# SINGLE TENANT NNN W/DRIVE-THRU

Investment Opportunity

STARBUCKS®

(NASDAQ: SBUX | S&P: BBB+)

**2026 Built - Brand New 10-Year NNN Lease | Northern Virginia - Just Off I-95/Route 1 (165,000 VPD)**


**$145K+** AVERAGE HOUSEHOLD INCOME WITHIN 1 MILE

323 Town Center Blvd | Stafford, Virginia

## WASHINGTON D.C. MSA

ACTUAL SITE

SRS | CAPITAL MARKETS

## EXCLUSIVELY MARKETED BY


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Stafford Marketplace
TARGET
LOWE'S
KOHL'S
Michaels
FAMOUS footwear
planet fitness
ROSS DRESS FOR LESS
T.J.maxx
DOLLAR TREE
MATTRESS Warehouse
bundt CAKES
ULTA
HomeGoods
FIVE GUYS
SALLY.
five BELOW
Little Caesars
AT&T
OLD NAVY
Panera BREAD
FIREHOUSE SUBS
verizon
PETSMART
crumbl
Applebee's
North Stafford Plaza
HARBOR FREIGHT
ALDI
NTB
Advance Auto Parts
CVS pharmacy
Doc Stone Commons
petco
Staples
THE HOME DEPOT
Giant
Great Clips
Red Roof Inn
Super 8
Quality
Comfort INN
Walmart Supercenter
Holiday Inn Express & Suites
TOYOTA
Wendy's
Wawa
Hardee's
72,000 VPD
NISSAN
610
Hampton
CANDLEWOOD SUITES
STAYBRIDGE SUITES
HOME2 SUITES BY HILTON
95
141,000 VPD
enterprise
MI RANCHO
ExtraSpace Storage
PNC
6
24,000 VPD
Pad site available for sale or lease,
contact brokers for more info
AQUIA TOWNE CTR DR
1
ExxonMobil
TOWN CTR BLVD
Juicy Bucket
Aquia Fifteen Apartments
at Towne Center


NO PARKING FIRE LANE
NO PARKING FIRE LANE
NO PARKING FIRE LANE
STOP
STOP

**41,000**
LOCATIONS GLOBALLY

**$37B+**
2025 REVENUE

**S&P: BBB+**
CREDIT RATING

## OFFERING

| | |
|---|---|
| **Pricing** | $3,345,000 |
| **Net Operating Income** | $184,000 |
| **Cap Rate** | 5.50% |

## PROPERTY SPECIFICATIONS

| | |
|---|---|
| **Property Address** | 323 Town Center Blvd,<br>Stafford, Virginia 22554 |
| **Rentable Area** | 2,365 SF |
| **Land Area** | 0.90 AC |
| **Year Built** | 2026 |
| **Tenant** | Starbucks |
| **Signature** | Corporate |
| **Lease Type** | NNN - Starbucks self maintains the premises |
| **Landlord Responsibilities** | Roof & Structure[1] |
| **Lease Term** | 10 Years |
| **Increases** | 10% Every 5 Years |
| **Options** | 5 (5-Year) |
| **Rent Commencement** | 6/5/2026 |
| **Lease Expiration** | 6/30/2036 |
| **ROFR** | No |

1 Roof has a new 20-year Warranty

| | | LEASE TERM | | RENTAL RATES | | | | |
|---|---|---|---|---|---|---|---|---|
| **Tenant Name** | **Square Feet** | **Lease Start** | **Lease End** | **Begin** | **Increase** | **Monthly** | **Annually** | **Options** |
| **Starbucks** | 2,365 | June 2026 | June 2036 | Year 1 | - | $15,333 | $184,000 | 5 (5-Year) |
| (Corporate Signature) | | | | Year 6 | 10% | $16,867 | $202,400 | |

10% Rental Increase Beg. of Each Option Thereafter

## Brand New 10-Year Lease | 2026 Construction | Options To Extend | Corporate Signed | Scheduled Rental Increases

- Starbucks Corporation recently signed a brand new 10-year lease with 5 (5-year) options to extend, demonstrating their commitment to the site
- 2026 construction which features high-quality materials, high-level finishes, and distinct Starbucks design elements
- The lease is corporate signed by Starbucks, an investment grade (S&P: BBB+), nationally recognized, and established firm with over 41,000 stores
- The lease features 10% rental increases every 5 years and at the beginning of each option

## NNN Leased | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities are limited to roof & structure
- The roof contains a brand new 20-year warranty
- Ideal, low-management investment for a passive investor
- Starbucks self-maintains all aspects of the premises including: snow & ice removal, landscaping, and building maintenance

## Stafford Marketplace | Drive-Thru Equipped | Dense Retail Corridor | Garrisonville Rd & I-95

- The subject property is located 1 mile from Stafford Marketplace, with tenants including Target, Lowe's, PetSmart, Shoppers, T.J. Maxx, and other national retailers
- Stafford Marketplace ranks in the 98th percentile of all shopping centers nationwide and is the most visited neighborhood center in the state (1/493)
- Starbucks is conveniently located off I-95 (141,000 VPD), Garrisonville Rd (72,000 VPD), and along Richmond Hwy/US-1 (24,000 VPD) exposing the site to daily commuters
- The site is equipped with a drive-thru, allowing for Starbucks to maximize efficiency and productivity at this location
- The site is adjacent to Aquia Fifteen Apartments at Towne Center, a 256 unit apartment community built in 2016

## Local Demographics in 5-Mile Trade Area | Affluent Area | Washington D.C. MSA

- More than 89,000 residents and 23,000 employees support trade area
- An affluent average household income of $145,344 within 1-mile
- The site is located 40 miles from Washington D.C.

# PROPERTY PHOTOS

# PROPERTY PHOTOS




## STARBUCKS

**starbucks.com**
**Company Type:** Public (NASDAQ: SBUX)
**Locations:** 41,000+
**2025 Employees:** 381,000
**2025 Revenue:** $37.18 Billion
**2025 Net Income:** $1.86 Billion
**2025 Assets:** $32.02 Billion
**Credit Rating:** S&P: BBB+

Since 1971, Starbucks Coffee Company has been committed to responsibly sourcing and roasting high-quality arabica coffee. Today, with a global footprint of more than 41,000 company-operated and licensed coffeehouses and a growing presence in consumer-packaged goods, they are the world's premier purveyor of specialty coffee.

Through their unwavering commitment to excellence and their guiding principles, they bring the unique Starbucks Experience to life for every customer through every cup. Starbucks Corporation was founded in 1971 and is based in Seattle, Washington.

Source: about.starbucks.com, finance.yahoo.com

## Starbucks Surges as Its Turnaround Gains Steam

*The coffee purveyor just provided a caffeinated jolt to investors.*

By Danny Vena, CPA – Apr 28, 2026

It's been a tough few years to be a Starbucks **(SBUX+0.08%)** shareholder. After years of dependable growth, the coffee chain stumbled, with growth as tepid as day-old java. The company took a big swing, bringing in former Chipotle CEO Brian Niccol to right the ship, and there were already positive signs that his turnaround efforts were taking hold. Starbucks faced a critical test when the company reported after the market close on Tuesday, and the results came in piping hot.

For the company's fiscal **2026 second quarter** (ended March 29), **Starbucks delivered net revenue that jumped 9% year over year to $9.5 billion.** The results were fueled by comparable-store sales (comps) that climbed 6.2%, driven by a 3.8% increase in transactions and a 2.3% increase in the average ticket. This fueled earnings per share (EPS) of $0.45, up 32%, while adjusted EPS of $0.50 climbed 22%.

To give these results context, analysts' consensus estimates were calling for revenue of $9.23 billion and adjusted EPS of $0.44, so Starbucks cleared both hurdles with room to spare.

Digging into the results revealed even better news. Comps in North America -- the company's biggest market -- increased 7.1%, driven by a 4.4% increase in transactions and 2.6% increase in the average ticket. At the same time, international comps improved 2.6%, as transactions increased 2.1% and ticket total increased 0.5%. Management noted that «all 10 of Starbucks largest international markets delivered positive comps for the first time in nine quarters.»

Niccol heralded the results, saying, «Our second quarter marked the turn in our turnaround as our 'Back to Starbucks' plan drove both top and bottom line growth.» He went on to say, «This is the Starbucks our customers deserve and the Starbucks we believe will deliver long-term growth and value for our partners and shareholders as we execute consistently, at scale.»

The company also **opened 11 net new stores during the quarter**, bringing its total to more than 41,000 locations worldwide.

Starbucks continues to make progress with its previously announced joint venture (JV) with Boyu Capital, which will operate the company's retail locations in China. As part of the JV, Boyu Capital holds a 60% stake in Starbucks China, with Starbucks controlling the remaining 40%, while retaining ownership and licensing of the brand and intellectual property. Management noted that the impact of the transactions would begin to be reported in its Q3 results.

Perhaps the most important news concerned Starbucks' view of the future. **The company increased its full-year 2026 outlook and is now guiding for U.S. and global comps of 5% or greater, up from its forecast of 3% growth delivered just last quarter.**

Earlier this month, Starbucks announced a quarterly dividend of $0.62, payable on May 29, to shareholders of record as of May 15. With 1.14 billion shares outstanding, that works out to nearly $709 million in cash paid out, compared to net income of $511 million.

**Source: The Motley Fool**
**Read Full Article HERE**

## LOCATION

Stafford, Virginia
Stafford County
Washington-Arlington-Alexandria MSA

## PARKING

There are approximately 27 parking spaces on the owned parcel.
The parking ratio is approximately 11.4 stalls per 1,000 SF of leasable area.

## ACCESS

Town Center Boulevard: 1 Access Point
Aquia Towne Center Drive: 1 Access Point

## PARCEL

Acres: 0.90
Square Feet: 39,204

## TRAFFIC COUNTS

Richmond Highway/U.S. Highway 1: 24,000 VPD
Interstate 95: 141,000 VPD

## CONSTRUCTION

Year Built: 2026

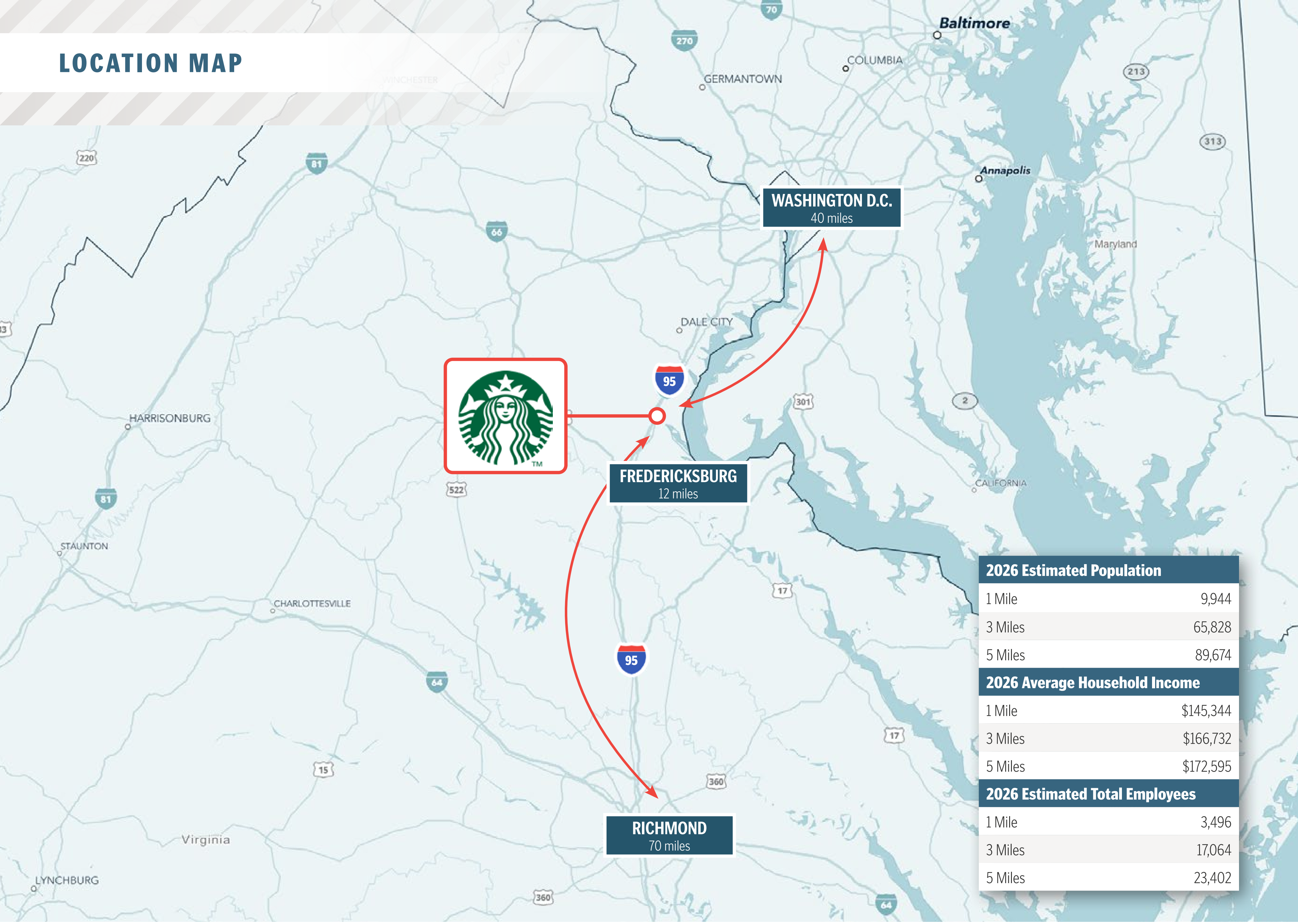
## IMPROVEMENTS

There is approximately 2,365 SF of existing building area

## ZONING

B2

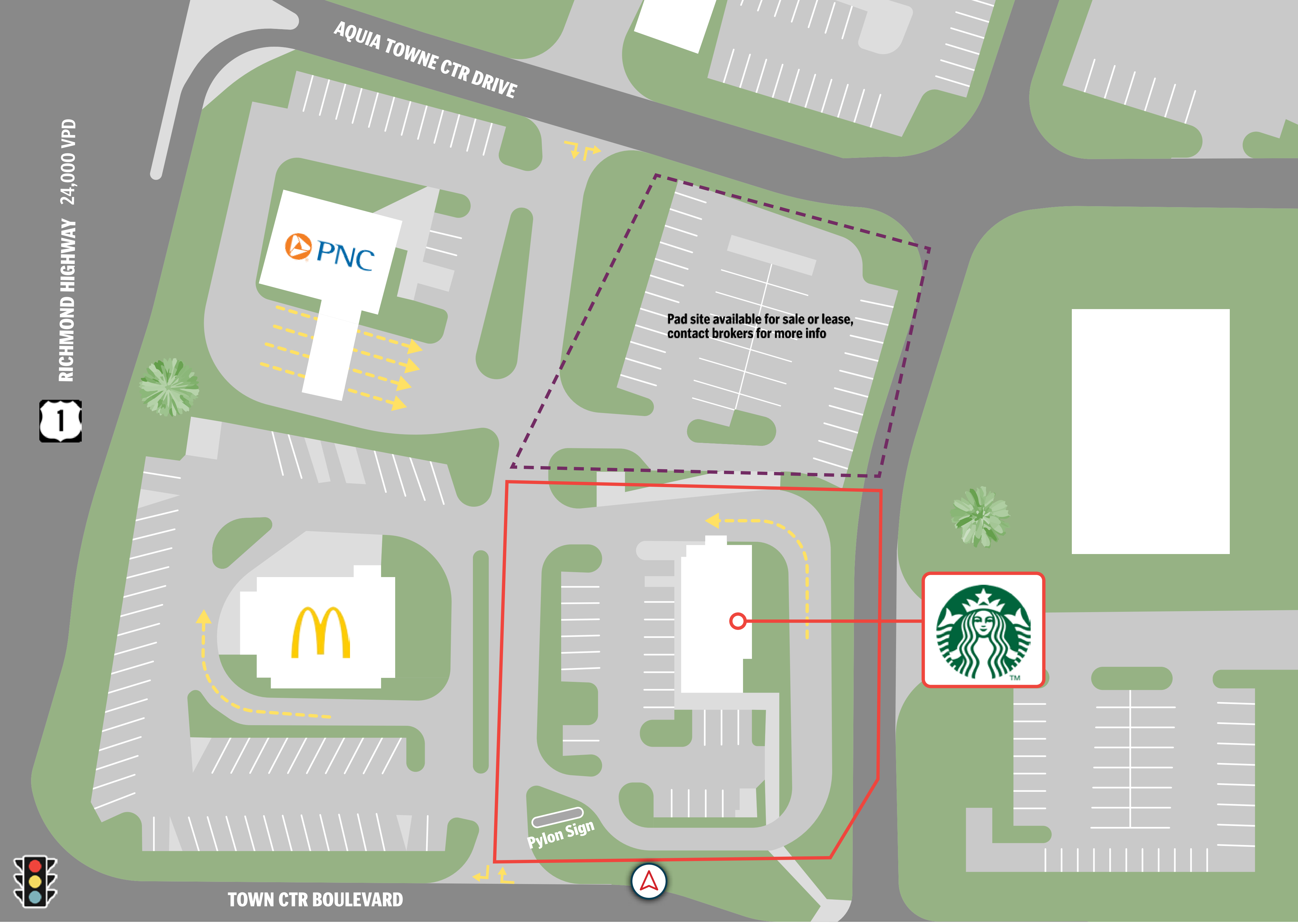
# LOCATION MAP




| 2026 Estimated Population | |
|---|---|
| 1 Mile | 9,944 |
| 3 Miles | 65,828 |
| 5 Miles | 89,674 |
| **2026 Average Household Income** | |
| 1 Mile | $145,344 |
| 3 Miles | $166,732 |
| 5 Miles | $172,595 |
| **2026 Estimated Total Employees** | |
| 1 Mile | 3,496 |
| 3 Miles | 17,064 |
| 5 Miles | 23,402 |


610
72,000 VPD
Red Roof Inn
Super 8
Quality Inn & Suites
Wendy's
Comfort Inn
Walmart Supercenter
Hardee's
Chipotle
Chili's
Stafford Marketplace
TARGET
LOWE'S
Michaels
FAMOUS footwear
planet fitness
ROSS DRESS FOR LESS
KOHL'S
T.J.maxx
DOLLAR TREE
MATTRESS Warehouse
bundt cakes
ULTA BEAUTY
HomeGoods
FIVE GUYS
SALLY.
five BELOW
Little Caesars
WINGSTOP
AT&T
OLD NAVY
Panera BREAD
FIREHOUSE SUBS
verizon
PETSMART
crumbl
Applebee's GRILL + BAR
Wawa
Holiday Inn Express & Suites
TOYOTA
BUFFALO WILD WINGS
95
Lakewood Apartments
141,000 VPD
Hampton by Hilton
ExtraSpace Storage
STAYBRIDGE SUITES
NISSAN
HOME2 SUITES BY HILTON
CANDLEWOOD SUITES
1
Wawa
WASHINGTON DR
6
Towne Center At Aquia
enterprise
SUBWAY
KFC
ExxonMobil
TIRES PLUS TOTAL CAR CARE
Aquia Fifteen Apartments at Towne Center
24,000 VPD
Hampton Oaks Elementary School
Drees Homes at Cascades at Embrey Mill 55+


Stafford Marketplace
LOWE'S
KOHL'S
T.J.maxx
HomeGoods
five BELOW
OLD NAVY
DOLLAR TREE
TARGET
ROSS DRESS FOR LESS
ULTA
AT&T
verizon
planet fitness
Michaels
FAMOUS footwear
PETSMART
MATTRESS Warehouse
141,000 VPD
95
24,000 VPD
1
Doc Stone Commons
petco
Staples
THE HOME DEPOT
Advance Auto Parts
CVS pharmacy
MATTRESS Warehouse
goodwill
Public Storage
SHERWIN-WILLIAMS
CubeSmart self storage
U-HAUL
DMV Customer Service Center of Stafford
610
72,000 VPD
North Stafford Plaza
HARBOR FREIGHT
ALDI
Walmart Supercenter
Stonegate Apartments
NISSAN
STAYBRIDGE SUITES
6
North Stafford High School
Park Ridge Elementary School
Central Rappahannock Regional Library Porter Branch
Red Roof Inn
Holiday Inn Express & Suites
AN IHG HOTEL
Quality INN & SUITES
Comfort INN
TOYOTA
ExtraSpace Storage
ExtraSpace Storage
Fairfield by Marriott
TOWNEPLACE SUITES MARRIOTT
H.H. Poole Middle School
Drees Homes at Cascades at Embrey Mill 55+
Ebenezer United Methodist Church
Embrey Mill by Newland


AQUIA TOWNE CTR DRIVE
RICHMOND HIGHWAY 24,000 VPD
1
PNC
Pad site available for sale or lease, contact brokers for more info
Pylon Sign
TOWN CTR BOULEVARD

| | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| **Population** | | | |
| 2026 Estimated Population | 9,944 | 65,828 | 89,674 |
| 2031 Projected Population | 10,293 | 69,033 | 93,807 |
| 2026 Median Age | 33.2 | 34.6 | 34.9 |
| **Households & Growth** | | | |
| 2026 Estimated Households | 3,428 | 20,821 | 27,739 |
| 2031 Projected Households | 3,555 | 21,877 | 29,124 |
| **Income** | | | |
| 2026 Estimated Average Household Income | $145,344 | $166,732 | $172,595 |
| 2026 Estimated Median Household Income | $117,119 | $144,417 | $149,550 |
| **Businesses & Employees** | | | |
| 2026 Estimated Total Businesses | 355 | 1,573 | 2,130 |
| 2026 Estimated Total Employees | 3,496 | 17,064 | 23,402 |

## STAFFORD, VIRGINIA

Stafford is a census-designated place (Known as Stafford Courthouse) in and the county seat of Stafford County in the northern part of the U.S. Commonwealth of Virginia. The current population of Stafford Courthouse, Virginia is 4,252 based on projections of the latest US Census estimates. Stafford County was formed in 1664 and was named for Staffordshire, England. The County is located in northeastern Virginia, approximately 40 miles south of Washington, D.C. and 55 miles north of Richmond, Virginia. It encompasses 277 square miles and is bordered by the Potomac River on the east and the Rappahannock River on the south. Stafford County's 2026 population is estimated at 172,818

Stafford's economy is supported by government, defense, healthcare, education, retail, professional services, and technology. Many residents commute to Washington, D.C., Quantico, and Fredericksburg for employment with federal agencies, military installations, defense contractors, and corporate offices. Commercial development continues to expand along Interstate 95 and major retail corridors, with shopping centers, business parks, and healthcare facilities supporting the area's growing population. The county benefits from Northern Virginia's strong and diverse economy.

Stafford offers a variety of historical, recreational, and outdoor attractions. The county features numerous parks, walking trails, and access to the Potomac River for boating, fishing, and kayaking. Nearby attractions include Government Island, known for its historic sandstone quarry and boardwalk trails, as well as Widewater State Park. Residents also enjoy easy access to the museums, monuments, and cultural attractions of Washington, D.C., and the historic sites of Fredericksburg.

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# THE EXCLUSIVE NATIONAL NET LEASE TEAM

## of SRS Real Estate Partners

**300+**
TEAM MEMBERS

**29**
OFFICES

**$6.5B+**
TRANSACTION VALUE
company-wide in 2025

**930+**
CAPITAL MARKETS PROPERTIES SOLD
in 2025

**$3.5B+**
CAPITAL MARKETS TRANSACTION VALUE
in 2025

45 Years OF GOING THE EXTRA MILE



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