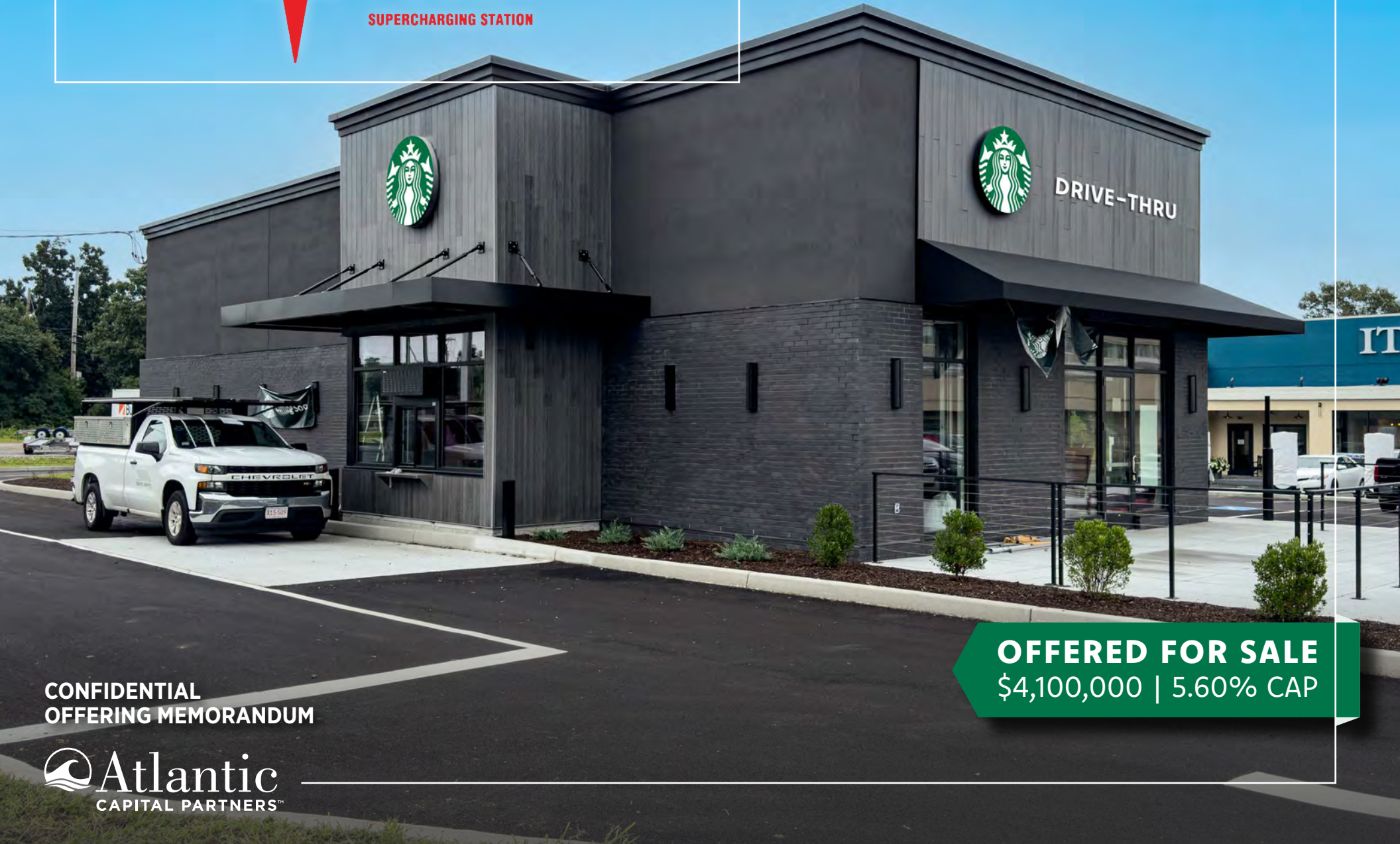




# STARBUCKS™



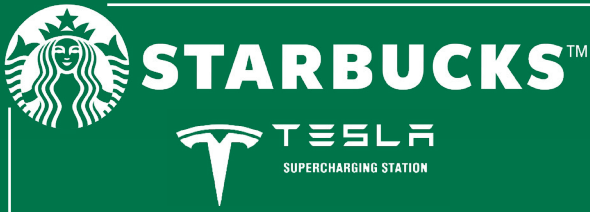
1A NEWBURY STREET PEABODY, MA  
ROUTE 1



CONFIDENTIAL  
OFFERING MEMORANDUM

**OFFERED FOR SALE**  
\$4,100,000 | 5.60% CAP





## EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present for sale the newly constructed Starbucks located on Route 1 in Peabody, Massachusetts. The new 2,400 SF prototype was recently built, features a brand new 10-year lease to Starbucks, and the store has a projected opening date in Q4 2024. Starbucks year 1 NOI is \$200,000 with 10% rent escalations every 5 years throughout the term and at each option. The offering also features 10 Tesla supercharger spaces, providing additional passive income on a new 10-year lease with 3% annual increases backed by a Tesla corporate guarantee.

The property is strategically located at the crossroads of Route 1 (100,000 VPD) and I-95 (124,500 VPD), two of Metro Boston's dominant thoroughfares. The current annual rent for the offering is \$230,000 (inclusive of the \$30K Tesla income) and this investment offers a unique combination of new construction, minimal landlord responsibilities, and stable, long-term passive income from top tier corporate tenants.

LEASE YEARS	TERM	ANNUAL RENT	PSF RENT
Current Term	10/1/2024 - 9/30/2029	\$200,000	\$83.33
Base Rental Increase (10% Every 5 Years)	10/1/2029 - 9/30/2034	\$220,000	\$91.67
1st Extension Term	10/1/2034 - 9/30/2039	\$242,000	\$100.83
2nd Extension Term	10/1/2039 - 9/30/2044	\$266,200	\$110.92
3rd Extension Term	10/1/2044 - 9/30/2049	\$292,820	\$122.01
4th Extension Term	10/1/2049 - 9/30/2054	\$322,102	\$134.21

**NOI** \$230,000

**CAP** 5.60%

**PRICE** \$4,100,000

### STARBUCKS™ LEASE SUMMARY

Tenant Name	Starbucks
Address	1A Newbury St, Peabody, MA (Route 1)
Building Size (GLA)	2,400 SF
Land Size	+/- 0.70 AC
Year Built	2024
Signator/Guarantor	Starbucks Corp.
Lease Type	NN
Landlord Responsibilities	Roof & Struture
Lease Expiration Date	Est. 9/30/2034
Rent Increases	10% Every 5 Years
NOI	\$200,000

### TESLA LEASE SUMMARY

Tenant Name	Tesla Superchargers
Address	1A Newbury St, Peabody, MA (Route 1)
Number of Stalls	10 Charging Stations
Signator/Guarantor	Tesla, Inc.
Lease Type	License Fee (\$250 Per Stall)
Landlord Responsibilities	None
Lease Expiration Date	Est. 9/30/2034
Rental Increases	3% Annual
NOI	\$30,000

 **52,644** PEOPLE  
IN 3 MILE RADIUS

 **\$105,532** AHHI  
IN 3 MILE RADIUS

 **100,000** VPD  
ON ROUTE 1



## INVESTMENT HIGHLIGHTS



### NEW CONSTRUCTION

New construction limiting exposure to capital repairs during the hold period



### NEW 10-YEAR LEASE & MINIMAL LANDLORD RESPONSIBILITIES

NN lease leaves minimal Landlord Responsibilities (Roof & Structure)



### ATTRACTIVE RENTAL INCREASES

10% rent increase every 5 years including option periods



### CORPORATE GUARANTY FROM INVESTMENT GRADE TENANTS

Both of the leases are corporately guaranteed. Starbucks has a Market Cap of \$105.8B (NASDAQ: SBUX) and Tesla has a Market Cap of \$651.2B (NASDAQ: TSLA)



### LOCATED IN HIGH TRAFFIC CORRIDOR

Situated at the crossroads of Route 1 and I-95, which sees 100,000 VPD and 124,500 VPD, respectively



### RETAIL AND COMMERCIAL HUB | PEABODY, MA

Major Retailers: Peabody is home to the North Shore Mall, a Simon-owned Property, which is home to prominent retailers such as Shaw's, Life Time Fitness, Barnes & Noble, Chick-fil-A, and Chipotle. Office: Peabody and surrounding towns are also major office hubs, with the Centennial Drive Office Park as well as the Cummings Center (2M SF)

# SITE PLAN



**HOMWOOD SUITES**  
 by Hilton™

**SPRINGHILL SUITES**  
 MARRIOTT

**JAYDEN APARTMENTS**  
 446 UNITS

**HIGHLANDS AT DEARBORN**  
 446 UNITS

**7-ELEVEN**



**STARBUCKS™**  
**TESLA**  
 SUPERCHARGING STATION



**ROUTE 100,000 VPD**

**1**





Holiday Inn  
& Suites  
AN IHG HOTEL



STARBUCKS™  
TESLA  
SUPERCHARGING STATION



ITHAKI



95

1

ROUTE 1 100,000 VPD

ITHAKI





DEMOGRAPHICS



100,000 VPD



AVALON  
14 NORTH  
209 UNITS



PEABODY PLACE  
Burlington TRADER JOE'S  
SALLY BEAUTY TJ-MAXX

LIBERTY TREE MALL

THE HOME DEPOT TARGET AMC

DICK'S SPORTING GOODS BEST BUY

Total Wine & MORE



MASSACHUSETTS  
GENERAL HOSPITAL  
CANCER CENTER



124,500 VPD



NORTH SHORE MALL

Chick-fil& CHIROPOLE RESTAURANT

shaw's LIFETIME ATHLETIC

BARNES & NOBLE

Boston Children's Hospital  
Until every child is well™



HIGHLANDS AT DEARBORN  
446 UNITS

UNDER CONSTRUCTION:  
JAYDEN APARTMENTS  
180 UNITS



# PEABODY MASSACHUSETTS

Peabody, Massachusetts, is a city located in Essex County with a population of approximately 53,000 residents. Over the years, Peabody has experienced steady economic growth, benefiting from its strategic location in the Greater Boston area and its access to major highways such as Interstate 95 and Route 1. This economic growth has been driven by a diverse range of industries, including healthcare, retail, manufacturing, and technology.

The healthcare sector is particularly significant, with institutions like Lahey Medical Center playing a key role in the local economy. Retail is another major industry, highlighted by the Northshore Mall, one of the largest shopping centers in the region, which attracts visitors from across the area. Manufacturing also remains a vital part of Peabody's economy, with companies producing a variety of goods from electronics to textiles.

Commercial real estate development in Peabody has been robust, with ongoing projects aimed at revitalizing older industrial areas and expanding retail and office spaces. The city has seen the development of new business parks and the renovation of existing commercial properties to accommodate modern businesses. Additionally, mixed-use developments are on the rise, combining residential units with retail and office space to create vibrant community hubs. These developments contribute to Peabody's dynamic economy and enhance its appeal as a place to live and work.



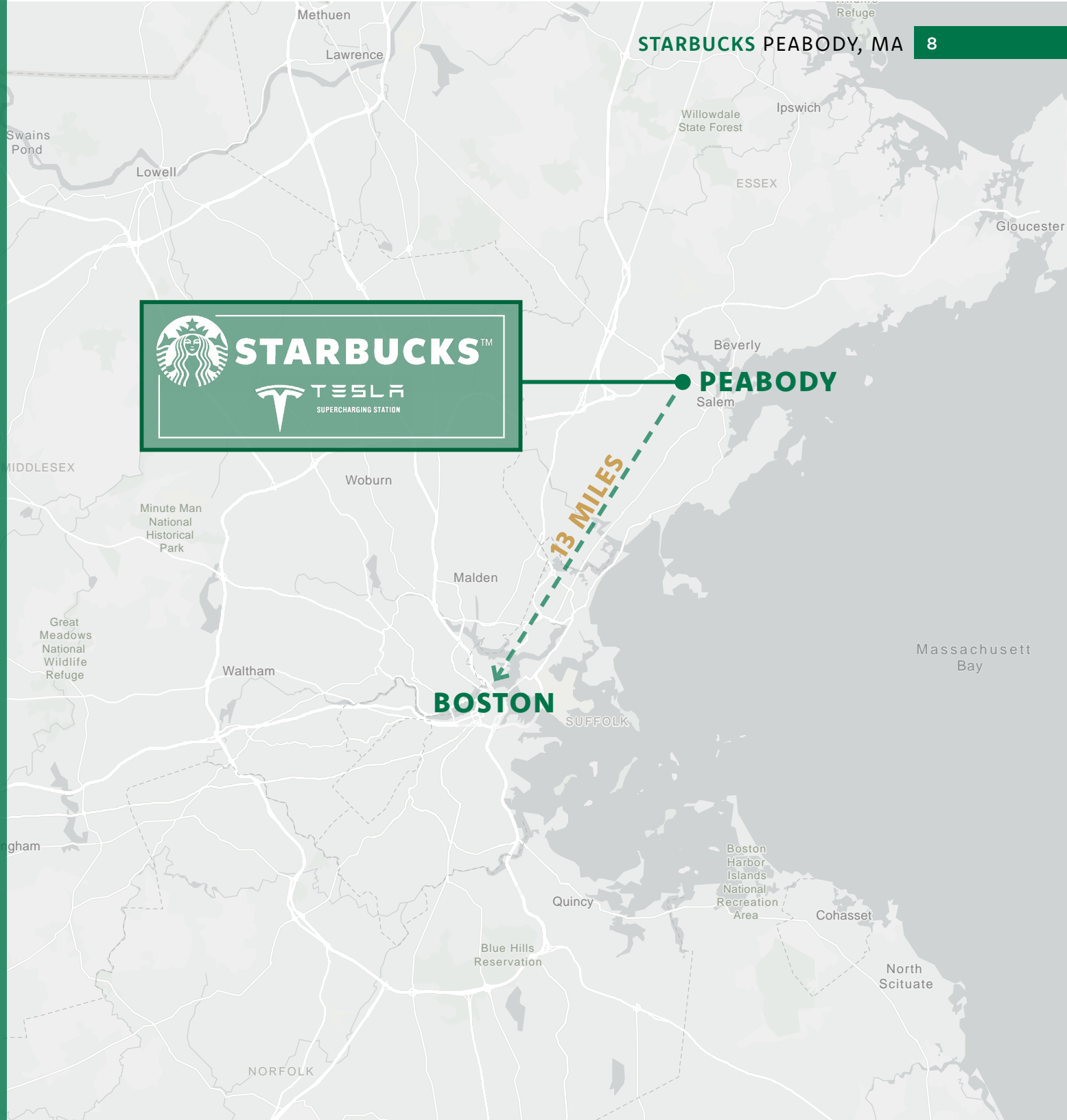
53,000  
RESIDENTS



ECONOMIC  
GROWTH



STRATEGIC  
LOCATION







## 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. 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





## TENANT SUMMARY

Tesla Inc. is a pioneering electric vehicle (EV) and clean energy company founded in 2003 by Elon Musk, JB Straubel, and others. Headquartered in Austin, Texas, Tesla is known for its innovative electric cars, energy storage solutions, and solar products. The company's mission is to accelerate the world's transition to sustainable energy by offering electric vehicles that are not only environmentally friendly but also high-performing and stylish. In addition to vehicles, Tesla manufactures energy storage products such as the Powerwall and Powerpack, as well as solar panels and solar roof tiles. With its cutting-edge technology and ambitious vision for the future, Tesla has become a leader in the global automotive and clean energy industries.



Tesla Superchargers are a network of high-speed electric vehicle charging stations operated by Tesla, Inc. Established in 2003, the Supercharger network is designed to provide convenient and rapid charging for Tesla vehicles, allowing drivers to replenish their battery levels quickly during long-distance trips. The stations are strategically located along major highways and in urban areas, enabling Tesla owners to travel long distances with minimal charging downtime. Superchargers utilize proprietary technology to deliver faster charging speeds compared to standard charging stations, significantly reducing the time required to recharge a Tesla vehicle. Tesla offers Supercharging as a complimentary service for certain vehicle models, while others may require a fee for usage. With the continued expansion of the network, Tesla aims to increase accessibility to electric vehicle charging infrastructure and accelerate the adoption of sustainable transportation worldwide.

### TESLA QUICK FACTS

Founded	2003
Ownership	Public
Market Cap	\$671B
Headquarters	Austin, TX
Guaranty	Corporate





# STARBUCKS<sup>®</sup>

## LEASE ABSTRACT

<b>LESSEE</b>	<b>Starbucks</b>			
<b>LAND</b>	±0.70 Acres			
<b>LEASE TERM</b>	Ten (10) Years			
<b>RENT COMMENCEMENT DATE</b>	Est. Q4 2024			
<b>EXPIRATION DATE</b>	Est. Q4 2034			
<b>BASE RENT</b>	<b>PERIOD (LEASE YEARS)</b>	<b>ANNUAL</b>	<b>MONTHLY</b>	<b>\$/SF/YEAR</b>
<b>CURRENT TERM</b>	1-5	\$200,000	\$16,667	\$83.33
<b>BASE RENTAL INCREASE (10% EVERY 5 YEARS)</b>	6-10	\$220,000	\$18,333	\$91.67
<b>1ST EXTENSION TERM</b>	11-15	\$242,000	\$20,167	\$100.83
<b>2nd Extension Term</b>	16-20	\$266,200	\$22,183	\$110.92
<b>3rd Extension Term</b>	21-25	\$292,820	\$24,402	\$122.01
<b>4th Extension Term</b>	26-30	\$322,102	\$26,842	\$134.21
<b>SECURITY DEPOSIT</b>	None			
<b>SIGNATOR/GUARANTOR</b>	Corporate			
<b>RENEWAL TERM(S)</b>	Four (4), Five (5) Year Options			
<b>REQUIRED PARKING</b>	At Tenant's request, Landlord shall provide Tenant with five (5) exclusive parking spaces adjacent to the Premises			
<b>USE RESTRICTIONS</b>	So long as the operator of Lot 2 is Starbucks Corporation (or an affiliate thereof), Lot 2 may be used for any lawful retail or restaurant use, including the sale of beer and wine (provided that such operator shall be solely responsible, at its sole cost and expense, for obtaining and retaining any licenses or approvals required to sell beer and wine); and (2) At any time that the operator of Lot 2 is not Starbucks Corporation (or an affiliate thereof), Lot 2 may be used only for lawful retail or restaurant uses (which may include (i) a "drive-through" window for the sale and/ or delivery of products to customers, and (ii) the incidental sale of beer and wine for on-premises consumption be in accordance with all applicable laws			
<b>TERMINATION OPTION(S)</b>	None			
<b>REAL ESTATE TAXES</b>	For each Lease Year during the Term, Tenant shall pay Landlord, as additional rent, Tenant's Pro Rata Share of the Real Property Taxes			
<b>COMMON AREA EXPENSES</b>	Commencing on the Rent Commencement Date, for each calendar year of the Term, Tenant shall pay to Landlord as additional rent Tenant's Tax Payment, Tenant Exclusive Operating Expenses Payment, Tenant's Pro Rata Share of Common Area Operating Expenses, and one hundred percent (100%) of the cost of Landlord's Insurance			

<b>REPAIRS &amp; MAINTENANCE</b>	Landlord shall maintain in good order and repair and replace (if necessary) (i) the roof, roof membrane, and roof systems (gutters, downspouts, and the like) of the Building and the foundation, structural portions of interior and exterior walls, and all other structural components of the Premises and Building and (ii) all parking areas, sidewalks, Outdoor Seating Area (other than items installed or used in the Outdoor Seating Area by Tenant), the paving, curbs and structural components of the Drive-Through Facility, and landscaping, lighting, drainage and other systems on the Property, and Tenant shall reimburse Landlord for the costs and expenses incurred by Landlord in connection with all of the foregoing as Tenant Exclusive Operating Costs as set forth in and subject to Article 12. Landlord shall not be required to maintain the interior surface of exterior walls, windows, doors, or plate glass and storefronts
<b>UTILITIES</b>	Tenant shall pay directly to the applicable utility provider the utility charges for all water, sewer, gas, and electricity used by Tenant during the Term
<b>INSURANCE</b>	As of the Commencement Date through the expiration or earlier termination of the Term of this Lease, Tenant shall obtain and keep in full force and effect the following insurance which may be provided under blanket insurance policies covering other properties as well as the Premises: Liability Insurance, Property Insurance, Worker's Related Insurance, and Additional Insurance as needed. Landlord shall obtain and keep in full force and effect, the following insurance: Liability and Property Insurance
<b>ASSIGNMENT, SUBLETTING &amp; GO DARK</b>	Tenant may, without Landlord's consent, sublet all of the Premises or assign its interest in this Lease to: (a) a parent, subsidiary, affiliate, division or other entity controlling, controlled by or under common control with Tenant; (b) a successor entity related to Tenant by merger, consolidation, reorganization or government action; or (c) an entity that acquires not less than ten (10) of Tenant's locations, operating under the trade name "Starbucks" or any other trade name then used by Tenant provided that such assignee or subtenant agrees directly with Landlord in writing to assume the obligations of the tenant under this Lease
<b>ESTOPPEL CERTIFICATE</b>	Tenant shall, no more than twice in any Lease Year and upon not less than thirty (30) days prior written notice from Landlord (addressed to Tenant as set forth in Article 25), execute, acknowledge, and deliver to any prospective purchaser or mortgagee, or to Landlord on such party's behalf, a statement in writing on Tenant's standard form or on such other form as is acceptable to Tenant, (a) certifying that this Lease is unmodified and in full force and effect
<b>HOLDING OVER</b>	If Tenant remains in possession of the Premises or any part thereof after the expiration of the Term or earlier termination of this Lease, with or without the consent of Landlord, such occupancy shall be a tenancy-at-sufferance at a rental in the amount of one hundred fifty percent (150%) of the Base Rent payable in the last month of the Term, plus all other charges payable hereunder, and upon the terms hereof applicable to tenancies-at-sufferance

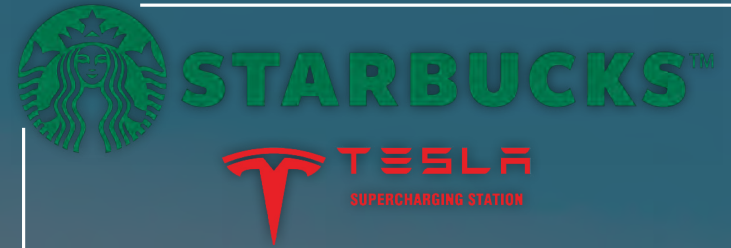


# LEASE ABSTRACT

<b>LESSEE</b>	Tesla	
<b>LAND</b>	±1,800 SF	
<b>LEASE TERM</b>	Ten (10) Years	
<b>RENT COMMENCEMENT DATE</b>	Est. Q4 2024	
<b>EXPIRATION DATE</b>	Est. Q4 2034	
<b>PERIOD (LEASE YEARS)</b>	<b>ANNUAL</b>	<b>MONTHLY</b>
1	\$30,000	\$2,500
2	\$30,900	\$2,575
3	\$31,827	\$2,652
4	\$32,782	\$2,732
5	\$33,765	\$2,814
6	\$34,778	\$2,898
7	\$35,822	\$2,985
8	\$36,896	\$3,075
9	\$38,003	\$3,167
10	\$39,143	\$3,262
<b>CHARGING STALLS</b>	Ten (10) electric vehicle charging stalls	
<b>SIGNATOR/GUARANTOR</b>	Tesla, Inc.	
<b>RENEWAL TERM(S)</b>	Periods of five (5) years	
<b>REQUIRED PARKING</b>	10 Spots	
<b>USE RESTRICTIONS</b>	Licensee may use and occupy the Licensed Area during the Term to install, operate and maintain a Supercharger Station and for incidental purposes, which may include generating photovoltaic electricity and operating an energy storage system on the Licensed Area for the sole purpose of supporting the operation of Licensee's Supercharging Station at the Licensed Area, and for no other purposes	

<b>TERMINATION OPTION(S)</b>	Upon expiration of the Base Term, this License shall automatically renew for successive Renewal Terms (Renewal Term(s) together with the Base Term, the "Term"), subject to termination pursuant to this Section 5. Either Party, in its sole discretion and without cause, may terminate this License at any time during a Renewal Term by delivering advance written notice of termination to the other Party specifying a termination date that follows the Notice Period. For the avoidance of doubt, neither party may terminate this License during the Base Term
<b>COMMON AREA EXPENSES</b>	Licensor's normal responsibility to maintain the parking areas of the Property also apply to the Licensed Area, such as trash removal, snow removal, repaving, repairing and/or restriping the parking areas and drive-aisles, and Licensor agrees to coordinate with Licensee on maintenance that will prevent the use of the Supercharger Station
<b>REPAIRS &amp; MAINTENANCE</b>	Licensee shall be responsible for maintaining the Supercharger Station at its sole cost (including repair and replacement of equipment, as necessary) and keep same in good working order and condition and in compliance with all applicable Laws
<b>UTILITIES</b>	Licensee agrees to arrange and pay when due the charges for all Licensee-related utility services provided to or used in or at the Licensed Area during the Term
<b>INSURANCE</b>	Through the duration of this License, Licensee shall maintain commercial general liability insurance with limits of not less than Two Million Five Hundred Thousand US Dollars (\$2,500,000 USD) per occurrence and Four Million US Dollars (\$4,000,000 USD) aggregate for combined single limit for bodily injury or third party property damage
<b>ASSIGNMENT, SUBLETTING &amp; GO DARK</b>	Licensee shall not assign this License nor sublicense the Licensed Area without the prior written consent of Licensor, which shall not be unreasonably withheld, conditioned or delayed; provided that the foregoing prohibition shall not limit Licensee's ability to transfer this License to an Affiliate of Licensee

# OFFERED FOR SALE



1A NEWBURY STREET  
PEABODY, MA

\$4,100,000 | 5.60% CAP

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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