

— FOR SALE —



STARBUCKS™

1337 University Drive S.,
Fargo, ND 58103



 **LLOYD**



INVESTMENT SUMMARY

THE OPPORTUNITY

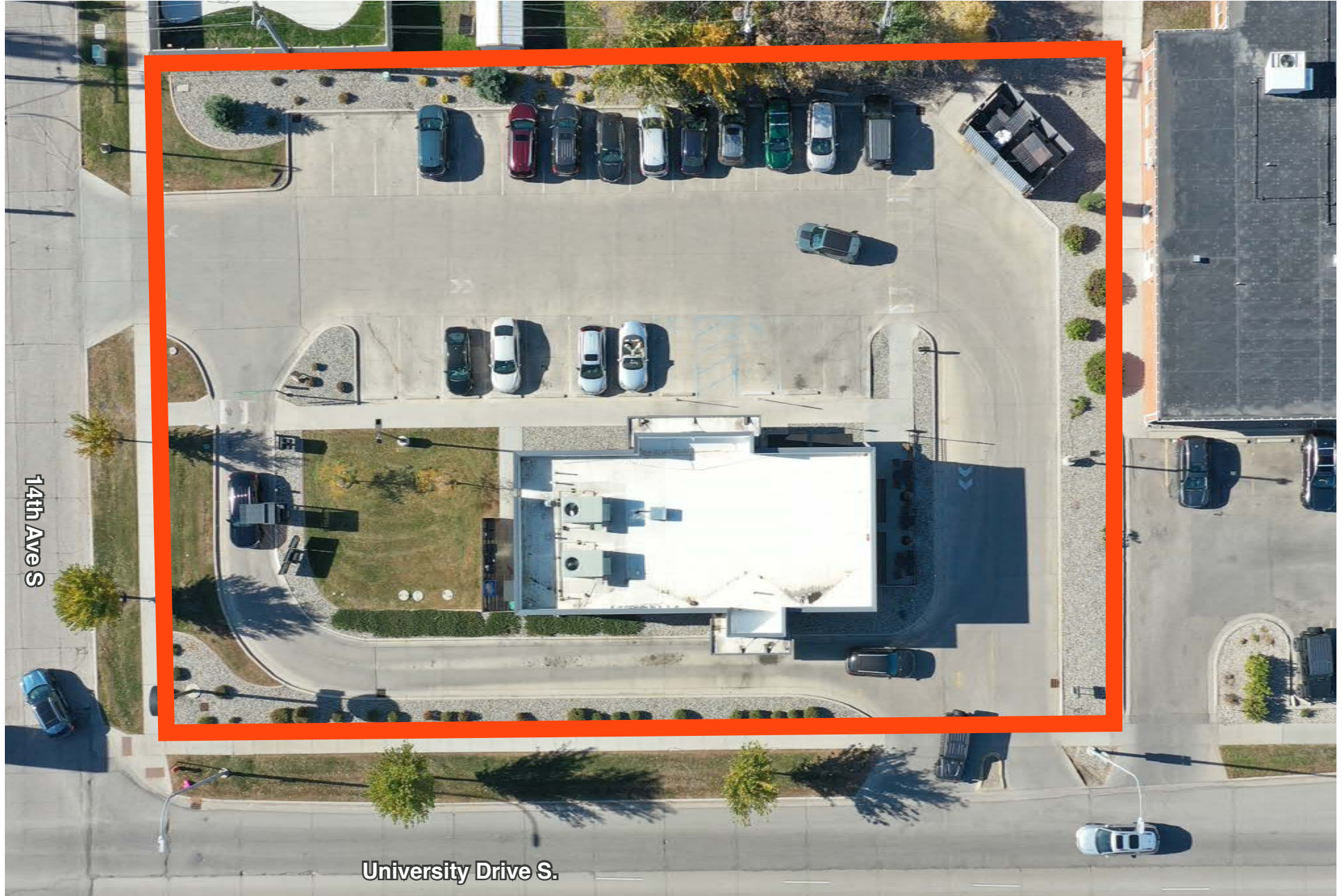
This single-tenant retail property presents an investment opportunity along South University Drive, an established commercial corridor in Fargo, North Dakota, within the Fargo–Moorhead metropolitan area. Strategically positioned near the intersection of University Drive and 13th Avenue South, the property benefits from exposure to approximately 23,000 vehicles per day and proximity to healthcare facilities, educational institutions, retail destinations, and surrounding residential neighborhoods.

The surrounding trade area includes an estimated 109,512 residents within three miles and a daytime population of 14,430 within one mile. With a median household income of approximately \$76,000 within one mile, the area offers an established residential and employment base supported by nearby healthcare providers, schools, and commercial activity.

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 Fargo market.

OFFERING SUMMARY

Address	1337 University Drive S., Fargo, ND 58103
Sale Price	\$2,581,600 (5.5% Cap Rate)
Building Size	2,305 SF +/-
Site Size	0.64 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	2019

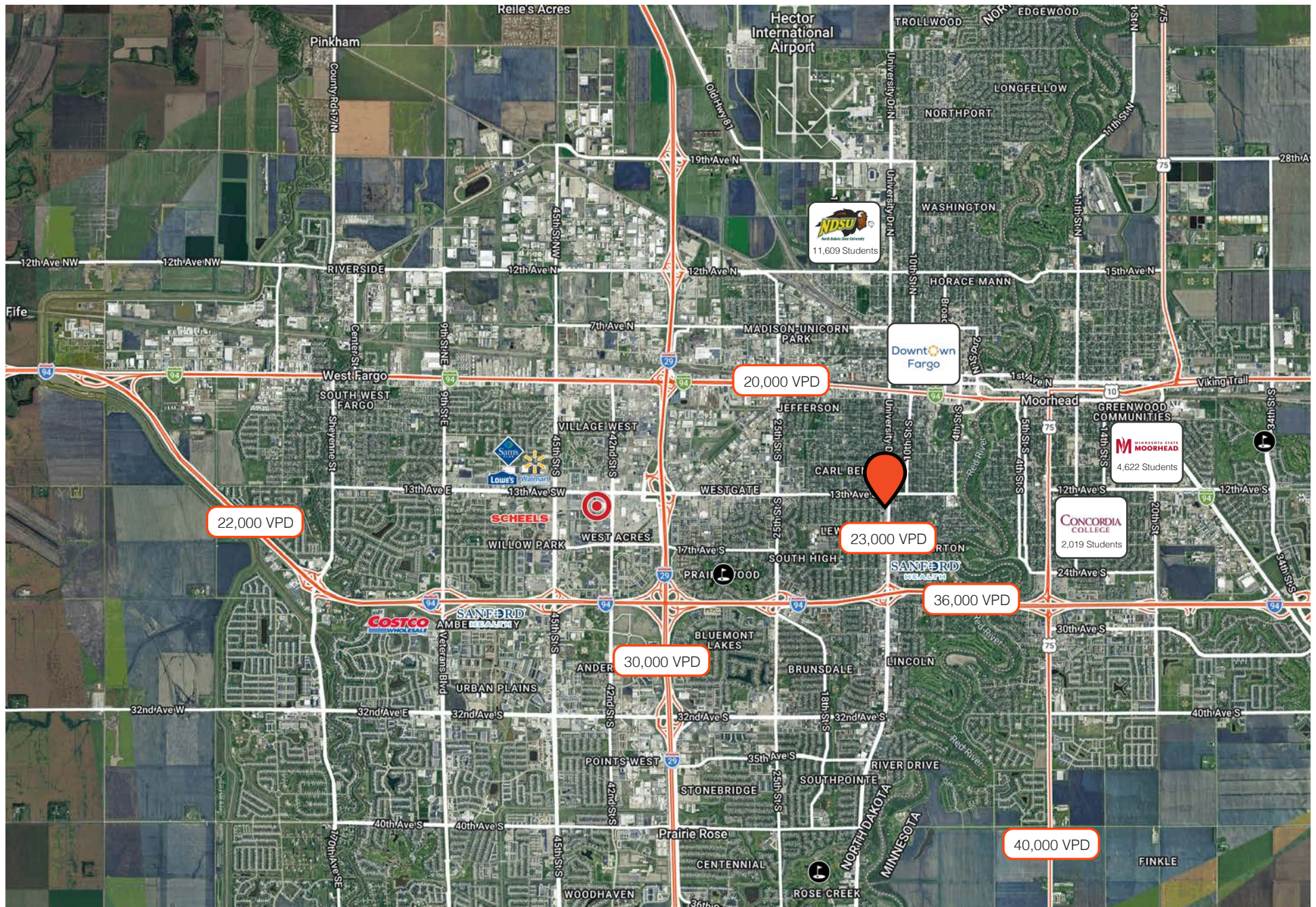






The subject property is strategically positioned along South University Drive, an established commercial corridor in Fargo, North Dakota, surrounded by mature residential neighborhoods and a concentration of healthcare and professional services. The property benefits from exposure to approximately 23,000 vehicles per day, with convenient connections to Interstate 94, Downtown Fargo, and North Dakota State University. The immediate area includes The Meadows on University, a 95-bed skilled nursing facility adjacent to the site, and Sanford South University Medical Center, which provides inpatient care, specialty clinics, and rehabilitation services. Nearby financial institutions, restaurants, and convenience retailers contribute to a diverse mix of daily activity along the corridor. Recent reinvestment includes the completed BLOC mixed-use development, introducing 126 apartment units and ground-floor commercial space along University Drive. Together, the surrounding residential density, established healthcare facilities, and continued commercial reinvestment reinforce the property's position within a well-traveled, neighborhood-oriented commercial corridor.





2026 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	15,092	109,512	195,318	271,042
Projected Population (2031)	15,814	113,663	203,291	283,625
Daytime Population	14,430	136,419	221,610	275,933
Median Age	40.1	32.6	33.6	34.4
Area Households	6,828	48,024	85,420	113,721
Median Household Income	\$76k	\$63k	\$72k	\$81k
Median Home Value	\$247k	\$274k	\$303k	\$334k

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

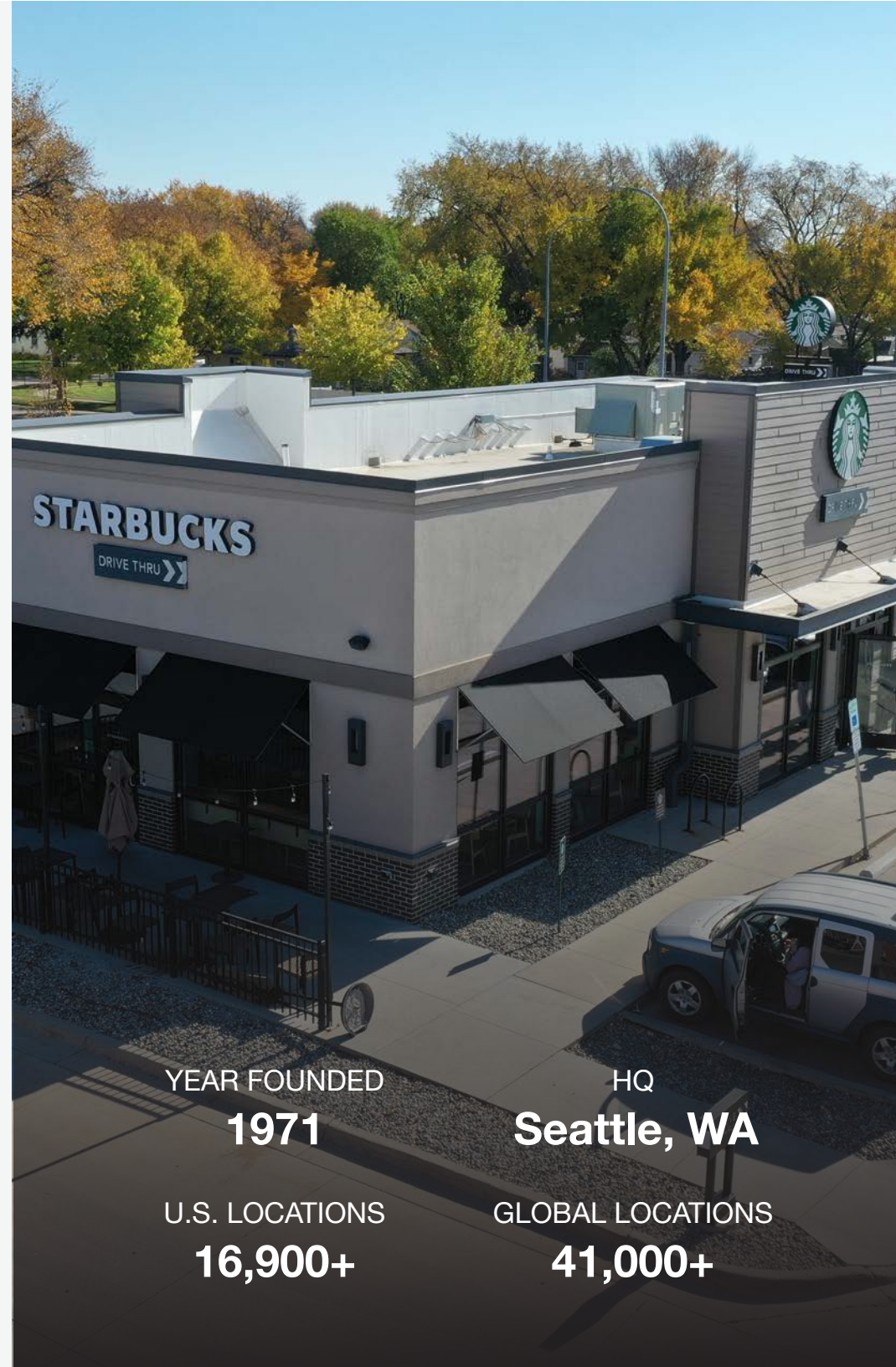


STARBUCKS™

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

U.S. LOCATIONS
16,900+

HQ
Seattle, WA

GLOBAL LOCATIONS
41,000+

THE COMMUNITY | FARGO, ND

Located along the Red River in eastern North Dakota, Fargo is the state's largest city and a regional hub for commerce, healthcare, education, and technology. Together with neighboring Moorhead, Minnesota, and West Fargo, the metropolitan area serves approximately 271,000 residents. Fargo's diversified economy is supported by major employers including Sanford Health, Essentia Health, Microsoft, and North Dakota State University.

Continued population growth and ongoing investments in transportation infrastructure, higher education, housing, and downtown redevelopment contribute to the region's economic development. With convenient access to Interstates 29 and 94, a growing employment base, and expanding regional amenities, Fargo remains an important commercial center in the Upper Midwest.



RECENT & ONGOING INVESTMENT ACROSS FARGO

HECTOR INTERNATIONAL AIRPORT

A \$155.9 million terminal expansion is adding four gates and modernizing passenger facilities. The new terminal space opened in February 2026, with renovations continuing into 2027. A separate \$47 million parking ramp opened in 2025.

DOWNTOWN FARGO CONVENTION CENTER

In June 2026, Fargo selected the existing Civic Center site for a new convention center development. The proposed public-private project includes a 100-room Marriott Moxy hotel and connections to existing downtown hotels, with completion targeted for 2029.

NDSU ENGINEERING COMPLEX

North Dakota State University celebrated the opening of its nearly \$100 million Richard Offerdahl Engineering Complex in October 2026. The facility provides more than 286,000 SF of space supporting engineering education, research, and industry collaboration.

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