



STARBUCKS

OROVILLE, CALIFORNIA

YURAS
AICALE
FORSYTH
CROWLE

Leased Investment Team

OFFERING MEMORANDUM

\$3,400,000 | 4.00% CAP RATE

- » 10-Year Corporate Net Lease With 10% Rental Increases Every Five Years (NASDAQ: "SBUX")
- » Starbucks is Rated "BBB+" by S&P
- » High-Traffic Location in Densely Populated and Growing California Corridor
- » High-Visibility Location at the Signalized Hard-Corner of State Route 162/Olive Highway and Lower Wyandotte Road (38,168 AADT)
- » 44,877 Residents Live Within a Five-Mile Radius of the Property
- » Central Location Near Large Employers, Retailers, and Community Hubs
- » Walking Distance from Oroville Medical Complex, Oroville's Second-Largest Employer (153 Beds, 1,454 Employees)
- » Two Miles from Gold Country Casino, Featuring 87 Rooms, 900 Gaming Machines, 27 Tables, and is Open 24/7
- » New 2020 Construction Featuring Dedicated Drive-Thru



ACTUAL SITE

TABLE OF CONTENTS



INVESTMENT SUMMARY	1
AERIALS	2
SITE PLAN	6
TENANT SUMMARY	7
PROPERTY OVERVIEW	8
AREA OVERVIEW	9
DEMOGRAPHIC PROFILE	10

Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

LEAD BROKERS

VINCENT AICALE

Executive Director

415.690.5522

vince.aicale@cushwake.com

CA RE License #01728696

RYAN FORSYTH

Executive Director

415.413.3005

ryan.forsyth@cushwake.com

CA RE License #01716551

MICHAEL T. YURAS, CCIM

Executive Managing Director

415.481.0788

michael.yuras@cushwake.com

CA RE License #01823291

SCOTT CROWLE

Managing Director

415.604.4288

scott.crowle@cushwake.com

CA RE License #01318288

JACK HINSON

Brokerage

704.572.9921

jack.hinson@cushwake.com

CA RE License #02059267

**YURAS
AICALE
FORSYTH
CROWLE**

Leased Investment Team

www.YAFteam.com

INVESTMENT SUMMARY

ADDRESS	3004 Olive Highway, Oroville, California 95966		
PRICE	\$3,400,000		
CAP RATE	4.00%		
NOI	\$136,000		
TERM	10 years		
RENT COMMENCEMENT	December 10, 2020		
LEASE EXPIRATION	February 28, 2030		
RENTAL INCREASES	10% rental increases every five (5) years		
	YEAR	RENT	RETURN
	1-5	\$136,000	4.00%
	6-10	\$149,600	4.40%
	11-15 (option 1)	\$164,560	4.84%
	16-20 (option 2)	\$181,016	5.32%
	21-25 (option 3)	\$199,118	5.86%
	26-30 (option 4)	\$219,029	6.44%
YEAR BUILT	2020		
BUILDING SF	2,200 SF		
PARCEL SIZE	0.48 acres (20,909 SF)		
LEASE TYPE	Net, with tenant responsible for all taxes, insurance, and maintenance, excluding roof, structure, and parking lot		

CORPORATE NET LEASE TO HIGH-QUALITY, INVESTMENT GRADE, SINGLE-TENANT ASSET

- » Leased to Starbucks Corporation for 10 years, plus four (4) five-year options
- » 10% fixed rental increases every five years in initial term and extension terms, providing a hedge against inflation
- » Investment grade tenant, rated “BBB+” by Standard & Poor’s
- » Starbucks Corporation (NASDAQ: “SBUX”) is the world’s premier coffee company, with over 29,000 locations and \$26.51 billion in annual revenue
- » 2020 construction featuring upgraded construction and dedicated drive-thru, boosting sales revenue and catering to traffic

HIGH-TRAFFIC LOCATION IN DENSELY POPULATED AND GROWING CALIFORNIA CORRIDOR

- » High-visibility location at the signalized hard-corner of State Route 162/Olive Highway and Lower Wyandotte Road (combined 38,168 AADT)
- » Excellent location in a major commuter corridor, with close proximity to several high-density single-family developments
- » 44,877 residents live within a five-mile radius of the property, establishing regular local traffic to the site
- » Projected 12 percent average household income increase within five miles of the site in the next five years, poising Starbucks and Oroville for significant growth

CENTRAL LOCATION NEAR LARGE EMPLOYERS, RETAILERS, AND COMMUNITY HUBS

- » Surrounded by several national retailers, including Raley’s, Marshalls, Petco, Carl’s Jr, Taco Bell, and many more, promoting crossover shopping to the property
- » Walking distance from Oroville Medical Complex, Oroville’s second-largest employer (153 beds, 1,454 employees)
- » Two miles from Gold Country Casino, which features 87 rooms, 900 gaming machines, 27 tables, and is open 24/7
- » 1.5 miles from Pacific Coast Producers, Oroville’s third-largest employer (1,060 employees)
- » Beneficial proximity to highly attended nearby schools, including Oroville City Elementary School, Stanford Avenue Elementary, and Central Middle School (combined 3,697 students)

ACTUAL SITE





North Table Mountain
Ecological Reserve
(8 miles)



Oroville Hospital
MEDICAL COMPLEX
(153 beds, 1,454 employees)



Oroville Hospital
Post Acute Center

Stanford Avenue
Elementary
(548 students)

Hillridge View
Apartments
(57 units)

Prestige Assisted
Living at Oroville
(60 units)

Sierra Heights
Senior Apartments
(under construction)

CALIFORNIA
162 / Olive Highway
(30,000 AADT)

Orthodontic
Specialists



Mike's Grande Burger



Lower
Wyandotte Road





PACIFIC COAST PRODUCERS
(1,060 employees)

Currier's Square Shopping Center
Raley's **Marshalls** **WELLS FARGO**
Little Caesars **PETCO**
Where the pets go.

Gold Town Plaza
Denny's **Dutch Bros** **BANK OF THE WEST**

RITE AID

Walgreens

Oroville City
Elementary School
(2,739 students)

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

Carl's Jr.
CHAMPION HAMBURGERS

TACO BELL

Sierra Del Oro Preschool,
Wyandotte Academy,
and Central Middle School
(800+ students)

OROVILLE CARE PHARMACY
THE PHARMACY THAT CARES!

Orthodontic
Specialists

EST. 1954
Shakey's
PIZZA PARLOR

POWER MARKET

Mike's Grande Burger

Chevron

Oroville Hospital
MEDICAL COMPLEX
(153 beds, 1,454 employees)

Lower Wyandotte Road

Starbucks

BIG TIRES



162
CALIFORNIA

Olive Highway
(30,000 AADT)



Ishi Hills
Middle School
(326 students)



(240,000 SF, 87 rooms,
900 gaming machines,
27 tables, open 24/7)



AJ Auto Repair

BIG TIRES

Olive Highway
(30,000 AADT)



**POWER
MARKET**



Lower Wyandotte Road



South Side
Community Center

AJ Auto Repair



Lower Wyandotte Road

Olive Highway
(30,000 AADT)
162
CALIFORNIA



SITE PLAN

POWER
MARKET

LOWER WYANDOTTE ROAD



STATE ROUTE 162/OLIVE HIGHWAY

DRIVE-THRU

DRIVE-THRU

DRIVE-THRU



2,200 SF

BIG TIRES

TENANT SUMMARY



Starbucks Corporation (NASDAQ: "SBUX") is the premier roaster, marketer, and retailer of specialty coffee in the world, operating more than 29,000 locations in 76 countries. Starbucks also sells a variety of coffee and tea products and licenses its trademarks through other channels, such as licensed stores, grocery, and national foodservice accounts. In addition to the flagship Starbucks Coffee brand, Starbucks also sells goods and services under the Teavana, Tazo, Seattle's Best Coffee, Evolution Fresh, La Boulange, and Ethos brand names.

On August 27, 2018, Starbucks and Nestlé closed a \$7.15 billion licensing deal, giving Nestlé the rights to market, sell, and distribute Starbucks' packaged coffee and tea around the world. The licensing arrangement includes the rights to market everything from whole bean coffee to portioned coffee pods for each brand owned by Starbucks. The agreement significantly strengthens Nestlé's coffee portfolio in the North American premium roast and ground and portioned coffee business. It also unlocks global expansion in grocery and foodservice for the Starbucks brand, utilizing the global reach of Nestlé. Starbucks CEO Kevin Johnson said the Nestle deal opens the door for the restaurant chain to reach a global scale in the retail sector as well. "This global coffee alliance with Nestlé is a significant strategic milestone for the growth of Starbucks," Johnson said in a statement. "Bringing together the world's leading coffee retailer, the world's largest food and beverage company, and the world's largest and fast-growing installed base of at-home and single-serve coffee machines helps us amplify the Starbucks brand around the world while delivering long-term value creation for our shareholders."

For the fiscal year ended September 30, 2018, Starbucks Corporation reported net revenues of \$24.7 billion, representing a 10% increase from 2017. As of 2018, Forbes ranked Starbucks as the world's second largest restaurant company and the world's 370th largest company overall. Starbucks is rated "BBB+" by Standard & Poor's.

For more information, please visit www.starbucks.com.

TICKER	NASDAQ: "SBUX"	# OF LOCATIONS	29,000+
REVENUE	\$24.7B	HEADQUARTERS	Seattle, WA

LEASE ABSTRACT

TENANT	Starbucks Corporation		
ADDRESS	3004 Olive Highway, Oroville, California 95966		
RENT COMMENCEMENT	December 10, 2020		
LEASE EXPIRATION	February 28, 2030		
RENEWAL OPTIONS	Four (4) renewal periods of five (5) years each		
RENTAL INCREASES	YEAR 1-5 6-10 11-15 (option 1) 16-20 (option 2) 21-25 (option 3) 26-30 (option 4)	RENT \$136,000 \$149,600 \$164,560 \$181,016 \$199,118 \$219,029	RETURN 4.00% 4.40% 4.84% 5.32% 5.86% 6.44%
REAL ESTATE TAXES	Tenant shall pay Landlord, as additional rent, Tenant's Pro Rata Share of Real Property Taxes.		
INSURANCE	Tenant shall pay to Landlord, as additional rent, Landlord's Insurance.		
REPAIR & MAINTENANCE	Tenant, at Tenant's expense, shall keep the Premises, Building, and Property in good order and repair.		
MAINTENANCE BY LANDLORD	Landlord shall maintain the roof, structure, and parking lot.		
RIGHT OF FIRST REFUSAL	None		

PROPERTY OVERVIEW

LOCATION

The property has a high-visibility location at the signalized hard-corner of State Route 162/Olive Highway and Lower Wyandotte Road (38,168 AADT at the intersection). The site features an excellent location in a growing California commuter corridor, with close proximity to several high-density single-family developments. The site is located in a densely populated area as well, with 44,877 residents living within a five-mile radius of the property, establishing regular local traffic to the site. With a projected 12 percent average annual household income increase within five miles of the site in the next five years, Starbucks and Oroville are poised for significant concurrent growth.

The property benefits from its location near large employers, retailers, and community hubs. The location is surrounded by several national retailers, including Raley's, Marshalls, Petco, Carl's Jr, Taco Bell, Big O Tires, and many more, promoting crossover shopping to the property. Oroville Medical Complex (the second-largest employer in Oroville), is within walking distance of the site, and features 153 beds and 1,454 employees. The site is a convenient two miles from Gold Country Casino, which features 87 rooms, 900 gaming machines, 27 tables, and is open 24/7, significantly increasing commuter traffic to the site. The location is within 1.5 miles of Oroville's third-largest employer, Pacific Coast Producers (1,060 employees), and the property also maintains a beneficial proximity to highly attended nearby schools, including Oroville City Elementary School, Stanford Avenue Elementary, and Central Middle School (combined 3,697 students).

ACCESS

Access from State Route 162/Olive Highway and Lower Wyandotte Road

TRAFFIC COUNTS

State Route 162/Olive Highway: 30,000 AADT

Lower Wyandotte Road: 8,168 AADT

PARKING

15 parking stalls in parcel, including one (1) handicap stall

YEAR BUILT

2020

NEAREST AIRPORTS

Sacramento International Airport (SMF) | 66 miles

ACTUAL SITE



2020

YEAR BUILT



38K

TRAFFIC
COUNT (AADT)



NEAREST
AIRPORT

SACRAMENTO
INTERNATIONAL
AIRPORT

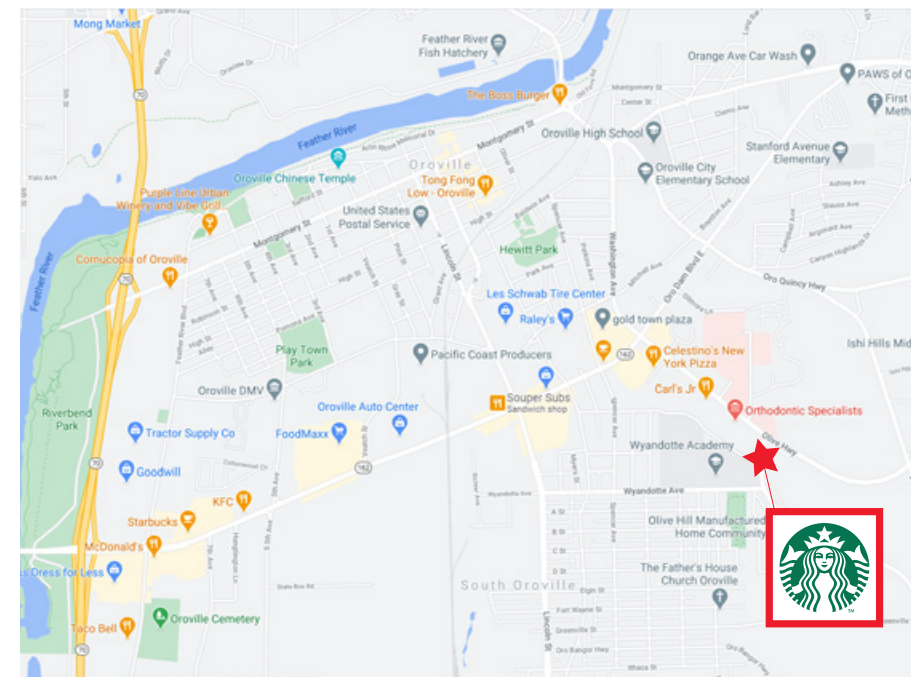
AREA OVERVIEW

Oroville is the county seat of Butte County, California. The city is located adjacent to State Route 70, and is in close proximity to State Route 99, which connects Butte County with Interstate 5. The economy of Oroville is largely driven by tourism to Lake Oroville and the Feather River recreation areas. The largest industries in Oroville are: Healthcare and Social Assistance (20 percent), Retail Trade (11 percent), and Accommodation and Food Service (10 percent). As the neighboring city of Chico experiences growth in retail, education, and technology industries, Oroville has experienced population growth associated with commuters attracted to lower property costs and cost of living. Recently, Oroville has seen an increase in economic development. Oroville Hospital announced in 2018 a hospital expansion, and in 2019 received \$200 million in bonds for a five-story hospital tower expected to be completed in 2022. Notable retailers who have expanded to Oroville in recent years include Ross Dress For Less, Marshalls, Starbucks, and Chipotle Mexican Grill.

Butte County comprises the Chico, California Metropolitan Statistical Area. It is in the California Central Valley, north of the state capital of Sacramento. Butte County is known as the “Land of Natural Wealth and Beauty.” Butte County’s elevation spans from 90 to 7,800 feet above sea level making the County geographically diverse. The County encompasses 1,636 square miles of land with a population of 220,000 residents. The majority of Butte County residents live in one of the five incorporated towns or cities: Biggs, Chico, Gridley, Oroville, or Paradise. The County has a culture of business innovation fostered by an entrepreneurial community that is ideal for small and medium sized companies serving global markets. Butte County offers easy market access due to its central west-coast location, available skilled labor, innovative partnerships with higher education, lower costs of doing business, and assistance in start-up, relocation, and expansion.

- » Oroville’s nickname is the “City of Gold.” Oroville has also been named a Tree City USA for 38 years by the National Arbor Day Foundation.
- » Oroville is situated at the base of the foothills on the banks of the Feather River where it flows out of the Sierra Nevada onto the flat floor of the Sacramento Valley. It was established as the home base of navigation on the Feather River to supply gold miners during the California Gold Rush.
- » Butte County is home of California State University, Chico (Chico State), Lake Oroville, and the Sierra Nevada Brewing Company.

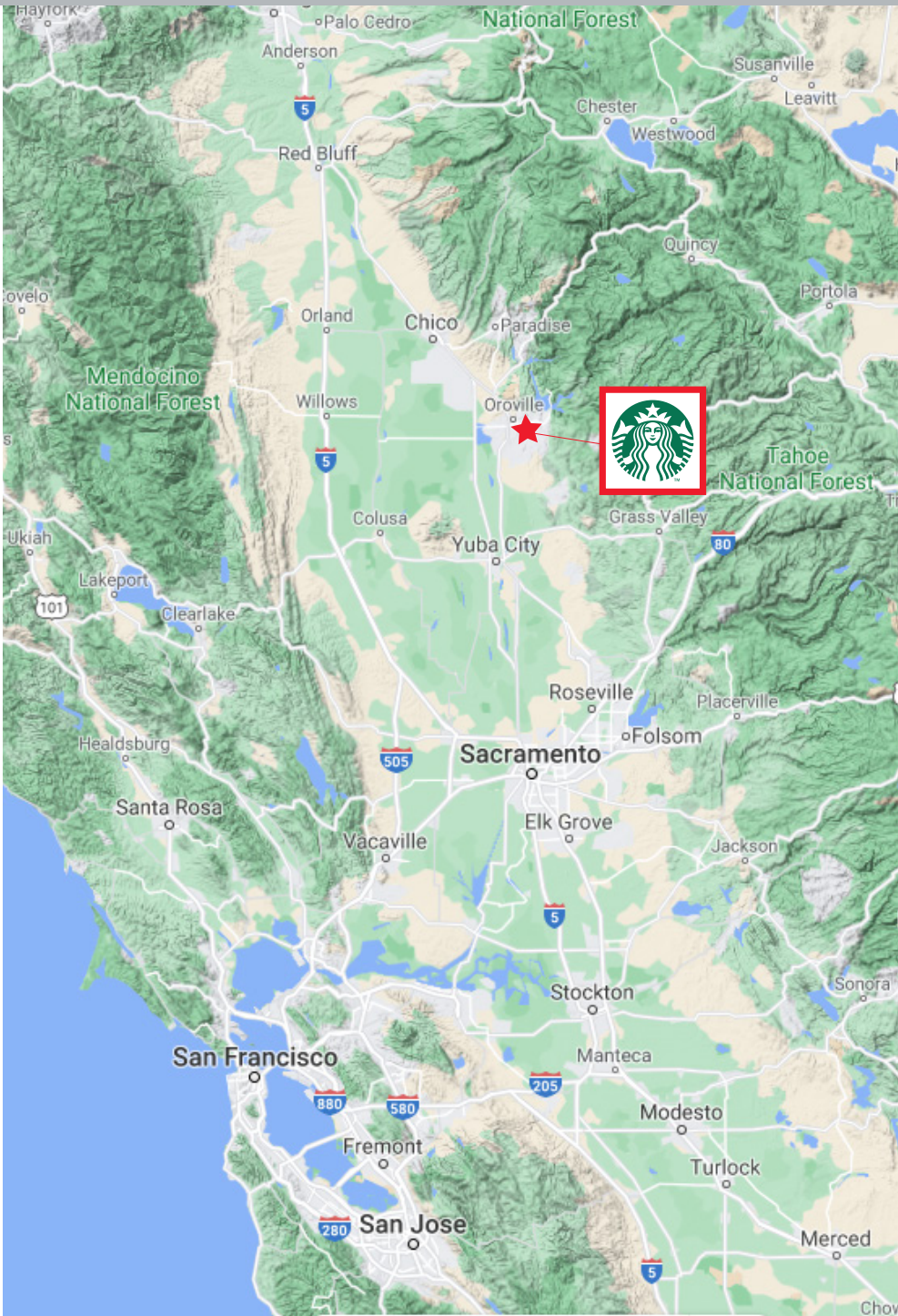
MAJOR EMPLOYERS IN OROVILLE, CALIFORNIA	# OF EMPLOYEES
COUNTY OF BUTTE	2,283
OROVILLE MEDICAL COMPLEX	1,454
PACIFIC COAST PRODUCERS	1,060
WALMART	386
GRAPHIC PACKAGING INTERNATIONAL	220
SIERRA PACIFIC INDUSTRIES	124
ROPLAST INDUSTRIES	121
HOME DEPOT	121
AMMUNITION ACCESSORIES	104
CITY OF OROVILLE	91



DEMOGRAPHIC PROFILE

2020 SUMMARY	1 Mile	3 Miles	5 Miles
Population	8,216	32,222	44,877
Households	3,072	11,480	16,536
Families	1,863	7,502	10,900
Average Household Size	2.60	2.71	2.64
Owner Occupied Housing Units	1,471	6,312	10,242
Renter Occupied Housing Units	1,600	5,168	6,294
Median Age	36.3	36.2	39.1
Average Household Income	\$49,085	\$59,336	\$61,636

2025 ESTIMATE	1 Mile	3 Miles	5 Miles
Population	8,314	32,608	45,411
Households	3,103	11,614	16,722
Families	1,882	7,574	11,001
Average Household Size	2.60	2.71	2.64
Owner Occupied Housing Units	1,508	6,467	10,451
Renter Occupied Housing Units	1,595	5,146	6,270
Median Age	37.3	37.3	40.0
Average Household Income	\$53,166	\$65,660	\$68,825



**YURAS
AICALE
FORSYTH
CROWLE**

Leased Investment Team



LEAD BROKERS

VINCENT AICALE

Executive Director

415.690.5522

vince.aicale@cushwake.com

CA RE License #01728696

RYAN FORSYTH

Executive Director

415.413.3005

ryan.forsyth@cushwake.com

CA RE License #01716551

MICHAEL T. YURAS, CCIM

Executive Managing Director

415.481.0788

michael.yuras@cushwake.com

CA RE License #01823291

SCOTT CROWLE

Managing Director

415.604.4288

scott.crowle@cushwake.com

CA RE License #01318288

JACK HINSON

Brokerage

704.572.9921

jack.hinson@cushwake.com

CA RE License #02059267

www.YAFteam.com

Cushman and Wakefield Inc. LIC. # 00616335