

# STARBUCKS

## New 10-year NNN Investment



CBS

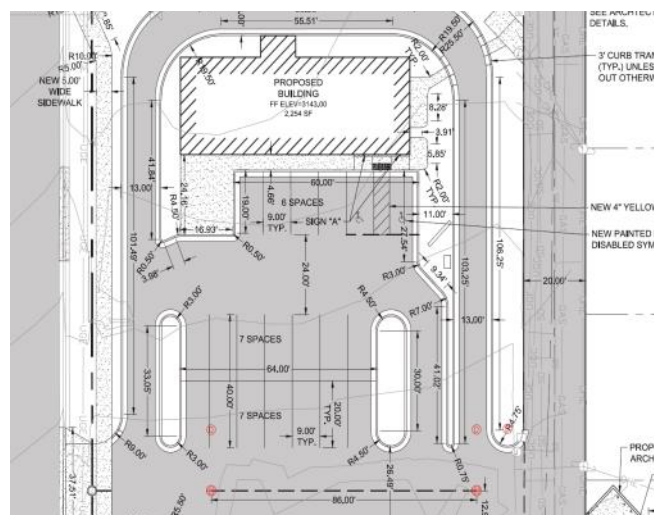


REPRESENTATIVE RENDERING

## 1025 N 27th Street, Billings, MT

### INVESTMENT HIGHLIGHTS

- New 10 year NNN lease with Starbucks Corporation
- Sale Price: \$2,560,000
- 5% CAP
- 2,254 sqft of brand new, single tenant, drive thru
- Rent commencement QIII of 2019
- Adjacent to new 3 story bank building
- Across from two major hospitals
- 1 block from ballpark
- Within 2 miles of 2 college campuses



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## INVESTMENT DETAILS

1025 N 27TH STREET, BILLINGS, MT 59101

Tenant	STARBUCKS
Address	1025 N 27TH STREET
Price	\$2,560,000
CAP Rate	5%
Annual Rent	\$128,000
Gross Leasable Area	2,254 SQFT
Rent Escalators	10% EVERY 5 YRS
Lease Type	NNN
Ownership	FEE SIMPLE
Year Built	2019
Lot Size	25,000 SQFT
Lease Expiration	8/31/2029
Options	FOUR 5-YR OPTIONS

## MARKET/PROPERTY INFORMATION

**Hospital Corridor:** The property sits across from Billings Clinic (304 beds, 12,500+ employees) and St. Vincent Healthcare (255 beds, 4,000+ employees). Billings acts as the medical hub for a 300-mile radius to various towns. US News and World report named Billings Clinic as Best Hospital in the state of Montana in 2018. Billings Clinic announced in QIV of 2018 a \$50M+ major expansion to the Billings campus which includes adding 2 stories to the hospital, a new 430-bay parking garage, expanding outpatient surgery center, revamping primary care and SameDay care areas, and relocating the endoscopy unit.

**Education:** Montana State University of Billings is within half a mile of the property. Rocky Mountain College is 2.4 miles to the property. 5,500+ students are enrolled between the two institutions.

**Airport:** Billings, MT International airport is 1.5 miles from the property, which had 900,000+ passengers in 2018.

**Dehler Park:** Located one block away, this baseball park was voted Best Ballpark by Ballpark Digest magazine in 2016. Dehler Park is the home of the Billings Mustangs which has a seating capacity of 3,071 seats and maximum standing capacity of 6,000.





## CONTACT INFORMATION

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For more information, please contact:



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