



# STARBUCKS

999 Center Drive - Pittsburg, CA 94565

*Rendering Image*

STARBUCKS- PITTSBURGH, CA

# EXCLUSIVELY MARKETED BY



**ADAM SCHERR**

CaDRE #01925644  
310.853.1266 | DIRECT  
adam@SIGnnn.com

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In Cooperation With Sands Investment Group, Inc - Lic. #1768950

# TABLE OF CONTENTS

## 1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

## 2 LEASE ABSTRACT

- 8 Lease Summary

## 3 PROPERTY INFORMATION

- 10 Location Map
- 11 Property Images
- 12 Site Plan
- 13 Aerial Map
- 14 Aerial Map
- 15 Demographics Map & Report

## 4 AREA OVERVIEW

- 17 City Overview

## 5 TENANT OVERVIEW

- 19 Tenant Profile
- 20 Confidentiality Agreement

### CONFIDENTIALITY & DISCLAIMER

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SECTION 1

# INVESTMENT OVERVIEW

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the Brand New Construction, Drive-Thru Equipped Starbucks Located at 999 Center Drive in Pittsburgh, CA. The 10-Year Corporate Guaranteed Lease Features Four (4) By Five (5) Year Options to Extend, and 10% Rental Increases Every 5 Years Throughout the Initial Term and at the Beginning of Each Option Period With No Early Termination Clause. The Subject Property is Strategically Located Off Highway 4 and the Railroad Avenue Exit Which Sees Nearly 155,000 Vehicles Per Day. This Offering Presents the Opportunity to Acquire a Brand New Construction, Investment Grade Tenant With a Growing NOI, Making it an Ideal, Low Management Opportunity For an Investor.

Sale Price

\$3,641,304

## OFFERING SUMMARY

Cap Rate:	4.60%
NOI:	\$167,500
Price / SF:	\$1,820.65
Guarantor:	Corporate

## BUILDING INFORMATION

Street Address:	999 Center Drive
City, State, Zip:	Pittsburg, CA 94565
County:	Contra Costa
Building Size:	2,000 SF
Lot Size:	0.24 Acres
Year Built:	2023



# INVESTMENT HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Long-Term 10-Year Corporate Guaranteed Lease With No Early Termination Clause
- Attractive 10% Rental Increases Every 5 Years in the Primary Term and at the Beginning of Each Option Period
- Brand New Construction- Anticipated Opening Q4 2023
- Starbucks is an Investment Grade Tenant - (S&P: BBB)
- Starbucks is the World's Premier Coffee Chain With Over 35,7111 Locations and \$32.3 Billion in Annual Revenue
- Double Net (NN) Lease Structure - Minimal Landlord Responsibilities
- Ideal Positioning - The Site is Located Off Highway 4 and the Railroad Avenue Exit Which Sees Nearly 155,000 VPD
- Just Steps From New Courtyard By Marriott Hotel Development - a New 4-Story Hotel With 125 Rooms
- Growing Neighborhood With a Dense Population of 144,560 Residents Making an Average Household Income of \$93,347 Within a 5-Mile Radius
- Walking Distance From Bay Area Rapid Transit (B.A.R.T.), a Rail System That Connects the San Francisco Peninsula With Communities in the East and South Bay
- Nearby Pittsburgh High School - Over 3,000 Students Enrolled

**\*\*ASSUMABLE FINANCING AVAILABLE - CALL BROKER FOR MORE DETAILS\*\***



SECTION 2

# LEASE ABSTRACT

# LEASE SUMMARY



## LEASE ABSTRACT

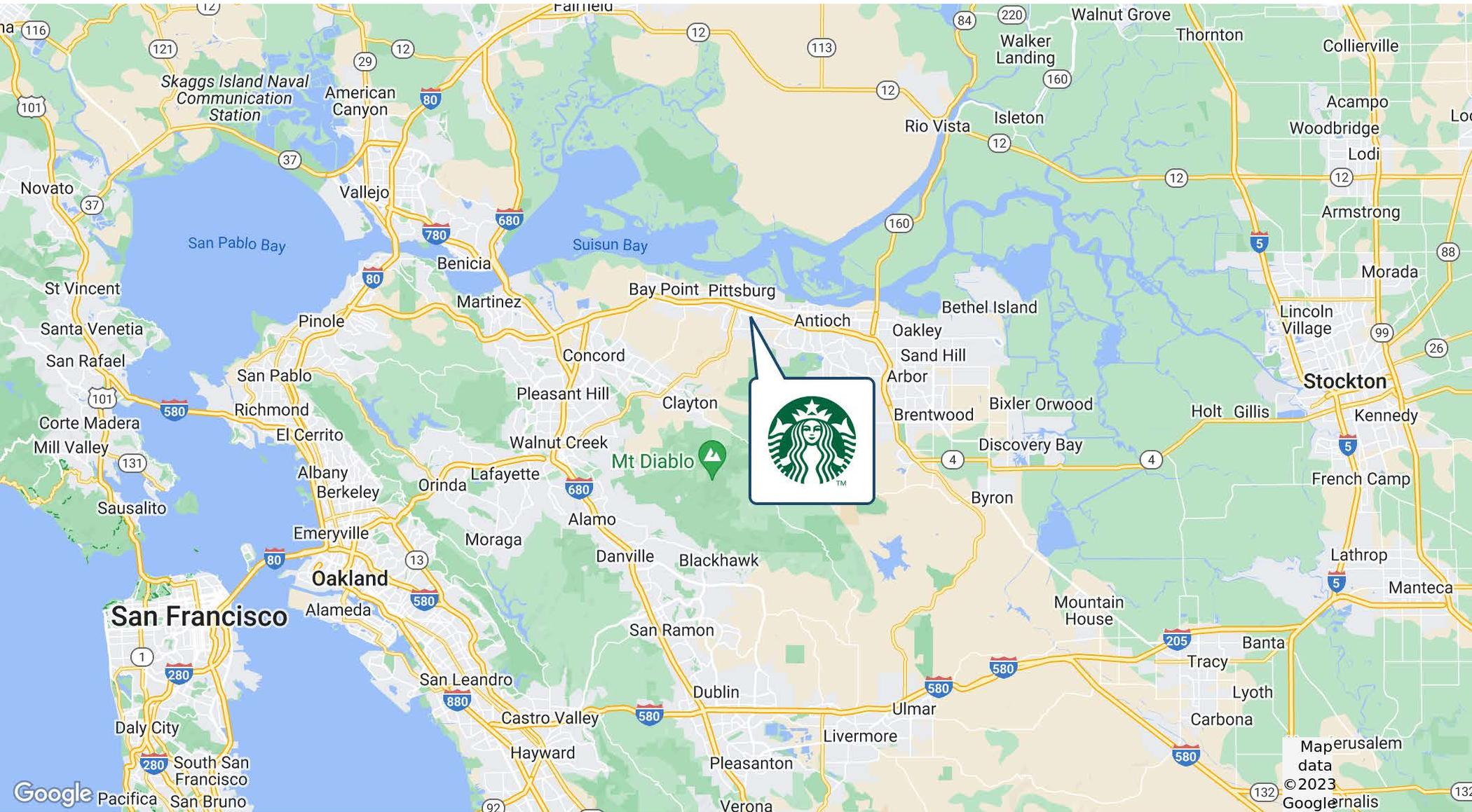
Tenant:	Starbucks
Premises:	2,000 SF
Base Rent:	\$167,500
Rent Per SF:	\$83.75
Lease Commencement:	6/01/2023
Rent Commencement:	8/01/2023
Lease Expiration:	8/31/2033
Lease Term:	10 Years
Renewal Options:	4 x 5 Years
Rent Increases:	10% Every 5 Years and in Options
Lease Type:	Double Net (NN)
Use:	Coffee
Property Taxes:	Landlord Reimbursed
Insurance:	Landlord Reimbursed
Common Area:	Landlord Reimbursed
Roof & Structure:	Landlord's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	None
Guarantor:	Corporate



SECTION 3

# PROPERTY INFORMATION

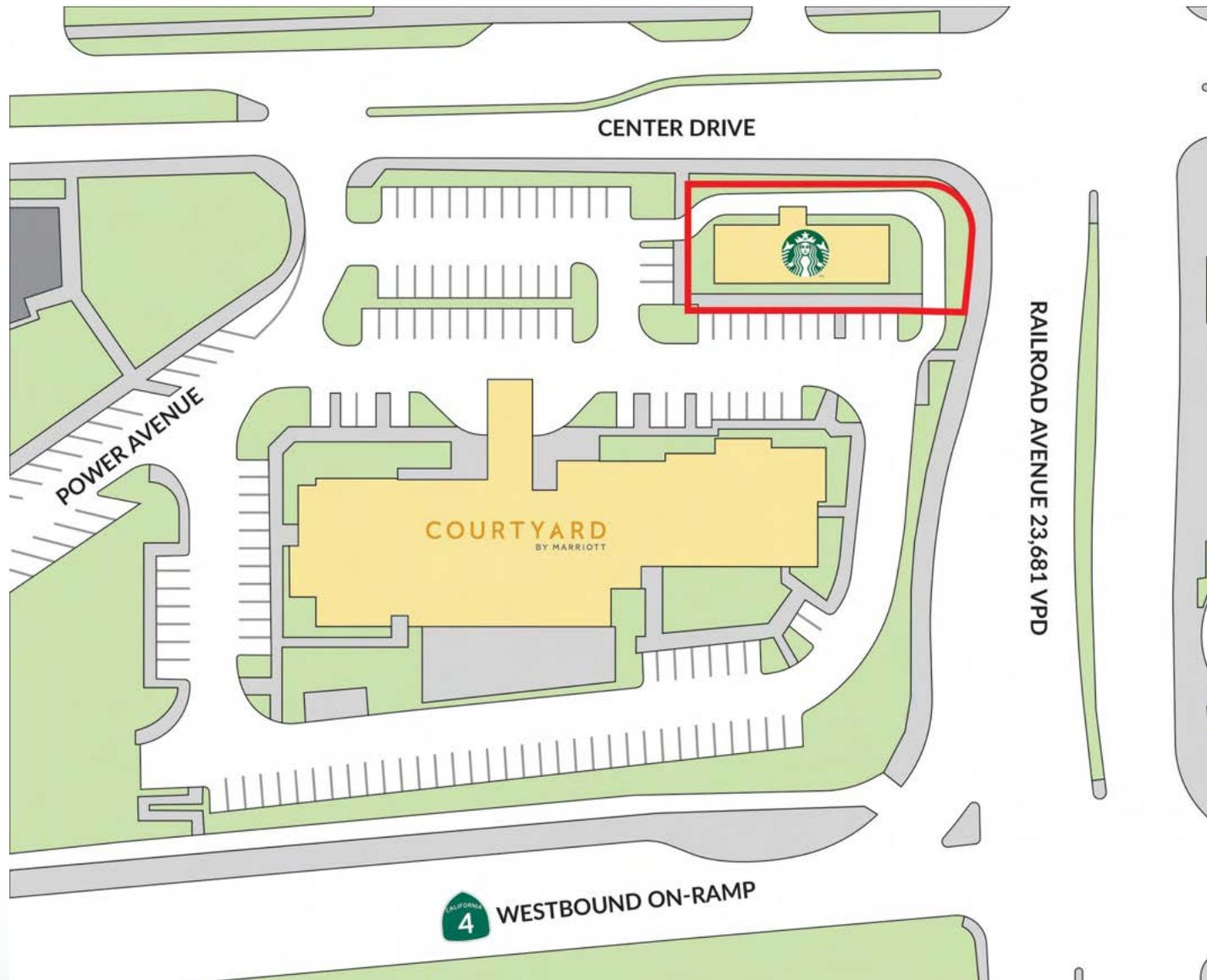
# LOCATION MAP



# PROPERTY IMAGES



# SITE PLAN



# AERIAL MAP



# AERIAL MAP

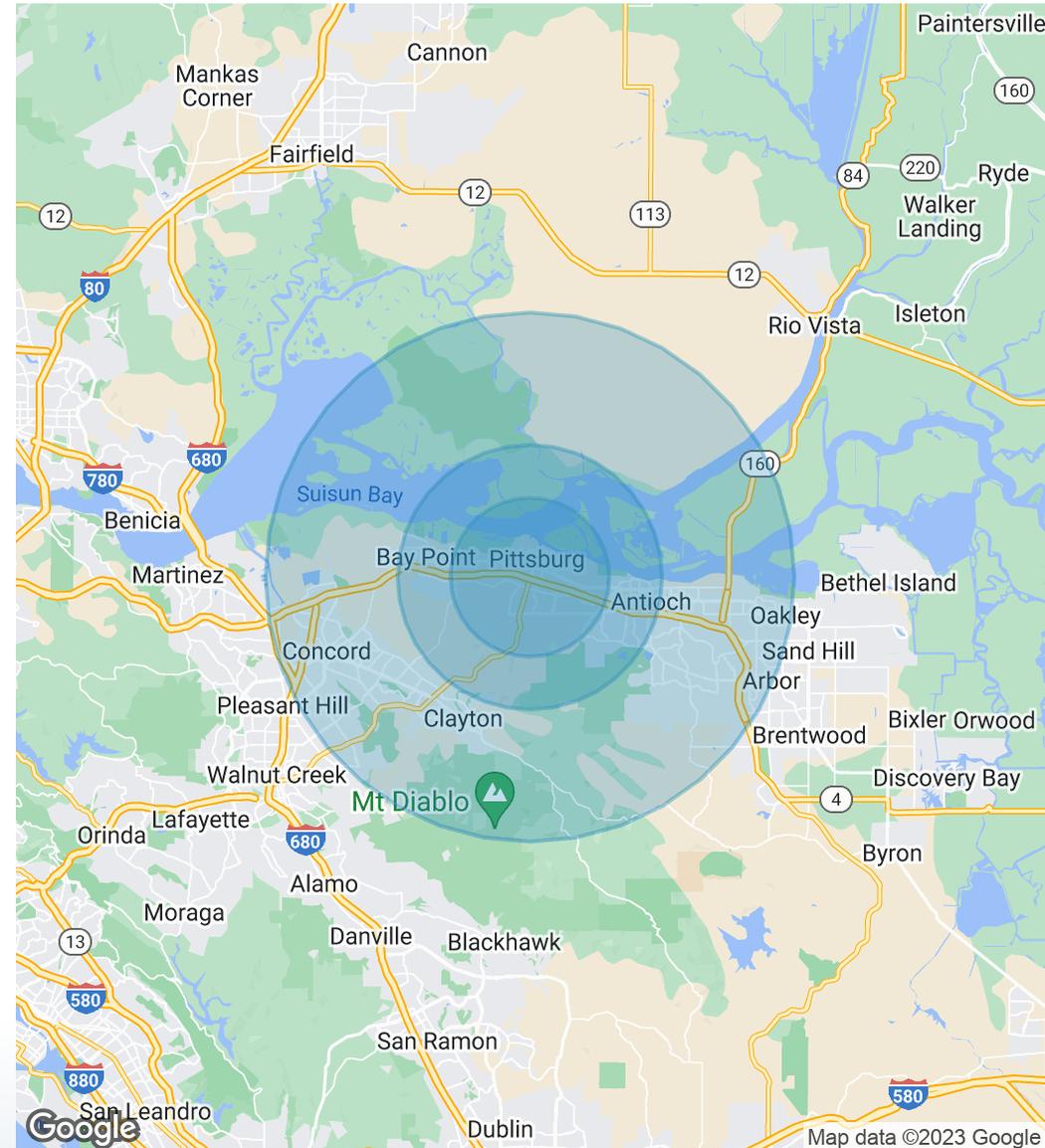


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	73,868	144,560	401,789
Average Age	34.8	35.1	37.7
Average Age (Male)	33.0	33.5	36.3
Average Age (Female)	36.9	37.1	39.0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	23,170	46,197	134,269
# of Persons per HH	3.3	3.2	3.0
Average HH Income	\$91,216	\$93,347	\$115,775
Average House Value	\$407,106	\$418,300	\$548,087

TRAFFIC COUNTS	
Railroad Ave	23,681 VPD
Frontage Rd	11,754 VPD
State Rte 4	154,958 VPD





SECTION 4

# AREA OVERVIEW

# CITY OVERVIEW



Sacramento, CA



Los Medanos Community College

## PITTSBURGH, CA

The City was incorporated in 1903 and is located along the Sacramento-San Joaquin River Delta, situated on the north side of Mount Diablo. Pittsburg is located in the northeast part of Contra Costa County. The City is perfectly situated for easy access to the greater Bay Area, Napa Valley, Sacramento, and the foothills of the Sierra Nevada Mountains and Lake Tahoe. Today, Pittsburg is one of the fastest growing cities in Contra Costa County. With planned housing, business and commercial development ongoing, Pittsburg is expected to reach a population of nearly 90,000 by 2025. The City of Pittsburg had a population of 77,512 as of July 1, 2022.

The City serves as an industrial center and has a large, diverse labor force. Pittsburg is also conveniently located on the Bay Area Rapid Transit System (BART) making a commute to cities throughout the Bay Area very easy. The City is strategically located near a number of prestigious higher education institutions, such as the Cal State East Bay Concord Campus, UC Berkeley and UC Davis, and is the home of Los Medanos College, the sixth ranked community college in the nation. Pittsburg has a rich history of Manufacturing. Pittsburg continues its transition from an economy historically-based in heavy industry and manufacturing to one based on residential service activities—a transition brought about only recently by employment and housing trends. Major employers include Pittsburg Unified School District, Los Medanos Community College, USS - Posco Industries, Dow Chemical Company and City of Pittsburg to name a few that are at the top.

There is a rich history of famous artists performing in Pittsburg. Whether it's the many music legends such as Ray Charles and James Brown who performed at the clubs that once lined Black Diamond Street or at the Creative Arts Building, the musical history in this town is electric. The crown jewel of Pittsburg's attractions is its annual Seafood Festival. Held every September, the festival features a number of different activities, including an air show, powerboat races, continuous musical entertainment and the California Cuisine Pavilion; a showcase of the talents of local chefs from Contra Costa County. Demonstrations on the preparation of delicious gourmet seafood dishes are followed by samplings of seafoods from local vendors. Other nearby Contra Costa County attractions include the Contra Costa County Fairgrounds (Antioch), Mt Diablo State Park (Clayton) and Blackhawk Automotive Museum (Danville).



SECTION 5

# TENANT OVERVIEW

# TENANT PROFILE



## TENANT OVERVIEW

Company:	Public (Nasdaq: SBUX)
Founded:	1971
Locations:	36,000+
Headquarters:	Seattle, WA
Website:	starbucks.com

## STARBUCKS

Starbucks, American company that is the largest coffeehouse chain and one of the most recognizable brands in the world. Its headquarters are in Seattle, Washington. Since 1971, Starbucks Coffee Company has been committed to ethically sourcing and roasting high-quality arabica coffee. Today, with more than 36,000 stores worldwide, the company is the premier roaster and retailer of specialty coffee in the world. Through our unwavering commitment to excellence and our guiding principles, we bring the unique Starbucks Experience to life for every customer through every cup.

# CONFIDENTIALITY AGREEMENT

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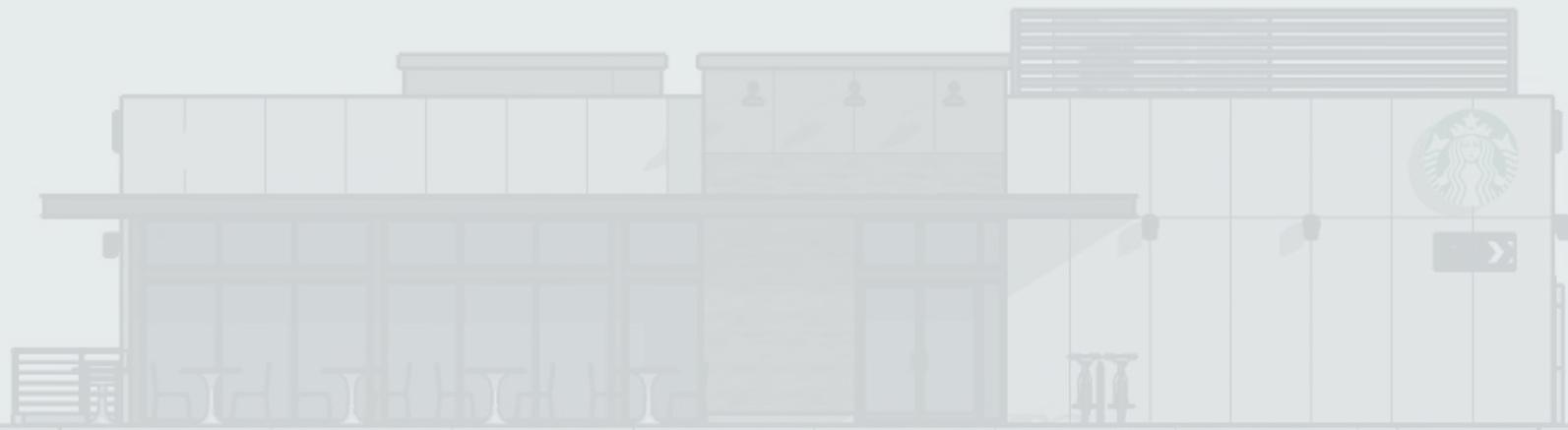
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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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Exclusively Marketed by:

Adam Scherr // CalDRE #01925644  
310.853.1266 // [adam@SIGnnn.com](mailto:adam@SIGnnn.com)