

OFFERING MEMORANDUM

STARBUCKS®

DRIVE-THRU

2101 E. PACHECO BLVD. LOS BANOS

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FOR MORE INFORMATION PLEASE CONTACT

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OFFERING **SUMMARY**



PROPERTY INFORMATION

Property Address: 2101 E. Pacheco Blvd

APN: 083-140-030

Parcel Size: +/- 30,093 square feet (+/- 0.69 acres)

Building Size: +/- 1,265 square feet

Year Built: Nov. 2024

LEASE

INFORMATION Starbucks Corporation

Tenant: \$2,439,000

Price: 6.15%

Cap Rate: \$150,000, 10% increase every 5 years 10

Annual Rent: Years

Primary Lease Term: Options: Four (4) Periods of Five (5) Years Each

Lease Type: Net Lease

Property Tax: Tenant Reimburse Landlord

Property Insurance: Tenant Reimburse Landlord

Operating Expense: Tenant Reimburse Landlord

Store Open Date: November 22, 2024

Rent Commencement Date: November 22, 2024

Lease Expiration Date: February 28, 2035

RENT SCHEDULE

Year 1-5 Year \$150,000 Annually

6-10 Option \$1650,000 Annually (10% Increase)

Rent: 10% Increase per option period



STARBUCKS®

Quick Facts

#1

Most Valuable Restaurant Brand In The World

QSR Magazine

#8

World's Most Admired Company

Fortune

#19

Most Innovative Company

Forbes

INVESTMENT HIGHLIGHTS

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PROPERTY INFORMATION

- > New 10-Year Corporate Lease | Investment Grade Tenant
- >> Brand New 2024 Drive Thru Only Prototype Building
- > Located on Major East / West Arterial Highway 152
- >> High Traffic Volume | Excess 50,000 ADT at Highway 152 and Place Rd

LOCATION HIGHLIGHTS

Prime Retail Corridor:

Situated at a signalized intersection on Pacheco Boulevard, which is considered the main retail corridor of Los Banos, offering high visibility and traffic, with traffic counts exceeding 50,000 cars per day.

>> Proximity to Major Retail:

The property is an outparcel to Home Depot, enhancing its appeal due to the consistent foot traffic and visibility from one of the largest retail anchors in the area.

» Accessibility and Exposure:

Located on Highway 152, providing excellent access and exposure to both local and commuting traffic between the Central Valley and the Bay Area, making it a strategic location for commuters.

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Los Banos is noted for rapid growth, which suggests increasing potential for business and consumer activity in the vicinity, beneficial for a high-traffic business

>> Commercial Surroundings:

The area is surrounded by other national retailers and commercial developments, ensuring a vibrant commercial environment conducive to high consumer patronage.







INVESTMENT HIGHLIGHTS



TENANT HIGHLIGHTS

Solution Street Street Global Presence:

Starbucks is the largest coffeehouse chain in the world, with over 35,000 stores across 80 countries. This extensive network showcases its ability to maintain brand consistency and customer loyalty globally.

Investment Grade Tenant:

Starbucks is rated BBB+ by S&P Global Ratings and Baa1 by Moody's, classifying it as an investment-grade tenant, which is crucial for the security and reliability of rental income.

Starbucks Strength:

Starbucks ended 2024 with a market capitalization of approximately \$100.64 billion, reflecting its significant market presence, while reporting annual revenue of about \$36.18 billion.

Brand Strength:

Known for its premium coffee and the unique "Starbucks Experience," it has become synonymous with quality and innovation in the coffee industry.







LOCATION OVERVIEW



Los Banos, California, was established in 1889 and is a burgeoning city within Merced County, boasting an estimated population of 48,413 to 49,508 as of 2024. Merced County itself is home to approximately 281,202 people and includes Los Banos within the Merced, CA Metropolitan Statistical Area, which is part of the larger Modesto-Merced, CA Combined Statistical Area. A key feature of Los Banos's strategic location is Highway 152, known as the Pacheco Pass Highway, which acts as a major arterial route connecting the San Francisco Bay Area to the Central Valley, facilitating significant commuter traffic between high-wage areas in Silicon Valley and the more affordable living spaces of the Central Valley. Major employers in Merced County include the Los Banos Unified School District, Walmart, Memorial Hospital Los Banos, Foster Farms, Merced County Government, University of California, Merced, Community Action Agency, and Costco Wholesale. Nearby cities within the region include Merced, the county seat and gateway to Yosemite; Atwater, with its notable Castle Air Museum; Livingston, known for its agricultural output; Gustine, a smaller city with a tight-knit community; and Dos Palos, another agricultural hub, all contributing to the vibrant economic and cultural landscape of the area.





SITE **OVERVIEW**



Address:

2101 E. Pacheco Blvd. LOS BANOS CALIFORNIA

APN:

083-140-030

Parcel Size:

+/- 30,093 SF (+/- 0.69 acres)

Building Size:

+/- 1,265 SF

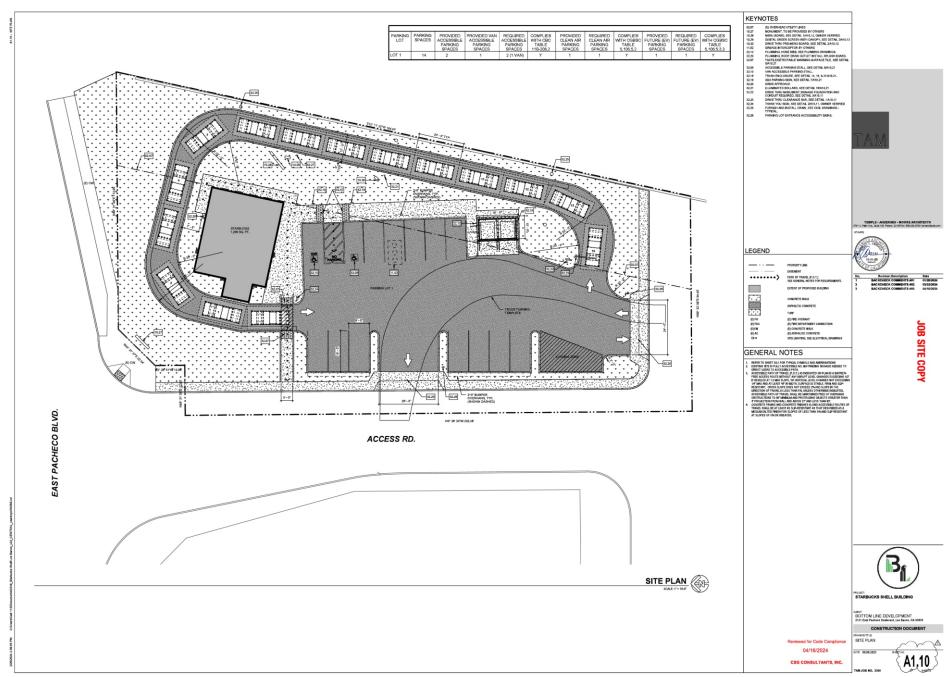
Year Built:

Nov. 2024



SITE **PLAN**





AERIAL OVERVIEW





LOS BANOS **AERIAL**





BOTTOM LINE CRE



WHO WE ARE

We Are A Vertically Integrated Boutique Real Estate Development Firm Which Specializes In Handling Every Aspect Of Devleopment From Brokerage To Construction Ensuring Seamless And Efficent Investments. Development Is Complex, We Make It Simple.

WHAT WE DO

We Provide A Seamless Approach To Profitable Turnkey Developments, From Concept To Sustainability By Leveraging Our Extensive Network And Connections. Our Commitment Is To Maximize Your Capital Investment And Return Throughout The Entire Process While Ensuring Full Transparency.

HOW WE DO IT

We Leverage Our Established Relationships With National Brands As Their Trusted Developer To Bring Our Clients High Quality Investments Which Generate Above Average Returns. Our Vertical Integration Allows Us To Reduce Costs And Improve Time Efficiency, Resulting In Maximized Returns For Our Investor.

VERTICALLY INTEGRATED

Brokerage (Acquisition/Disposition)



Consulting



Land Planning & Entitlements



Design & Engineering



Construction & Project Management



Capital Funding & Investments

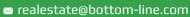


Asset Management

EXCLUSIVELY PRESENTED BY



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Jay Virk is a visionary real estate developer, investor, and entrepreneur with a proven track record in commercial real estate, capital investment, and business development. As the Principal & CEO of Bottom Line Group LLC, Jay has built a fully vertically integrated real estate development firm that streamlines every phase of the investment and development process—from brokerage, entitlements, and design to construction, financing, and asset management. His leadership ensures maximum efficiency, profitability, and long-term value creation.

Under Jay's guidance, Bottom Line Group LLC has successfully executed high-performing projects across multiple sectors, including retail, medical, multifamily, hospitality, gas stations, and entertainment developments. With a keen focus on "Maximizing Risk-Adjusted Returns", he has developed investment strategies that consistently outperform traditional models, offering profitable partnerships to investors and stakeholders.

In addition, Bottom Line Capital, the firm's lending and investment division, provides innovative financial solutions ranging from private equity, short- and long-term lending, SBA financing, and joint ventures. By leveraging deep industry relationships and a vertically integrated approach, Jay ensures that investors benefit from optimized capital structures, accelerated timelines, and risk-mitigated, high-yield opportunities.

With a reputation built on transparency, execution, and results, Jay is committed to creating wealth through strategic real estate investments while fostering long-term partnerships that drive sustainable growth.

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Goon Pattanumotana has been with the Bottom Line Group since 2019 and is the California real estate broker for Bottom Line Commercial Real Estate. Goon has over 23 years of real estate experience, from residential to commercial to land. He had worked with several residential land developers converting raw land into tentative maps for sale with Centex Homes, Lennar Homes, and Woodside Homes. He has over 10 years of experience with apartment complex property management and sales. Formerly, he sat on the Southeast Fresno Redevelopment and Revitalization Committee for approving commercial and residential plans under former Councilmen Luis Chavez and Sal Quintero. He taught macroeconomics, microeconomics, and business development at Clovis Community College for 16 years. Goon graduated from the University of California at San Diego with a Bachelor of Arts in Economics in 1997 and a Masters in Business Administration with Marketing Emphasis from the Keller Graduate School of Management in 2002. Since 2006, he is a California real estate broker. Currently, he is a member of the Fresno Association of Realtors, the California Association of Realtors, and the Urban Land Institute.

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