



338 East Main Street Ripon, Ca 95366



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Price: \$2,870,000

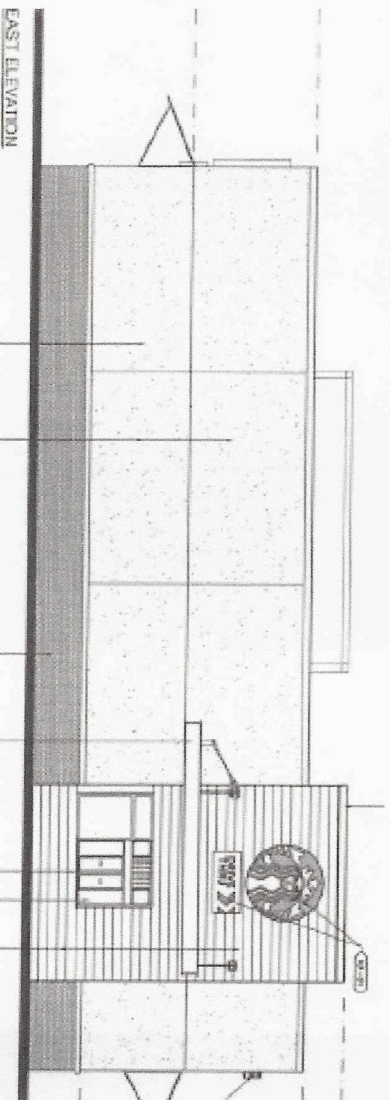
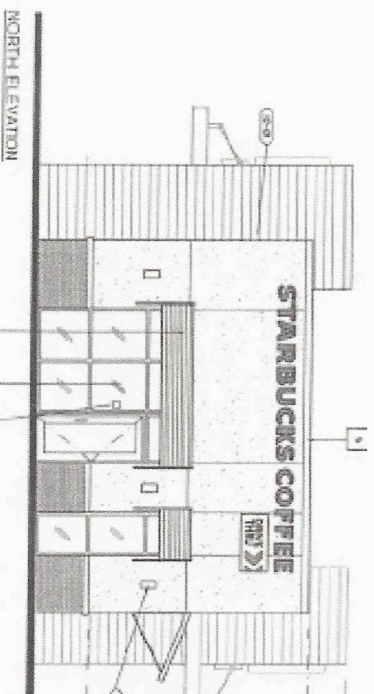
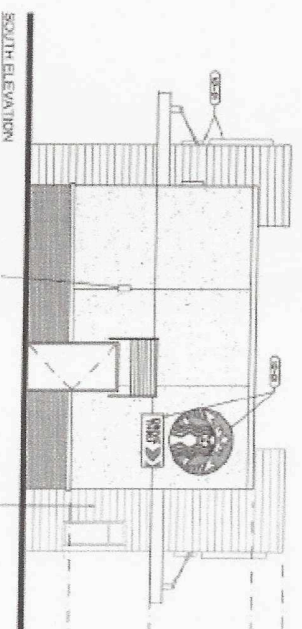
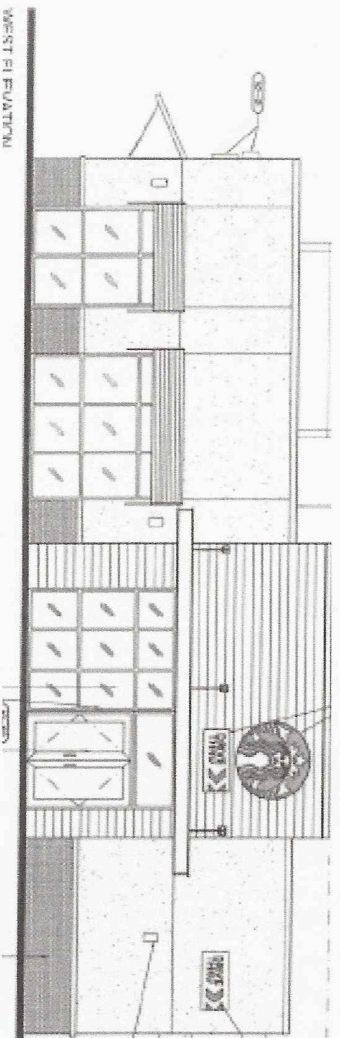
Cap Rate: 4.8%

**COMPASS
COMMERCIAL**



Starbucks Corporation was founded in Seattle, Washington in 1971, Starbucks is expanding its drive-thru format which produces as much as 50% more revenue, then its older sites. Starbucks has over 38,000 locations, an S & P BBB+ rating, \$36.5 Billion in annual revenue and a market capitalization of \$86 Billion.

The Ripon store has a MODIFIED NNN Corporate lease with 4 years remaining on the lease, plus four 5 year options with 10% rental increases. Landlord is responsible for roof (14 years remaining on warranty) and structure. The tenant is responsible for taxes, insurance and maintenance. In addition to interior improvements, maintenance includes outdoor seating, drive-thru, sidewalks and 10 car parking lot..



Offering Summary

Price: \$2,870,000

Current Net Annual Income: \$137,500

Capitalization Rate: 4.8%

Building Size: 1550 square feet

Year Built : 2018

Parcel Size: .36 acres

Annual Rent Schedule:

Years 6-10:	6/1/23-5/31/28	\$137,500
Option 1:	6/1/28-5/31/33	\$151,250
Option 2:	6/1/33-5/31/38	\$166,375
Option 3:	6/1/38-5/31/43	\$183,013
Option 4:	6/1/43-5/31/48	\$201,314



Sixty-five foot Pylon sign adjacent to Highway 99

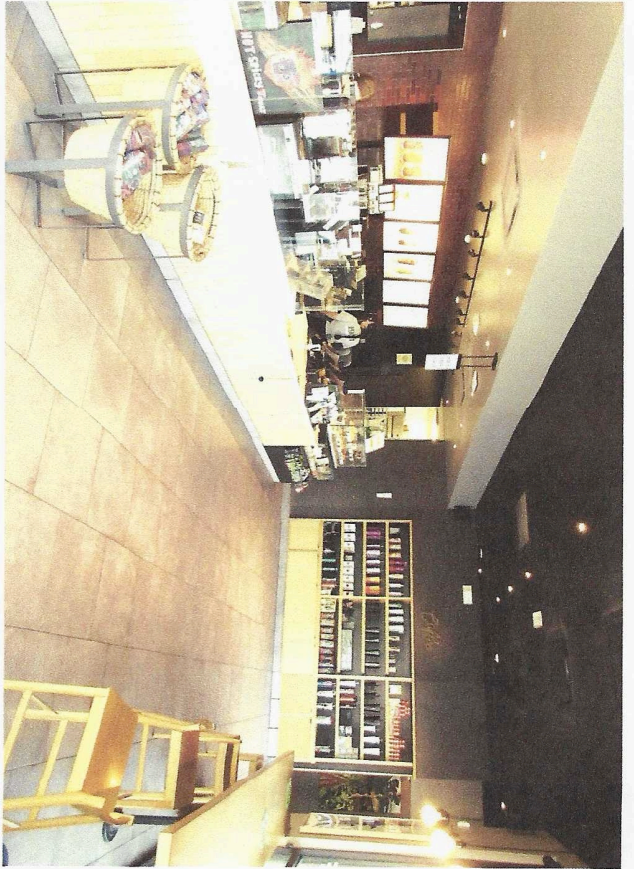
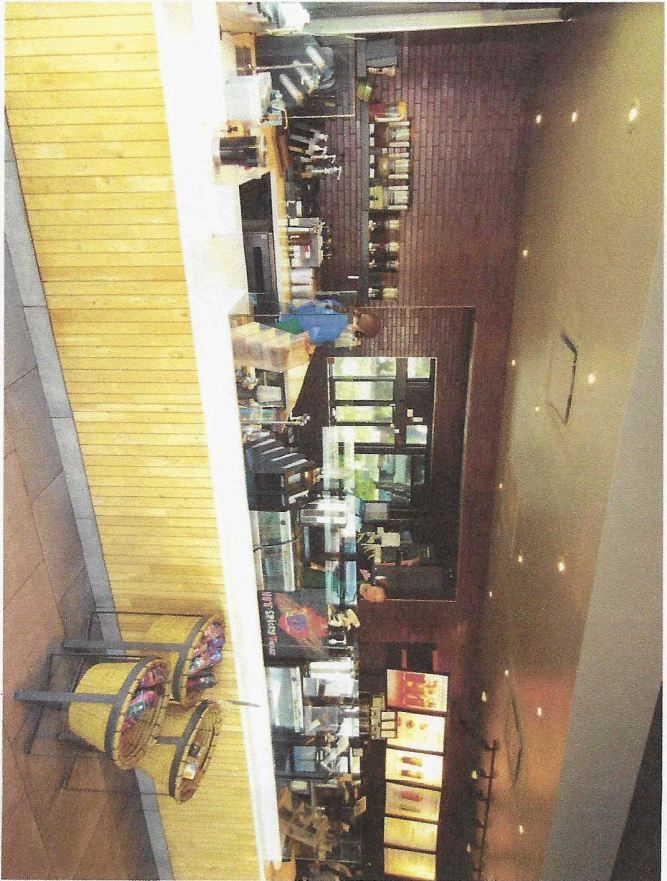
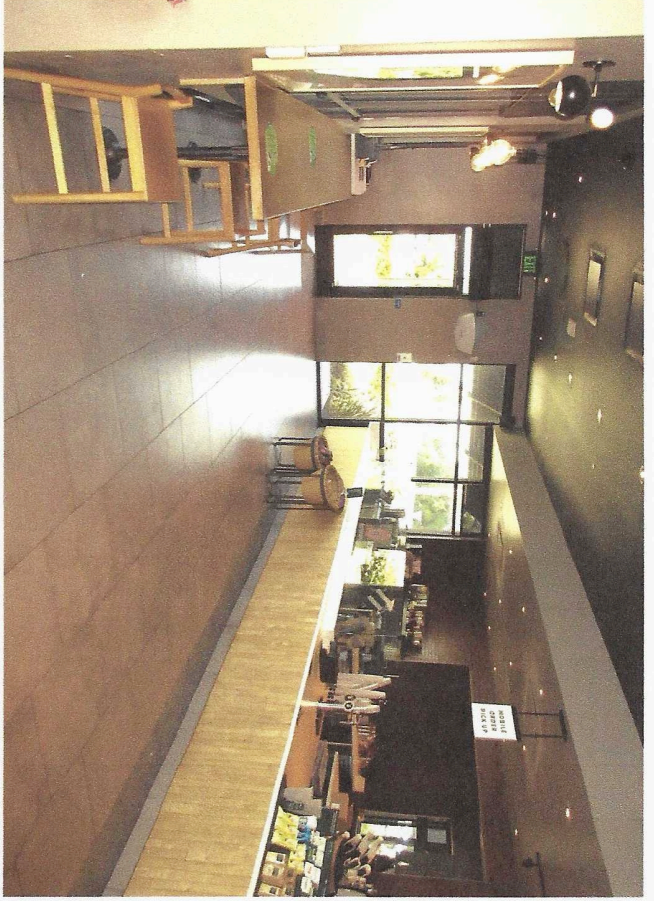


Site Plan

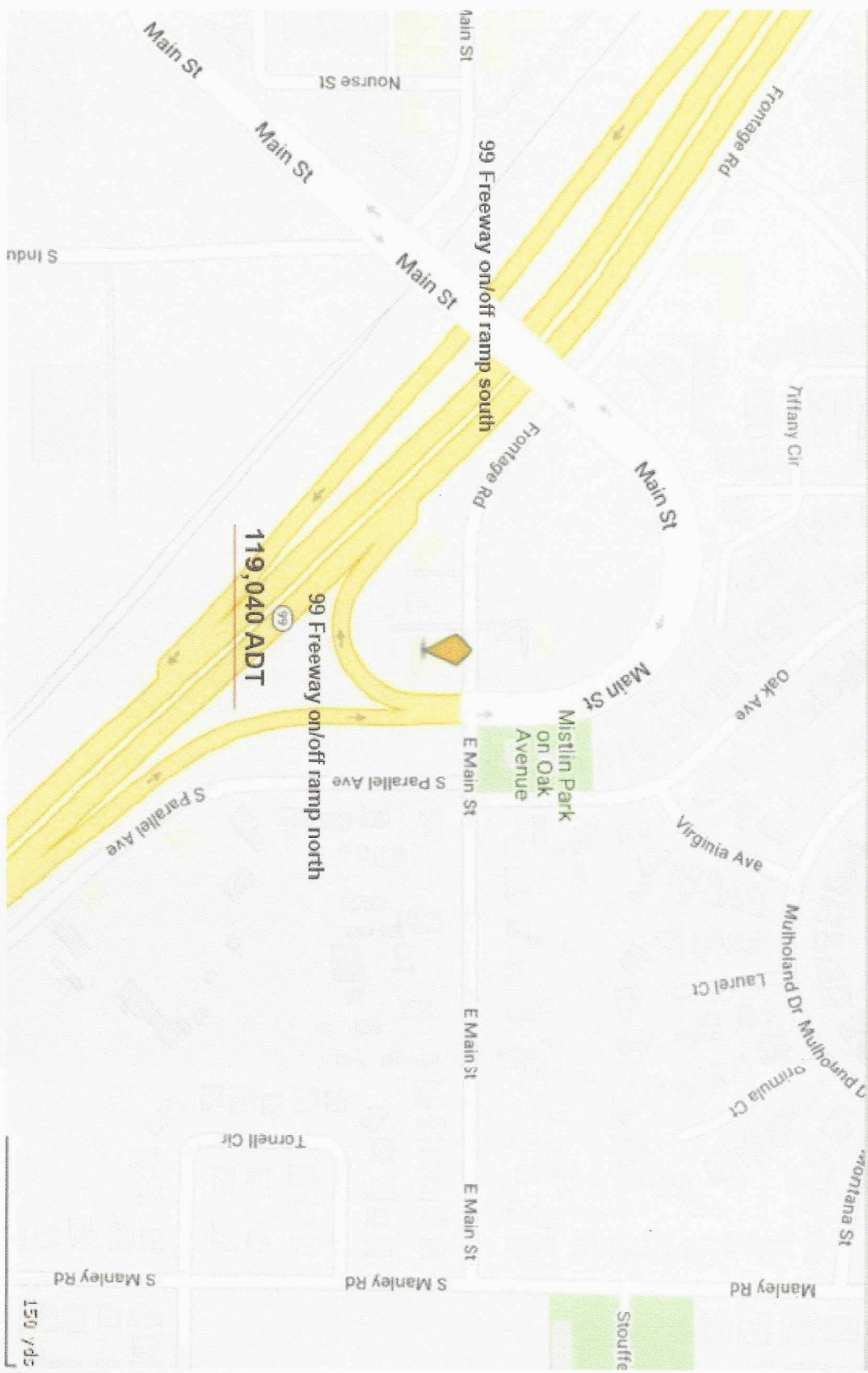


Starbucks Drive Thru

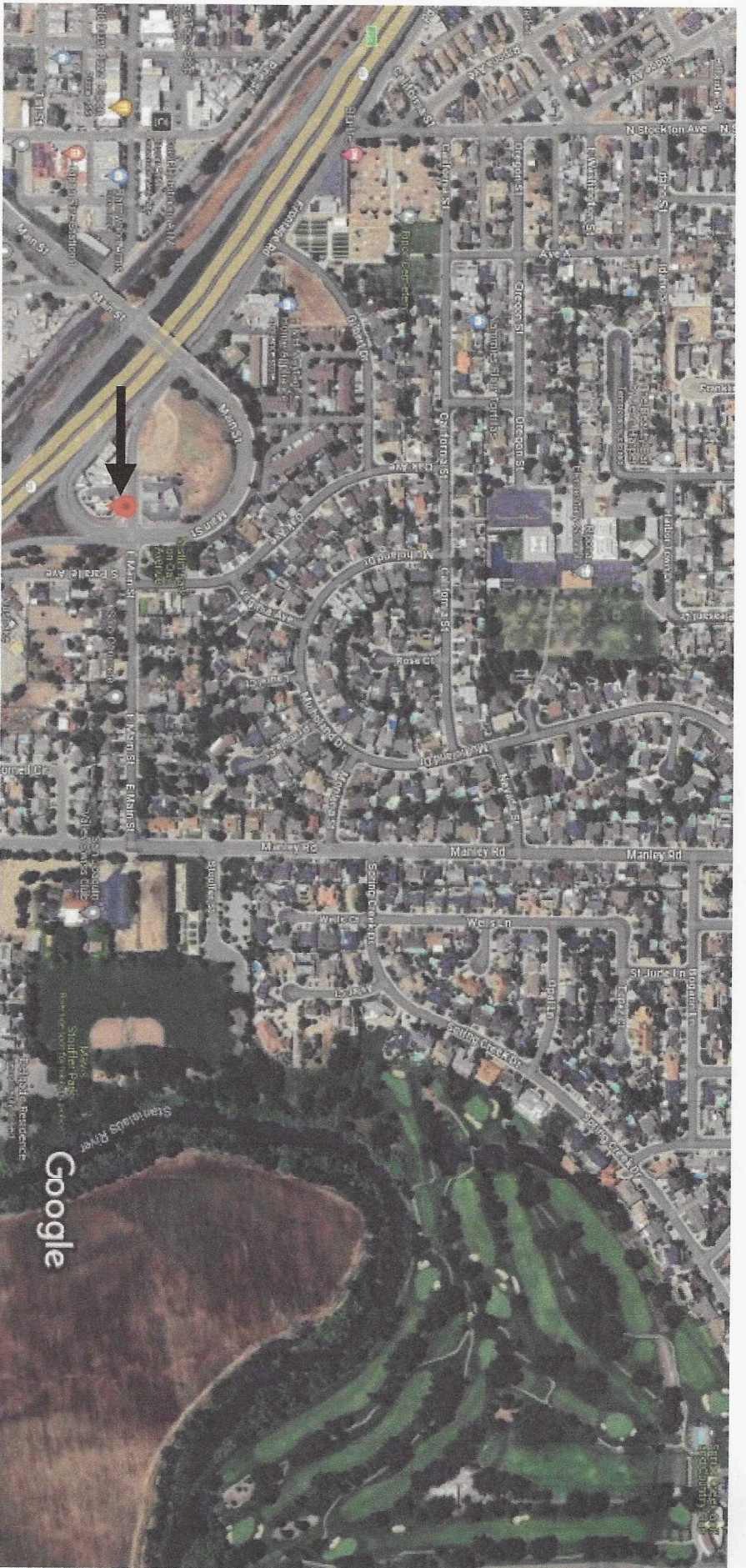




Starbucks
338 E Main St - Ripon, CA 95366

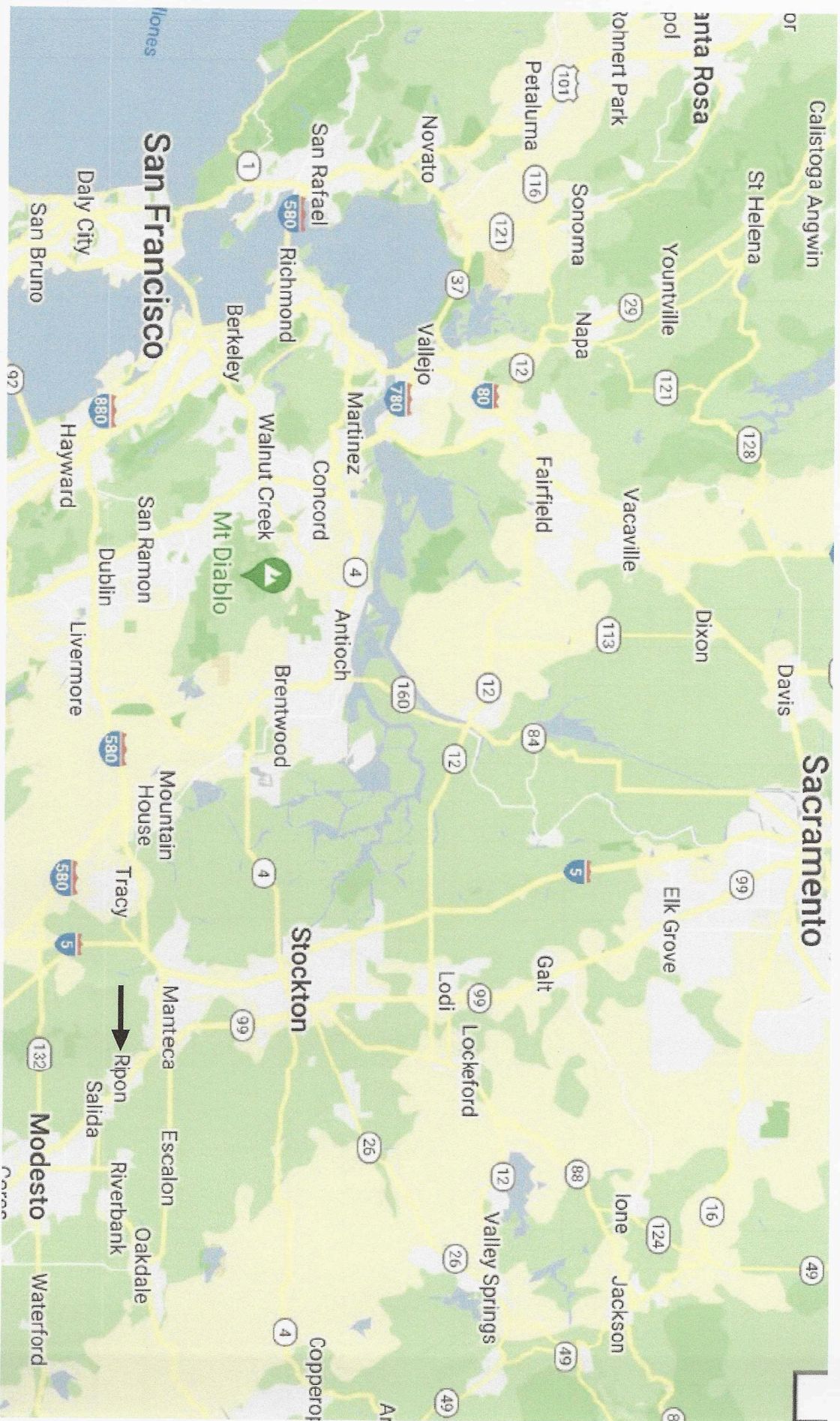


Located adjacent to State Highway 99 with 119,000+ average cars per day. Easy access to Starbucks via freeway on/of ramps. Within a mile to the west off Main street are schools and city government offices. Mistlin Sports Park and the Spring Creek Golf and Country Club are close by, east of Starbucks



Ripon has affluent demographics with an average annual income of \$115,000 within a 3 mile radius of Starbucks. Ripon is a thriving city with a strong sense of community and a diverse range of amenities that make it an attractive place to call home. The local economy is bolstered by a mix of agricultural, retail, and service industries, with a focus on supporting locally-owned businesses. In terms of developments, Ripon has experienced growth in residential construction, offering modern housing options with desirable amenities and spacious living. The city's demographics reflect a rich tapestry of residents, including families, young professionals, and retirees. Ripon is renowned for its top-notch schools, making it an appealing choice for families seeking a nurturing environment for their children. Additionally, the city's abundance of parks, recreational facilities, and engaging community events contribute to its vibrant and family-friendly atmosphere.

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Ripon has easy access to California's major freeways. The San Francisco Bay area is 80 miles to the west. The state capital, Sacramento, is 65 miles north. Ten miles north is Stockton - home of the University of the Pacific, Stockton Metropolitan Airport and the Port of Stockton.

Demographics

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	7,961	27,701	46,443
2023 Estimate	7,656	26,967	45,275
2010 Census	6,710	24,405	40,409
Growth 2023 - 2028	3.98%	2.72%	1.58%
Growth 2010 - 2023	14.10%	10.50%	12.04%
2023 Population by Hispanic Origin			
2023 Population	2,079	9,362	17,640
2023 Population	7,656	26,967	45,275
White	6,625 86.53%	22,500 83.44%	3,586 80.81%
Black	145 1.89%	765 2.84%	1,728 3.82%
Am. Indian & Alaskan	110 1.44%	424 1.57%	731 1.61%
Asian	433 5.66%	1,831 6.79%	3,482 7.69%
Hawaiian & Pacific Island	26 0.34%	172 0.64%	403 0.89%
Other	317 4.14%	1,275 4.73%	1,345 2.96%
U.S. Armed Forces	0	0	4
Households			
2028 Projection	2,758	8,922	14,914
2023 Estimate	2,657	8,682	14,540
2010 Census	2,360	7,890	11,022
Growth 2023 - 2028	3.80%	2.76%	2.57%
Growth 2010 - 2023	12.58%	10.04%	11.66%
Owner Occupied	1,900 71.51%	6,520 75.10%	11,203 70.17%
Renter Occupied	757 28.49%	2,163 24.91%	4,337 29.83%
2023 Households by HH Income			
Income: <\$25,000	2,658 100.00%	8,685 100.00%	14,539 100.00%
Income: \$25,000 - \$50,000	280 10.53%	768 8.84%	1,345 9.25%
Income: \$50,000 - \$75,000	508 19.11%	1,550 17.85%	2,467 16.97%
Income: \$75,000 - \$100,000	555 20.88%	1,453 16.73%	2,259 15.54%
Income: \$100,000 - \$125,000	227 8.54%	838 9.65%	1,761 12.11%
Income: \$125,000 - \$150,000	246 9.26%	970 11.17%	1,773 12.19%
Income: \$150,000 - \$200,000	204 7.67%	704 8.11%	1,548 10.65%
Income: \$200,000+	378 14.22%	1,377 15.85%	1,929 13.27%
2023 Avg Household Income	\$106,469	\$115,201	\$111,935
2023 Med Household Income	\$74,463	\$92,049	\$92,014

"Jewel of the Valley"

Ripon prides itself in its traditional values, and offers residents a low crime rate and many recreational activities." City of Ripon website



datausa.io/profile/geo/ripon-ca