



Starbucks Investment For Sale \$1,936,000 | 6.25% Cap Rate
6707 Jefferson Street NE, Albuquerque, NM 87109



Renz & Renz
Local Roots; National Reach



Exclusively Listed By



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Starbucks Investment

6707 Jefferson Street NE, Albuquerque, NM 87109

List Price	\$1,936,000
Cap Rate	6.25%
Rent	\$10,083 Monthly \$121,000 Annually
Building Size	2,025 SqFt with Drive Thru
Lot Size	0.8766 Acres
Year Built	2018

Property Highlights

- Net Leased Single Tenant
- Starbucks Corporate Lease
- Excellent High Traffic Location
- Low Price Point for Starbucks
- Located in front of Lovelace Medical Center
- Over 50,000 CPD combined from Osuna Rd NE & Jefferson St NE.



Tenant Summary

Tenant Trade Name	Starbucks
Lease Guarantor	Corporate
Lease Type	NN
Current Rent	\$10,083 Monthly \$121,000 Annually
Landlord Responsibilities	Roof & Structure Maintenance. Roof has 20 year warranty.
Original Lease Term	10 years
Lease Comencement Date	9.28.2018
Current Lease Expiration Date	2.28.2029
Term Remaining on Lease	Approximately 5 years
Rental Increases	10% increases every 5 years
Options	Four 5-year options with 10% increases



STARBUCKS

About Starbucks

Starbucks Corp (Starbucks) is a beverage retailing company. It is one of the leading coffee chains in the world. The company’s main activities include purchasing and roasting high-quality coffees, which are sold alongside handcrafted coffee, tea, and other beverages. It also offers an array of food items such as sandwiches, wraps, bagels, cookies, croissants, chocolates, candy and others. Starbucks also licenses its trademarks through other channels, such as licensed stores, grocery, and food service through its Global Coffee Alliances. The company operates under several brands, including Teavana, Ethos, Starbucks Reserve, and Princi. Starbucks is headquartered in Seattle, Washington, the US. Starbucks has 381,000 employees & reached \$36,000,000,000 revenue with 38,027 locations worldwide as of 2023.

Lease Increases & Option Breakdown

		Monthly Rent	Annual Rent
Year 6 - 10	CURRENT	\$10,083.33	\$120,999.96
Option 1		\$11,091.67	\$133,100.04
Option 2		\$12,200.83	\$146,409.96
Option 3		\$13,420.92	\$161,051.04
Option 4		\$14,763.01	\$177,156.12



About Albuquerque, NM

Albuquerque is New Mexico's leading economic center, accounting for half the state's economic activity. The city's economy is highly diversified, centering on science, medicine, technology, commerce, education, media entertainment, and culture (particularly fine arts); construction, film production, and retail trade have seen the most robust growth since 2020.

Forbes magazine rated Albuquerque the best city in America for business and careers in 2006, and as the 13th best (out of 200 metro areas) in 2008. The city ranked seventh among America's Engineering Capitals in 2014 by Forbes. Albuquerque was named one of the "Top 10 Best Cities to Live" by U.S. News & World Report in 2009 and was recognized as the fourth best place to live for families by the TLC network.[150] It was ranked among the Top Best Cities for Jobs in 2007 and among the Top 50 Best Places to Live and Play by National Geographic Adventure.

Population

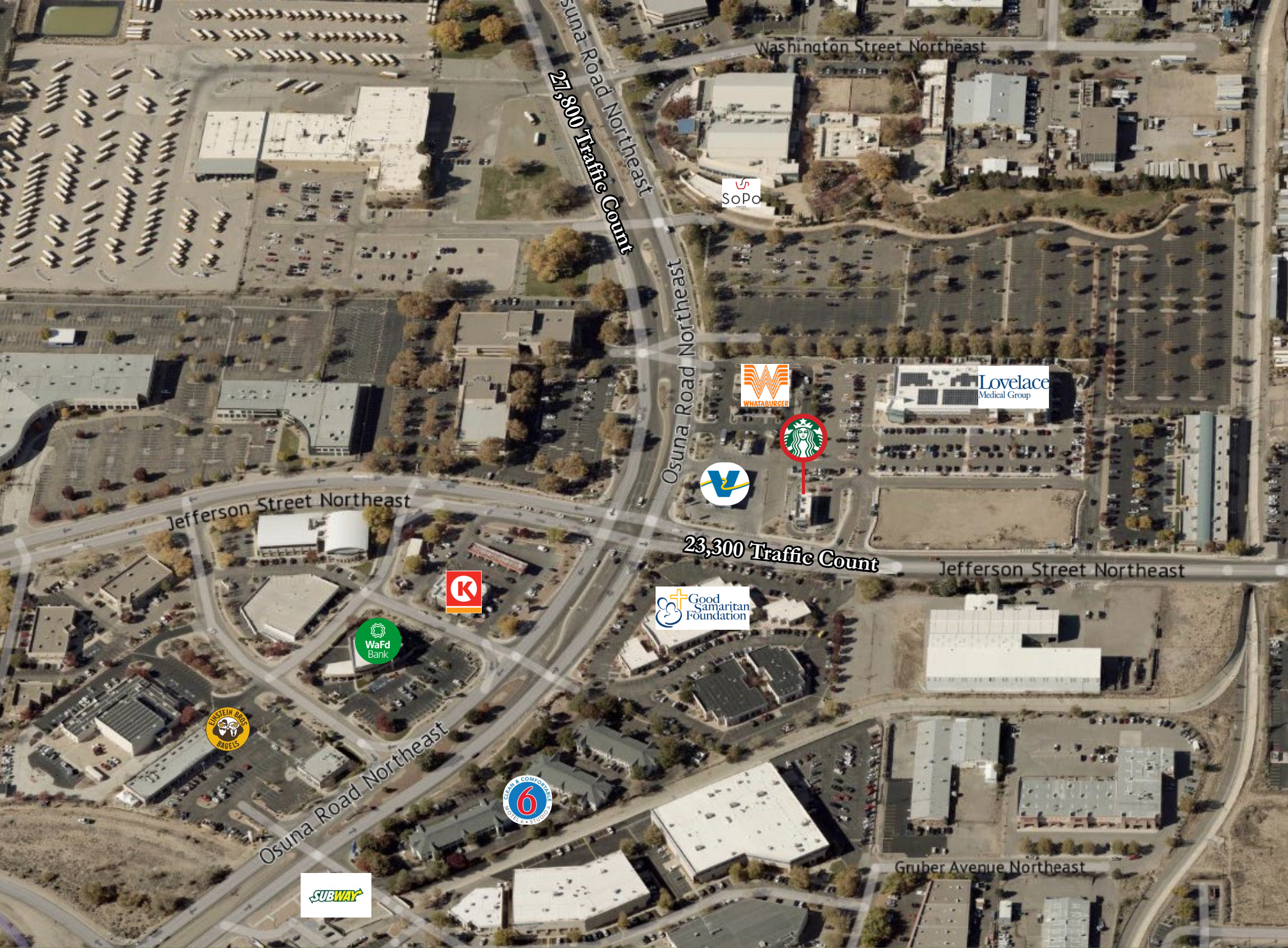
	1 Mile	3 Miles	5 Miles
2010	5,379	85,871	211,457
2023	5,164	86,786	212,751
2028 (projected)	5,031	85,794	210,313

2023 Households Income

	1 Mile	3 Miles	5 Miles
Median Income	\$52,633	\$61,331	\$66,694
Average Income	\$74,162	\$93,816	\$102,870
Per Capita Income	\$36,291	\$42,928	\$47,087

Households

	1 Mile	3 Miles	5 Miles
2010	2,649	38,002	93,835
2023	2,748	39,959	97,028
2028 (projected)	2,751	40,333	98,027
2023 Average Size	1.83	2.15	2.16



Washington Street Northeast

Osuna Road Northeast
27,800 Traffic Count



Lovelace
Medical Group



23,300 Traffic Count

Jefferson Street Northeast



Good Samaritan
Foundation

Jefferson Street Northeast



Osuna Road Northeast

Gruber Avenue Northeast









DISCLOSURE & NON-DISCLOSURE

Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property. Recievers of this information commit to using it solely for it's purpose and not to disseminate Seller or Tenant information for any other use.



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