








Improved Sales

1		Starbucks 1881 Kiowa Blvd N Lake Havasu City, AZ 86403 Retail, NNN/Fast Food Restaurant	\$2,650,000 4/4/2019 recorded	2,200 SF NRA \$1,204.55/SF \$59.09 NOI/SF 4.91% cap rate	100% occupancy Built 2017 Leased Fee
2		Starbucks 8160 W Thunderbird Rd Peoria, AZ 85381 Retail, NNN/Fast Food Restaurant	\$2,440,000 12/21/2018 recorded	2,200 SF NRA \$1,109.09/SF \$55.45 NOI/SF 5.00% cap rate	100% occupancy Built 2018 Leased Fee
3		Starbucks 3504 Madison St Riverside, CA 92504 Retail, NNN/Fast Food Restaurant	\$2,875,000 3/15/2018 recorded 135 days on market	1,950 SF NRA \$1,474.36/SF \$58.97 NOI/SF 4.00% cap rate	100% occupancy Built 2017 Leased Fee
4		Starbucks 9880 S Maryland Pky Las Vegas, NV 89183 Retail, NNN	\$2,977,778 5/3/2017 recorded 97 days on market	2,200 SF NRA \$1,353.54/SF \$60.91 NOI/SF 4.50% cap rate	100% occupancy Built 2017 Leased Fee
5		Starbucks 2500 White Ln Bakersfield, CA 93304 Retail, NNN/Fast Food Restaurant	\$2,225,000 1/13/2017 recorded 129 days on market	1,800 SF NRA \$1,236.11/SF \$55.50 NOI/SF 4.49% cap rate	100% occupancy Built 2016 Leased Fee
6		Starbucks 1359 Garnet Ave San Diego, CA 92109 Retail, Drive-Thru	\$4,300,000 145 days on market	1,535 SF NRA \$2,801.30/SF	Built 1979 Renovated 2015
7		Starbucks 5716 Atlantic Blvd Maywood, CA 90270 Retail, NNN/Fast Food Restaurant	\$3,868,000 11/2/2017 recorded 156 days on market	1,800 SF NRA \$2,148.89/SF \$85.74 NOI/SF 3.99% cap rate	100% occupancy Built 2017 Leased Fee

	Adjusted Price ¹	NRA	Price/SF	Days on Market	Cap Rate
Low	\$2,225,000	1,535 SF	\$1,109	97	3.99%
Average	\$2,839,296	1,955 SF	\$1,618	132	4.48%
High	\$3,868,000	2,200 SF	\$2,801	156	5.00%

¹Adjusted price is based on expenditures immediately after the sale.



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