

# Starbucks | New 10-Yr Corp Lse | S&...

2633 Hosking Ave, Bakersfield, CA 93313



Presented By:  
JBL Commercial Group, Inc.



# Starbucks | New 10-Yr Corp Lse | S&P: BBB+

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## Property Details

**Price: \$2,840,000**

- New 10-Year Corporate Lease | Investment Grade Tenant | S&P BBB+
- Brand New 2023 Build-to-Suit Construction w/ Drive Thru
- \$142,000.00/NNN annual Rent - 10% Rent Increases Every 5-Years
- No Early Lease Termination Right
- High Traffic Volume Location | Over 78,000 ADT @ Hwy. 99 at Hosking Ave Interchange
- High Growth | SW Bakersfield Trade Area Location

View the full listing here: <https://www.loopnet.com/Listing/2633-Hosking-Ave-Bakersfield-CA/30070108/>

|                      |                       |
|----------------------|-----------------------|
| Price:               | \$2,840,000           |
| Annual Rent:         | \$142,000 NNN         |
| Property Subtype:    | Fast Food             |
| Building Class:      | B                     |
| Sale Type:           | Investment            |
| Cap Rate:            | 5.00%                 |
| Lot Size:            | 0.69 AC               |
| Gross Leasable Area: | 2,280 SF              |
| Sale Conditions:     | Investment Triple Net |
| No. Stories:         | 1                     |
| Year Built:          | 2023                  |
| Tenancy:             | Single                |
| Parking Ratio:       | 10.53/1,000 SF        |
| Zoning Description:  | PCD                   |
| APN / Parcel ID:     | 514-900-02            |

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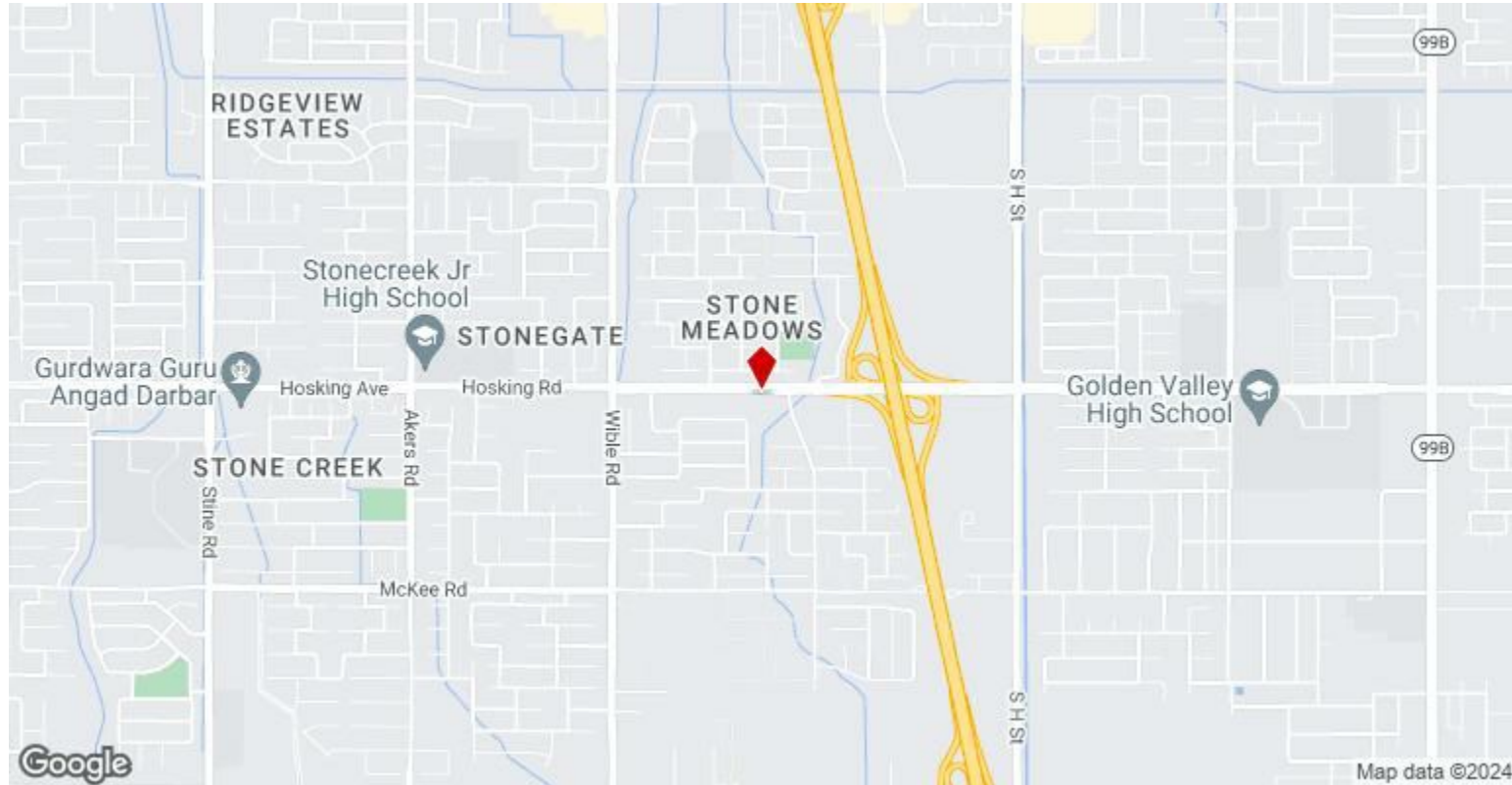
## Major Tenant Information

| Tenant    | SF Occupied | Lease Expired |
|-----------|-------------|---------------|
| Starbucks | -           |               |

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## Property Photos



Looking east on Hosking



Patio View

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## Property Photos



Monument and Bldg pic



Inside Starbucks

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## Property Photos



Starbucks Logo



Pylon Pic

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## Property Photos



Starbucks Monument Bldg pic

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