

NN LEASE INVESTMENT

**Brand New Construction
10-Year Lease**



REPRESENTATIVE PHOTO



3543 S ELLSWORTH ROAD | MESA, AZ 85212
OFFERING MEMORANDUM

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OFFERING SUMMARY



ASKING PRICE

\$3,140,000



CAP RATE

5.25%



ANNUAL RENT

\$165,000



LEASE TERM

10 YEARS



RENT INCREASES

10% EVERY 5 YEARS



TYPE OF OWNERSHIP

FEE SIMPLE

INVESTMENT HIGHLIGHTS

NEW CONSTRUCTION STARBUCKS | NN LEASE

- Newly constructed ±2,400 SF building on ±0.84 acres with rent commencing September 1, 2026.

STRONG PASSIVE INCOME | 5.25% CAP

- Offered at \$3,140,000 with \$165,000 NOI, providing predictable cash flow from a nationally recognized tenant.

INVESTMENT GRADE TENANT (NASDAQ: SBUX)

- Lease guaranteed by Starbucks Corporation, the world's largest coffeehouse chain with more than 40,000 locations worldwide and approximately \$36.2B in annual revenue.

LIMITED LANDLORD RESPONSIBILITIES

- Double net lease structure with landlord responsible only for roof and structure.

PREMIER EAST VALLEY LOCATION | MAJOR EMPLOYMENT CORRIDOR

- Positioned along the Elliot Tech Corridor near Apple, Google, EdgeCore, Niagara Bottling, and Dignity Health.

HIGH GROWTH TRADE AREA | STRONG ACCESS & DEMAND DRIVERS

- Adjacent to Eastmark (≈15,000 homes at buildout) with immediate access to Loop 202, SR-24, US-60, Phoenix-Mesa Gateway Airport, and near Legacy Sports Park.



REPRESENTATIVE PHOTO

PROPERTY DESCRIPTION

ADDRESS:

3543 S Ellsworth Road
Mesa, AZ 85212

BUILDING AREA:

± 2,400 SF

LAND AREA:

± 0.84 AC (± 36,590.4 SF)

CROSS STREETS:

Ellsworth Rd & Elliot Rd

YEAR BUILT:

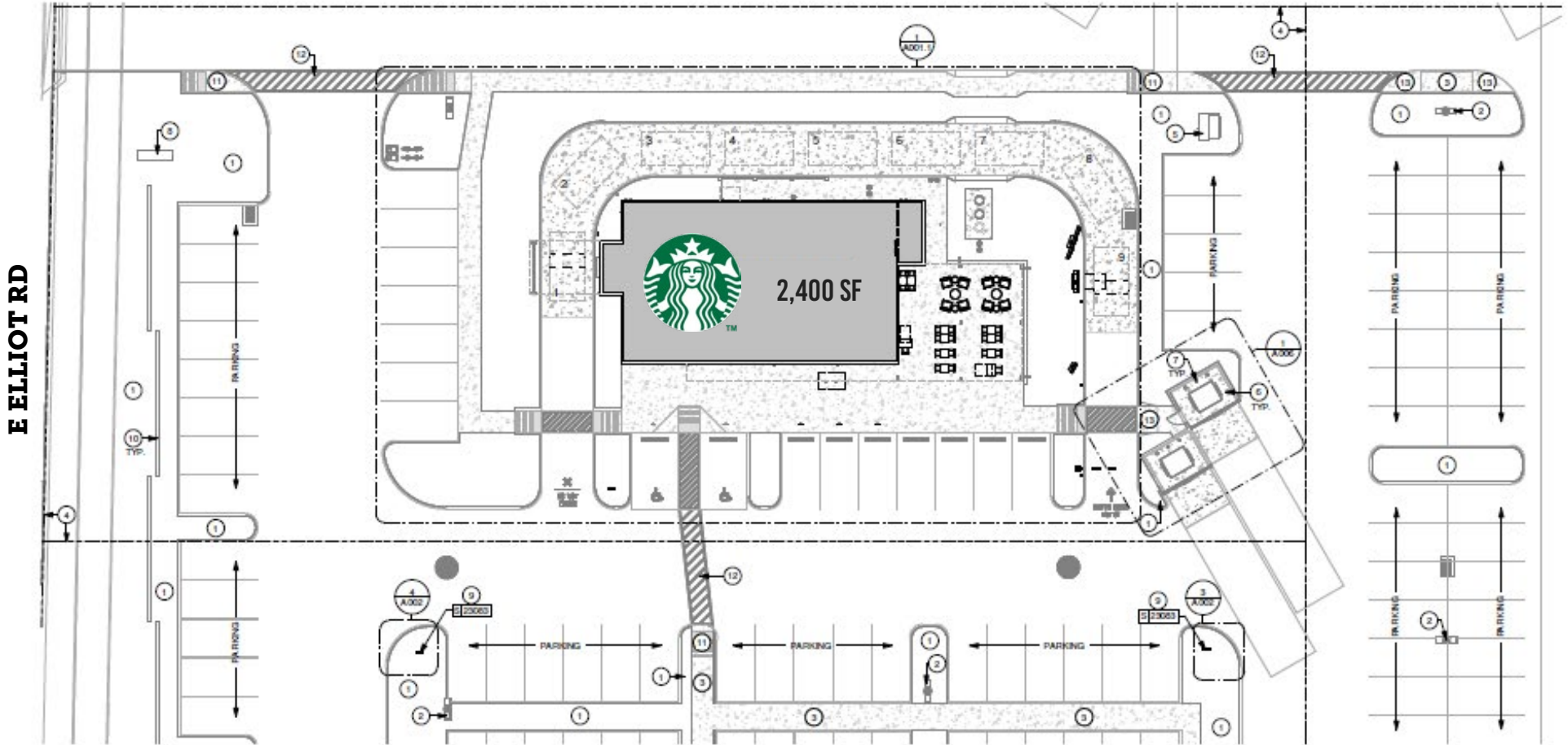
2026

MARICOPA COUNTY PARCEL #:

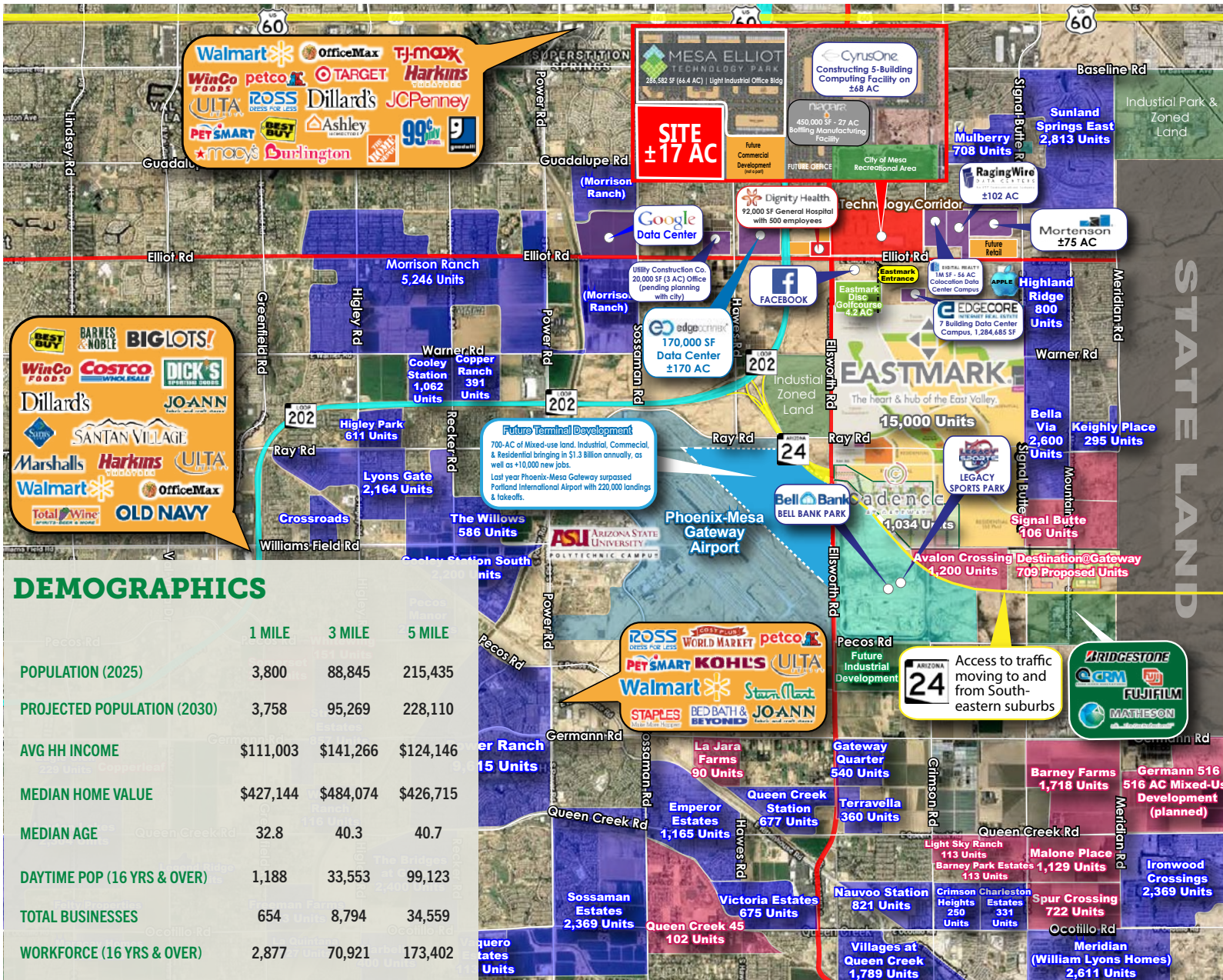
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↘ SITE PLAN - STARBUCKS®



MARKET OVERVIEW



PHOENIX-METRO: EAST VALLEY HOUSING

- Active Housing Developments
- Future Housing Developments
- Technology Corridor Sites
- Airport Boundaries
- Industrial Boundaries
- Retail

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	3,800	88,845	215,435
PROJECTED POPULATION (2030)	3,758	95,269	228,110
AVG HH INCOME	\$111,003	\$141,266	\$124,146
MEDIAN HOME VALUE	\$427,144	\$484,074	\$426,715
MEDIAN AGE	32.8	40.3	40.7
DAYTIME POP (16 YRS & OVER)	1,188	33,553	99,123
TOTAL BUSINESSES	654	8,794	34,559
WORKFORCE (16 YRS & OVER)	2,877	70,921	173,402



MARKET OVERVIEW



↘ MESA OVERVIEW



3RD

LARGEST CITY
in Arizona

#9

BEST BIG CITIES TO LIVE
(US News & World Report - 2025-2026)

4.5M

VISITORS
Annually

Mesa is one of the fastest growing cities in the Phoenix metropolitan area and serves as a major economic and residential hub in the East Valley. With a population of more than 500,000 residents, Mesa is the third largest city in Arizona and the second largest in the Phoenix Mesa metropolitan area. The city offers the amenities of a major metropolitan center while maintaining the accessibility and character of a suburban community, making it attractive to both residents and businesses.

Mesa benefits from strong regional connectivity through major freeway corridors including Loop 202, US 60, and State Route 24, providing direct access to key employment centers throughout the Phoenix metro area. Continued infrastructure investment, expanding job opportunities, and diverse housing options support long term population growth and a stable, business friendly environment.

The city has increasingly emerged as a hub for technology and large-scale investment. Major corporate projects, including Meta’s renewable energy powered data center, have brought significant capital investment and high paying jobs to the region. Mesa is also experiencing major mixed-use development, highlighted by Vestar’s \$1 billion Legacy Park project, a planned 9.4 million square foot destination featuring retail, residential, office, hospitality, and public open space.

Beyond its economic growth, Mesa offers a strong quality of life supported by cultural, recreational, and tourism amenities. The city attracts approximately 4.5 million visitors annually and is home to the Mesa Arts Center, the largest arts and entertainment complex in the Southwest. Mesa also hosts Major League Baseball spring training at Sloan Park for the Chicago Cubs and Hohokam Stadium for the Oakland Athletics, drawing visitors from across the country each year.

RENT ROLL

Tenant	Lease Start	Lease End	Square Feet	% of GLA	CONTRACT RENTAL RATE		RENT PER SQ. FT.		Rent Increases	Options
					Year	Month	Year	Month		
STARBUCKS	Sep-26	Sep-36	2,400	100%	\$165,000	\$13,750.00	\$68.75	\$5.73	10% Increases Every 5 Years	4 x5 Yr Options

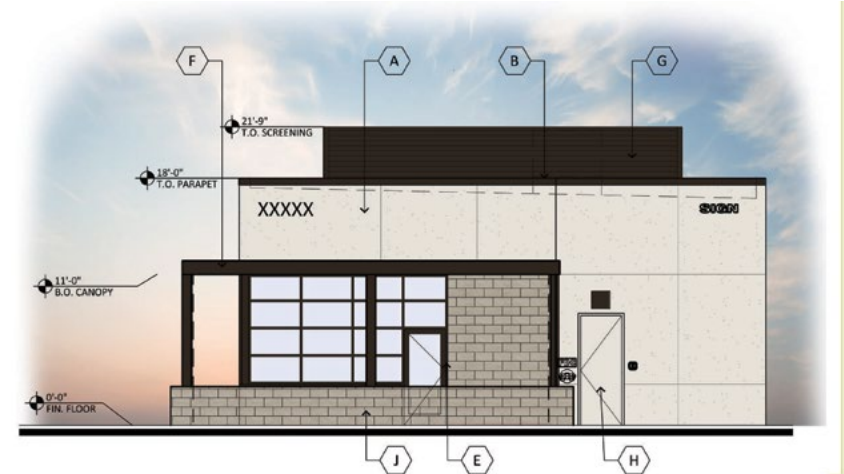


REPRESENTATIVE PHOTO

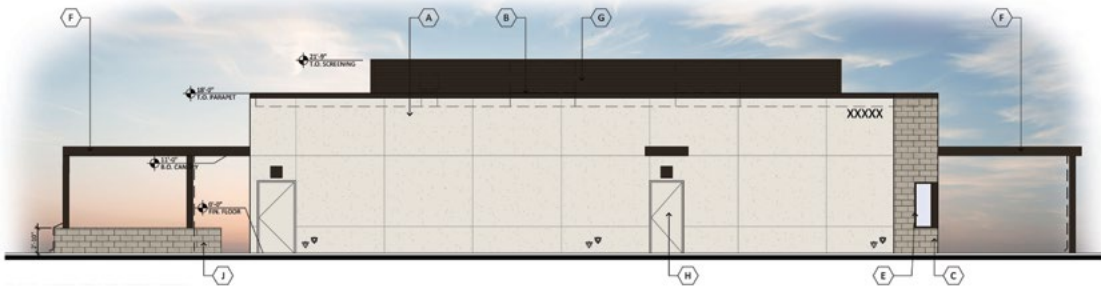
ELEVATIONS



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



▼ CONFIDENTIALITY STATEMENT

This is a confidential Offering Memorandum that is intended only for the purpose of review by a prospective purchaser of Starbucks, located at 3543 S Ellsworth Road, Mesa, AZ 85212, and is not to be used for any other purpose or by any other person without the consent of Diversified Partners. Material included in this Offering Memorandum is based upon information provided by Owner and information obtained by the Broker through sources deemed reliable. This Memorandum is not to be considered a representation of the state of affairs of the project and is not intended to be the entirety of documentation required by prospective investors for consideration. No warrantee or representation, expressed or implied, is made by the Owner or Broker as to the accuracy or completeness of information included within this Offering Memorandum. All financial projections and project information (including acreage and square footage) is for general reference purposes only, may be approximate in nature and are subject to variation. Qualified investors shall have the opportunity to review additional documentation and inspect the subject property. Investors should conduct their own due diligence to determine the condition of the property. This Offering Memorandum has been prepared by the Broker and approved by the Owner for distribution to prospective purchasers only for their review. The Owner reserves the right, at its sole discretion, to reject offers to purchase the subject property. The Owner shall not have any legal commitment to any party reviewing this Offering Memorandum until any written agreements have been fully executed and any contingencies have been waived. Receipt of this Offering Memorandum shall confirm agreement that this document is confidential and shall not be distributed to any other entity without written consent from Diversified Partners. If upon review of this Offering Memorandum you no longer have further interest or do not wish to pursue the purchase of this property, please return this Offering Memorandum to Diversified Partners.

EXCLUSIVELY LISTED BY:

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D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

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