

OFFERING MEMORANDUM

STARBUCKS

90TH & MAPLE STREET
OMAHA, NEBRASKA



WWW.LOCKWOODDEV.COM

INVESTMENT OVERVIEW

OFFERING

Pricing	\$2,571,429.00
Annual Rent (Years 1-5)	\$135,000.00
Annual Rent (Years 6-10)	\$148,500.00
Cap Rate	5.25%

PROPERTY SPECIFICATIONS

Property Address	2716 N. 90th Street Omaha, NE 68134
Rentable Area	2,225 Square Feet
Land Area	0.44 Acres
Year Built	2023
Tenant	Starbucks
Lease Guaranty	Corporate (Starbucks Corporation)
Lease Type	NN
Landlord Responsibilities	Capital Repairs to Roof & Structure
Lease Term	10 Years
Increases	10% Every 5 Years
Options	4 (5-Year)
Rent Commencement	June 30, 2023
Lease Expiration	June 30, 2033





LOCATION:

2716 NORTH 90TH STREET
 OMAHA, NEBRASKA
 68134



TRAFFIC:

STRONG TRAFFIC
 COUNTS ON THE
 MAPLE CORRIDOR



POPULATION:

DAYTIME DEMOS INCLUDE
 OVER 76,000 EMPLOYEES
 WITHIN A 3-MILE RADIUS

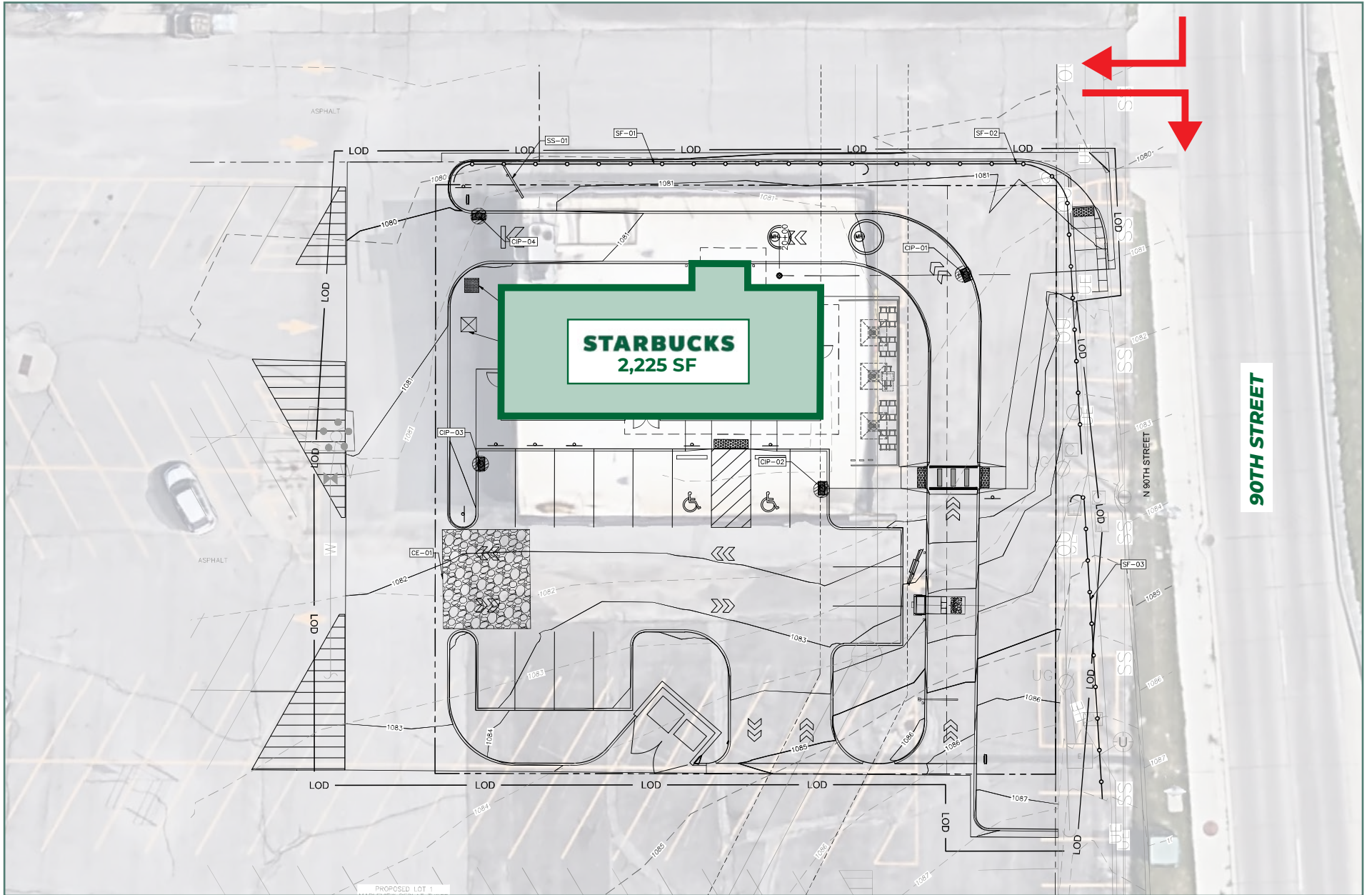
SITE OVERVIEW

Starbucks Coffee is conveniently located southwest of 90th & Maple Street, less than one mile away from The Dodge Expressway and Interstate 680. Additional features of this Starbucks location include: excellent visibility from 90th Street, a drive-thru lane with easy access to Maple Street, surrounded by a healthy mix of national and regional retail tenants, and the only Starbucks location within a 2-mile radius.

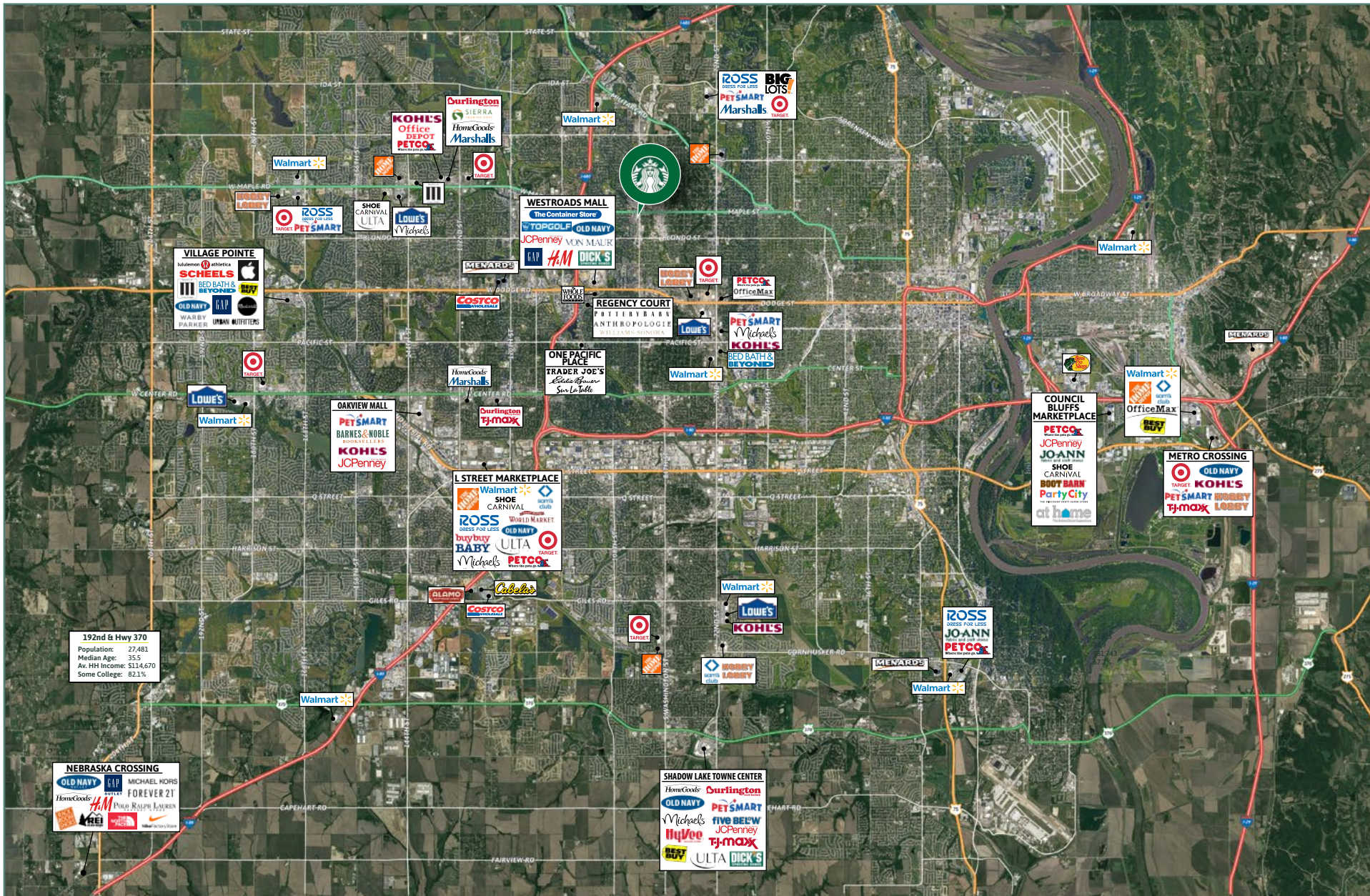
PROPERTY IMAGES



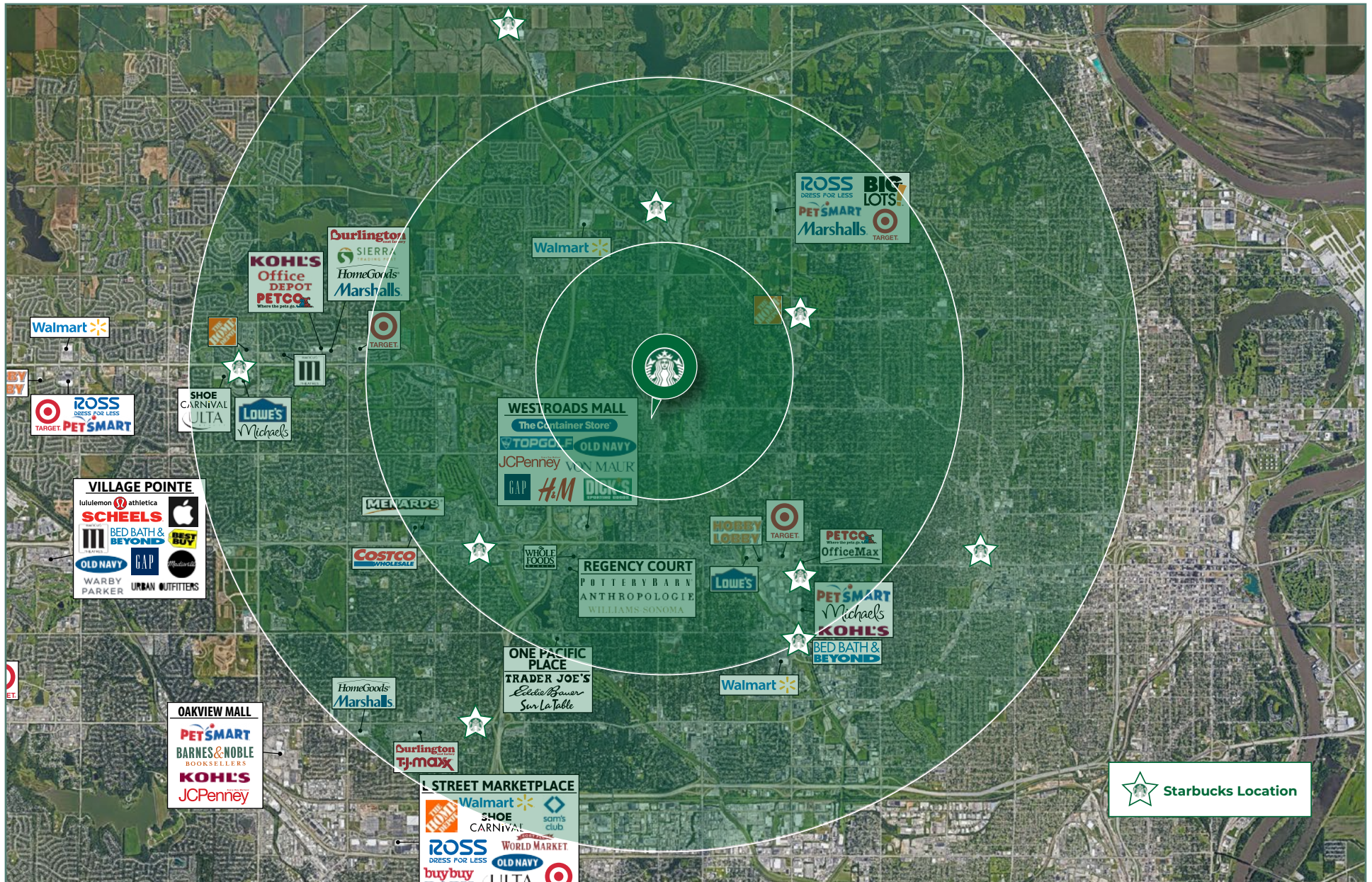
SITE PLAN



OMAHA, NEBRASKA



1-3-5 MILE RADIUS



DEMOGRAPHICS

2716 N 90th St		1 mi radius	3 mi radius	5 mi radius
Omaha, NE 68134				
Population				
2022 Estimated Population		11,317	102,849	248,966
2027 Projected Population		11,490	105,570	257,541
2020 Census Population		11,323	102,822	247,199
2010 Census Population		11,107	98,334	234,352
Projected Annual Growth 2022 to 2027		0.3%	0.5%	0.7%
Historical Annual Growth 2010 to 2022		0.2%	0.4%	0.5%
2022 Median Age		38.0	35.8	36.1
Households				
2022 Estimated Households		5,136	45,421	106,102
2027 Projected Households		5,203	46,471	109,539
2020 Census Households		5,111	45,163	104,827
2010 Census Households		5,055	43,031	98,718
Projected Annual Growth 2022 to 2027		0.3%	0.5%	0.6%
Historical Annual Growth 2010 to 2022		0.1%	0.5%	0.6%
Race and Ethnicity				
2022 Estimated White		72.5%	68.6%	67.6%
2022 Estimated Black or African American		14.4%	15.4%	16.1%
2022 Estimated Asian or Pacific Islander		4.6%	7.2%	6.8%
2022 Estimated American Indian or Native Alaskan		0.5%	0.5%	0.6%
2022 Estimated Other Races		7.9%	8.3%	9.0%
2022 Estimated Hispanic		7.0%	7.7%	8.9%
Income				
2022 Estimated Average Household Income		\$75,595	\$88,596	\$88,795
2022 Estimated Median Household Income		\$63,420	\$68,332	\$69,548
2022 Estimated Per Capita Income		\$34,412	\$39,243	\$37,990
Education (Age 25+)				
2022 Estimated Elementary (Grade Level 0 to 8)		2.4%	2.9%	3.9%
2022 Estimated Some High School (Grade Level 9 to 11)		3.2%	3.5%	3.9%
2022 Estimated High School Graduate		26.1%	20.9%	20.9%
2022 Estimated Some College		28.1%	21.6%	20.4%
2022 Estimated Associates Degree Only		9.2%	8.8%	8.2%
2022 Estimated Bachelors Degree Only		21.4%	27.5%	27.0%
2022 Estimated Graduate Degree		9.5%	14.8%	15.7%
Business				
2022 Estimated Total Businesses		474	4,656	10,105
2022 Estimated Total Employees		4,351	76,575	162,474
2022 Estimated Employee Population per Business		9.2	16.4	16.1
2022 Estimated Residential Population per Business		23.9	22.1	24.6



OMAHA, NEBRASKA



OMAHA IS HOME TO:

- Warren Buffet & the Annual Berkshire Hathaway Shareholder Meeting
- 2 Universities (University of Nebraska-Omaha & Creighton University) and seven colleges
- Omaha Henry Doorly Zoo & Aquarium - Rated “#1 Best Zoo” in the United States in 2023
- The Annual NCAA College World Series

OMAHA FACTS:

- Population: 860,000 MSA
- SubMarkets Include: Bellevue, Elkhorn, Gretna, La Vista, Papillion and Ralston
- 4 Fortune 500 Companies:
 - Berkshire Hathaway
 - Union Pacific
 - Peter Kiewit Sons, Inc.
 - Mutual of Omaha

TENANT PROFILE

STARBUCKS

Starbucks Corporation (NASDAQ: SBUX) together with its subsidiaries, operates as a roaster, marketer, and retailer of specialty coffee worldwide. The company operates through three segments: North America, International, and Channel Development. Its stores offer coffee & tea beverages, roasted whole-bean & ground coffees, single-serve products, ready-to-drink beverages, iced tea and various food products.

Starbucks also licenses its trademarks through licensed stores and grocery & food service accounts. The company offers its products under the Starbucks, Teavana, Seattle's Best Coffee, Ethos, Starbucks Reserve & Princi brand names.

As of October 2022, Starbucks operated 17,295 company operated and licensed stores in North America and 18,416 company-operated and licensed stores internationally.

COMPANY OVERVIEW

Type	Public
Traded As	NASDAQ: SBUX
Industry	Restaurants: Bar Food
S&P Credit Rating	BBB+
Moody's Rating	Baa1
Market Cap	121.448B
Website	www.starbucks.com



DISCLAIMER

The marketing package was prepared by Lockwood Realty, LLC (“Lockwood”) and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither Lockwood nor the seller purports this to be an all-inclusive report on the subject property.

Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded the opportunity to review additional information and to inspect the subject property and all such prospective purchasers should conduct their own independent due diligence.

Principal of Owner is a licensed real estate agent in Nebraska.



12910 PIERCE STREET,
SUITE 110
OMAHA, NEBRASKA 68144

402.933.3663
WWW.LOCKWOODDEV.COM

EXCLUSIVELY MARKETED BY:



BOB BEGLEY
EXECUTIVE VICE PRESIDENT OF
LOCKWOOD DEVELOPMENT



LINDSAY BANKS
DEVELOPMENT PROJECT MANAGER OF
LOCKWOOD DEVELOPMENT



ABOUT LOCKWOOD DEVELOPMENT

In 2002, Lockwood Development was established in Omaha, Nebraska as a full-service commercial real estate development company. Lockwood's core focus is the development of land, office buildings and retail centers primarily in the Midwest. Since its inception, Lockwood has grown to develop over 1.5 million square feet of commercial properties, constructed over 2.5 million square feet and currently manage over 1 million square feet of office, retail, vacant land & associations.

FOR LEASING & SALES OPPORTUNITIES, CONTACT:

BOB BEGLEY
 VICE PRESIDENT
BOB@LOCKWOODDEV.COM
 402.933.3663

LINDSAY BANKS
 DEVELOPMENT PROJECT MANAGER
LINDSAY@LOCKWOODDEV.COM
 402.933.3663

 **LockwoodRealty LLC**

12910 PIERCE STREET, STE 110 | OMAHA, NEBRASKA
 402.933.3663 | WWW.LOCKWOODDEV.COM