

— FOR SALE —



STARBUCKS™

1225 SW Oralabor Rd,
Ankeny, IA 50023



 **LLOYD**

INVESTMENT SUMMARY

THE OPPORTUNITY

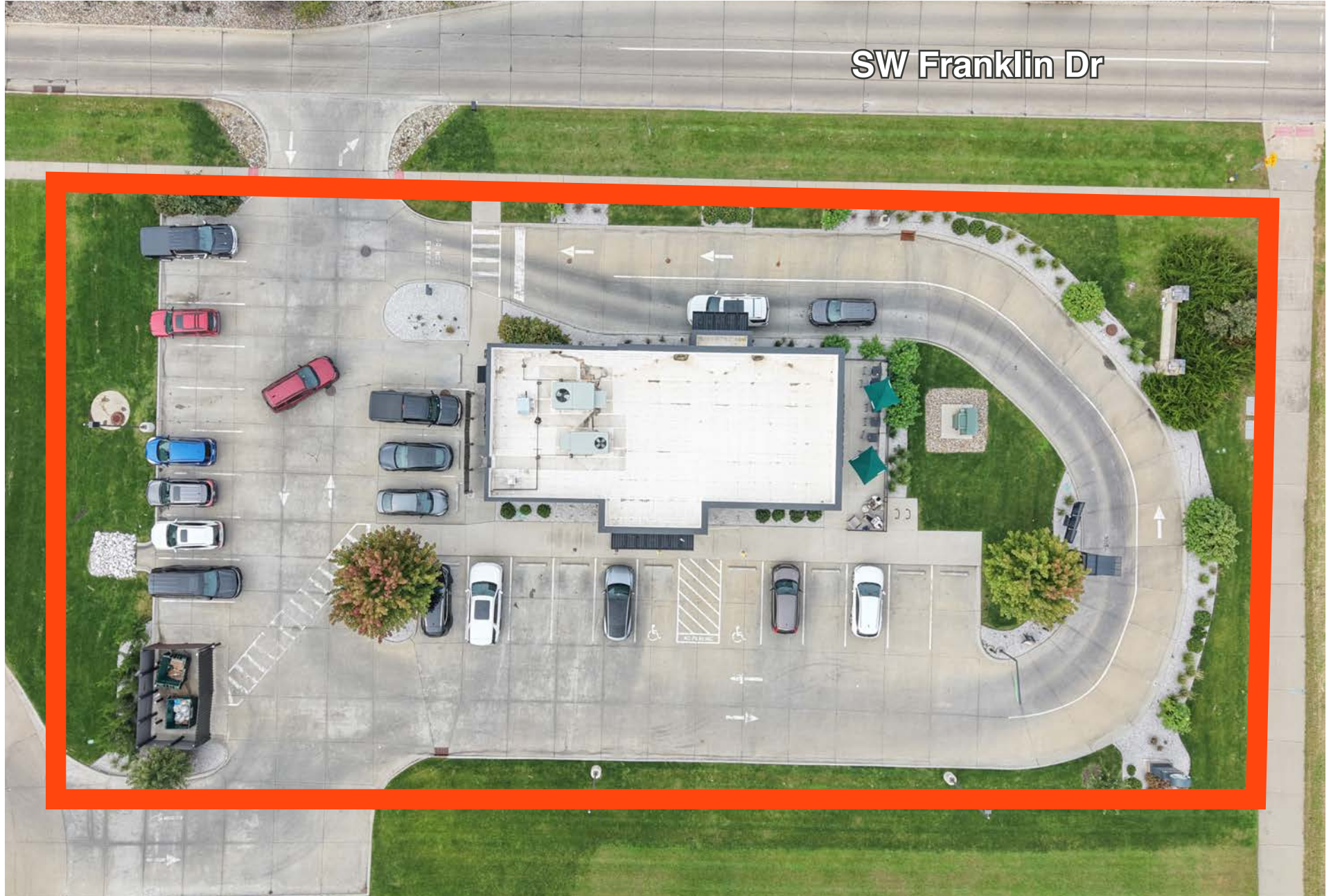
This single-tenant retail property presents an investment opportunity along Southwest Oralabor Road, an established commercial corridor in Ankeny, Iowa, within the Greater Des Moines metropolitan area. Strategically positioned directly across from Des Moines Area Community College (DMACC), serving more than 15,000 students at its Ankeny campus, the property benefits from exposure to approximately 23,000 vehicles per day and proximity to healthcare facilities, national retailers, restaurants, and surrounding residential developments.

The surrounding trade area includes an estimated 49,701 residents within three miles and a daytime population of 8,696 within one mile. With a median household income of approximately \$108,000 within one mile, the area offers an established residential and employment base supported by nearby educational institutions, healthcare providers, and commercial activity.

The freestanding building features a dedicated drive-through lane, outdoor patio, and two designated mobile order parking spaces, providing a functional retail configuration designed for convenience and accessibility. Currently leased to Starbucks Corporation, the property combines a nationally recognized tenant with an established, customer-oriented retail format. This offering provides investors an opportunity to acquire an income-producing retail asset with strong corridor exposure, diverse surrounding demand drivers, and long-term real estate utility in the Ankeny market.

OFFERING SUMMARY

Address	1225 SW Oralabor Rd, Ankeny, IA 50023
Sale Price	\$2,266,800 (5.5% Cap Rate)
Building Size	2,136.9 SF +/-
Site Size	0.74 Acres +/-
Property Format	Single-tenant drive-thru building
Lease Tenant	Starbucks Corporation
Property Features	Single-lane drive-thru with 8'-6" clearance; Outdoor concrete patio Well-lit surface parking lot with 22 stalls, including two dedicated mobile order spaces
Year Built	2020

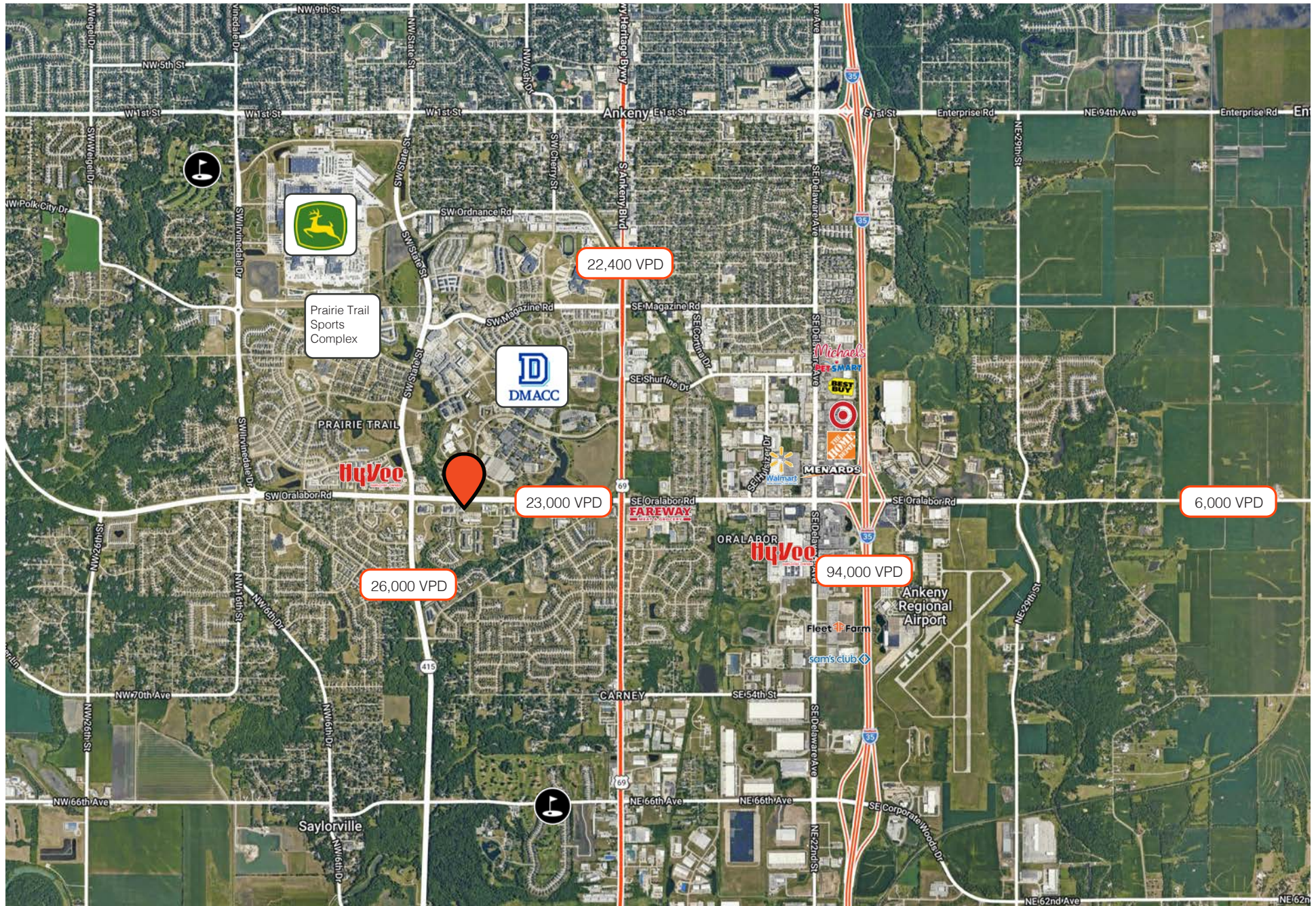






The subject property is strategically positioned along Southwest Oralabor Road, a major commercial corridor in Ankeny, Iowa, directly across from Des Moines Area Community College (DMACC). The college's largest campus serves more than 15,000 full-time and part-time students, supporting a substantial educational and daytime population in the immediate area. The surrounding corridor features a concentration of healthcare, professional services, retail, and dining establishments, including The Iowa Clinic's Ankeny Campus and UnityPoint Health facilities. Ongoing investment at DMACC, including a new Dental Building and Trades & Industry Center, further strengthens the area's institutional presence. Convenient connectivity to Interstate 35, US-69, and the greater Des Moines metropolitan area supports accessibility for residents, students, employees, and regional visitors. Together, these established demand drivers and continued community growth reinforce the property's position within an active commercial corridor.





2026 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	10,095	49,701	102,640	771,506
Projected Population (2031)	10,507	51,465	108,213	817,586
Daytime Population	8,696	55,514	97,583	773,851
Median Age	32.6	36.5	36.2	37.5
Area Households	3,976	20,103	40,348	308,688
Median Household Income	\$108k	\$105k	\$104k	\$90k
Median Home Value	\$331k	\$324k	\$342k	\$309k

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

TENANT OVERVIEW



STARBUCKS™

Starbucks Corporation is one of the world's leading specialty coffee retailers, recognized for its extensive global presence, established brand identity, and selection of handcrafted beverages and food offerings. Founded in 1971 in Seattle, Washington, Starbucks has grown from a single store at Pike Place Market to more than 41,000 locations worldwide, including approximately 16,900 stores in the United States.

The company operates through a combination of company-operated and licensed locations, with a retail presence across North America and international markets. Its offerings include specialty coffee, espresso-based beverages, teas, and food products, complemented by packaged coffee distributed through additional retail channels. Starbucks has also expanded its digital capabilities through mobile ordering, its Starbucks Rewards loyalty program, and other customer-focused initiatives.

Publicly traded on the Nasdaq under the ticker symbol SBUX, Starbucks continues to invest in its coffeehouse experience, product innovation, and customer engagement. With more than five decades of operating history and an extensive domestic and international footprint, Starbucks maintains an established position in the global specialty coffee industry.



YEAR FOUNDED
1971

HQ
Seattle, WA

U.S. LOCATIONS
16,900+

GLOBAL LOCATIONS
41,000+

THE COMMUNITY | ANKENY, IA

Ankeny continues to experience significant residential and economic growth, with its population reaching 77,833 in 2025, a 14.3% increase since 2020. The City reported approximately \$482 million in new investment during 2025, reflecting continued development activity throughout the community. An expanding residential base, established employers and ongoing institutional investment reinforce Ankeny's position as a growing economic center within the Greater Des Moines metropolitan area.

Recent public and private investments are strengthening Ankeny's educational facilities, employment opportunities and transportation infrastructure. Particularly relevant to the subject property are major improvements underway at DMACC's Ankeny Campus and planned enhancements to nearby commercial corridors.



RECENT & ONGOING INVESTMENT ACROSS ANKENY

DMACC TRADES & INDUSTRY CENTER

A \$34 million, 72,000-SF facility under construction at DMACC's Ankeny Campus will expand skilled-trades and public-safety training. Opening is anticipated in January 2027.

DMACC DENTAL BUILDING

A new 26,000-SF facility under construction at DMACC will expand dental program enrollment capacity by 25% and include a public dental clinic. Opening is anticipated in January 2027.

ORALABOR ROAD IMPROVEMENTS

The City's 2026–2030 Capital Improvement Program proposes \$13.45 million in intersection improvements at South Ankeny Boulevard and SE Oralabor Road to address traffic capacity, safety and trail connectivity.

S. ANKENY BLVD REVITALIZATION

A revitalization plan adopted in June 2025 outlines redevelopment, land-use and infrastructure strategies along South Ankeny Boulevard between Oralabor Road and First Street.

JBS USA MANUFACTURING INVESTMENT

JBS USA announced a \$100 million investment to purchase and upgrade a 186,000-SF food production facility in Ankeny, with approximately 400 jobs projected upon completion of all phases.

BAKER GROUP EXPANSION

Baker Group is investing approximately \$11 million in a 37,500-SF expansion of its Ankeny headquarters. The project is expected to support 100 new jobs, with completion anticipated in 2027.

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