

# Free-Standing Starbucks w/ Drive Thru!

*1824 West Joe Harvey Blvd. Hobbs, NM 88240*



Actual Store Photo



**\$ 1,850,000**

**5.25 % Cap Rate**

- Fee simple land and building.
- Built in 2014 with 10 yr. primary term and four 5-yr options.
- 10% rent increases every 5 years in primary & option periods.
- S&P Rated A investment grade tenant.
- High growth market.
- Over \$100,000 avg. hh income.
- Outparcel to (24 hour) Walmart Supercenter!

**LemRx**  
**Realty Advisors**  
*Drugstore & STNL Specialists*

**Alexis B. & Dan Lem**  
Mobile: 925.404.4988  
Office: 925.263.2088  
direct@lemrx.com



## Investment Summary

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<b>Price:</b>	<b>\$ 1,850,000</b>	
<b>CAP Rate:</b>	<b>5.25 %</b>	
<b>Net Operating Income:</b>	<b>\$ 96,800*</b>	
<b>Completed:</b>	<b>July 2014</b>	
<b>Building Size:</b>	<b>1,752 SF</b>	
<b>Lot Size:</b>	<b>Approx. 24,000 SF</b>	
<b>Tenant:</b>	<b>Starbucks Corporation S&amp;P Rating A</b>	
<b>Rent Start:</b>	<b>July 2014</b>	
<b>Lease Terms:</b>	<b>10 yr primary term with four 5-year options. 10% rent increases every 5 years during primary &amp; option periods.</b>	
<b>Net Net Lease:</b>	<b><u>LL resp.</u> for roof, structure, parking. <u>Tenant resp.</u> for payment of taxes, insurance and operating expenses including roof and parking maintenance. (<u>Note:</u> LL fully reimbursed for the parking lot maintenance and Starbucks must maintain roof at its cost. LL only responsible for roof replacement and roof is fully warranted until July 14,2029. )</b>	
<b>Years 1-5:</b>	<b>\$ 88,000</b>	
<b>Years 6-10:</b>	<b>\$ 96,800*</b>	<b>* NOTE: Seller will maintain yield through July 2019 (the start of year 6 increased rent of \$96,800/yr).</b>
<b>Years 11-15:</b>	<b>\$ 106,840</b>	
<b>Years 16-20:</b>	<b>\$ 117,128</b>	
<b>Years 21-25:</b>	<b>\$ 128,840</b>	
<b>Years 26-30:</b>	<b>\$ 141,724</b>	





## Location Overview

**LemRx Realty Advisors** is pleased to present a fee simple land & building Starbucks located at **1824 West Joe Harvey Blvd, Hobbs, NM 88240**. This Starbucks drive- thru is located outparcel to a 24 hr Walmart Supercenter at the intersection of West Joe Harvey and Hwy 18. Nearby tenants include: Lowe's, McDonald's, IHOP, Taco Bell, and other nationally recognized lodging such as Holiday Inn Express, Quality Inn & Suites, and Marriott.

**Hobbs, New Mexico** is cited by Forbes as one of the fastest growing small communities in the nation with a population that has increased by over 19% since the 2000 Census. Hobbs serves as the transportation hub for Lea County. The influx of new industry and business development to the region and a population that continues to increase, provides for high expectations for the area.

<b>Demographics</b>	<b><u>1-mi</u></b>	<b><u>3-mi</u></b>	<b><u>5-mi</u></b>
<b>2014 Total Population</b>	<b>2,806</b>	<b>26,448</b>	<b>47,919</b>
<b>% Population Change 2000-2012</b>	<b>35.43%</b>	<b>22.38%</b>	<b>21.75%</b>
<b>2013 Total Households</b>	<b>1,188</b>	<b>9,081</b>	<b>14,481</b>
<b>% Household Change 2010 – 2015</b>	<b>39.27%</b>	<b>15.26%</b>	<b>14.80%</b>
<b>2015 Average Household Income</b>	<b>\$ 103,481</b>	<b>\$ 71,448</b>	<b>\$ 61,644</b>



## Tenant Overview

**Starbucks Coffee (NASDAQ: SBUX)** is the premier roaster and retailer of specialty coffee in the world. Starbucks was formed in 1985 and its common stock trades on the NASDAQ. S&P rated A.

Starbucks products include:

**Coffee:** More than 30 blends and single origin premium coffees.

**Handcrafted Beverages:** Fresh brewed coffee, hot and iced espresso beverages. Frappuccino coffee and non-coffee blended beverages, Starbucks Refreshers beverages, smoothies and teas.

**Merchandise:** Coffee and tea brewing equipment, Verismo System by Starbucks, mugs and accessories, packaged goods, books and gifts.

**Fresh food:** Baked pastries, sandwiches, salads and salad grain bowls, oatmeal, yogurt parfaits and fruit cups.

The Company's brand portfolio includes Tazo teas, Starbucks Hear Music CD's, Seattle's Best Coffee, and Torrefazione Italia. They operate 23,768 retail locations worldwide.





# Hobbs, NM



## Aerial



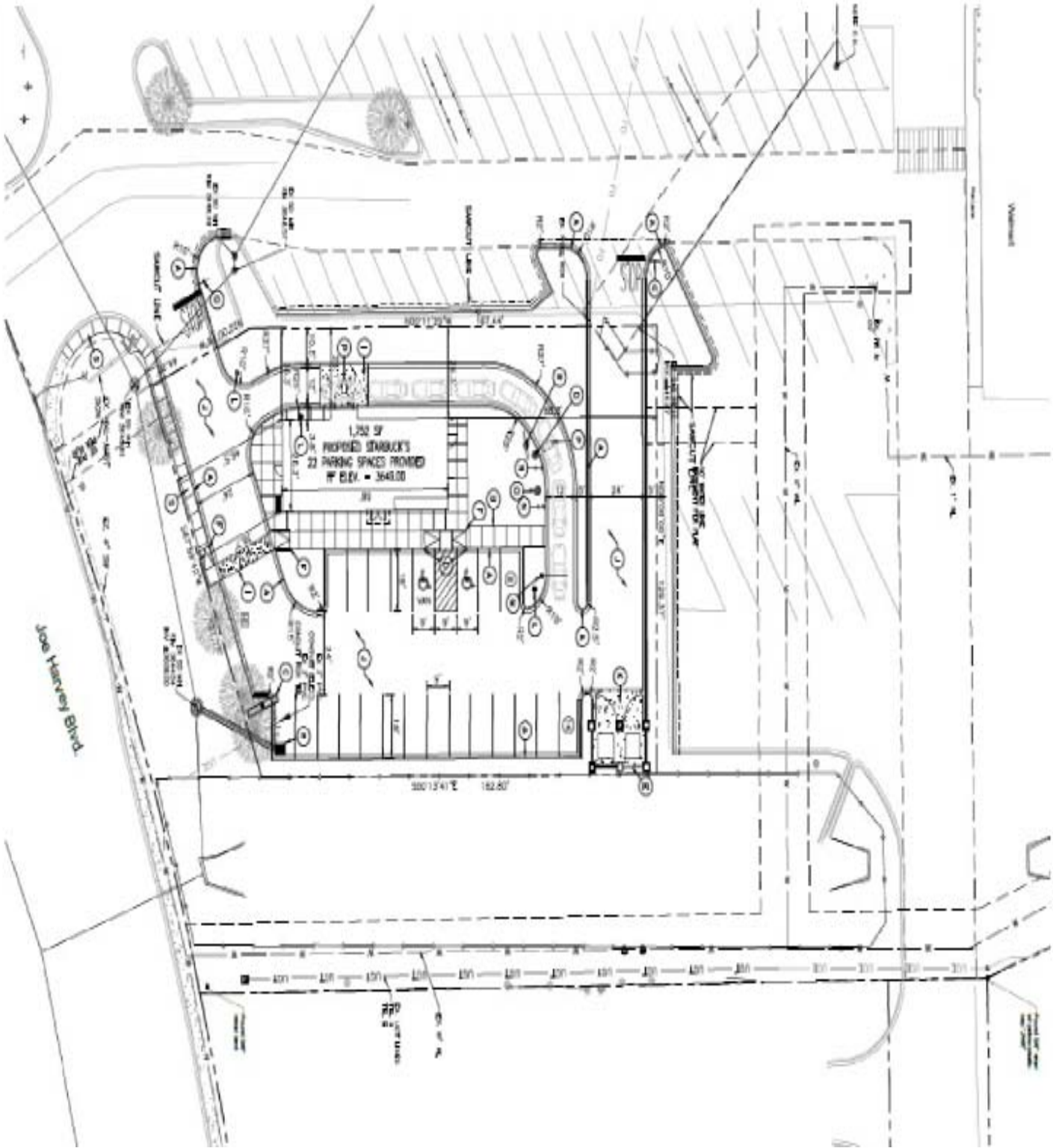
Occupied Industrial and R&D space

Dense Residential Area

# Hobbs, NM



## Site Plan





# Hobbs, NM



## Actual Photos



# Hobbs, NM



## Actual Photos





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