



STARBUCKS

5266 Lindbergh Boulevard - Sappington, MO 63126

STARBUCKS - SAPPINGTON, MO

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

THE OFFERING

SALE PRICE

\$3,316,667

INVESTMENT SUMMARY

Cap Rate:	6.00%
NOI:	\$199,000
Price / SF:	\$1275.64
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	5266 Lindbergh Blvd
City, State, Zip:	Sappington, MO 63126
County:	St.Louis County
Building Size:	2,600 SF
Year Built:	2025

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present the Exclusive Offering of 5266 Lindbergh Blvd, a Newly Constructed Starbucks With Drive-Thru, Located in Ronnie's Plaza in Sappington, Missouri. The Property is Backed By a Long-Term and Rare 11-Year Corporate NN Lease With Starbucks Corporation, Offering Investors Passive Income From a Premier Global Brand With Over 40,000 Locations Worldwide.

Situated Within a Recently Redeveloped Shopping Center, Ronnie's Plaza Has Seen a Dramatic Transformation Under New Ownership, With Updated Facades, Signage, and Tenant Mix That Elevated Occupancy From 60% to 98% in Less Than a Year. Tenants Benefit From Consistent Foot Traffic Generated By the Adjacent 20-Screen Theater and Dense Surrounding Retail. Positioned Along S. Lindbergh Blvd, a Main Retail Artery in South County, The Center Draws Over 2 Million Visitors Annually and Features Ample Parking With Over 900 Spaces.

Originally Opened in 1948 As Ronnie's Drive-In, The Site Has Long Served as a Community Staple For Entertainment and Gathering. Today, Ronnie's Plaza Continues That Legacy Through Strategic Reinvestment, the High-Performing Ronnie's Cinema Marcus IMAX Theater, and a Diverse Tenant Mix. This Starbucks Offering Presents an Ideal Opportunity For Investors Seeking Long-Term Income Stability in One of St. Louis' Most Recognizable And High-Traffic Retail Corridors.

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Rare 11-Year NN Lease With Starbucks Corporation (BBB+) Featuring 7.5% Rent Increases Every 5 Years — Corporate Guarantee From One of the World's Most Recognized Brands, With Four 5-Year Renewal Options for Long-Term Income Stability
- Premier Visibility Along S. Lindbergh Blvd With 19,576 Vehicles Per Day — a Trophy Drive-Thru Location at One of South St. Louis County's Busiest Retail Corridors
- Pad Site to Ronnie's Plaza, Which Drew Over 191,000 Visits and 144,000 Visitors Monthly, Demonstrating Its Strength as a Community Retail Hub With a Diverse Tenant Base and Entertainment Anchors (Placer.Ai)
- Strategically Located Within Walking Distance of Ronnie's Cinema (Marcus IMAX)—a Beloved, High-Traffic Landmark Since 1948—Providing Consistent Foot Traffic and Deep Community Roots That Enhance Long-Term Tenant Stability; Which Attracted Over 85,000 Visits and 71,000 Visitors Monthly — More Than Double the Visits of the Nearest Competing Cinema in Des Peres, Missouri (Placer.Ai)
- Trade Area Boasts a Stable Population of Over 136,000 With a Projected Median Household Income Surpassing \$100,000 By 2028, Supported by Strong Employment in Healthcare, Education, Professional Services, and Retail—Underscoring the Area's Resilience and Long-Term Investment Appeal



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

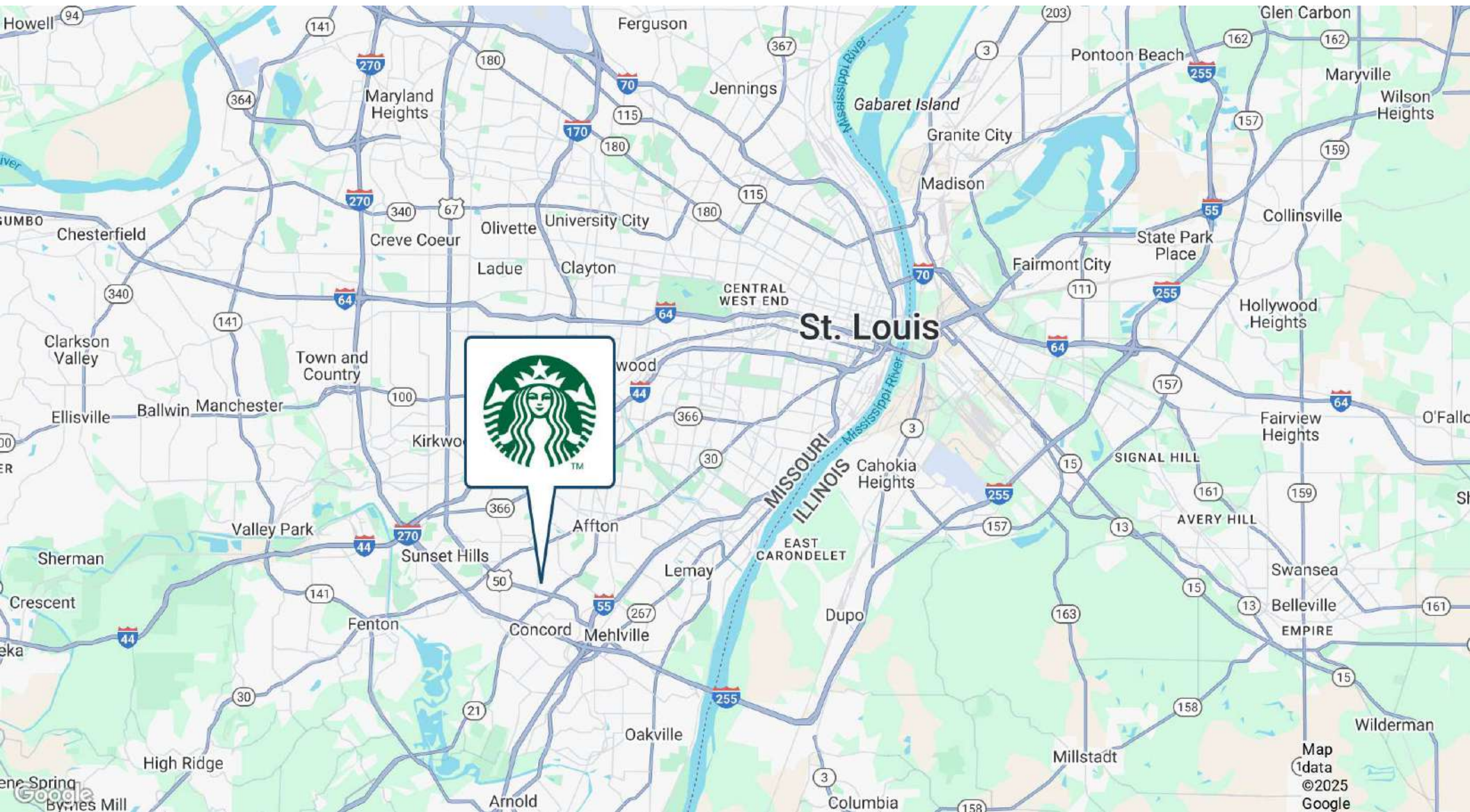
Tenant:	Starbucks
Premises:	2,600 SF
Base Rent:	\$199,000
Rent Per SF:	\$76.54
Lease Commencement:	05/16/2025
Rent Commencement:	05/16/2025
Lease Expiration:	05/15/2036
Lease Term:	11 Years Remaining
Renewal Options:	4 × 5 Year Options
Rent Increases:	7.5% Every 5 Years. 10% Every 5 Year Renewal.
Lease Type:	Double Net (NN)
Use:	Coffee
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Landlord's Responsibility
Roof & Structure:	Landlord's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



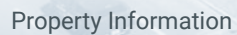
Actual Property Image



Actual Property Image



Actual Property Image



AERIAL MAP



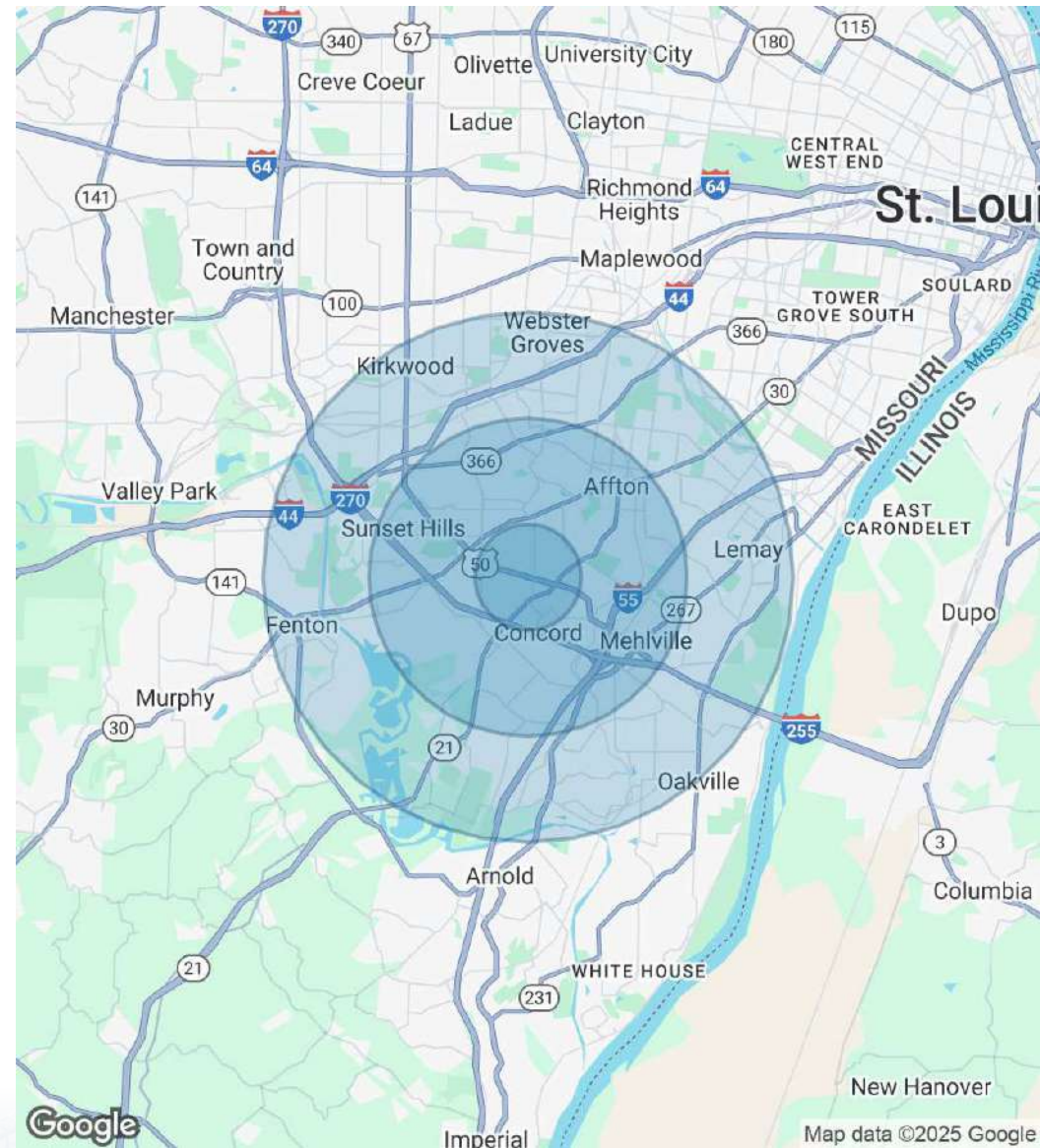
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,183	81,340	225,013
Average Age	43	45	44
Average Age (Male)	42	43	42
Average Age (Female)	45	46	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,325	35,512	96,191
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$103,379	\$106,375	\$110,859
Average House Value	\$316,709	\$336,737	\$341,087

TRAFFIC COUNTS

S Lindbergh Blvd	19,576 VPD
Baptist Church Rd	15,076 VPD
Tesson Ferry Road	148,377 VPD
I-270	124,172 VPD

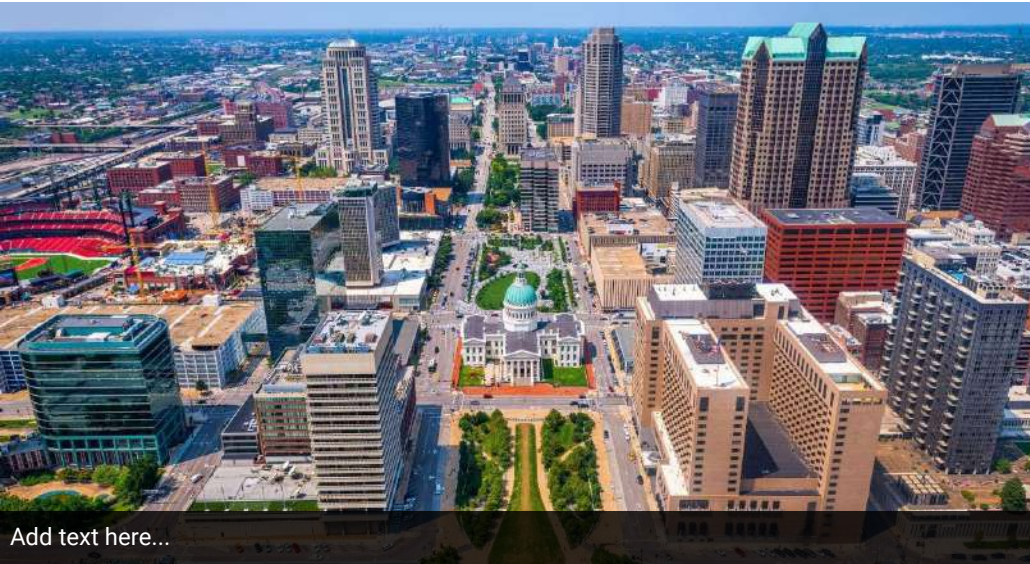




SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Grants Farm

SAPPINGTON, MO

Sappington is an unincorporated community in south St. Louis County, Missouri, located to the east of the City of Sunset Hills. Sappington is served by several major roads, including MO Route 30 & 21. Interstate 270 (I-270), the beltway around St. Louis, is easily accessible, connecting Sappington to other parts of the metro area, including downtown St. Louis, West County, and the airport. Sappington is a great community in which to grow a family or retire. According to the United States Census Bureau, the community has a total area of 2.6 square miles. The Sappington CDP had a population of 7,933 as of July 1, 2024.

Sappington is served by the Lindbergh School District, the 3rd St. Louis County Police Precinct, and the Mehlville Fire Protection District. The occupation categories in which the Sappington workforce is employed are similar to those in which the St. Louis County workforce is employed. Sappington is part of the Greater St. Louis Metropolitan Area, which heavily influences its economy. Sappington itself is largely residential, so many residents commute to nearby cities for work. Major employment sectors in the surrounding area include: Healthcare and social assistance, Education, Retail trade, Professional and business services, and Manufacturing. St. Louis is the core of a fifteen county Metropolitan Statistical Area (MSA) covering both Missouri and Illinois, and as such is the employment and entertainment center of an area containing a population of 2.8 million residents. The metropolitan area is the 20th largest metropolitan area in the United States in terms of population. The city represents 15% of all jobs in the MSA. Job growth in the city has been concentrated in the bio-science, healthcare, and service sectors, and the city anticipates strong, long-term employment growth in the areas of medical, business, and recreational services, as well as in education, and the tourism and convention business.

Nearby attractions include Grant's Farm, Grant's Trail, Clydesdale Park, and Laumeier Sculpture Park. Just a drive away, St Louis offers various attractions. The city's most famous landmark is the 630-foot Gateway Arch, designed by Eero Saarinen and erected in 1965 to symbolize St. Louis as the gateway to the American West. The Municipal Theatre, the largest and oldest outdoor musical theatre in the US, is located in Forest Park. Many of the city's cultural attractions are also located in Forest Park, including the St. Louis Zoological Park, the Municipal Theatre ("The Muny"), the St. Louis Science Center and Observatory, the Saint Louis Art Museum, and the Missouri History Museum.

SAPPINGTON AND RONNIE'S PLAZA OVERVIEW



Ronnie's Plaza

SAPPINGTON AND RONNIE'S PLAZA OVERVIEW

Sappington, MO, is a hidden gem in the St. Louis metro area—an inviting suburb that combines the charm of small-town living with the convenience of urban amenities. Known for its tree-lined streets, well-kept homes, and strong sense of community, Sappington offers a peaceful yet connected lifestyle that appeals to families, professionals, and retirees alike. Excellent schools, safe neighborhoods, and beautiful parks make it an ideal place to live, while its central location ensures that residents are never far from anything they need.

At the center of daily life in Sappington is Ronnie's Plaza, a vital commercial and social hub that plays a key role in shaping the suburb's identity. Whether it's catching a movie at the well-loved Ronnie's Cine + IMAX, grabbing dinner with family, or running errands at one of the many local shops, Ronnie's Plaza serves as a go-to destination for just about everyone in the area. It supports both big-name retailers and small, locally owned businesses, providing a balance of choice and familiarity. More than a shopping center, it's a place where people gather, connect, and create memories.

Ronnie's Plaza is deeply woven into the fabric of Sappington. It not only contributes to the local economy but also fosters a sense of belonging and community pride. Events hosted in or around the plaza bring residents together, while the steady stream of foot traffic supports dozens of jobs and services. In a suburb that values connection and convenience, Ronnie's Plaza is more than just a location—it's the heartbeat of Sappington, a cornerstone that helps keep the community thriving and close-knit.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Public (Nasdaq: SBUX)
Founded:	1971
Locations:	40,000+
Headquarters:	Seattle, WA
Website:	starbucks.com

STARBUCKS

Since 1971, Starbucks Coffee Company has been committed to ethically sourcing and roasting high-quality Arabica coffee. Today, with nearly 40,000 stores worldwide, the company is the premier roaster and retailer of specialty coffee in the world. Through our unwavering commitment to excellence and our guiding principles, we bring the unique Starbucks Experience to life for every customer through every cup. 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.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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