



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

Starbucks

241 North Central Avenue  
Glendale, CA 91203

# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the Brand-New Starbucks Located at the 241 North Central Avenue in the Heart of Downtown Glendale, CA. Starbucks is the World's Largest Coffeehouse Chain Featuring Over 32,938 Locations in 80 Countries. This Property Has a New 15 Year Lease Term With an Investment Grade Credit Guarantee. Situated Within a Couple of Blocks From the Glendale Galleria and The Americana at Brand Shopping Mall, This Truly is a Trophy Location. With 10% Increases Every 5 Years and Minimal Landlord Responsibilities, This Investment Offers a Long-Term Secure Income Stream, Hedge Against Inflation With a Pandemic, Recession and an Internet Resistant Tenant.

## OFFERING SUMMARY

PRICE	\$9,333,000
CAP	3.75%
NOI	\$350,000
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	241 North Central Avenue Glendale, CA 91203
COUNTY	Los Angeles
BUILDING AREA	2,195 SF
LAND AREA	0.36 AC
YEAR BUILT	1969



ACTUAL PROPERTY IMAGE

# HIGHLIGHTS

## BEST IN CLASS INVESTMENT

- New 15 Year Triple Net (NNN) Lease With Minimal Landlord Responsibilities
- 10% Increase Every 5 Years Providing Hedge Against Inflation
- Corporate Guaranteed Lease - Investment Grade Security (NASDAQ: SBUX)
- Drive-Thru Location With Outdoor Patio

## PANDEMIC, RECESSION & INTERNET RESISTANT TENANT

- New Lease Commenced and Store Opened During Pandemic Demonstrating Strength of Concept and Tenant
- Drive-Thru Window and Outdoor Patio Seating Area - Protects Business Against Future Potential Lockdowns
- Starbucks is the World's Largest Coffeehouses Chain Featuring Over 32,938 Locations Globally
- Company Showing Continued Growth of Digital Customer Relationships - Starbucks Rewards Loyalty Program Increased Over 2.5 Million in the First Quarter of 2021

## CORE INFILL TROPHY DOWNTOWN GLENDALE LOCATION

- Located Within Blocks of The Iconic Americana at Brand - A World-Class Retail, Restaurant, Entertainment and Residential Destination; It Features Over 80 Retail Shops and Entertainment Tenants, 100 Condominiums and Over 240 Luxury Apartments
- 2 Blocks From Glendale Galleria Shopping Mall With More Than 1.6 Million Square Feet of Retail Space
- Extremely Dense Population Base - Over 226,005 People Within a 3-Mile Radius
- High Income Demographics - Average Household Income Over \$96,977 Within a 5-Mile Radius
- Strong Traffic Counts - Approximately 32,000+ Cars Per Day
- Nearby Tenants Include: Macy's, Dillard's, JCPenney, Chipotle, Home Depot, Forever 21, Target, CVS Pharmacy, Old Navy, T.J. Maxx, Dunkin', Bank of America, Nike, Barnes and Nobles, McDonald's, Panda Express and More

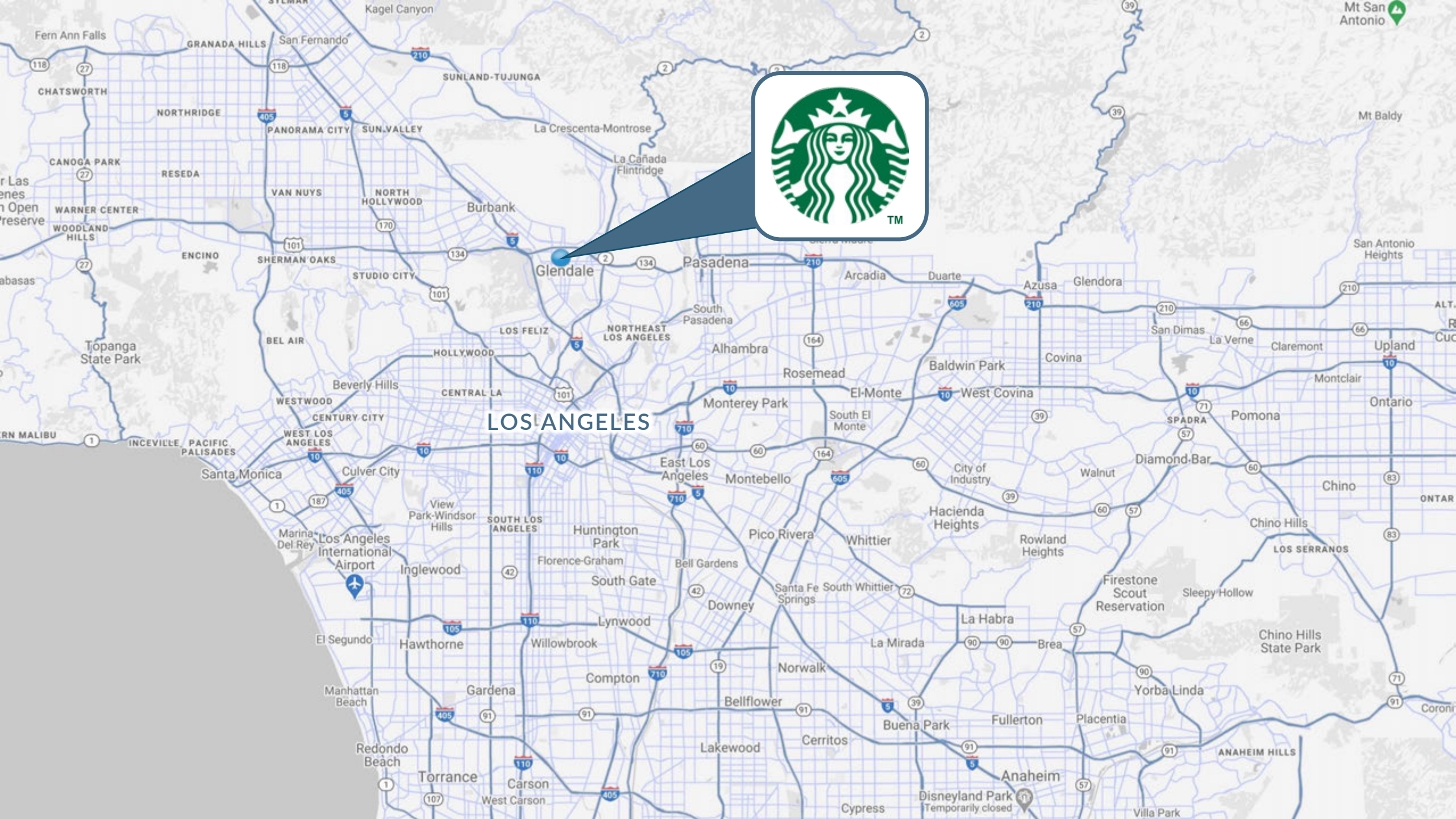


# LEASE SUMMARY

TENANT	Starbucks
PREMISES	A Building of Approximately 2,195 SF
LEASE COMMENCEMENT	February 25, 2021
LEASE EXPIRATION	February 29, 2036
LEASE TERM	~15 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Coffee
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility (Tenant Responsible For Roof Membrane)
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
2,195 SF	\$350,000	\$159.45





LOS ANGELES

Downtown LA



Pacific Avenue Education Center



Glendale Fire Station 21

PROPERTY MANAGEMENT ASSOCIATES

PAC SUN

BANANA REPUBLIC



VICTORIA'S SECRET

EXPRESS

LUSH  
FRESH HANDMADE COSMETICS

JCPenney

Sit'n Sleep  
YOUR MATTRESS SUPERSTORE

Bath & Body Works

ZARA



MACY'S

THE HARRISON

AppleOne

Broadway Car Wash

CVS  
pharmacy

THE BRAND

edible

HYATT PLACE

ELEVATE  
HEALTH GROUP

Natalie Peruvian  
Seafood Restaurant #2  
(GLENDALE)

331 West Wilson  
Condominiums

Kool Rays  
Tanning Salon

Mattress  
Star

Electric Dusk  
Drive-In

S Central Ave



361 Salem  
Townhomes



Fremont Park



Columbus Apartments

Avalon Glendale



The Calumet House

Columbus Elementary

Pioneer Villas Apartment Building

Doran Gardens Mini-Park



Glendale Mortgage Company

Corner Market



Myrtle Street



HOWARDS

W California Ave



361 Salem Townhomes

S Central Ave



Mattress Star

Electric Dusk Drive-In





N Central Ave

24 FITNESS



E Wilson Ave



GLENDALE GALLERIA

The AMERICANA at Brand



## GLENDALE | LOS ANGELES COUNTY | CA

The City of Glendale is located northeast of Los Angeles in the foothills of the San Gabriel Mountains. The City of Glendale was incorporated on February 16, 1906 and spans approximately 30.6 square miles. Located minutes away from downtown Los Angeles, Pasadena, Burbank, Hollywood, and Universal City, Glendale is the fourth largest city in Los Angeles County and is surrounded by Southern California's leading commercial districts. The 2020 population of Glendale, California is 196,533. Glendale is a suburb within the greater Los Angeles metropolitan area. Glendale is a progressive community that offers the best in urban-suburban living and is an optimal location for successful businesses large and small.

The City's historic success at attracting employers is partially attributed to the result of its location at the center of four major freeways including the I-5 Golden State Freeway, SR-2 Glendale Freeway, ST-134 Ventura Freeway, and the 210 Foothill Freeway; all provide easy access for residents, workers, and customers from around the region. Businesses and residents alike have taken advantage of Glendale's central location, reputation for safety, excellent business environment, outstanding schools, state-of-the-art healthcare facilities, and growing restaurant and entertainment options. Glendale is also one of Southern California's leading office markets featuring a wide range of properties and amenities. The City has over six million square feet of office space and is home to such recognized firms as Walt Disney Imagineering, ServiceTitan, IHOP / Applebees, DreamWorks, LegalZoom, and Public Storage. The Glendale Galleria is one of Southern California's largest retail shopping malls. The Americana at Brand, an upscale retail, entertainment and housing complex, is a major attraction that forms the city's "town square." With more than two dozen financial-related institutions serving the city, banking plays a major role in the city's business climate. With three outstanding hospitals, Glendale is also known for its exemplary medical care.

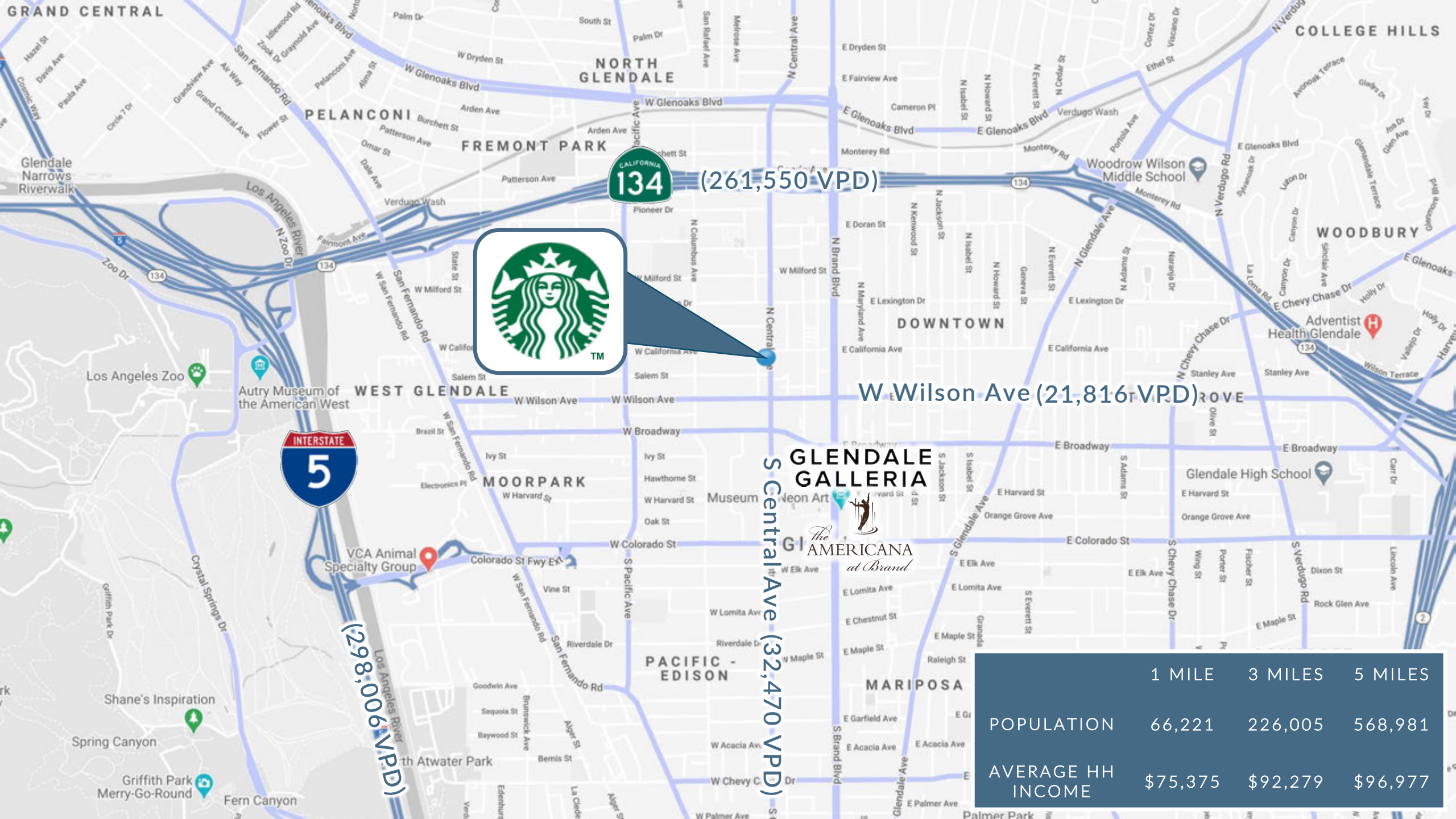
With an ideal climate and picturesque setting, it's no secret why Glendale is called the "Jewel City". Glendale prides itself on the quality of services it provides to the community. The City of Glendale is home to beautiful parks and open spaces, a bustling downtown area, and cozy-small town neighborhoods. Glendale offers a unique downtown area that features art and entertainment, shopping, dining, hotels, multi-national and entertainment companies, and the legendary Alex Theatre. Cultural, historical and leisure attractions include The Forest Lawn Memorial Park, the final resting place of many celebrities; El Miradero, a grand estate; Verdugo Adobe, the oldest building in the city; Professional sports teams in the Los Angeles area and many other attractions in the surrounding metropolitan area.

GLENDALE GALLERIA



ALEX THEATRE





(261,550 VPD)



W Wilson Ave (21,816 VPD)



(298,006 VPD)

GLENDALE GALLERIA  
The AMERICANA at Brand

S Central Ave (32,470 VPD)

	1 MILE	3 MILES	5 MILES
POPULATION	66,221	226,005	568,981
AVERAGE HH INCOME	\$75,375	\$92,279	\$96,977

STARBUCKS

# TENANT PROFILE

Starbucks Corporation is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington in 1971. As of March 29, 2021 it operates more than 32,938 retail stores. Starbucks is considered the main representative of "second wave coffee," initially distinguishing itself from other coffee- serving venues in the U.S by taste, quality, and customer experience, while popularizing darkly roasted coffee. Since the 2000's, 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, micro-ground instant coffee known as VIA, espresso, café 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 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.



COMPANY TYPE  
NASDAQ: SBUX



FOUNDED  
1971



# OF LOCATIONS  
32,938+



HEADQUARTERS  
Seattle, WA



WEBSITE  
[starbucks.com](https://www.starbucks.com)

# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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