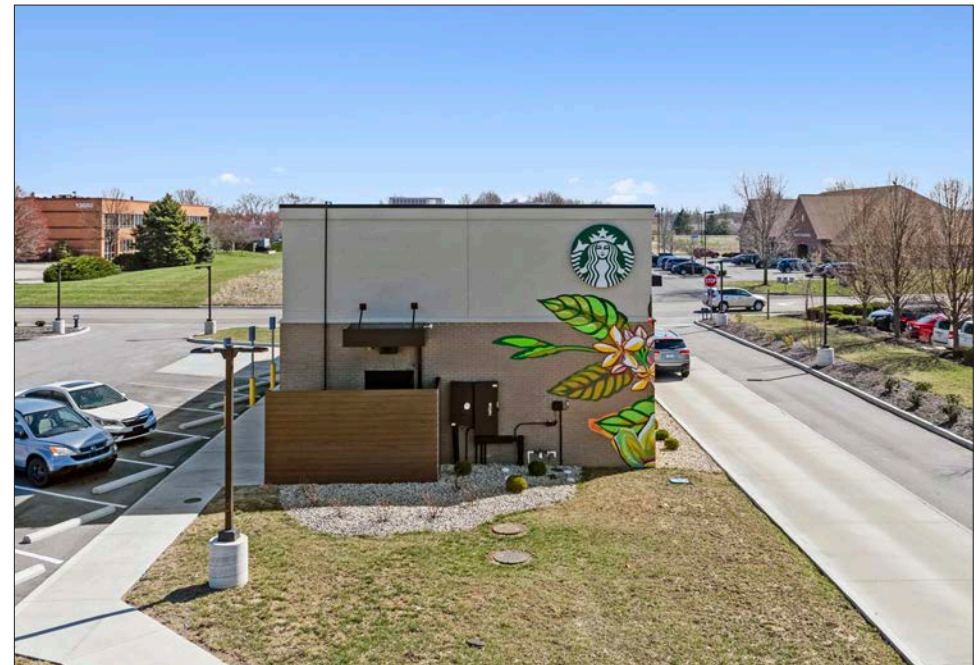




PROPERTY PHOTOS

STARBUCKS FISHERS, IN

8





INDIANAPOLIS MSA

STARBUCKS FISHERS, IN

9

CHICAGO

3 MILES

74,950

PEOPLE

\$141,776

AHHI

5 MILES

168,411

PEOPLE

\$152,594

AHHI

INDIANAPOLIS, the capital of Indiana, is the state's largest city, with a population of approximately 890,000 residents, making it the 17th most populous city in the U.S. Known as the "Crossroads of America", Indianapolis has a strong transportation and logistics industry, supported by major highways, rail lines, and one of the busiest cargo airports in the country. The city has a diverse economy, with key industries including healthcare, life sciences, manufacturing, and technology. Companies like Eli Lilly and Company, Rolls-Royce, and Anthem Inc. are headquartered in the city, providing thousands of jobs. Indianapolis is also famous for its sports culture, hosting major events such as the Indianapolis 500, one of the largest auto races in the world, and being home to professional teams like the Indianapolis Colts (NFL) and Indiana Pacers (NBA).

Commercial real estate development in Indianapolis has been expanding rapidly, particularly in downtown revitalization, mixed-use developments, and industrial growth. The Mass Ave and Fountain Square districts have become hotspots for new restaurants, retail spaces, and residential projects, attracting young professionals and businesses alike. The city has also seen an increase in warehouse and distribution centers, benefiting from its central location in the U.S. and strong infrastructure. Additionally, the Indianapolis Cultural Trail and the White River State Park enhance the city's appeal, offering recreational and green space for residents. With its affordable cost of living, strong job market, and growing real estate sector, Indianapolis continues to be a thriving hub for both businesses and residents.

STARBUCKS
FISHERS

INDIANAPOLIS



TENANT SUMMARY

Starbucks, founded in 1971 in Seattle, Washington, is a globally renowned coffeehouse chain and is the largest provider of coffee in the world.. It began as a single store focused on providing high-quality coffee beans and equipment. The company's expansion took off when Howard Schultz joined in 1982, envisioning Starbucks as a place for people to enjoy freshly brewed coffee in a cozy, community-oriented atmosphere. Starbucks has since grown into one of the world's largest coffeehouse chains, with over 35,000 locations in over 80 countries. Beyond its iconic coffee offerings, Starbucks provides an array of beverages, including teas, refreshers, and specialty espresso drinks, catering to diverse tastes. The brand is known for its commitment to ethical sourcing and environmental sustainability, reflected in initiatives like the Coffee and Farmer Equity (C.A.F.E.) Practices and the use of recyclable materials. Starbucks also offers an assortment of pastries, sandwiches, and snacks to complement its beverages, making it a popular spot for breakfast and quick meals. With its mobile app and rewards program, Starbucks has embraced technology to enhance customer convenience. The company's financial performance has remained robust, benefiting from its global presence and loyal customer base. Overall, Starbucks has become an integral part of the coffee culture and continues to evolve to meet the demands of modern consumers.



STARBUCKS QUICK FACTS

Founded	1971
Ownership	Public
# of Locations	15,873
Headquarters	Seattle, WA
Guaranty	Corporate



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Exclusively Offered By



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