



**Brand New 2025 Construction | Investment Grade Credit (S&P: BBB+) | Shadow Anchored by Schnucks Grocer**



OFFERING MEMORANDUM

**MAHOMET, ILLINOIS (OUTSIDE OF CHAMPAIGN-URBANA)**

**Marcus & Millichap**  
THE SULO GROUP

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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# OFFERING SUMMARY

## PROPERTY ADDRESS

### Starbucks

204 N Lombard Street  
Mahomet, IL 61853

OFFERING SUMMARY	
Price:	\$2,716,000
Cap Rate:	6.60%
Net Operating Income:	\$179,200
Building Square Footage:	2,540 Sq Ft
Year Built:	2025
Lot Size:	+/- 0.60 Acres
LEASE SUMMARY	
Tenant:	Starbucks
Guaranty:	Corporate
Lease Commencement:	8/14/2024
Rent Commencement:	Est. 7/1/2025
Lease Expiration:	Est. 6/30/2035
Lease Term Remaining:	10+ Years
Lease Type:	Double Net
Roof and Structure:	Landlord Responsible
Rental Increases:	7.50% Every Five Years
Renewal Options:	Three, Five-Year
Right of First Refusal:	None

OPERATING DATA				
Year	Start Date	End Date	Annual Rent	Cap Rate
1-5	7/1/2025	6/30/2030	\$179,200	6.60%
6-10	7/1/2030	6/30/2035	\$192,640	7.09%
11-15 (Option 1)	7/1/2035	6/30/2040	\$207,088	7.62%
16-20 (Option 2)	7/1/2040	6/30/2045	\$222,620	8.20%
21-25 (Option 3)	7/1/2045	6/30/2050	\$239,316	8.81%





# INVESTMENT HIGHLIGHTS

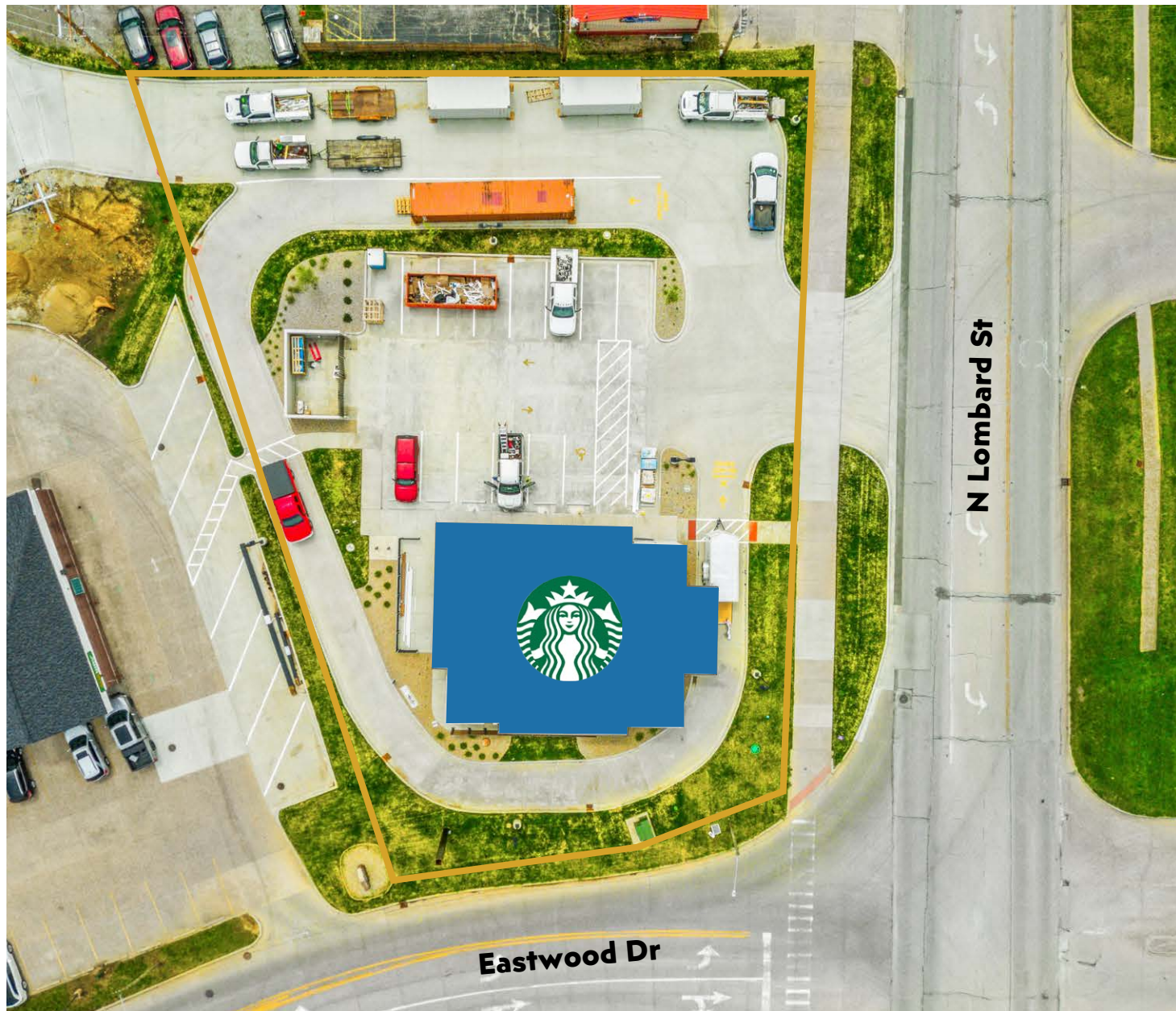
- **Corporate Guarantee with Investment Grade Credit (S&P: BBB+)**
  - Leased to Starbucks Corporation (NASDAQ: SBUX), a global coffee leader with an investment-grade credit rating of BBB+ from S&P Global Ratings, ensuring long-term financial stability and reliability.
  - Starbucks operates over 32,000 locations in 80 countries.
  - Starbucks' annual revenue exceeded \$36 Billion in 2024.
- **Outside of Champaign-Urbana, Home to University of Illinois (59,000+ Total Enrollment)**
  - Champaign-Urbana is home to the University of Illinois at Urbana-Champaign (UIUC). With over 59,000 students, it is the largest University in Illinois and also one of the largest public universities in the United States.
  - University of Illinois is ranked #9 among top public schools in the 2024-25 rankings.
  - University of Illinois also holds the #33 spot among national universities.
- **Shadow Anchored by Schnucks Grocery Store**
  - Schnucks operates 115 stores in four states: Missouri, Illinois, Indiana, and Wisconsin.
  - Schnucks is one of the largest privately held supermarket chains in the United States.
  - Other national and retailers in the immediate vicinity include Arby's, Walgreens, Dominos, Ace Hardware and more.
- **Mahomet is a Rapidly Growing Community with a Highly Desirable School System**
  - The Mahomet-Seymour school system is a major draw for families, known for its academic reputation and extracurricular programs.
  - Mahomet is one of the fastest growing communities in Central Illinois and has seen significant population growth in recent years.
  - Between July 2020 and July 2023 Mahomet was the 10th fast growing small town and city in Illinois with a population increase of 7.9%.
- **Affluent Market (\$133,000+ AHHI) with Several Major Recreation Attractions**
  - Mahomet, IL features many outdoor recreation and natural attractions, including River Bend Forest Preserve, Lake of the Woods Forest Preserve, and Lake of the Woods Golf Course, drawing consistent traffic and enhancing neighborhood appeal. These recreational destinations attract both locals and tourists.
  - The subject property boasts an average household income of \$133,182 in a 1-mile radius and an average household income of \$133,728 in a 5-mile radius.







## SITE PLAN







## AERIAL OVERVIEW







## AERIAL OVERVIEW







## TENANT PROFILE

Our story begins in 1971 along the cobblestone streets of Seattle's historic Pike Place Market. It was here where Starbucks opened its first store, offering fresh-roasted coffee beans, tea and spices from around the world for our customers to take home.

Ten years later, a young New Yorker named Howard Schultz would walk through these doors and become captivated with Starbucks coffee from his first sip. After joining the company in 1982, a different cobblestone road would lead him to another discovery. It was on a trip to Milan in 1983 that Howard first experienced Italy's coffeehouses, and he returned to Seattle inspired to bring the warmth and artistry of its coffee culture to Starbucks. By 1987, we swapped our brown aprons for green ones and embarked on our next chapter as a coffeehouse.

Starbucks would soon expand to Chicago and Vancouver, Canada and then on to California, Washington, D.C. and New York. By 1996, we would cross the Pacific to open our first store in Japan, followed by Europe in 1998 and China in 1999. Over the next two decades, we would grow to welcome millions of customers each week and become a part of the fabric of tens of thousands of neighborhoods all around the world. In everything we do, we are always dedicated to Our Mission: With every cup, with every conversation, with every community - we nurture the limitless possibilities of human connection.

Today we are privileged to connect with millions of customers every day with exceptional products and more than 40,000 retail stores in 80 markets.

**Company Type:** Public  
**Location:** Seattle, Washington (40,000+ locations)  
**Website:** <https://www.starbucks.com/>

**\$36 Billion**

2024  
Revenue

**35,000+**

Stores  
Globally

**BBB+**

Corporate Credit  
Rating







## PROPERTY PHOTOS AS OF 5/2/2025







## REGIONAL MAP

### CHICAGO MIDWAY INTERNATIONAL AIRPORT

- MDW airport serves nearly 22MM passengers annually, delivering more than 61.7MM annual impressions
- The airport connects to over 89 nonstop destinations across more than seven airlines
- The CTA Orange line provides train service to Midway
- Located only 10 miles from Chicago's downtown business district

### CENTRAL ILLINOIS REGIONAL AIRPORT AT BLOOMINGTON-NORMAL

- The airport has a total annual output of more than \$165 million dollars, which translates to more than 1,300 jobs
- In 2019, CIRA had 213,044 enplanements and 208,475 deplanements, a 15.6% increase in total passengers over 2018
- Total cargo freight that was transported through CIRA in 2019: 13.1 million lbs

### 83.9 MILES GENERAL WAYNE A. DOWNING PEORIA INTERNATIONAL AIRPORT

Peoria

### 37.5 MILES CENTRAL ILLINOIS REGIONAL AIRPORT AT BLOOMINGTON-NORMAL

Bloomington

### PEORIA INTERNATIONAL AIRPORT

- 13 nonstop destinations on three airlines and provide the longest runway in Illinois outside of Chicago.
- 687,601 passengers in 2024
- The grounds serve many tenants, private hangars, Fixed Based Operation, cargo facilities, as well as provide access to Army and Air National Guards.

Subject  
Property



### 131 MILES CHICAGO MIDWAY INTERNATIONAL AIRPORT

Chicago

### INDIANAPOLIS INTERNATIONAL AIRPORT

- A record-breaking 10 million passengers (2024)
- 145 flights per day
- 45+ nonstop flights — 40 domestic that go to all five US regions, plus five international flights to five countries
- The airport is expanding its terminal through Project Gateway to enhance the travel experience.

### 132 MILES INDIANAPOLIS INTERNATIONAL AIRPORT Plainfield

Indianapolis





## AREA OVERVIEW

### MAHOMET

- Nestled in the heart of the Midwest. Mahomet's ideal location between Bloomington-Normal, Champaign-Urbana and Decatur provides residents with employment options and businesses with access to top talent and ease of transportation.
- The residents play an active role in the community involving themselves in a wide variety of church, civic, and school organizations.
- The Mahomet-Seymour school system is a driving factor for many families to locate in the community with its excellent academic reputation and highly competitive and acclaimed sports, dance, drama, band and music programs.
- They are the home to a great Library and two Forest Preserves which includes the Lake of the Woods Golf Course.
- The Village's Parks and Recreation Department offers area leading programs for soccer, basketball, t-ball, baseball, softball, and flag football.
- With over 100 acres of open space spread across ten park locations, they have a variety of outdoor activities for all ages to enjoy.

### CHAMPAIGN

- Featuring an extensive park system, a world-class library, urban shopping choices and a variety of living accommodations, Champaign offers urban perks with smaller city comforts.
- A very diverse work environment—health care, office and banking, University of Illinois, Parkland College, light manufacturing, retail, government and social services—offers many employment opportunities and career advancement options.
- High technology and research jobs are abundant in the community and the thriving and innovative University Research Park.
- As an arts and culture hub, they're home to acclaimed film and music festivals, along with world-class performances at Krannert Center for the Performing Arts.
- They also play host to University of Illinois sporting events, and high school football, basketball, and wrestling state tournaments. The Champaign Park District hosts a variety of festivals, holiday celebrations and family-friendly events.
- Area lakes and rivers for boating, fishing, canoeing, camping and nature park areas for hiking all add to the fun.
- For those looking for shopping, dining and entertaining venues, the community boasts both urban-downtown and campustown, a regional mall, and many neighborhood destinations.



LAKE OF THE WOODS FOREST PRESERVE



UNIVERSITY OF ILLINOIS URBANA-CHAMPAIGN



KRANNERT ART MUSEUM





## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	3,580	12,697	14,241
2020 Population	3,651	13,731	15,224
2024 Population	3,678	13,815	15,300
2029 Population	3,785	14,159	15,658
HOUSEHOLDS			
2010 Households	1,358	4,731	5,298
2020 Households	1,390	5,041	5,592
2024 Households	1,449	5,233	5,793
2029 Households	1,492	5,374	5,940
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	73.7%	76.4%	76.8%
2020 Owner Occupied Housing Units	70.7%	76.6%	77.3%
2024 Owner Occupied Housing Units	71.5%	77.0%	77.5%
2029 Owner Occupied Housing Units	71.6%	76.8%	77.4%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	22.0%	18.3%	17.9%
2020 Renter Occupied Housing Units	23.4%	16.5%	16.0%
2024 Renter Occupied Housing Units	22.2%	16.0%	15.5%
2029 Renter Occupied Housing Units	21.9%	16.0%	15.5%
AVERAGE HOUSEHOLD INCOME	\$133,182	\$132,095	\$133,728

### AREA SNAPSHOT



**15,300**  
POPULATION (5-MILE)



**11,268**  
DAYTIME POPULATION (5-MILE)



**5,793**  
HOUSEHOLDS (5-MILE)



**\$133,182**  
AVERAGE HOUSEHOLD INCOME (1-MILE)