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STARBUCKS
MESA, AZ (PHOENIX, AZ)

NASDAQ: SBUX
S&P: BBB+

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ACROSS FROM EASTMARK
15,000+ HOME DEVELOPMENT

OPENING JANUARY 2026

*ACTUAL PROPERTY

OFFERED AT
\$3,533,000 | 5.25% CAP RATE

INVESTMENT HIGHLIGHTS



New 10 Year Lease (January 2026 Grand Opening) -- Corporate Starbucks
Lease Guaranty - Investment Grade Credit (S&P: BBB+)



Prime Location – Adjacent to Eastmark, a 3,200 Acre Master Planned Community (15,000 Homes) & Elliot Technology Corridor (Google, Apple, Amazon, META, Northrop Grumman & Dexcom)



Outparcel to Gateway 202 – New 166 Acre Master Planned Industrial Park (Est. 2,000 Employees) Adjacent to New META (Facebook) 2.5 Million SF Data Center & Next Door to Chick-Fil-A – Consistent Traffic to Location



Access to Major Freeways – Minutes to the Loop 202, SR 24, & US 60 Freeway Via Ellsworth Road, One of the Main Arteries Through Mesa



Surging Development in Trade Area – Vestar's New \$1 Billion Legacy Park Mixed Use Development Adds Another 9.4 Million SF of Retail, Residential, Office, & Hospitality to E. Valley Mesa Area

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