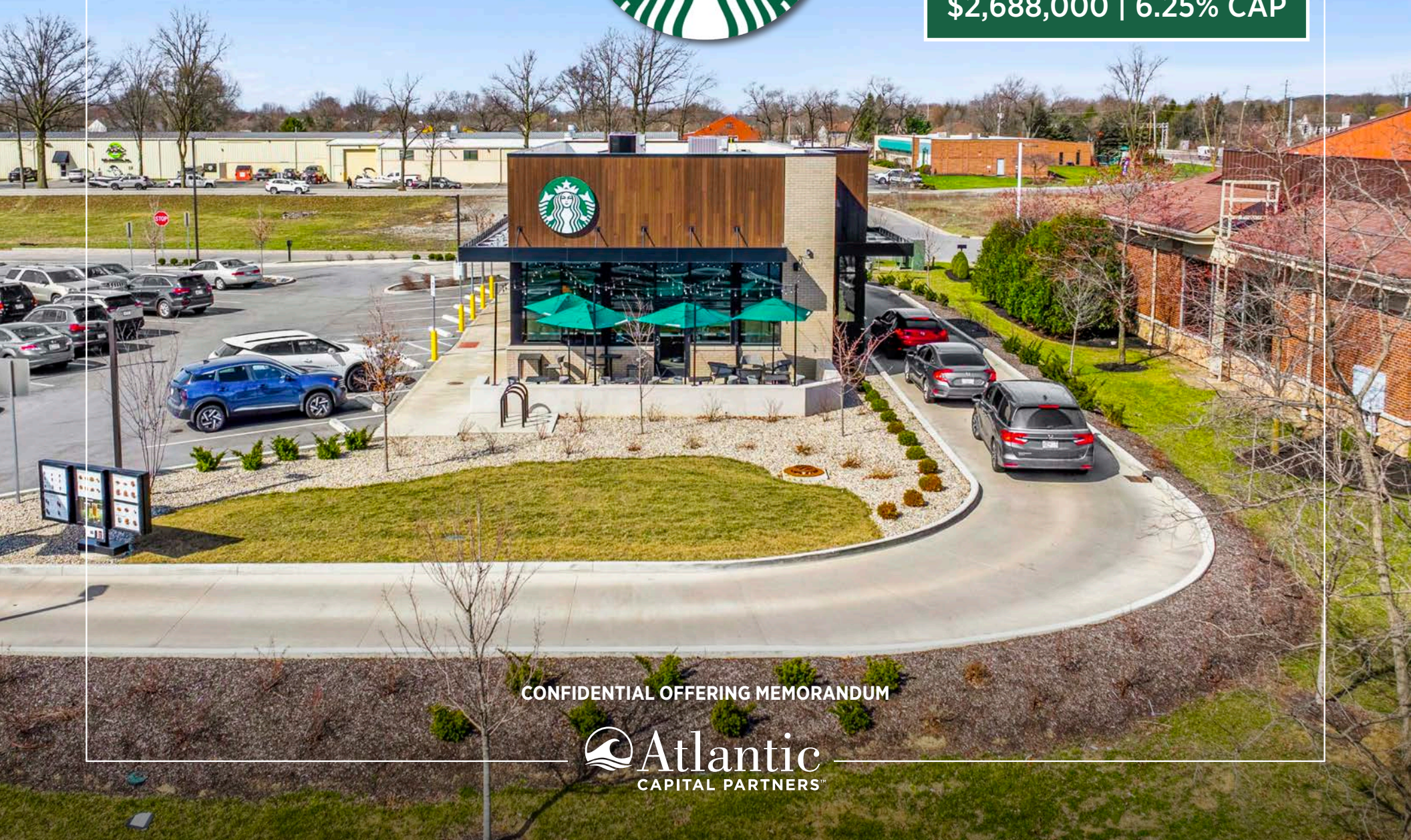


**14528 HERRIMAN BLVD**  
NOBLESVILLE, IN



**OFFERED  
FOR SALE**

**\$2,688,000 | 6.25% CAP**



**CONFIDENTIAL OFFERING MEMORANDUM**





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Starbucks in Noblesville, 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 Noblesville, IN.



**HIGHLY  
TRAFFICKED  
INTERSECTION**



**RECENT  
CONSTRUCTION  
- 2023 -**

LEASE YEARS	RENT	RETURN
Years 1 - 5	\$167,988	6.25%
Years 6 - 10	\$180,587	6.72%
Years 11 - 15 (Option 1)	\$194,131	7.22%
Years 16 - 20 (Option 2)	\$208,690	7.76%
Years 21 - 25 (Option 3)	\$224,342	8.35%
Years 26 - 30 (Option 4)	\$241,168	8.97%

<b>NOI</b>	\$167,988
<b>CAP RATE</b>	6.25%
<b>AVG CAP OVER TERM</b>	6.52%
<b>LISTING PRICE</b>	\$2,688,000

## ASSET SNAPSHOT

Tenant	Starbucks
Signator/Guarantor	Starbucks Corporation
Address	14528 Herriman Blvd, Noblesville, IN
Building Size (GLA)	2,225 SF
Land Size	0.92 Acres
Year Built	2023
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Rent Commencement Date	August 15, 2023
Rent Expiration Date	February 28, 2034
Lease Term Remaining	8.9 Years
Current Annual Rent	\$167,988
Rental Increases	7.5% Every 5 Years



**62,770** PEOPLE  
IN 3 MILE RADIUS



**\$137,236** AHHI  
IN 3 MILE RADIUS



**39,000** 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



## RAPIDLY DEVELOPING AREA

Asset sits within a pocket benefiting from rapid developments, including, Costco, Chick-Fil-A, Crunch Fitness, and more



## HIGHLY TRAFFICKED INTERSECTION

Site is located at an intersection that sees nearly 80k+ VPD



## 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





**the flats**  
AT FISHERS MARKETPLACE  
306 UNITS

**Walmart**  
Neighborhood Market

**FISHERS**  
EVENT CENTER

**TOPGOLF**

**LENNAR AT  
MARKETPLACE TOWNS**  
53 LUXURY HOMES

**PRAIRIE LAKES  
APARTMENTS**  
402 UNITS

**SHERWIN-WILLIAMS**

**CHASE**

**BUFFALO  
WILD WINGS**

**Public  
Storage**

**Ed Martin  
TOYOTA**

**The UPS Store**

**REGIONS**

**PNC**

**AutoZone**

**STARBUCKS  
NOBLESVILLE**

**CIRCLE K**

**URBAN 412  
ADVENTURE PARK  
CRUNCH**

**CVS**

**US HWY 37 39,000 VPD**

**INTERSECTION SEES 80,000+ CARS DAILY**

**E 146TH ST 45,000 VPD**





**SMC**  
2.6M SF FACILITY  
345 ACRES

HERITAGE  
WOODS  
190 UNITS

**JAGGERS**

**Godby**  
HOME FURNISHINGS

**URBAN AIR**  
ADVENTURE PARK  
**CRUNCH**

PRAIRIE LAKES  
APARTMENTS  
402 UNITS

**CVS**

CVS pharmacy

**AutoZone**

**PNC**

E 146TH ST 45,000 VPD

US HWY 37 39,000 VPD



**STARBUCKS**  
NOBLESVILLE

**CIRCLE K**





NOBLESVILLE 3 MILES

MILLSTONE OF  
NOBLESVILLE  
338 UNITS

**COSTCO**  
WHOLESALE

**SVC**  
2.6M SF FACILITY  
345 ACRES

SHERWIN-WILLIAMS

LivRite Fitness

Edward Jones

TOM WOOD  
Volkswagen  
NOBLESVILLE

E 146TH ST 45,000 VPD

INTERSECTION SEES 80,000+ CARS DAILY

CIRCLE K

US HWY 37 39,000 VPD



**STARBUCKS**  
NOBLESVILLE







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

**NOBLESVILLE, INDIANA**, is a thriving city in Hamilton County, known for its historic charm, strong economy, and rapid suburban growth. Located just north of Indianapolis, it offers a mix of small-town appeal and modern amenities, making it an attractive place for businesses and residents alike.

One of the key commercial areas in Noblesville is the retail corridor along State Route 37, a major north-south thoroughfare connecting the city to Fishers and Indianapolis. This corridor has seen significant development in recent years, with a mix of national retailers, local businesses, and dining establishments. Anchored by major shopping centers and big-box stores, the area attracts steady consumer traffic, benefiting from Noblesville's growing population and the broader economic strength of Hamilton County.

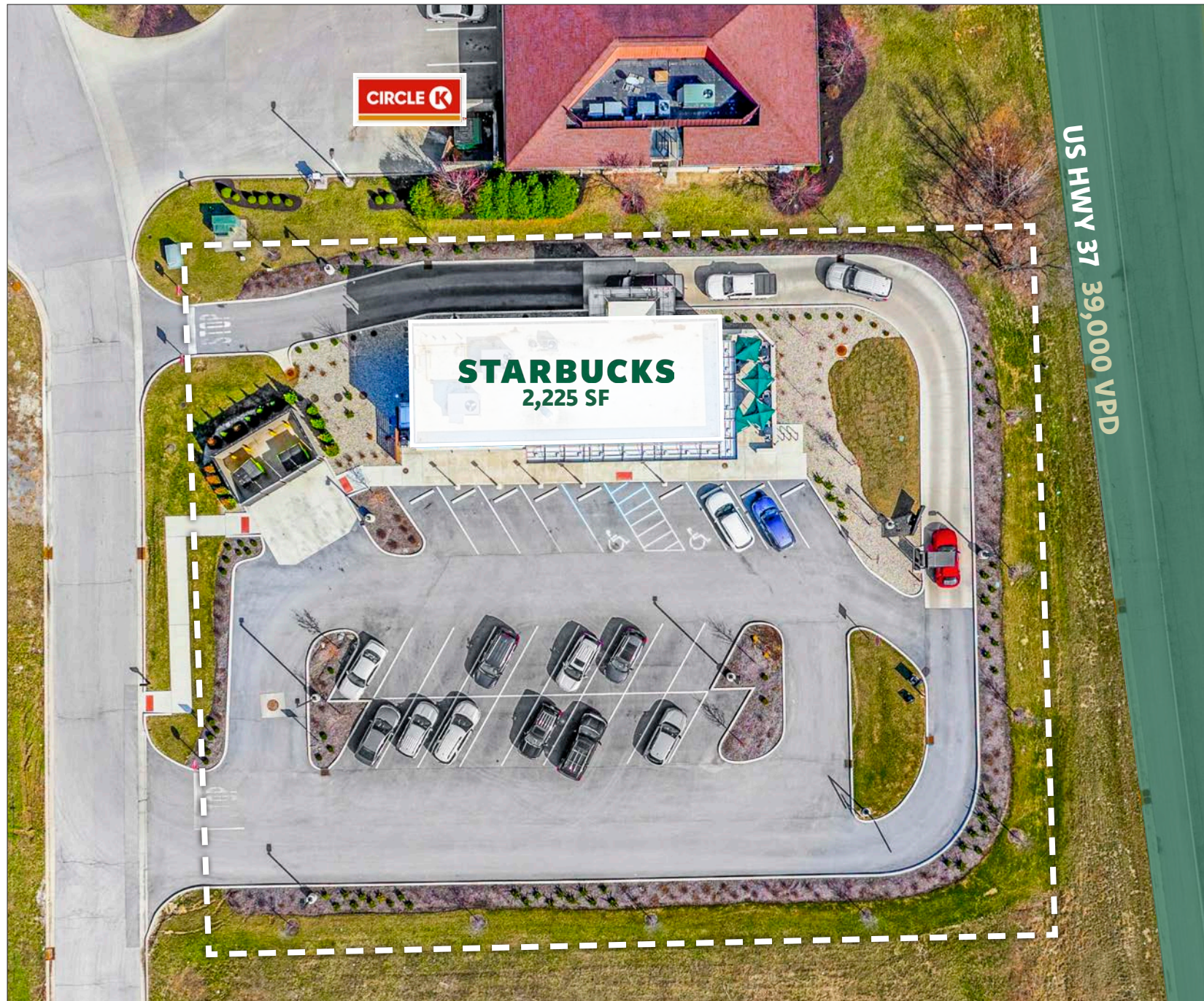
With ongoing infrastructure improvements and continued commercial investment, the Route 37 retail corridor remains a vital hub for retail and business activity in Noblesville, supporting both large-scale developments and small businesses looking to tap into the area's expanding market.







## SITE PLAN







## PROPERTY PHOTOS







## INDIANAPOLIS MSA

STARBUCKS NOBLESVILLE, IN

10

CHICAGO

3 MILES

62,770

PEOPLE

\$137,236

AHHI

5 MILES

160,675

PEOPLE

\$150,258

AHHI

MICHIGAN  
INDIANA

ILLINOIS  
INDIANA

**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  
NOBLESVILLE

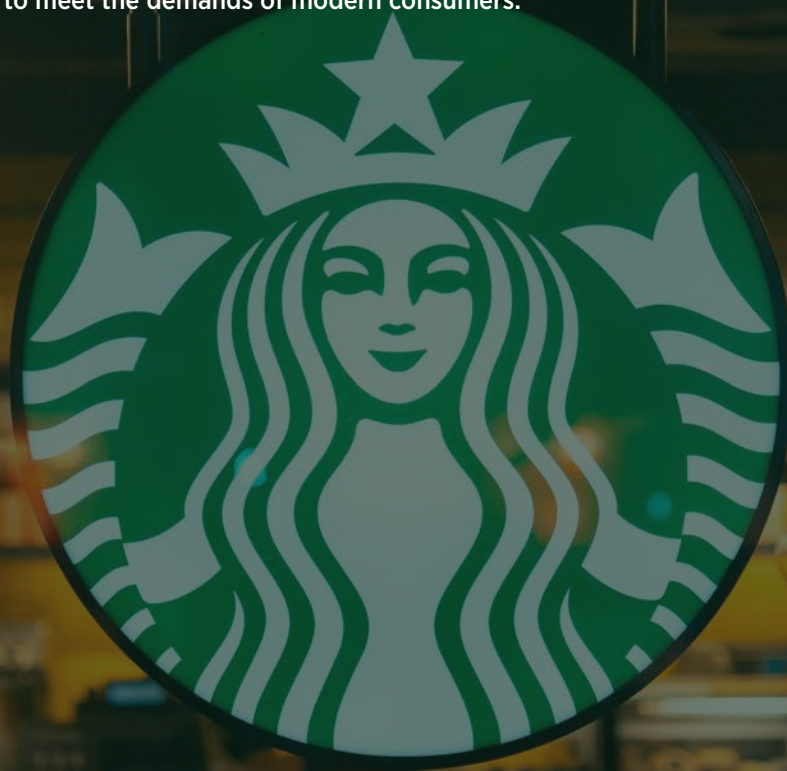
INDIANAPOLIS





## 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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**NOBLESVILLE, IN**



**OFFERED  
FOR SALE**

**\$2,688,000 | 6.25% CAP**

Exclusively Offered By



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