



1601 W MARKET ST
BLOOMINGTON, IL

**OFFERED
FOR SALE**

\$2,624,000 | 6.40% CAP





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Starbucks in Bloomington, IL. 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 Bloomington, IL.



**10-YR
LEASE**



**IN MAIN
RETAIL NODE**



**NEAR 2
UNIVERSITIES**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$167,904
Rent Escalation	6-10	\$179,657
1st Option Term	11-15	\$192,233
2nd Option Term	16-20	\$205,690
3rd Option Term	21-25	\$220,088
4th Option Term	26-30	\$235,494

NOI	\$167,904
CAP	6.40%
PRICE	\$2,624,000

ASSET SNAPSHOT

Tenant Name	Starbucks
Address	1601 W Market Street, Bloomington, IL 61701
Building Size (GLA)	2,265 SF
Land Size	0.94 Acres
Year Built/Renovated	2023
Signator/Guarantor	Starbucks Corporation (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof, Structure, Parking Lot
Rent Commencement Date	11/1/2023
Lease Expiration Date	10/31/2033
Remaining Term	10 Years
Rent Escalations	7% Every 5 Years and in Option Periods
Current Annual Rent	\$167,904

ACTUAL PROPERTY



116,836 PEOPLE
IN 5 MILE RADIUS



\$90,455 AHHI
IN 5 MILE RADIUS



19,100 VPD
ON MARKET ST



ATTRACTIVE LEASE FUNDAMENTALS

Corporate Guarantee from Credit Rated Tenant | 7% rental increases every 5 years including options | Six (6) - five (5) year options | Minimal LL responsibilities



CORPORATE GUARANTEE | CREDIT WORTHY TENANT

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



NEARBY LOCAL ECONOMIC DRIVERS

Located 2 miles from Illinois State University (21,000 students; 3,700 employees) and Illinois Wesleyan University (1,500 students; 907 employees) | 0.5 miles from Sheridan Elementary School (365 students; 50 employees)



HIGHLY VISIBLE SITE IN LOW VACANT RETAIL CORRIDOR

Direct access to Us Hwy 150, over 19K VPD and less than 1 mile to I-74 (43,100 VPD) | Over 3M SF of retail space in a three mile radius | Retail vacancy within a mile is 0% (According to: Costar Data) | Nearby National Retailers include: Walmart Supercenter, ALDI, Tractor Supply Co, and more



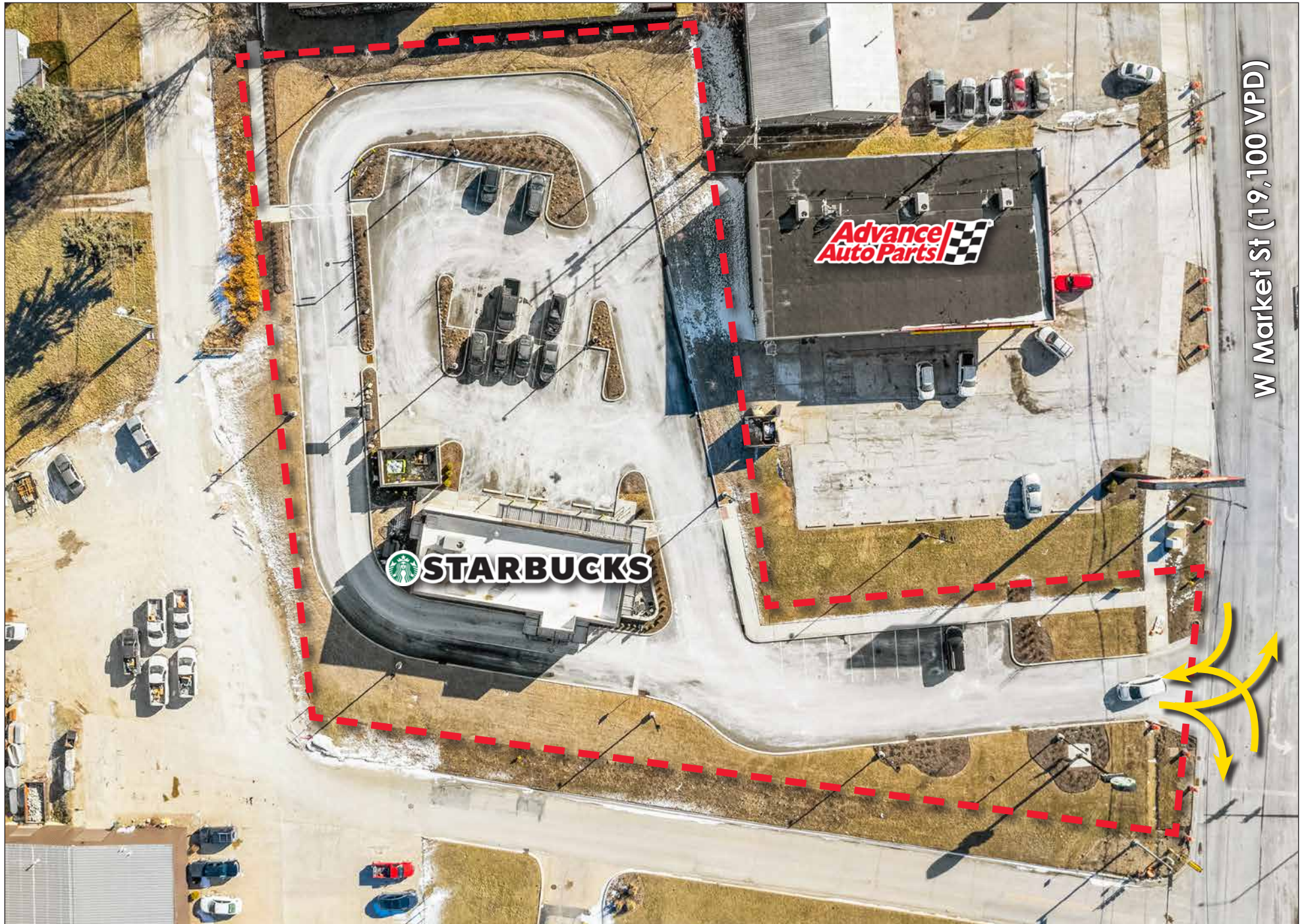
RECENT CONSTRUCTION

New build-to-suit Starbucks | Warranties will be assigned to the new owner



RIVIAN MANUFACTURING FACILITY

Located under 4 miles from the site is the 3.88 Million SF Rivian Manufacturing Plant | In 2021 this facility produced more than 100,000 electric vehicles utilizing more than 8,000 employees | In the next year the facility is planning to expand another million SF and hire more than 55 new full-time workers







Illinois State
±21,000 Students



Illinois Wesleyan
±1,500 Students



STARBUCKS



**Advance
Auto Parts**

W Market St (19,100 VPD)

Bloomington, IL

Bloomington, Illinois, is a city in Central Illinois, about 125 miles southwest of Chicago. As the county seat of McLean County, it has around 78,680 residents and forms part of the “Twin Cities” with neighboring Normal. Bloomington is a major transportation hub with Interstates 39, 55, and 74 intersecting the city. It is home to State Farm Insurance, Illinois Wesleyan University, and the McLean County Museum of History. Outdoor enthusiasts enjoy the 45-mile Constitution Trail. With a strong economy, rich history, and recreational opportunities, Bloomington offers a high quality of life for residents and visitors.


STARBUCKS

CHICAGO
120 MILES
2:15 DRIVE

1 MILES

7,505
PEOPLE
\$70,536
AHHI
2,651
TOTAL
EMPLOYEES

3 MILES

67,723
PEOPLE
\$78,339
AHHI
40,083
TOTAL
EMPLOYEES

5 MILES

116,836
PEOPLE
\$90,455
AHHI
109,119
TOTAL
EMPLOYEES

INDIANAPOLIS
155 MILES
2:45 DRIVE

ST LOUIS
140 MILES
2:20 DRIVE

LOUISVILLE
230 MILES
4:20 DRIVE

IL

IN

KY

TENANT SUMMARY

Starbucks Corporation is an American global coffee company and coffeehouse chain based in Seattle, Washington. Starbucks was founded in 1985 as a local coffee bean roaster and retailer and has grown into the largest coffeehouse company in the world. There are 33,000+ Starbucks stores in 76 countries, including 15,041 in the United States. Starbucks locations serve hot and cold beverages, whole-bean coffee, micro-ground instant coffee, full-leaf teas, pastries, and snacks. Most stores also sell packaged food items, hot and cold sandwiches, and items such as mugs and tumblers. Starbucks Evenings locations also offer a variety of beers, wines, and small bites after 4pm. Starbucks has a strong presence both in the US and in the global marketplace due in part to its rapid growth over the last few decades. In the 1990s, Starbucks was opening a new store every workday, a pace that continued into the 2000s. The first store outside the United States or Canada opened in the mid-1990s, and overseas stores now constitute almost one-third of Starbucks' stores.

STARBUCKS QUICK FACTS

Founded:	1971
Credit Rating:	BBB+
Ownership:	Public/NASDAQ: SBUX
# of Locations:	33,800
Headquarters:	Seattle, WA
Guaranty:	Corporate

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STARBUCKS

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Exclusively Offered By



PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

ZACK HILGENDORF

Senior Vice President
847.722.0865
zhilgendorf@atlanticretail.com

NICK HILGENDORF

Associate
847.414.4749
nhilgendorf@atlanticretail.com

BEN OLMSTEAD

Associate
980.498.3296
bolmstead@atlanticretail.com

BOR:

Shai Wolkowicki
IL License # 471016976

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