



# STARBUCKS

19045 Golden Valley Road - Santa Clarita, CA 91387

STARBUCKS - SANTA CLARITA, CA

# EXCLUSIVELY MARKETED BY

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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 Aerial Map
- 13 Aerial Map
- 14 Demographics Map & Report

## 4 AREA OVERVIEW

- 16 City Overview

## 5 TENANT OVERVIEW

- 18 Tenant Profile
- 19 Confidentiality Agreement

### CONFIDENTIALITY & DISCLAIMER

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SECTION 1

# INVESTMENT OVERVIEW



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the Long Term Starbucks Absolute Triple Net (NNN) Ground Lease Located at 19045 Golden Valley Road in Santa Clarita, CA. With a Rare 18-Years Remaining and 10% Increase Every 5-Years, This Asset Offers a Long Term Passive Investment With a Hedge Against Inflation From an Investment Grade Tenant. The Subject Property is an Outparcel to a Lowe's Anchored Shopping Center Creating a Destination Location and Built-In Customer Base. Located Directly Off the Antelope Valley Freeway (California State Route 14), Starbucks Benefits From a Massive Customer Draw From the More Than 154,000 Cars Per Day Driving Past it on the Freeway. The Property is Situated Directly Across the Street From a Target Anchored Center With Other Tenants Including: T.J. Maxx, BevMo, Kohl's, The Habit Burger, Panera Bread and Others Creating Additional Customer Synergy.

Sale Price

**\$3,857,000**

## OFFERING SUMMARY

Cap Rate: 3.50%

NOI: \$135,000

## BUILDING INFORMATION

Street Address: 19045 Golden Valley Road

City, State, Zip: Santa Clarita, CA 91387

County: Los Angeles

Building Size: 2,400 SF

Lot Size: 0.63 AC (27,588 SF)

Year Built: 2021





# INVESTMENT HIGHLIGHTS



## PROPERTY HIGHLIGHTS

### BEST IN CLASS INVESTMENT

- Rare 18-Years Remaining Triple Net (NNN) Starbucks Ground Lease With No Landlord Responsibilities
- Strong Rental Increases - 10% Every 5 Years Providing Hedge Against Inflation
- Corporate Guaranteed Lease - Investment Grade Security BBB+ (NASDAQ:SBUX)
- 2,400 SF Building With Drive-Thru Location and Outdoor Patio
- Below Market Starbucks Rent at Only \$135,000 / year

### 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 36,000 Locations Operating in 80 Countries
- Company Showing Continued Growth of Digital Customer Relationships - Starbucks Rewards Loyalty Program Increased Over 2.5 million in the First Quarter of 2021

### FREEWAY ADJACENT DESTINATION SANTA CLARITA LOCATION

- Extremely Dense Population Base – Over 79,000 People Within a 3-Mile Radius
- High Income Demographics - Average Household Income Over \$105,000 Within a 3-Mile Radius
- Massive Customer Draw From Antelope Valley Freeway (California State Route 14) - Approximately 154,000+ Cars Per Day
- Destination Location - Subject Property is an Outparcel to a Lowe's Anchored Center Also Featuring Chipotle, Popeyes, PetSmart and More
- Directly Across the Street from Target Anchored Shopping Center with Other Tenants Including TJ Maxx, BevMo, Kohl's, The Habit Burger, Panera Bread and Others



SECTION 2

# LEASE ABSTRACT



# LEASE SUMMARY



## LEASE ABSTRACT

Tenant:	Starbucks
Premises:	2,400 SF
Base Rent:	\$135,000
Rent Per SF:	\$56.25
Lease Commencement:	1/18/2021
Lease Expiration:	6/30/2041
Lease Term:	18 Years Remaining
Renewal Options:	4 x 5 Years
Rent Increases:	10% Every 5 Years
Lease Type:	Triple Net (NNN) Ground Lease
Use:	Fast Food
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	None



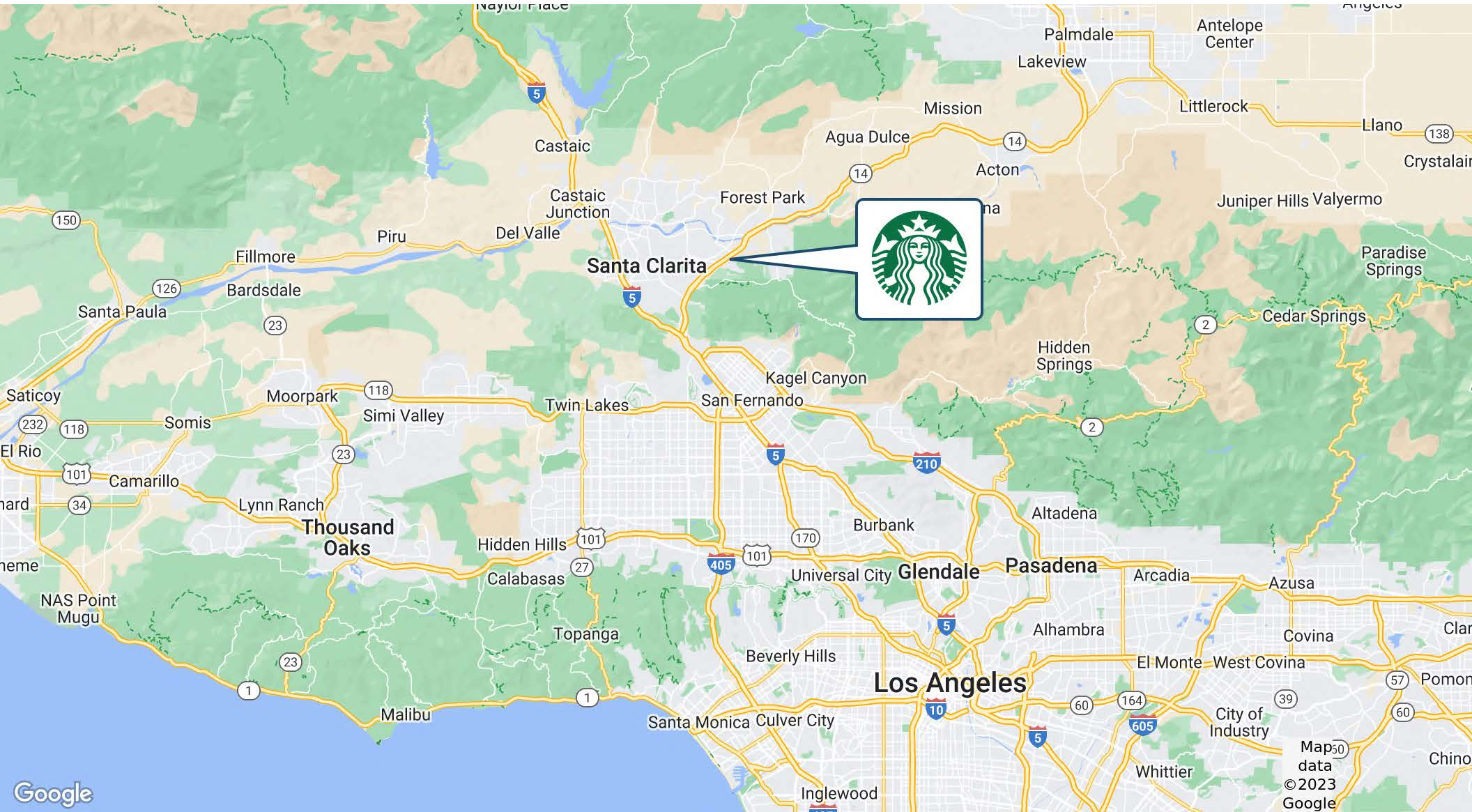


SECTION 3

# PROPERTY INFORMATION



# LOCATION MAP





# PROPERTY IMAGES





# AERIAL MAP





# AERIAL MAP





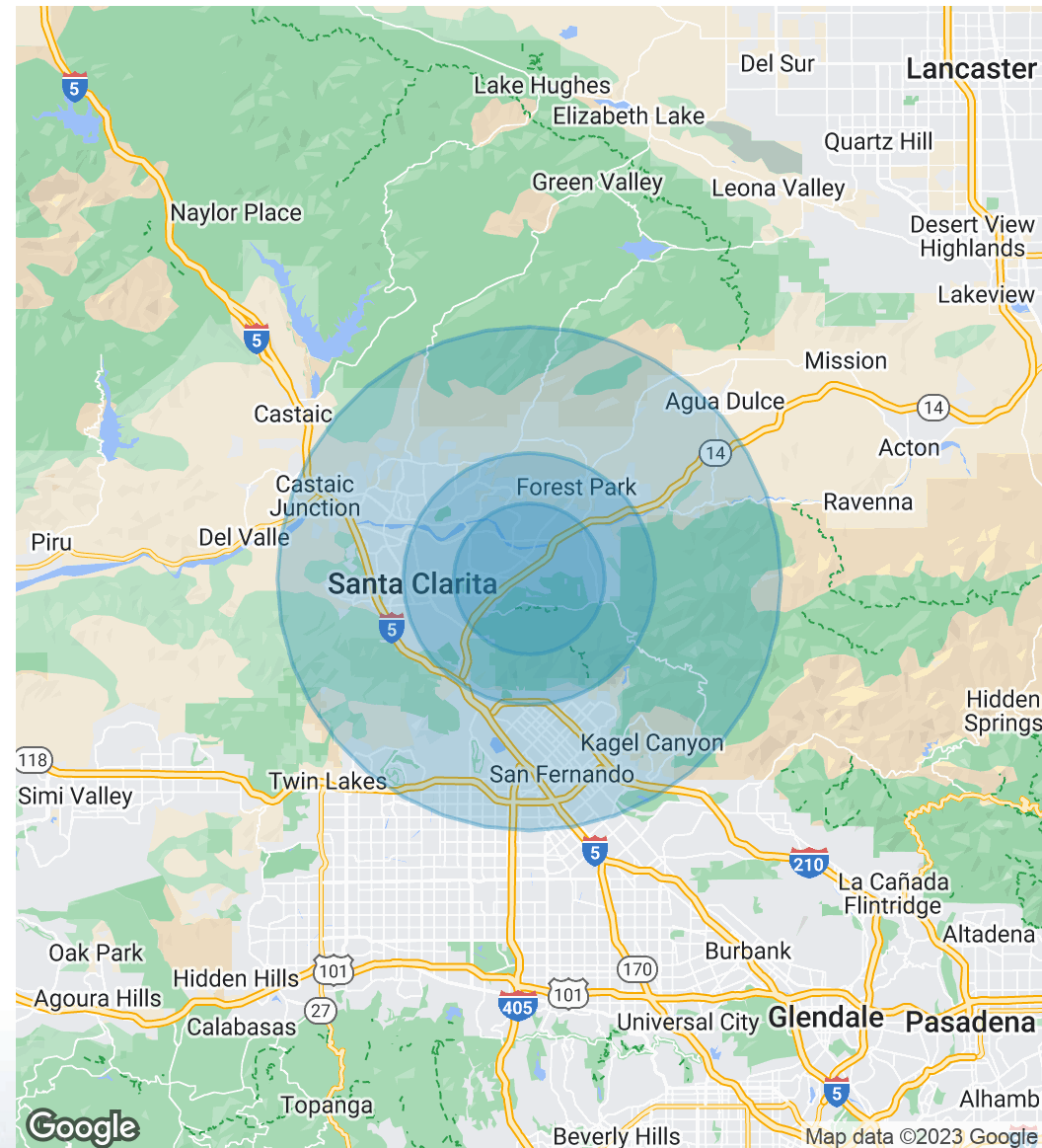
# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	80,218	171,437	563,030
Average Age	36.1	36.3	37.7
Average Age (Male)	34.7	34.8	36.5
Average Age (Female)	37.2	37.0	38.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	26,435	55,218	168,370
# of Persons per HH	3.0	3.1	3.3
Average HH Income	\$105,155	\$117,163	\$120,606
Average House Value	\$513,954	\$651,275	\$661,386

## TRAFFIC COUNTS

Antelope Valley Freeway	157,328 VPD
Sierra Hwy	21,450 VPD
Golden Valley Rd	9,466 VPD







SECTION 4

# AREA OVERVIEW



# CITY OVERVIEW



Santa Clarita Cowboy Festival



Six Flags Magic Mountain

## SANTA CLARITA, CA

The City of Santa Clarita was incorporated on December 15, 1987. It is located between the Santa Susana and San Gabriel mountain ranges, approximately 35 miles northwest from the City of Los Angeles. It is comprised of the communities of Canyon Country, Newhall, Saugus and Valencia, encompassing just over 73 square miles. With an estimated population of 232,066 inclusive of the recent Tesoro annexation, the City is the third largest in Los Angeles County and the 17th largest in the State of California. The City's unique blend of upscale sophistication with small-town charm and old-west heritage allows it to accommodate growth while continuing to provide an excellent quality of life for residents. The City of Santa Clarita had a population of 231,726 as of July 1, 2022.

The City of Santa Clarita is one of Southern California's most desirable places to live and do business. Consistently recognized as the Most Business-Friendly City in Los Angeles County, the City of Santa Clarita is guided by a community-minded, business-driven approach to economic development. The City is committed to business-friendly practices that have resulted in a robust local economy with record-breaking sales tax revenue and low commercial vacancy rates. Santa Clarita Valley's newest community, Vista Canyon, continues to make great progress in its development. Vista Canyon creates a unique environment focused on connectivity, accessibility and sustainability, making it the perfect location to live, work and play. Santa Clarita saw more than 178,400 square feet of available commercial space advertised online this year, creating ample opportunities for businesses to expand in the city. Tourism continues to be a significant part of the city of Santa Clarita's economy. Santa Clarita recognizes the important role education plays in the success of the community. The city is home to California Institute of Arts (CalArts), College of the Canyons and the Master's University. Major employers in the city include: Six Flags Magic Mountain, Henry Mayo Newhall Hospital, Princess Cruises and Boston Scientific among the top.

Santa Clarita offers an expansive parks and recreation network, with 36 beautiful park facilities, more than 13,000 acres of preserved open space and 150 miles of trails and paseos designed for commuting and recreational use, including walking, hiking, biking and skating. In spring the City of Santa Clarita Cowboy Festival celebrates the culture and history of the west, and even includes cowboy poetry. Other festivals include: the Hart of the West Pow Wow, Free Concerts in the Parks, International Family Film Festival and Lighted Boat Parade at Castaic Lagoon. The Fillmore & Western Railway, where the film industry's trains can be seen and ridden. Cultural, historical and leisure attractions include: William S. Hart Park and Museum, California Institute of the Arts, Six Flags Magic Mountain amusement park, Canyon Theater Guild and Castaic Lake Recreation Area to name a few.





SECTION 5

# TENANT OVERVIEW

# TENANT PROFILE



## TENANT OVERVIEW

Company:	NASDAQ: SBUX
Founded:	1971
Locations:	36,000+
Headquarters:	Seattle, WA
Website:	starbucks.com

## STARBUCKS

Starbucks Corporation is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington in 1971. Starbucks operates more than 36,000 stores in 84 Markets. 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.



# CONFIDENTIALITY AGREEMENT

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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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