



Starbucks with Drive Thru | New 10 YEAR Renewal
3287 Alpine Ave NW, Walker (Grand Rapids), MI 49544

OFFERING MEMORANDUM

Actual Site

Click Image For Online
Property Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

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Click Here To Meet
The Team



STARBUCKS

INVESTMENT SUMMARY

List Price:	\$2,647,047
Current NOI:	\$138,970
Initial Cap Rate:	5.25%
Average Cap Rate:	5.51%
Land Acreage:	.59 +/- Acres
Year Built:	2007
Building Size:	2,138 SF
Google Aerial Map:	Click HERE
Google Street View:	Click HERE

LEASE SUMMARY

Lease Type:	NN
Taxes/CAM/Insurance:	Tenant Responsibility
Structure/Roof/Parking:	Landlord Responsibility
HVAC:	Tenant Responsibility
Extension Lease Term:	10 Years
Ext. Commencement:	March 1, 2018
Ext. Rent Expiration:	February 28, 2028
Term Remaining:	10.5 Years
Rent Increases:	10% Every 5 Years Including Options
Option Periods:	Four, Five Year Options
Option To Terminate:	None
Right of First Refusal:	None

TENANT WEBSITE:

www.Starbucks.com

INVESTMENT HIGHLIGHTS

- Starbucks Recently Renewed for an additional 10 years with increases in rent.
- State of the art Starbucks Designs with Drive-Thru on Hard Corner
- Minimal Landlord Responsibilities | 10% Rent Increases Every 5 Years Including Options
- Lease Guaranteed by Starbucks Corporation | S&P "A-" Credit Rating
- Excellent visibility and Ingress and Egress
- Exceptional Architecture with Beautiful Stone Facade
- E-Commerce & Internet Resistant Tenant

LOCATION HIGHLIGHTS

- Walker, MI is a suburb of Grand Rapids and home to the corporate headquarters of Meijer
- The subject property is located on a Heavily Traveled Alpine Ave NW , 56,000+ VPD
- Alpine Ave Starbucks benefits from being located on Major Retail Corridor with retail tenants including Target, Home Depot, Kohl's, Hobby Lobby, AMC Movie Theater, Bed Bath and Beyond, Best Buy, Panera, Taco Bell, and many other national brands.
- 5 Mile Population Exceeds 159,000 Residents
- More than 127,000 Employees within a 5 mile radius.
- Average Household Income Exceeds \$45,000 Within 5 Miles
- Median Home Value Within 5 Miles Exceeds \$142,000

Rent Schedule			
Term		Monthly Rent	Annual Rent
*6/1/2017- 2/28/2018		\$ 11,046.33	\$ 132,556.00
03/01/2018-02/28/2023		\$ 11,580.83	\$ 138,970.00
03/01/2023-02/29/2028		\$ 12,738.92	\$ 152,867.00
Option 1 (3/28 - 2/33)		\$ 14,012.81	\$ 168,153.70
Option 2 (3/33 - 2/38)		\$ 15,414.09	\$ 184,969.07
Option 3 (3/38 - 2/43)		\$ 16,955.50	\$ 203,465.98
Option 4 (3/43 - 2/48)		\$ 18,651.05	\$ 223,812.57
*Remaining Initial Lease Term Prior to Renewal			

INVESTMENT OVERVIEW

Fortis Net Lease is proud to present a state of the art free standing Starbucks at 3289 Alpine Avenue North West in Walker, MI, a suburb of Grand Rapids. The subject property sits on the hard corner of Alpine Avenue and Coventry Road. Alpine Avenue is a major retail corridor (56,00+VPD), serving Northern Grand Rapids. This proven location has a recently extended 10 years NN lease with four, five year options. The lease is equipped with ten percent (10%) rent increases every five years including each option period to hedge against inflation. Also speaking to the strength of this locations is the fact that Starbucks granted a new 10 year lease term with an increase to the current rent. Typically the new 10 year extensions granted by Starbucks require a rent reduction or maintaining current rents. The investment property is corporate guarantee with Starbucks an A- Standard & Poor's rating.

Alpine Ave Starbucks benefits from being located on Major Retail Corridor with retail tenants including Target, Home Depot, Menards, Kohl's, Hobby Lobby, AMC movie theater, Bed Bath and Beyond, Best Buy, Panera, Taco Bell, Buffalo Wild Wings, and many other national brands. The population within five mile exceeds 159,000 residents. The median home value exceeds \$142,000 and more than 127,000 Employees are within a 5 mile radius. The location is also benefitted by it's proximity to Interstate 96 which is located just south of the property and has traffic counts in excess of 64,000 VPD.

TENANT OVERVIEW

Starbucks Corporation operates as a roaster, marketer, and retailer of specialty coffee worldwide. Its stores offer coffee and tea beverages, packaged roasted whole bean and ground coffees, single serve products, and juices and bottled water. The company's stores also provide fresh food offerings; ready-to-drink beverages; and various food products, including pastries, and breakfast sandwiches and lunch items, as well as beverage-making equipment and accessories. In addition, it licenses the rights to produce and distribute Starbucks branded products to The North American Coffee Partnership with the Pepsi-Cola Company, as well as licenses its trademarks through licensed stores, grocery, and national foodservice accounts. The company offers its products under the Starbucks, Teavana, Tazo, Seattle's Best Coffee, Starbucks VIA, Starbucks Refreshers, Evolution Fresh, La Boulange, and Verismo brand names. As of June, 28, 2015, it operated approximately 22,519 stores around the world. Starbucks Corporation was founded in 1985 and is based in Seattle, Washington.



Walker, MI - Grand Rapids MSA

Walker is a city in Kent County in the U.S. state of Michigan and a suburb of Grand Rapids. Grand Rapids is the second-largest city in the state of Michigan, and the largest city in West Michigan. Grand Rapids is located about 25 miles east of Lake Michigan on the western side of Michigan. A historic furniture-manufacturing center, Grand Rapids is home to five of the world's leading office furniture companies, and is nicknamed Furniture City. Its more common modern nickname of River City refers to the landmark river for which it was named. The city and surrounding communities are economically diverse, based in the health care, information technology, automotive, aviation, and consumer goods manufacturing industries, among others.

In Walker, MI the population was 23,537 at the 2010 census. Before incorporating as a city, it was known as Walker Township. The township was organized on December 30, 1837, the second to be organized in Kent County, and initially comprised all of the land in the county north of the Grand River. Walker is home to the corporate headquarters of Meijer and the headquarters for Bissell Homecare, Inc.





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Garden

HomeGoods ULTA
Party City Qdoba
PETCO FRIDAYS
Marshall's LOAN'S
ROADHOUSE

Alpine Ave NW | 56,000+ VPD

STARBUCKS | FORTIS NET LEASE



3287 Alpine
Avenue Northwest

Green Orchard
Shopping Center



HOBBY
LOBBY



64,000 VPD



The Home Depot

Huntington Bank

Fazoli's

KFC

Meijer Pharmacy

Meijer

Papa John's Pizza

**NOW
HIRING**

Top Employers in Grand Rapids

- ◆ Spectrum Health - 16,000
- ◆ Meijer- 7,700
- ◆ Axios - 7,400
- ◆ Spartan Stores - 4,300
- ◆ Mercy Health Partners- 3,700
- ◆ Grand Rapids Public Schools- 3,300
- ◆ Steelcase- 3,200



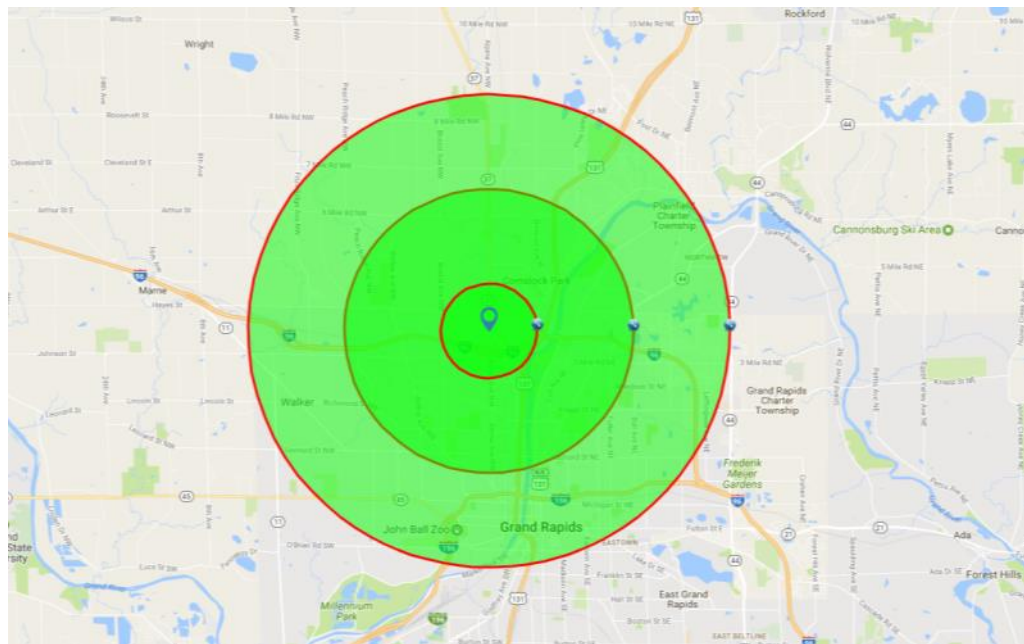


159,00+ People Live
4 Within 5 Miles



3287 Alpine Ave NW,
Grand Rapids, MI 49544

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	8,572	60,154	159,439
2022 Population:	9,189	63,453	167,778
Pop Growth 2017-2022:	7.20%	5.48%	5.23%
Average Age:	33.20	36.50	36.70
Households			
2017 Total Households:	3,671	23,958	65,101
HH Growth 2017-2022:	7.03%	5.55%	5.28%
Median Household Inc:	\$37,407	\$44,663	\$45,989
Avg Household Size:	2.30	2.50	2.40
2017 Avg HH Vehicles:	1.00	2.00	2.00
Housing			
Median Home Value:	\$151,808	\$134,817	\$142,132
Median Year Built:	1990	1960	1961



Population:	1 Mile	3 Mile	5 Mile
2022 Projection	9,189	63,453	167,778
2017 Estimate	8,572	60,154	159,439
2010 Census	7,093	55,142	148,273
Growth 2017-2022	7.20%	5.48%	5.23%
Growth 2010-2017	20.85%	9.09%	7.53%
2017 Population Hispanic Origin	1,473	6,799	16,567
2017 Population by Race:			
White	6,813	51,881	133,538
Black	956	4,335	15,718
Am. Indian & Alaskan	121	604	1,464
Asian	307	1,142	3,150
Hawaiian & Pacific Island	10	62	157
Other	364	2,130	5,411
U.S. Armed Forces:	0	12	38
Households:			
2022 Projection	3,929	25,288	68,537
2017 Estimate	3,671	23,958	65,101
2010 Census	3,076	21,931	60,537
Growth 2017 - 2022	7.03%	5.55%	5.28%
Growth 2010 - 2017	19.34%	9.24%	7.54%
Owner Occupied	1,061	14,889	38,611
Renter Occupied	2,610	9,069	26,490
2017 Avg Household Income	\$45,993	\$56,177	\$60,477
2017 Med Household Income	\$37,407	\$44,663	\$45,989
2017 Households by Household Inc:			
<\$25,000	986	5,976	16,989
\$25,000 - \$50,000	1,566	7,380	17,684
\$50,000 - \$75,000	595	4,920	12,818
\$75,000 - \$100,000	232	2,584	7,544
\$100,000 - \$125,000	133	1,686	4,731
\$125,000 - \$150,000	76	545	1,918
\$150,000 - \$200,000	80	588	1,960
\$200,000+	4	280	1,457





FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES



EXCLUSIVELY LISTED BY:

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STARBUCKS

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