OFFERING MEMORANDUM

Starbucks

Kansas City, MO

Fisher James Capital



In Association with ParaSell, Inc. | A Licensed Missouri Broker #2019035835

Fisher James Capital

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New 2025 Construction with a Drive-Thru

Adjacent to Oracle Innovation Campus (Oracle Health)
6,400+ Employees

~12 Miles from Downtown Kansas City
MSA Population Over 2.2M

- New 10-Year Corporate Net Lease to Starbucks (NASDAQ: SBUX)
  - → Scheduled Rental Escalations in Primary Term and Options Providing a Hedge Against Inflation
  - → Limited Landlord Responsibilities
- Brand New 2025 Construction Featuring a Drive-Thru Component & Outdoor Patio
  - → Locations with Drive-Thru's are the Most Profitable for Starbucks
- Investment-Grade Tenant, Rated BBB+ by Standard & Poor's
- Starbucks is Ranked #126 on Fortune 500 with Revenue of $36 Billion & Net Income of $3.76 Billion (2024)
- Prominent Retail Location in Heavily Trafficked Corridor with Frontage and Signage on E Bannister Rd (18,664 ADT)
  - → Adjacent to Chipotle (Coming Soon), Taco Bell, Hampton Inn, Arvest Bank, and Price Chopper
- Located Near Heavily Trafficked Grandview Triangle
  - → Convergence of I-435, I-470, and I-49/US-71 (118,013 Combined ADT)
  - → Important Transportation Hub for the Kansas City Metro
- Adjacent to Oracle Innovation Campus (Oracle Health), Formerly Cerner
  - → 6,400+ Employees (Oracle Corporation, NYSE: ORCL)
- In Proximity to Large Employers and Multiple Schools, Driving Consistent Daily Traffic to the Site
- Dense Residential Demographics
  - → Total Daytime Population of 767,634 within 10 Miles
- Qualifies for 100% Bonus Depreciation via Cost Segregation





$2,754,000

6.50% CAP RATE

View on Map ↗

ANNUAL RENT			
Year		**Annual Rent**	**Return**
Years 1–5		**$179,000**	**6.50%**
Years 6–10		$193,320	7.02%
Years 11–15	(Option 1)	$204,919	7.44%
Years 16–20	(Option 2)	$217,214	7.89%
Years 21–25	(Option 3)	$230,247	8.36%
Years 26–30	(Option 4)	$244,062	8.86%
Years 31–35	(Option 5)	$258,706	9.39%
Years 36–40	(Option 6)	$274,228	9.96%

LOCATION	NWC Bannister Rd & Hillcrest Rd, Kansas City, MO
LOT SIZE	±0.80 acres or ±34,848 square feet
IMPROVEMENTS	±2,225 square foot retail building for **Starbucks** with a double drive-thru component and outdoor seating area
YEAR BUILT	2025
PARKING	30 parking spaces
TENANT	Starbucks Corporation
NOI	$179,000
LEASE TERM	10 years
RENT COMMENCEMENT	5/6/2026
LEASE EXPIRATION	5/31/2036
RENT INCREASES	8% in year 5 and 6% at options
OPTIONS	Six (6) five-year options
CAM	Tenant reimburses Landlord and pays 1/12 monthly as additional rent for all Operating Expenses attributable to maintaining, operating and providing services to and for the Common Area in addition to the maintenance and operation costs assessed to the Property under the existing recorded documents. Tenant's annual additional rent attributable to Operating Expenses for any calendar year following the first full calendar year of the Term shall not exceed 105% on a non-cumulative basis. Landlord is responsible for roof, structure, parking area, sidewalk, landscaping and drainage systems on the Property and all utility systems.
TAXES	Tenant reimburses Landlord and pays 1/12 monthly as additional rent
INSURANCE	Tenant reimburses Landlord and pays 1/12 monthly as additional rent
HVAC	Tenant is responsible
FINANCING	Delivered free and clear of permanent financing

Starbucks

#126 in Fortune 500

More than 40,000 Stores Worldwide

Starbucks (NASDAQ: SBUX) is a premier global roaster, marketer, and retailer of specialty coffee, offering handcrafted beverages and fresh food items. The company also operates under brands such as Teavana, Seattle's Best Coffee, Evolution Fresh, Ethos, Princi, and Starbucks Reserve.

As of the fiscal year ending September 29, 2024, Starbucks expanded its global presence to 40,789 stores, with 22,162 international locations and 18,424 in North America. This growth reflects the company's strategic real estate expansion, with a significant number of company-operated stores in the U.S.

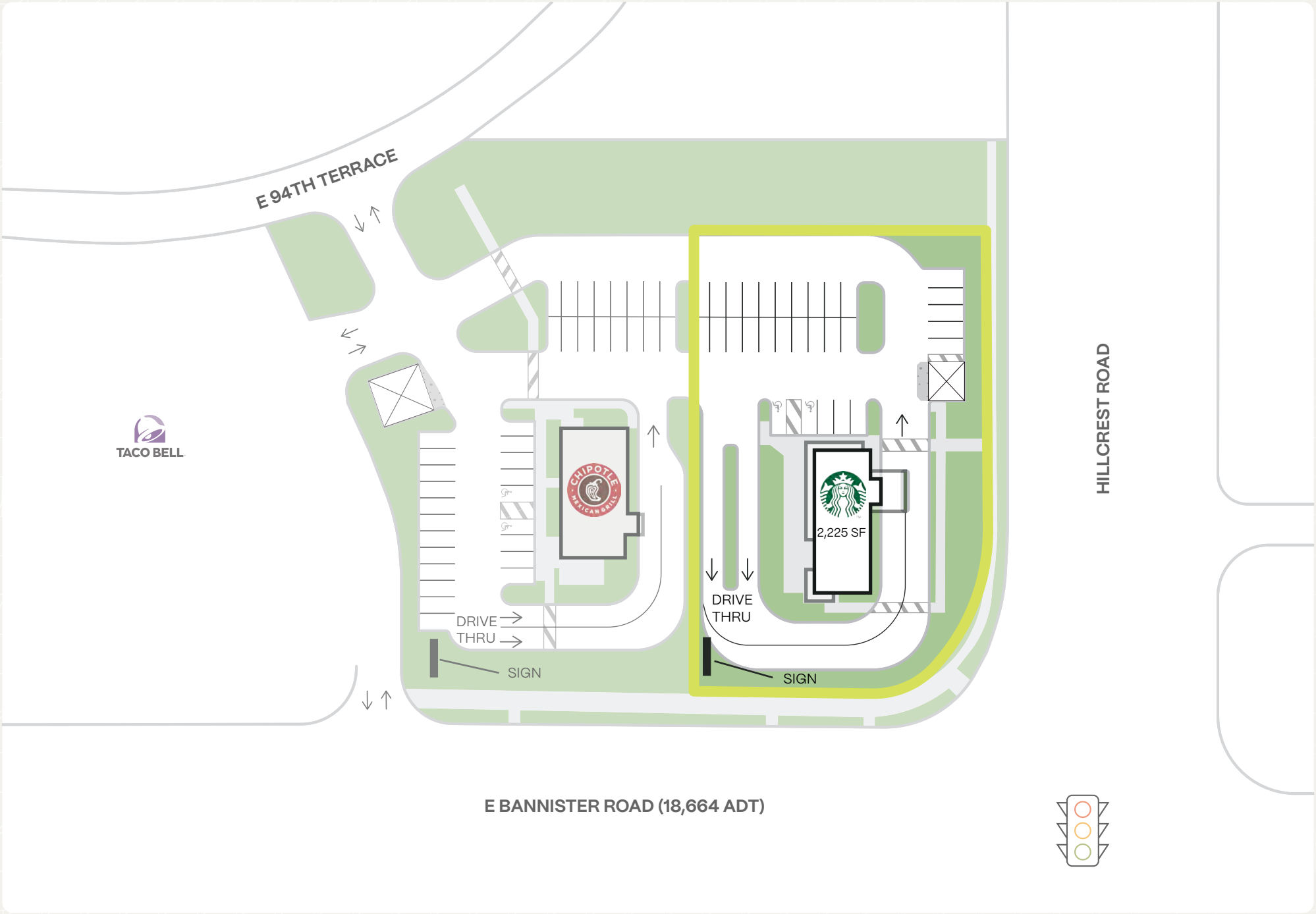
In fiscal year 2024, Starbucks reported consolidated net revenues of $36.2 billion. The company achieved a GAAP earnings per share of $3.31.

In October 2024, Starbucks' Board of Directors approved an increase in the quarterly cash dividend from $0.57 to $0.61 per share, demonstrating confidence in the company's long-term growth prospects.

In the third quarter of fiscal year 2025, Starbucks reported consolidated net revenues of $9.5 billion, a 4% increase year-over-year. The company opened 308 net new stores during this period. The Starbucks Rewards loyalty program in the U.S. has 34 million active members. Starbucks is ranked #126 in the Fortune 500 list. Starbucks holds a Baa1 credit rating from Moody's and a BBB+ rating from S&P.






E 94TH TERRACE
TACO BELL
CHIPOTLE MEXICAN GRILL
DRIVE THRU
SIGN
2,225 SF
DRIVE THRU
SIGN
HILLCREST ROAD
E BANNISTER ROAD (18,664 ADT)


Downtown Kansas City
(~13 Miles)
COUNTRY CLUB PLAZA
SEPHORA
lululemon
UMKC
HCA MIDWEST HEALTH RESEARCH MEDICAL CENTER
ALDI
CVS pharmacy
Firestone COMPLETE AUTO CARE
CITI TRENDS
VA
U.S. Department of Veterans Affairs
Central High School
THE SHOPS ON BLUE PARKWAY
sun fresh MARKET
BURGER KING
SUBWAY
Domino's Pizza
TACO BELL
Academy for Integrated Arts
Center Elementary School
Parker
PHILLIPS 66
Banneker Elementary School
Southeast High School
Holliday Montessori School
Knotts Elementary School
Kansas City ZOO & AQUARIUM
GOLF COURSE
MITSUBISHI MOTORS
SRS BUILDING PRODUCTS
GENESYS SYSTEMS INTEGRATOR
MAGNUM BORING
71
(39,671 ADT)
Urbane KC
Luxury Apartments
263 Units
FOLEY EQUIPMENT
CAT
RENSENHOUSE
BOULEVARD BREWING CO.
SPR S.P. RICHARDS CO.
RIEGA
LOWE'S PRO SUPPLY
P1 Construction, LLC
Days Inn BY WYNDHAM
THE HOME DEPOT
Firestone COMPLETE AUTO CARE
Big Momma's
goodwill
Waffle
Hampton
435
(43,607 ADT)
Oracle Innovation Campus
6,400 Employees
1.6M SF on 290 acres
ARVEST
TACO BELL
CHIPOTLE MEXICAN GRILL
Bank Midwest
Bannister Rd (18,664 ADT)
Humana
Wendy's
Hardee's
PHILLIPS 66
PRICE CHOPPER
HICKMAN MILLS Dental Care
ExtraSpace Storage


Walmart Supercenter
sam's club
TARGET
HyVee
planet fitness
HCA MIDWEST HEALTH
CENTERPOINT MEDICAL CENTER
WORLD MARKET
MENARDS
LOWE'S
COSTCO WHOLESALE
INDEPENDENCE CENTER
Dillard's
DICK'S
H&M
PRICE CHOPPER
Lee's Summit Municipal Airport
Raytown High School
ACE Hardware
Raytown South High School
university health
ALDI
DOLLAR GENERAL
CVS pharmacy
SUBWAY
Domino's Pizza
CHURCH'S
RAYTOWN SQUARE SHOPPING CENTER
HyVee
Rainbow
PAPA JOHNS
Advance Auto Parts
Walmart Supercenter
SUBWAY
Archbishop O'Hara High School
boost mobile
Timberland Village Apartments 456 Units
Millennium @ Santa Fe Elementary School
Hickman Mills Middle School
save a LOT
Little Caesars
Dobbs Elementary School
PHILLIPS 66
Oracle Innovation Campus
6,400 Employees
1.6M SF on 290 acres
The Depot at Old Santa Fe
252 Units
H&R BLOCK
TUNNEL VISION EXPRESS CARWASH
Bank Midwest
FAMILY DOLLAR
Pizza Hut
TACO BELL
ARVEST
HICKMAN MILLS Dental Care
PRICE CHOPPER
(43,607 ADT)
435
Bannister Rd (18,664 ADT)


STATELINE SHOPS
Total Wine & More
Michaels
TARGET WORLD MARKET
Walmart Supercenter
LOWE'S
AMC THEATRES
HomeGoods
Saint Luke's
HCA MIDWEST HEALTH
MENORAH MEDICAL CENTER
CORBIN PARK
SCHEELS
VON MAUR
JCPenney
SPROUTS FARMERS MARKET
TOWN CENTER PLAZA
macy's
TRADER JOE'S
DICK'S
Crate&Barrel
BARNES & NOBLE
AMC THEATRES
lululemon
TARGET
COSTCO WHOLESALE
WHOLE FOODS MARKET
St. Joseph Medical Center
Shawnee Mission South High School
Notre Dame de Sion High School
Red Bridge Elementary School
PRICE CHOPPER
OAKWOOD GOLF COURSE
HONDA
TOYOTA
CHEVROLET
NISSAN
BUICK
GMC
ACURA
Jeep
Audi
71
(39,671 ADT)
FedEx
Saint Luke's
Catalent
PUBLIC SAFETY Credit Union
Wendy's Hardee's
435
(43,607 ADT)
THE HOME DEPOT
Firestone COMPLETE AUTO CARE
Big Momma's
ExtraSpace Storage
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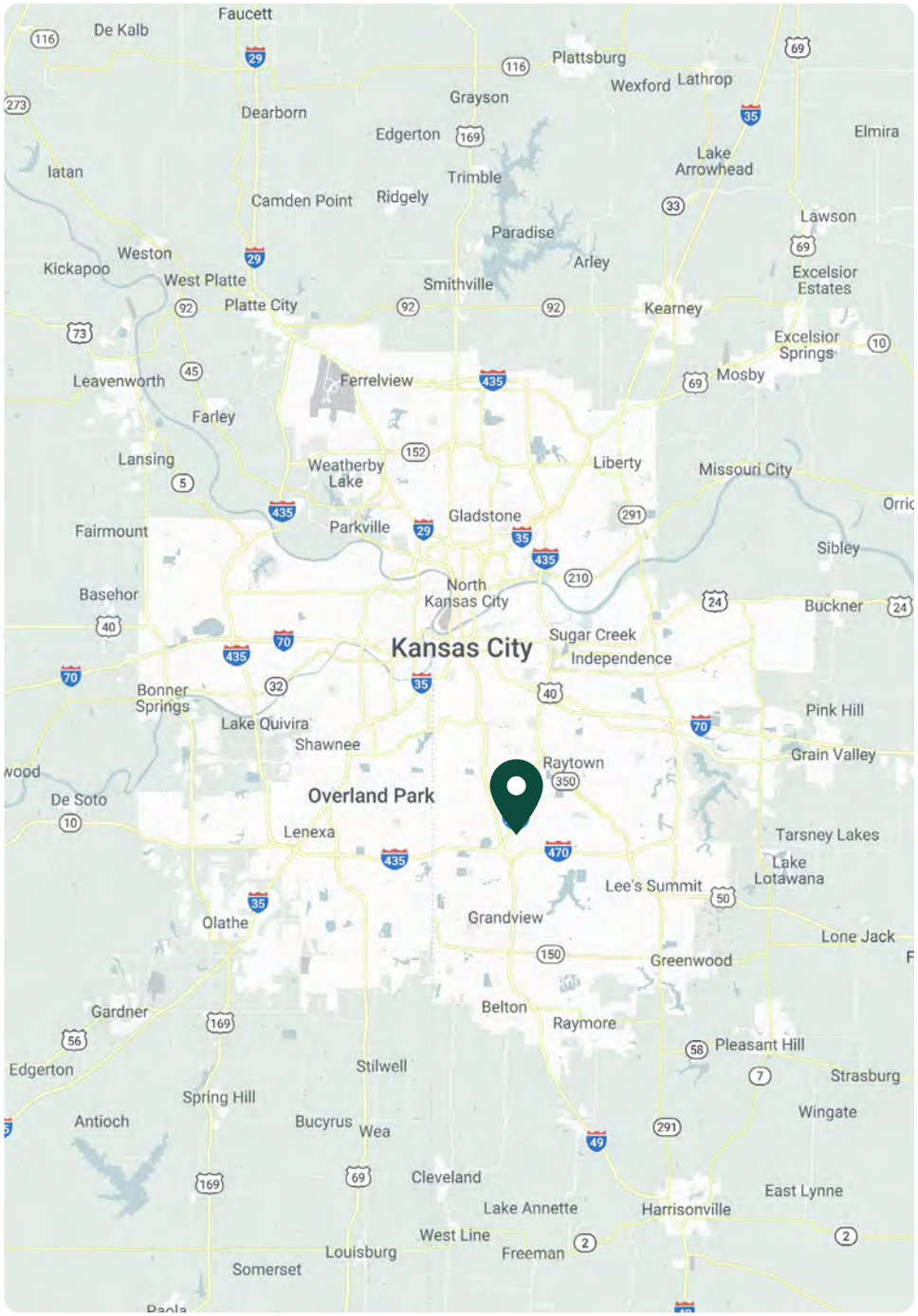
TACO BELL



Major Metro Anchoring Missouri and Kansas

Kansas City, Missouri, with a city population of over 500,000, anchors a metro area of more than 2.2 million residents, making it the largest metro spanning Missouri and Kansas and a critical hub in the central United States. The city sits on the Kansas–Missouri border and boasts a diversified economy, with strong sectors in manufacturing, healthcare, logistics, transportation, government, financial and professional services, and technology. It is especially known for its strength in the animal health and life sciences industry via the globally recognized KC Animal Health Corridor, which anchors the region's innovation in veterinary medicine and biotechnology. Major regional employers include Oracle Health (formerly Cerner), Hallmark Cards, Honeywell, H&R Block, T-Mobile US, and large U.S. government operations.

As a cultural and sports destination, Kansas City attracts regional and national visitors. Professional teams include the Kansas City Chiefs (NFL) at Arrowhead Stadium, the Kansas City Royals (MLB) at Kauffman Stadium, Sporting Kansas City (MLS), and the KC Current (NWSL). Cultural assets include the Nelson–Atkins Museum of Art, the Kauffman Center for the Performing Arts, the National World War I Museum and Memorial, the American Jazz Museum, and the Country Club Plaza, along with the region's globally-renowned barbecue culinary scene.

Strategic connectivity strengthens the region's logistics and growth profile: major interstates I-70, I-35, I-435, and I-29 converge here, and the region enjoys a central U.S. location allowing businesses to reach approximately 85% of the U.S. population within a two-day ground shipping window. Transportation infrastructure includes the modernized Kansas City International Airport (MCI), which opened its new $1.5 billion single-terminal facility in 2023. The expansion aims to keep up with growing traffic, of which MCI served over 12.1 million passengers in 2024, setting a new record.

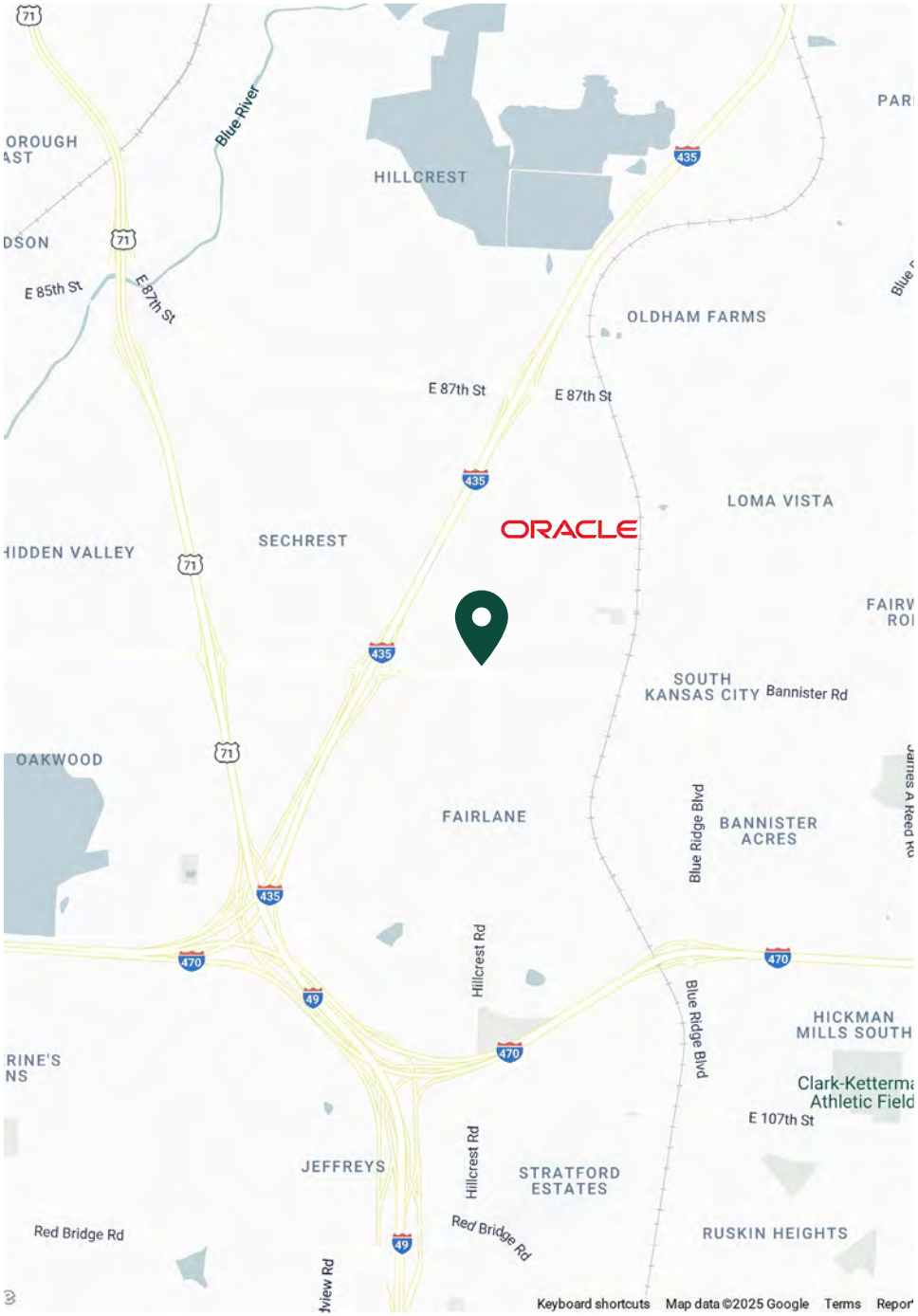
Economic and demographic indicators are strong: the metro grew by nearly 25,000 residents in 2024 alone (+1.11%), and since 2020 the region has added over 61,000 people (+2.81%).

The subject property is ideally positioned at the intersection of Hillcrest Road and East Bannister Road (18,664 ADT), less than half a mile from the on/off-ramps to I-435 (43,607 ADT) and under one mile from the on/off-ramps to I-49/US-71 (39,671 ADT). The site is surrounded by national retailers and lodging demand generators, including Starbucks (coming soon), Taco Bell, Arvest Bank, Whataburger, Hampton Inn, and Residence Inn by Marriott, with additional future retail and multifamily development planned in the immediate area.

Directly across the street is Pioneer Plaza, an expanding shopping center anchored by Price Chopper and Heartland Dental, with LifeStorage and additional future retail pads planned. Other nearby major retailers include Home Depot, Goodwill Outlet & Recycling Center, Phillips 66, Firestone Auto Care, Hardee's, Wendy's, and Walgreens. The property benefits from significant residential density, with nearby communities including The Depot at Old Santa Fe (252 units), Urbane KC Luxury Apartments (263 units), Canyon Creek (427 units), Parc at Creekside (269 units), Timberlane Village Apartments (456 units), as well as desirable residential neighborhoods.

The site is also adjacent to the Oracle Innovation Campus (Oracle Health, NYSE: ORCL), formerly Cerner, which houses over 6,400 employees within 1.6 million square feet across 290 acres. Oracle Health is a leading provider of healthcare information technology solutions designed to improve both clinical and financial outcomes. Additionally, Catalent operates a 450,000 square foot facility nearby that supports Oral & Specialty Drug Delivery, Biologics Analytical Services, and Clinical Supply Services. Catalent is a major global partner to pharmaceutical, biotech, and consumer health companies, operating more than 40 facilities worldwide and producing over 60 billion treatment doses annually.

Additional employment, demand, and daily traffic drivers in the surrounding area include multiple large tenants at Three Trails Industrial Park and Blue River Commerce Center, the Bannister Federal Complex (300 acres) with agencies including the U.S. Department of Energy/National Nuclear Security Administration and the General Services Administration, as well as Foley Equipment and the Kansas City Police Department South Patrol Station. The area also benefits from proximity to Hickman Mills Middle School, Millennium @ Santa Fe Elementary, Hillcrest Golf Course, Oakwood Golf & Country Club, and the Royals Amateur Development Complex, a historic Kansas City ballpark acquired by the Kansas City Royals in 2024.



687,122
2025 Total Population

$373,697
Average Home Value

$110,525
Average Household Income



NWC Bannister Rd & Hillcrest Rd, Kansas City, MO

Population Summary	3 Miles	5 Miles	10 Miles
2025 Total Population	51,773	150,862	687,122
2030 Total Population	51,031	150,850	698,037
Average Household Income			
2025	$73,304	$83,122	$110,525
2030	$81,664	$92,811	$121,775
Average Home Value			
2025	$201,426	$251,741	$373,697
2030	$281,432	$319,143	$434,426

Major Employers in Kansas City	# of Employees
Public School System	47,161
Federal Government	38,651
State/County/City Government	29,317
The University of Kansas Hospital	14,763
HCA Midwest Health System	10,051
Saint Luke's Health System	9,976
Ford Motor Co. Kansas City Assembly Plant	9,021
Children's Mercy	7,688
Honeywell Federal Manufacturing	6,637
Oracle Center	6,400

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