



# STARBUCKS®

10410 GIBSONTON DR | RIVERVIEW, FL

**OFFERED FOR SALE**  
**\$4,095,000 | 5.25% CAP**



**GIBSONTON DRIVE 42,516 VPD**



**TIRE KINGDOM**  
SERVICE CENTERS

**CONFIDENTIAL**  
**OFFERING MEMORANDUM**



**RARE Y-LANE DOUBLE DRIVE-THRU**



# STARBUCKS®

## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this newly constructed Starbucks featuring a 10 year Net Lease with 10% rental increases every 5 years. Starbucks is planning to open for business in August.

LEASE YEARS	ANNUAL RENT	RETURN
Years 1 - 5	\$215,000	5.25%
Years 6 - 10	\$236,500	5.77%
Years 11 - 15 (Option 1)	\$260,150	6.35%
Years 16 - 20 (Option 2)	\$286,165	6.98%

<b>NOI</b>	<b>\$215,000</b>
<b>CAP</b>	<b>5.25%</b>
<b>PRICE</b>	<b>\$4,095,000</b>

**RIVERVIEW**  
TAMPA MSA

### ASSET SNAPSHOT

Tenant Name	Starbucks
Address	10410 Gibsonton Drive   Riverview, FL
Building Size (GLA)	2,562 SF
Land Size	1.00 AC
Year Built	2024
Signator/Guarantor	Starbucks Corporation (Parent)
Lease Type	NN
Landlord Responsibilities	Roof & Structure (20 Year Roof Warranty)
Rent Commencement Date	Estimated August 1, 2024
Early Termination	None
Remaining Term	10 Years
Current Annual Rent	\$215,000



**82,372** PEOPLE  
IN 3 MILE RADIUS

**\$106,621** AHHI  
IN 3 MILE RADIUS

**42,516** VPD ON  
GIBSONTON DRIVE





# INVESTMENT HIGHLIGHTS



## TROPHY ASSET

Rare opportunity to own a hyper-secure, brand-new construction Starbucks in a major Florida growth market



## DYNAMIC TRADE AREA

Riverview's population has grown over 75% since 2000 with an AHHI over \$100,000



## DOUBLE DRIVE-THRU

Rare Interstate location with Y-Lane Double Drive-Thru and sigalized access to 42,000 VPD along Gibsonton Dr.



## INVESTMENT GRADE CREDIT

Starbucks has an investment grade credit rating and is the largest coffee provider in the World with over 35,700 stores



## 2024 CONSTRUCTION WITH ROOF WARRANTY

Brand new construction with drive-thru and 20-year transferable roof warranty



## INFLATION HEDGE

Fixed 10% increases every 5 years provide a hedge against inflation and consistent rent growth



## NEW 10-YEAR NN LEASE

Starbucks Corporation guarantees the lease and is responsible for maintaining the parcel which provides passive ownership and long-term stable cash flow

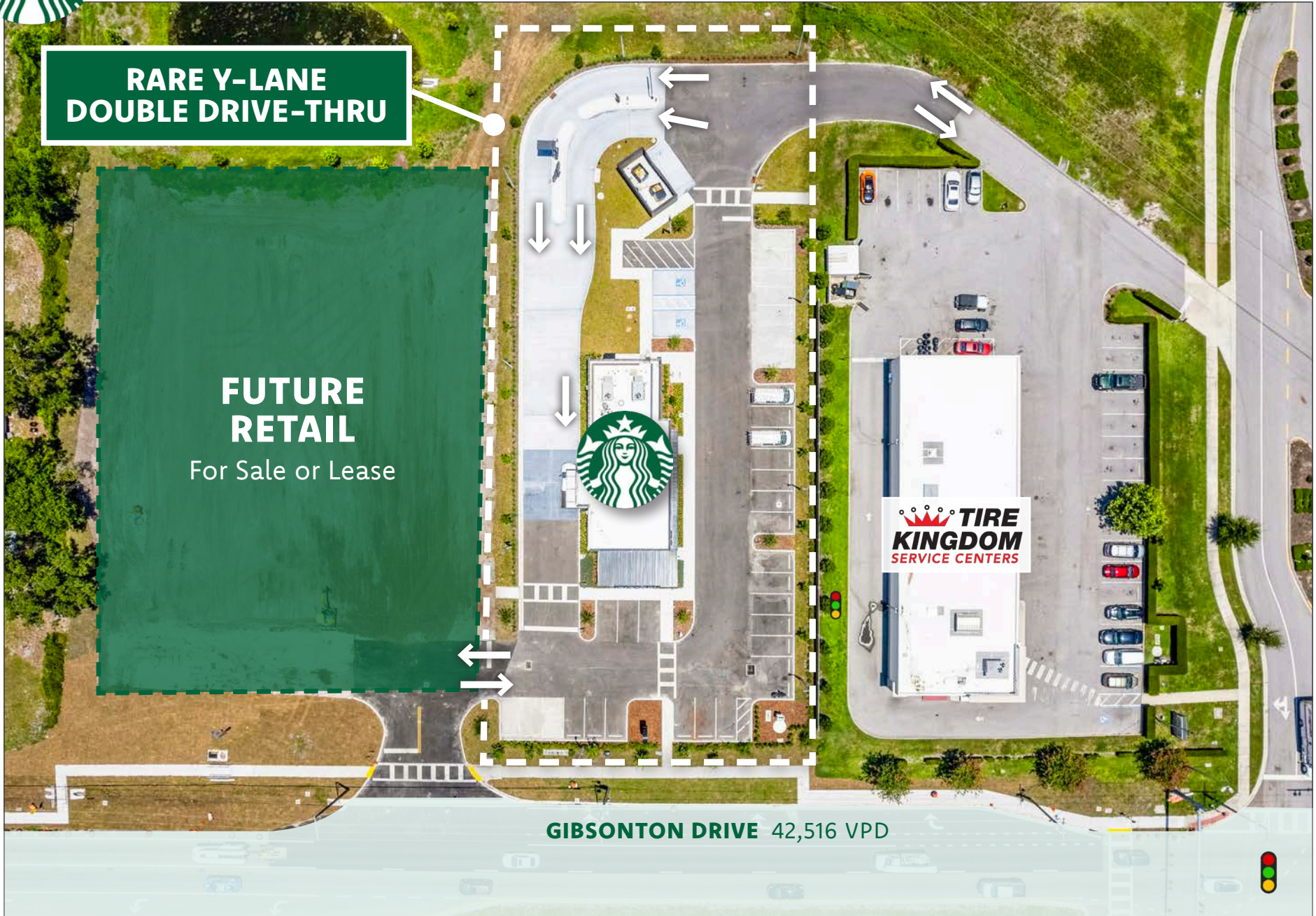


## DEPRECIATION

Fee simple ownership of the building allows for depreciation boosting after-tax returns



# SITE PLAN





# PROPERTY PHOTOS





SENTOSA  
368 APT UNITS



LOWE'S

Fulham  
TERRACE  
116 APT UNITS

Walgreens

CVS

Wendy's

US 301 48,000 VPD

Ruby  
Tuesday



MATTRESS  
FIRM

Suncoast  
Credit Union

TIRE  
KINGDOM  
SERVICE CENTERS



GIBSONTON DRIVE 42,516 VPD

FUTURE  
RETAIL  
For Sale or Lease





THE PRESERVE AT ALAFIA  
352 APT UNITS



I-75 83,263 VPD



GIBSONTON DRIVE 42,516 VPD



SENTOSA  
368 APT UNITS

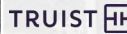
WATERSTONE LAKES  
78 SINGLE FAMILY HOMES



US 301 48,000 VPD



ADVENTHEALTH RIVERVIEW  
80 BEDS



RIVERVIEW HIGH SCHOOL  
2,600 Students



### METRO AREA

Located along the West Coast of Florida, Tampa and is the capital city and seat of Hillsborough County, the fourth-most populous County in Florida. Tampa is part of the Tampa-St. Petersburg-Clearwater MSA (Tampa Bay Area) which is the second largest MSA in Florida and fourth largest MSA in the Southeast with 3.2 million residents. The Tampa Bay Area MSA in the Southeast with 3.2 million residents. The Tampa Bay Area MSA in the Southeast with 3.2 million residents. The Tampa Bay Area MSA in the Southeast with 3.2 million residents. Tampa Bay offers a mix of urban central business districts, master-planned suburban communities and a range of recreational activities including white sand beaches, inshore and offshore salt-water fishing, excellent dining and shopping venues, professional sports franchises, and theme parks. Tampa is also home to the 4th largest University in the State of Florida, the University of South Florida as well as one of the state's top private Universities, the University of Tampa.





# TAMPA MSA

**CLEARWATER**  
38 MILES

**TAMPA**  
14 MILES

  
**10410 GIBSONTON DR**  
RIVERVIEW, FL

1 MILE  
**7,358**  
PEOPLE  
**\$100,201**  
AHHI

3 MILES  
**82,372**  
PEOPLE  
**\$106,621**  
AHHI

5 MILES  
**210,272**  
PEOPLE  
**\$108,476**  
AHHI

**ST. PETERSBURG**  
39 MILES

**ECONOMY**  
The Tampa Bay Area is known as the gateway to Florida’s High-Tech Corridor, and 1 out of every 4 of the State’s business and information services firms are located in the Tampa area. In addition to being a hub for IT services, the Tampa Bay Area is home to a diverse mix of industries including finance, insurance, tourism, education services, healthcare, defense, and air transportation. The Tampa Bay Area is home to 20 corporate headquarters and 7 Fortune 500 companies. Tampa is home to the Port of Tampa which is the largest seaport in Florida (tonnage and land area) and is also one of Countries most popular departure ports for Wester Caribbean Cruises. The highly rated Tampa International Airport serves more than 25 million passengers annually and in 2022 won approval for a new 16 gate expansion which is scheduled to break ground in 2024. Fiscal 2022 was a record year Tampa’s tourism sector. Hillsborough County alone collected a record \$963 million in hotel room taxes which puts the visitor spending impact at more than \$8 billion according to Visit Tampa Bay. The Tampa Bay Area is also home to 3 major league sports franchises, the 2021 Super Bowl Champion Tampa Bay Buccaneers, The Tampa Bay Rays and the 2020, and 2021 Stanley Cup Champion Tampa Bay Lightning.





**STARBUCKS®**

## 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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LOWE'S

Fulham  
TERRACE  
116 APT UNITS

BELL CREEK  
PROFESSIONAL PARK  
UNDER CONSTRUCTION  
16 Buildings  
54,000 SF Office Space

Exclusively Offered By



GIBSONTON DRIVE 42,516 VPD

## PRIMARY DEAL CONTACTS

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## RARE Y-LANE DOUBLE DRIVE-THRU



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