



VIEW  
DRONE  
FOOTAGE

***8295 E SANTA ANA CANYON RD. ANAHEIM, CA***



\*ACTUAL SITE PHOTO



OFFERING  
MEMORANDUM

**STARBUCKS  
TROPHY REAL ESTATE  
NET LEASED OFFERING**

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# INVESTMENT OVERVIEW



The subject offering is a fee simple interest in a brand new Starbucks in Anaheim, California. The corporately guaranteed lease calls for minimal landlord obligations. The 15-year lease calls for 10% rental increases every 5 years. The tenant has four, 5 year options to renew. This Starbucks is strategically located on a heavily trafficked road (44,695 vehicles per day) and includes a drive thru. The asset neighbors TJMaxx, Target, 24 Hour Fitness and The Home Depot.

## INVESTMENT HIGHLIGHTS

**BRAND NEW CONSTRUCTION STARBUCKS**

**NET LEASE WITH MINIMAL LANDLORD RESPONSIBILITIES**

**SCHEDULED INCREASES IN RENT**

**CORPORATE GUARANTY - NASDAQ: SBUX**

**S&P RATED A- INVESTMENT GRADE CREDIT**

**HEAVILY TRAFFICKED LOCATION - 44,695 VPD**

## OFFERING SPECIFICATIONS

**PRICE** \$7,917,000

**CAP RATE** 3.65%

**NET OPERATING INCOME** \$289,000

**SQUARE FOOTAGE** 2,500

**YEAR BUILT** 2021



# FINANCIAL SUMMARY

## STARBUCKS • NET LEASED OFFERING

8295 E SANTA ANA CANYON RD, ANAHEIM, CA 92808

**\$7,917,000 • 3.65% CAP**

### SUMMARY

TENANT NAME	Starbucks
SQUARE FOOTAGE	2,500
LEASE STARTS	4/16/2021
LEASE ENDS	4/15/2036
ANNUAL RENT	\$289,000
INCREASES	10% Increases Every 5 Years
OPTIONS	Four, 5 Year

### OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
YEARS 1-5	\$289,000	3.65%
YEARS 6-10	\$317,900	4.02%
YEARS 11-15	\$349,690	4.42%
OPTION 1	\$384,658	4.86%
OPTION 2	\$423,125	5.34%
OPTION 3	\$465,437	5.88%
OPTION 4	\$511,981	6.47%

# TENANT OVERVIEW

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## STARBUCKS

Starbucks Corporation is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington in 1971. As of early 2019, the company operates over 30,000 locations worldwide.

Starbucks is considered the main representative of “second wave coffee”, initially distinguishing itself from other coffee-serving venues in the US by taste, quality, and customer experience while popularizing darkly roasted coffee. Since the 2000s, third wave coffee makers have targeted quality-minded coffee drinkers with hand-made coffee based on lighter roasts, while Starbucks nowadays uses automated espresso machines for efficiency and safety reasons.

Starbucks locations serve hot and cold drinks, whole-bean coffee, microground instant coffee known as VIA, espresso, caffe latte, full- and loose-leaf teas including Teavana tea products, Evolution Fresh juices, Frappuccino beverages, La Boulange pastries, and snacks including items such as chips and crackers; some offerings (including their annual fall launch of the Pumpkin Spice Latte) are seasonal or specific to the locality of the store. Many stores sell pre-packaged food items, hot and cold sandwiches, and drinkware including mugs and tumblers; select “Starbucks Evenings” locations offer beer, wine, and appetizers. Starbucks-brand coffee, ice cream, and bottled cold coffee drinks are also sold at grocery stores.



**PUBLICLY** TRADED



**30,000+** LOCATIONS



**291,000** EMPLOYEES

# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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# OVERHEAD PHOTO

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# LOCATION AERIAL



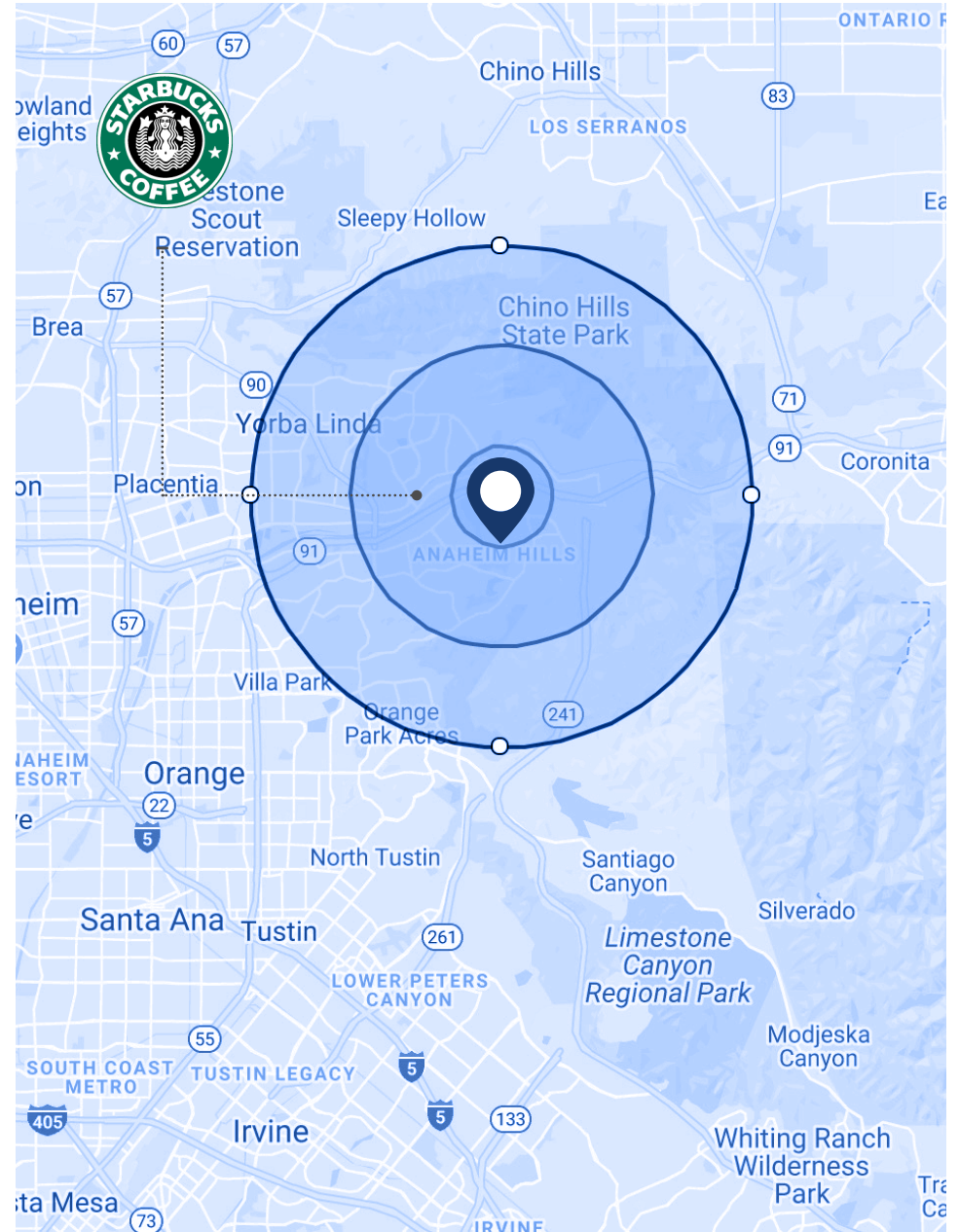
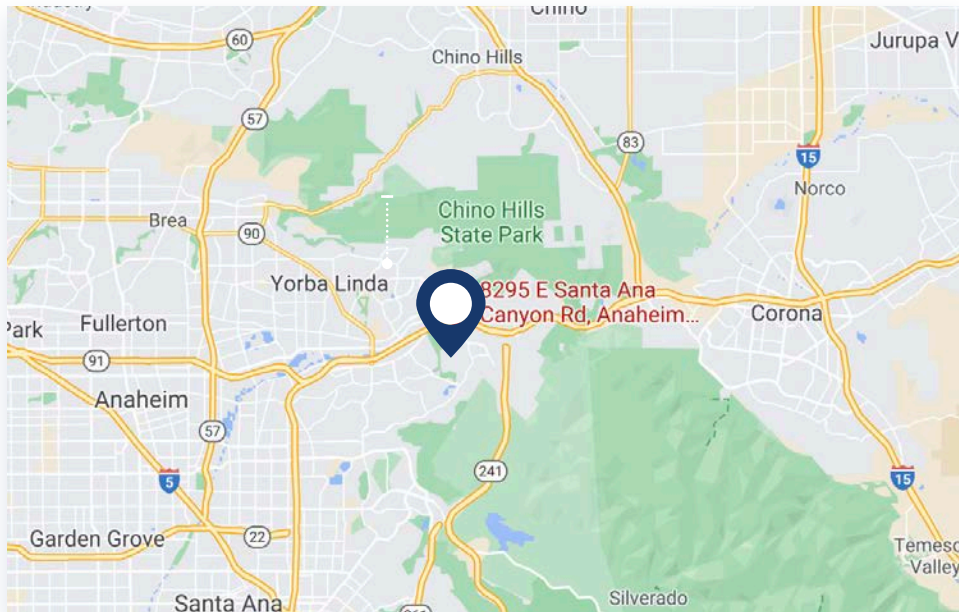
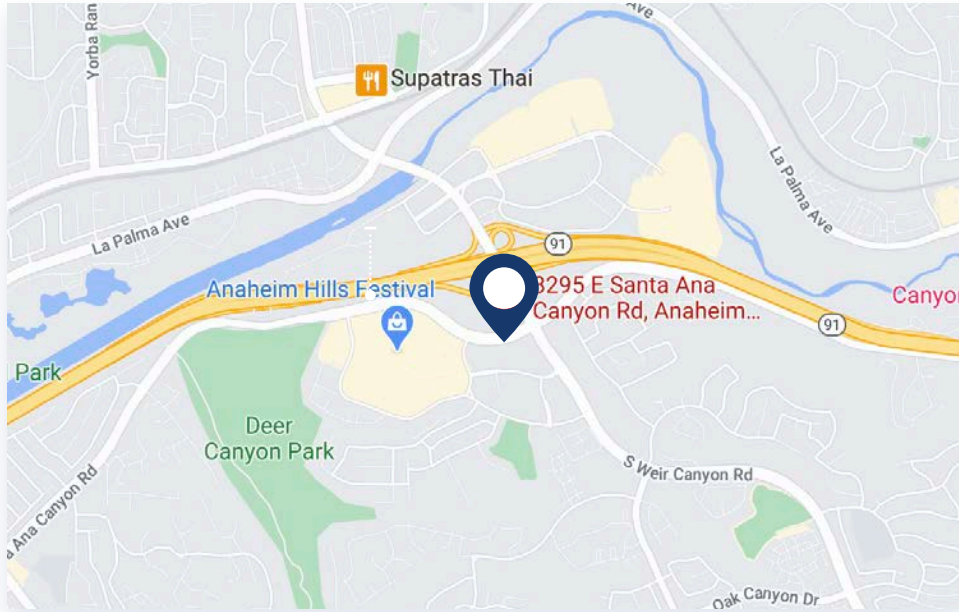


# LOCATION AERIAL





# REGIONAL OVERVIEW



# DEMOGRAPHICS

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	76,482	131,955	832,974
TOTAL HOUSEHOLDS	26,563	45,120	264,761
PERSONS PER HOUSEHOLD	2.9	2.9	3.1
AVERAGE HOUSEHOLD INCOME	\$158,857	\$158,835	\$124,935
AVERAGE HOUSE VALUE	\$821,269	\$828,580	\$721,434
AVERAGE AGE	43.4	43.3	37.8
WHITE	54,851	95,527	593,277
BLACK	1,501	2,493	26,535
AMERICAN INDIAN/ALASKAN NATIVE	374	788	9,207
ASIAN	16,433	27,759	172,548
HAWAIIAN & PACIFIC ISLANDER	132	251	2,634
TWO OR MORE RACES	3,191	5,137	28,774
HISPANIC ORIGIN	11,880	22,179	302,432

## ANAHEIM, CALIFORNIA

Anaheim is a city in Orange County, California, part of the Los Angeles metropolitan area. As of the 2010 United States Census, the city had a population of 336,265, making it the most populous city in Orange County, the 10th-most populous city in California, and the 55th-most populous city in the United States. Anaheim is the second-largest city in Orange County in terms of land area, and is known for being the home of the Disneyland Resort, the Anaheim Convention Center, and two major sports teams: the Anaheim Ducks ice hockey club and the Los Angeles Angels baseball team.

Anaheim's city limits extend almost the full width of Orange County, from Cypress in the west, twenty miles east to the Riverside County line in the east, encompassing a diverse range of neighborhoods. In the west, mid-20th-century tract houses predominate. Downtown Anaheim has three mixed-use historic districts, the largest of which is the Anaheim Colony. South of downtown, a center of commercial activity of regional importance begins, the Anaheim–Santa Ana edge city, which stretches east and south into the cities of Orange, Santa Ana and Garden Grove. This edge city includes the Disneyland Resort, with two theme parks, multiple hotels, and retail district; Disney is part of the larger Anaheim Resort district with numerous other hotels and retail complexes. The Platinum Triangle, a neo-urban redevelopment district surrounding Angel Stadium, which is planned to be populated with mixed-use streets and high-rises. Further east, Anaheim Canyon is an industrial district north of the Riverside Freeway and east of the Orange Freeway. The city's eastern third consists of Anaheim Hills, a community built to a master plan, and open land east of the 241 tollway.





**ANAHEIM, CALIFORNIA**



**The Kase Group**

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