Starbucks

31669 LA Hwy 16, Denham Springs, LA 70726

Retail Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

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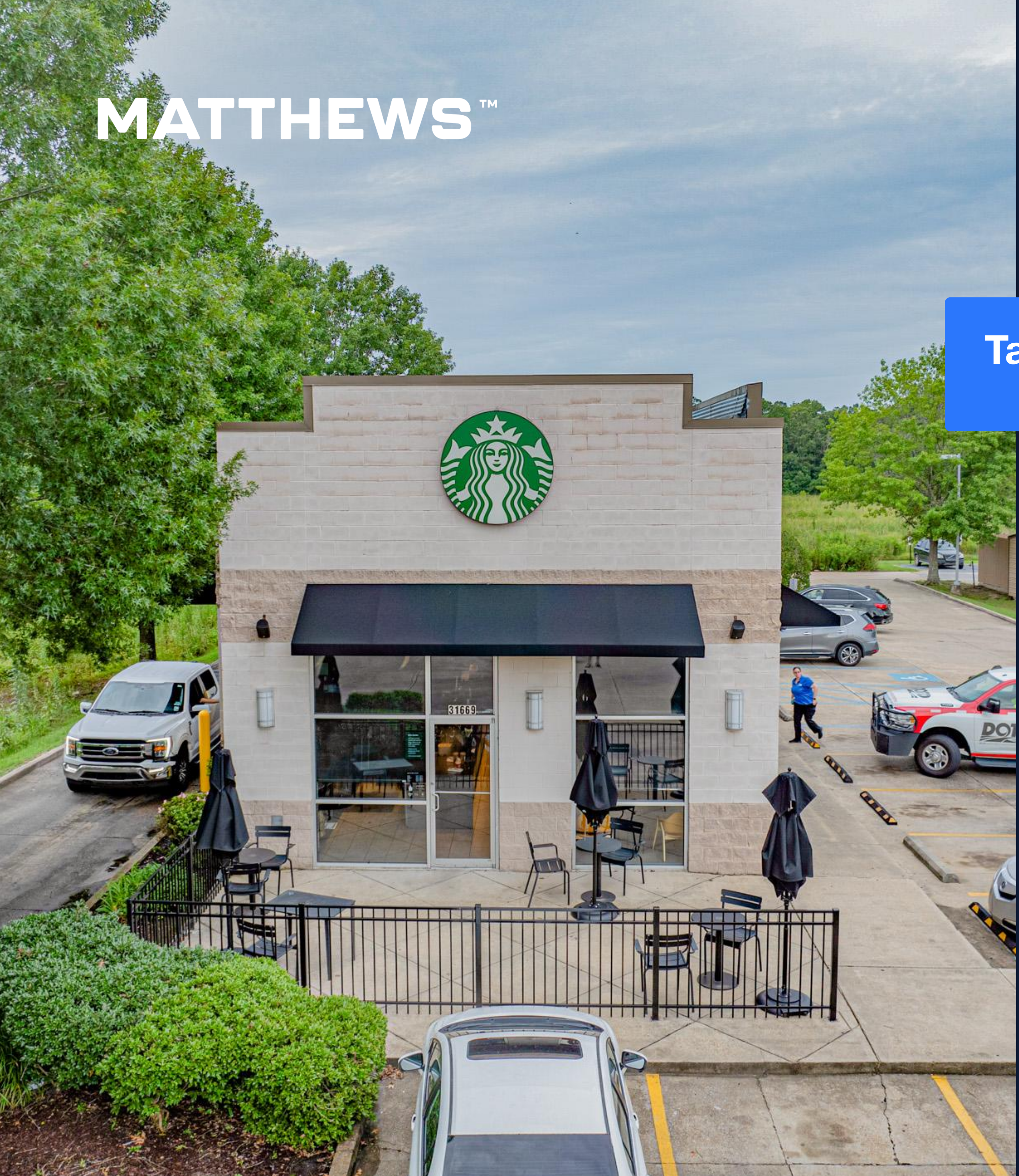

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Property Overview

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±1,750 SF
GLA

2007
Year Built

±29,400
Vehicles Per Day

NN
Lease Type

±10 Years
Term Remaining

Investment Highlights

Property Highlights

Investment Grade Credit Tenant

The tenant is Starbucks Corporation (S&P: BBB+ | NASDAQ: SBUX), an investment-grade tenant and one of the largest QSR operators in the world.

Proven Commitment to Site

For the second consecutive time, Starbucks has elected to extend their lease for a full 10-year term, rather than the scheduled 5 - showing their commitment to the site after 20 years of successful operation.

Baton Rouge MSA

Denham Springs is located just outside of Baton Rouge, Louisiana's second largest city and home to more than 220,000 residents, Louisiana State University,and the State Capital. The site is located within a dense retail corridor, featuring national tenants such as McDonald's, Raising Cane's, Burger King, Taco Bell, Sonic Drive-In, Exxon,Circle K, Dollar General, and numerous regional and local retail brands.

Convenient Interstate Access | Limited Competition

The sites sit directly on Louisiana Highway 16 (±29,400 VPD), the primary north-south thoroughfare in Denham Springs - paired with pylon signage and an additional ±13,600 VPD the site, one of two stand alone, drive thru Starbucks locations in Denham Springs, attracts ±15,000 monthly visitors on average.

High Growth Local Market

Located in Livingston Parish—one of Louisiana's top two fastest-growing parishes (county) with over 6% population growth over the last five years—this site serves a rapidly expanding suburban market within the Baton Rouge metro area. The surrounding trade area continues to benefit from strong residential inward migration, driven by top-rated public school systems and high relative median household incomes (±$100,000).


S
Parc at Denham
368 Units
Martin Landing Apartments
102 Units
DOLLAR GENERAL
LSU
Louisiana State University
± 41,000 Students | ± 19 Miles Away
Taqueria Giles
TACO BELL
Kitchen 16 & Yami
Japanese Sushi & Steak House
Bayou Belle
BOUTIQUE
HOT WOK
CHINESE RESTAURANT
b1 BANK
Subject Property
Highway 16 ± 29,400 VPD
BURGER KING
Raising Cane's
CHICKEN FINGERS
McDonald's


N
Raising Cane's
CHICKEN FINGERS
STARBUCKS
HWY 16 ± 29,400 VPD

Property Photos

Financial Overview

Starbucks
31669 LA Hwy 16, Denham Springs, LA 70726

Financial Summary

$1,321,000	6.25%	$82,608	±1,750 SF
List Price	Cap Rate	NOI	GLA

Property Details

Tenant	Starbucks Corporation
Building Size	±1,750 Sf
Lot Size	±0.63 Acres
Lease Commencement	New Lease Amendment Commences March 1st, 2027
Rent Commencement	March 1st 2017
Lease Expiration	February 28th, 2037
Annual Rent	$82,608
Renewal Options	Four 5-Year Renewal Options
Rent Increases In Options	10% Increases In Each Option
Operating Expenses	Tenant Reimburses Landlord For Maintaining The Parking Area, Landscaping, And Sidewalks
Taxes	Tenant Reimburses Landlord For Real Estate Taxes
Hvac	Tenant Responsible For Maintaining And Replacing
Insurance	Tenant Reimburses Landlord For Its Insurance Expenses
Utilities	Tenant Pays Utilities Directly
Roof & Structure	Landlord Is Responsible For Any Repair Or Replacement Of The Roof, Structural Portions Of The Building, And Parking Areas
Termination Option	One Time Termination Right August 31st, 2034

Tenant Overview

Year Founded
1971

Headquarters
Seattle, Washington

Ownership Status
Public

Employees
±361,000

Locations
±40,199 Stores

Credit Rating
S&P: Long-term rating BBB+

Annual Revenue
$36.2–36.18 Billion

Tenant Overview

Starbucks Corporation, founded in 1971 and headquartered in Seattle, Washington, is the world's premier specialty coffeehouse chain. Boasting a global footprint of over 40,000 locations across 87 countries, Starbucks has built a commanding brand presence rooted in high-quality beverages, experiential retail, and digital engagement. Its leadership position is underpinned by a robust loyalty ecosystem, expansive omni channel distribution, and a strong financial performance, with revenues exceeding $36 billion in fiscal 2024 and a workforce of approximately 361,000 employees. The company, publicly traded under NASDAQ: SBUX, benefits from proven operational scale and global penetration, though recent strategic shifts under CEO Brian Niccol—focused on reinvigorating the customer experience—have triggered renewed investor scrutiny around margin pressures and credit outlooks.

Why Invest in Starbucks?

- Unmatched Global Scale: With over 40,000 stores in 87 countries, Starbucks is the world's largest coffeehouse chain and a dominant force in the premium beverage retail market.
- Powerful Brand & Customer Loyalty: Starbucks' strong brand equity is supported by an industry-leading loyalty program with over 32 million U.S. members, generating nearly 60% of domestic store revenue.
- Proven Financial Performance: The company maintains resilient revenue growth (over $36 billion in 2024) and consistent profitability, even amidst macroeconomic headwinds.
- Strategic Reinvention & Efficiency: The "Back to Starbucks" initiative enhances customer experience, simplifies operations, and focuses on high-margin offerings to defend brand integrity.
- Diversified Growth Channels: Beyond retail, Starbucks expands through consumer packaged goods, ready-to-drink products, and digital platforms, creating multiple streams of future revenue.

Market Overview

Starbucks
31669 LA Hwy 16, Denham Springs, LA 70726


Baton Rouge, LA ±15 Miles Away from SP

Denham Springs, LA

Market Demographics

155,036
Total Population

$80,122
Median HH Income

24,542
Employed Population

4.5%
Retail Vacancy

Local Market Overview

Denham Springs remains the largest municipality and a key commercial hub within Livingston Parish, benefiting from its strategic position along the I-12 corridor just east of Baton Rouge. The latest U.S. Census Bureau estimates place Livingston Parish's population at 155,036 as of July 2025, an increase of approximately 9.0% since the 2020 Census estimate base, demonstrating substantial recent population growth. The parish reports a median household income of $80,122, an 80.7% owner-occupied housing rate, and approximately 63,027 housing units, supporting a stable and expanding suburban consumer base.

Denham Springs serves as an established retail and commercial hub for Livingston Parish and the eastern Baton Rouge metropolitan area. The market benefits from its strategic location along the I-12 corridor, with major concentrations of retail, dining, and service-oriented businesses along Range Avenue, Juban Road, and Florida Boulevard. A growing residential base, strong regional accessibility, and proximity to Baton Rouge continue to support consumer demand and attract national and regional businesses to the area. These fundamentals, combined with an expanding commercial landscape and established retail infrastructure, position Denham Springs as an attractive suburban market for retail and net lease investment.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,777	75,130	172,453
Current Year Estimate	4,670	70,249	153,695
2020 Census	4,423	59,514	112,549
Growth Current Year-Five-Year	2.29%	6.95%	12.20%
Growth 2020-Current Year	5.58%	18.04%	36.56%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	1,666	30,972	68,850
Current Year Estimate	1,567	28,157	59,878
2020 Census	1,558	23,281	43,389
Growth Current Year-Five-Year	6.29%	10.00%	14.98%
Growth 2020-Current Year	0.61%	20.94%	38.00%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$55,674	$62,500	$81,317

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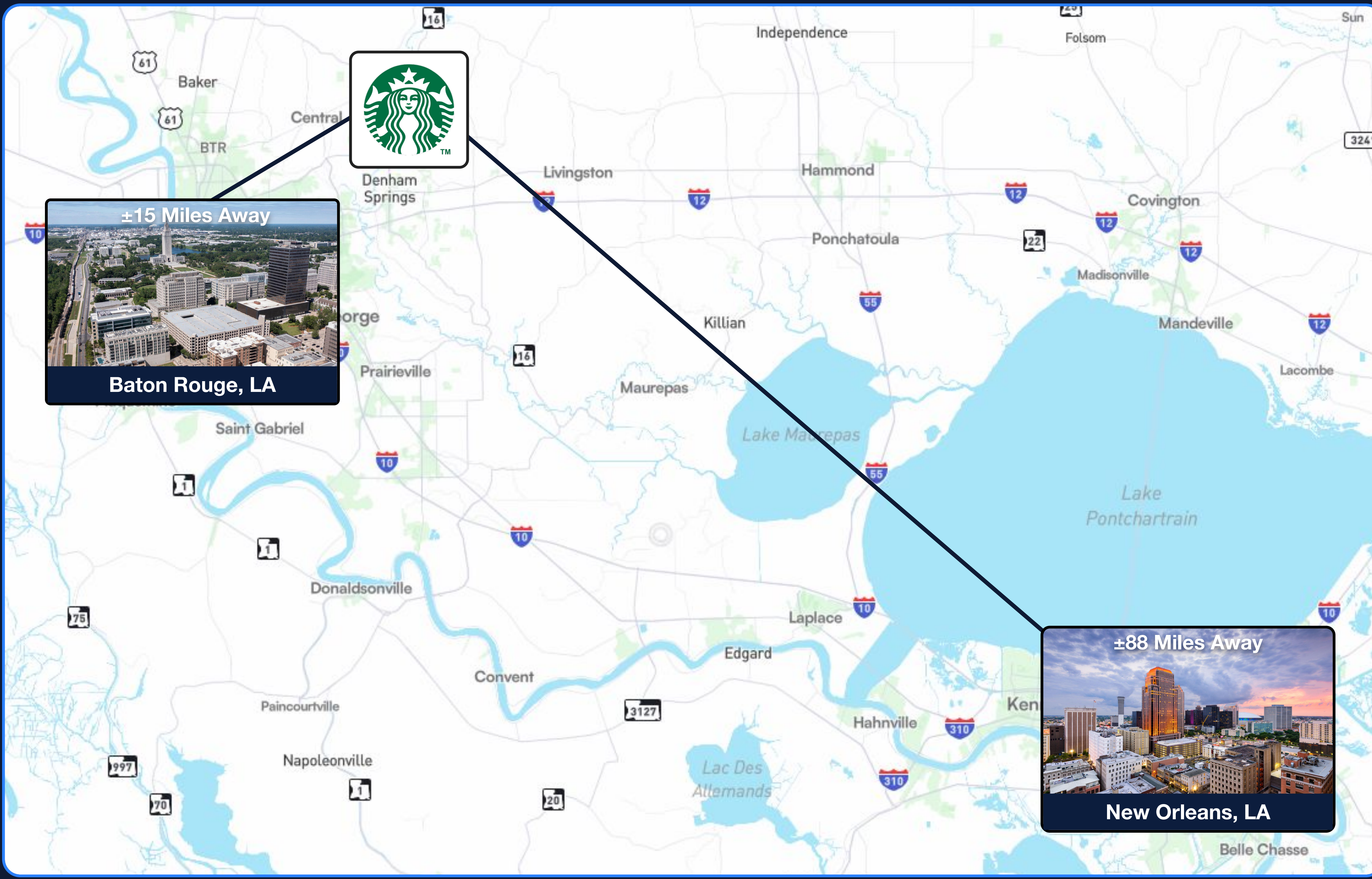

Economic Drivers

Denham Springs benefits from its strategic position along I-12 just east of Baton Rouge, providing convenient regional access and connecting the market with major employment, population, and commercial centers throughout the Capital Region. Livingston Parish's location between Baton Rouge and New Orleans also provides businesses access to a broad regional customer and workforce base.

Retail is a particularly important economic driver, with Livingston Parish generating approximately $2.04 billion in annual retail sales. Denham Springs is anchored by major commercial destinations such as Juban Crossing, a 471-acre, $350 million mixed-use development with more than 1.2 million square feet of planned commercial and mixed-use space, reinforcing the city's role as a regional shopping and service destination.

155K+
PARISH POPULATION

9.0%
POPULATION GROWTH

$2.04B
ANNUAL RETAIL SALES

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