



Representative Image

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**PRICE: \$2,150,000**

**ADDRESS:** 510 Bogue Rd Yuba City CA 95991

**COUNTY:** Sutter

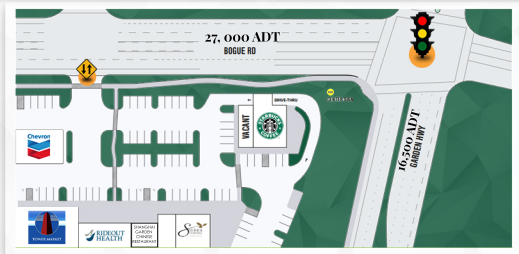
**GLA (SF):** 3,000 SF (1,800 Starbucks Occupies 60%)

**LAND (SF):** 26,572 SF

**YEAR BUILT:** 2005

## ANNUALIZED OPERATING DATA

ANNUAL RENT:	\$79,830,000*
PROFORMA RENT:	\$129,830 proforma
PROFORMA CAP:	6.04% cap rate proforma
OPTIONS:	5 (Five) 5-Year Options
INCREASES:	12% rental increases every 5 years
LEASE EXP. DATE:	4/30/2026
TERM REMAINING:	6 Years
LEASE TYPE:	NN
LANDLORD RESPONSIBILITIES:	Roof, structure and parking
*Seller to credit buyer difference in rent before rent increase in April 2021	



## Investment Summary

### NEIGHBORING PROPERTIES

- **NORTH** – Bogue Road followed by residences (1763-1799 Oleander Drive)
- **SOUTH** – Sierra Central Credit Union, Shanghai Garden Chinese
- **EAST** – Garden Highway and residences (1910-1936 Big Oaks Court)
- **WEST** – Chevron Tower Gas Station, Tower Mart (530 Bogue Road)

### Property Features

NUMBER OF TENANTS	2
GLA (SF)	3,000
LAND SF	26,572
LAND ACRES	0.61
YEAR BUILT	2005
ZONING TYPE	C-2



### INVESTMENT SUMMARY

TD Commercial Group is pleased to offer the opportunity to acquire a 3,000 square foot two-tenant value add pad building with a drive-thru equipped, Starbucks and a vacant suite in Yuba City, CA. Starbucks, has approximately 6 years remaining on an extended 10-year lease term, with an increase next year, along with 4

(5- year) option periods. Starbucks lease features 12% rental increases at each renewal period, growing NOI significantly over the course of the lease and acting as an excellent hedge. Due to strong store performance, Starbucks recently completed a major remodel, showing its strong commitment to this site.

Adjacent to the Starbucks space is a 1,200 square foot currently vacant TurnKey space fully equipped for a restaurant featuring an outdoor patio area that accommodates up to 7 tables, providing excellent upside to increase the existing rent.

This site is located on the southwest corner of Bogue Road and Garden Highway at Orchard Plaza, a 37,000+ square foot neighborhood center anchored by Power Market and Chevron in Yuba City, CA.

The site has a strong day and evening population as it benefits from increased visibility from Garden Highway, Bogue Road, and it is just off of Highway 99 with a combined 60,000+ vehicles per day. Demographics in the area are strong as the population rapidly expands. There are six schools within 2.5 miles of the site and trade area, which includes Beale Air Force Base, a major area employer with annual military payroll of over \$96 million growth, is fueled by a high quality of life with affordable living.





- Value-Add Opportunity
- Bring in a tenant for 1,200sf vacancy fully equipped & turnkey for restaurant
- Corner Parcel with High Visibility from Signalized Intersection
- High Traffic counts with Combined 60,000+ Vehicles Per Day.
- Strong Demographics in Rapidly Expanding Market with 6 Schools within 2.5 miles
- Population: 122,353 within 5-Miles
- Average HH Income \$88,852 within 1-Mile | \$68,333 within 3-Miles | \$68,607 within 5-Miles
- Trade area includes Beale Air Force Base, a major area employer with annual military payroll of over \$96 million.
- Starbucks has exercised its two consecutive 5 year options, which extend the term of the lease for an additional ten years. There is a 12% rent increase every five years on the Starbucks lease. Center is anchored by a 10,000 SF small format grocery store (Power Market/Chevron Station Site) which has prominent visibility from both roads and outstanding ingress/ egress. 2005 construction offers tremendous curb appeal and a handsome building façade Bogue Rd has daily traffic counts of 27,000 and Garden Hwy has traffic counts of 16,500.

# Starbucks

Current Rent:	\$ Per SF/Per Year	Monthly Installment:	Annual Rent:
Current - 4/30/2021	\$39.60	\$5,940.00	\$71,280.00
5/1/2021 - 4/30/2026	\$44.35	\$6,652.00	\$79,830.00

Second Extension Term:	\$ Per SF/Per Year	Monthly Installment:	Annual Rent:
5/1/2026 - 4/30/2031	\$49.67	\$7,450.50	\$89,406.00

Third Extension Term:	\$ Per SF/Per Year	Monthly Installment:	Annual Rent:
5/1/2031 - 4/30/2036	\$55.64	\$8,346.00	\$100,152.00

Fourth Extension Term:	\$ Per SF/Per Year	Monthly Installment:	Annual Rent:
5/1/2036 - 4/30/2041	\$62.31	\$9,346.50	\$112,158.00

Fifth Extension Term:	\$ Per SF/Per Year	Monthly Installment:	Annual Rent:
5/1/2041 - 4/30/2046	\$69.79	\$10,468.50	\$125,622.00



# STARBUCKS

Starbucks is the #121 ranked Fortune 500 in the U.S.

Since 1971, Starbucks Coffee Company has been committed to ethically sourcing and roasting high-quality arabica coffee. Today, with over 31,000 locations worldwide in approximately 80 markets, Starbucks is Industry-leading, investment-grade credit tenant with a market cap of over \$104 billion, and revenues of over \$26.5 billion in 2019 (NYSE: SBUX).

Starbucks holds a BBB+ credit rating by Standard & Poor's and saw Q4 comparable store sales up 5% globally, led by 6% comp growth in the United States. Starbucks offers a range of exceptional products that customers enjoy in stores, at home, and on the go. More than 30 blends and single-origin premium fresh-brewed coffee, hot and iced espresso beverages, Iced Coffee, Cold Brew, Nitro, Frappuccino® coffee and non-coffee blended beverages, Starbucks Refreshers® beverages, and Teavana® teas are offered to its growing consumer base.

## GENERAL INFORMATION

Trade Name:	Starbucks
Headquartered:	Seattle, WA
Website:	<a href="http://www.starbucks.com">www.starbucks.com</a>
# of Locations:	31,000

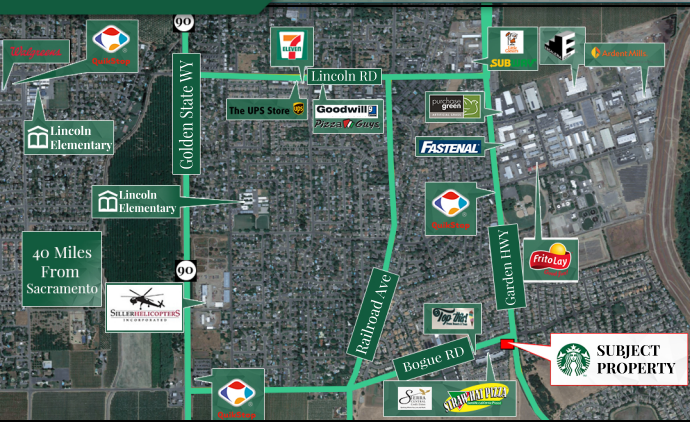


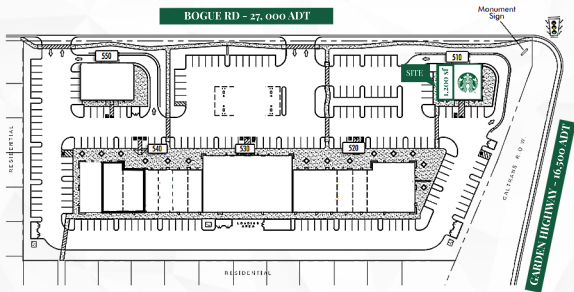
## Nearby Retailers

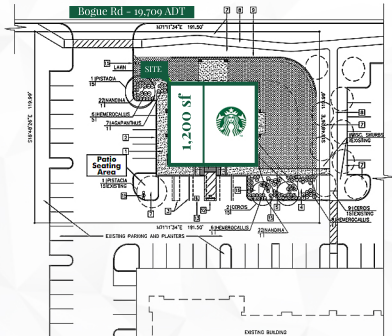




## Retail Aerials









## Site Photos



# Location Overview

## Dense Infill Location with Strong Growth Rates

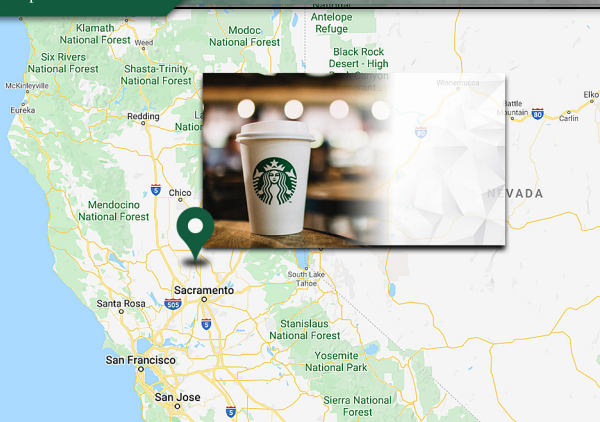
<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>2019 Population:</b>	11,182	53,358	122,353
<b>2019 Median HH Income:</b>	\$77,575	\$53,610	\$54,018
<b>2019 Average HH Income:</b>	\$88,852	\$68,333	\$68,607

Yuba City is located near the Feather River at the base of the Sutter Buttes—known as the smallest mountain range in the world. Just 40 miles north of Sacramento, Yuba City is the agricultural, economic, and social hub of the Yuba-Sutter Region. Providing a unique blend of urban amenities and small-town charm, Yuba City's historic downtown is the perfect backdrop for **shopping, entertainment and community events**. Residents and visitors of Yuba City enjoy a wide variety of outdoor recreation, an abundance of locally grown produce, and familyfriendly venues including beautiful parks and a state-of-the-art aquatic center.

Yuba City is the county seat of Sutter County where the economy is thriving on the emergence of new technologies and opportunities— particularly at Beal Air Force Base—while embracing new developments in traditional industries including agriculture, manufacturing and building materials.



## Location Map



## Confidentiality & Disclaimer Notice

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