

# 338 East Main Street Ripon, Ca 95366



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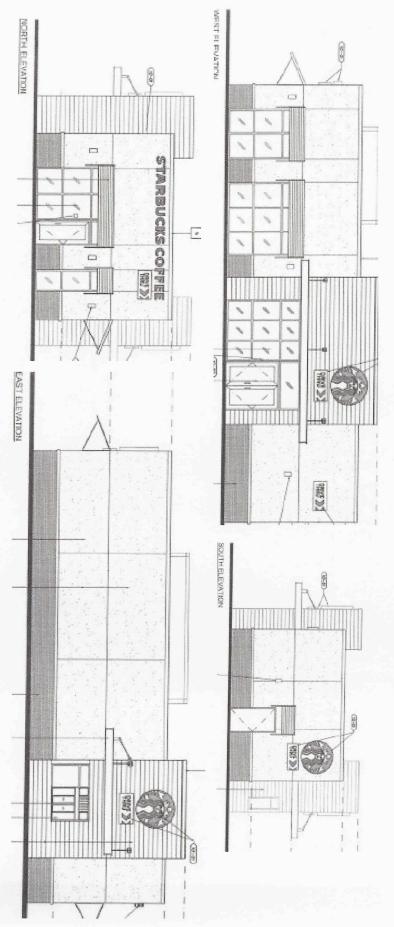
Price: \$2,870,000 Cap Rate: 4.8%

COMMERCIAL



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

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



## Offering Summary

Price: \$2,870,000

Current Net Annual Income: \$137,500

Capitalization Rate:

**Building Size:** 1550 square feet

Year Built:

Parcel Size:

2018

.36 acres

Annual Rent Schedule:

Years 6-10: 6/1/23-5/31/28 Option 1: 6/1/28-5/31/33

Option 3: Option 4: Option 2: 6/1/33-5/31/38 6/1/38-5/31/43

6/1/43-5/31/48

\$201,314

\$137,500 \$151,250 \$166,375 \$183,013

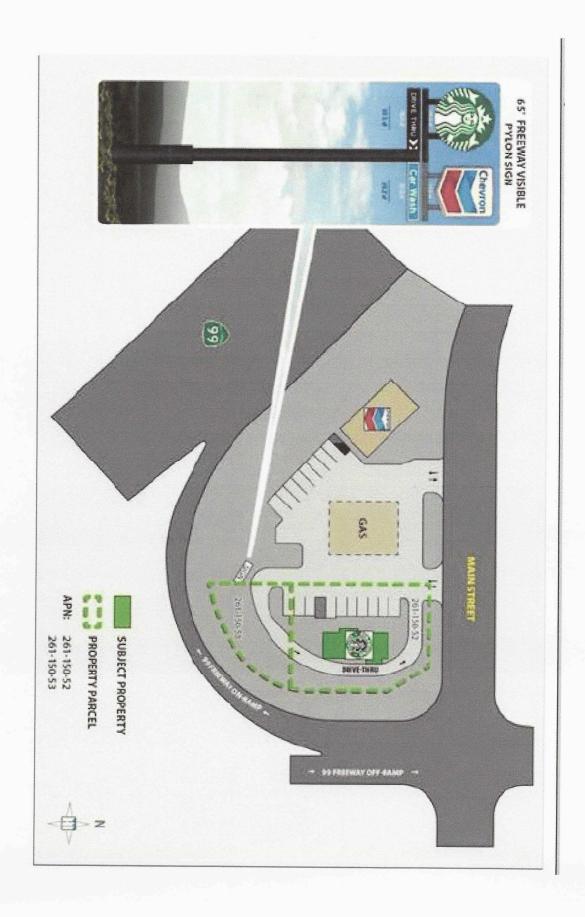


Sixty-five foot Pylon sign adjacent to Highway 99





#### Site Plan



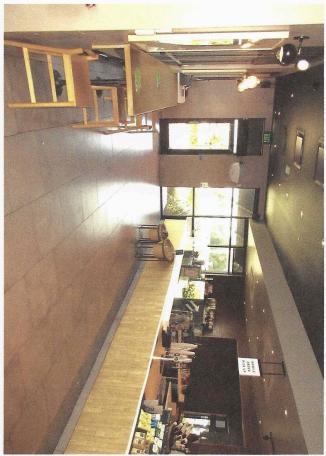
## Starbucks Drive Thru



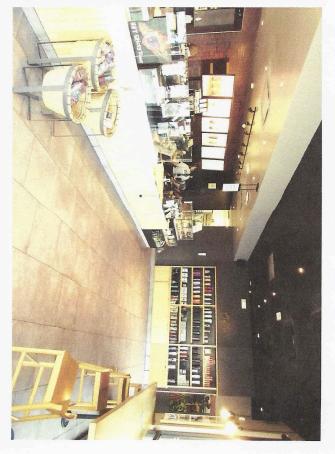


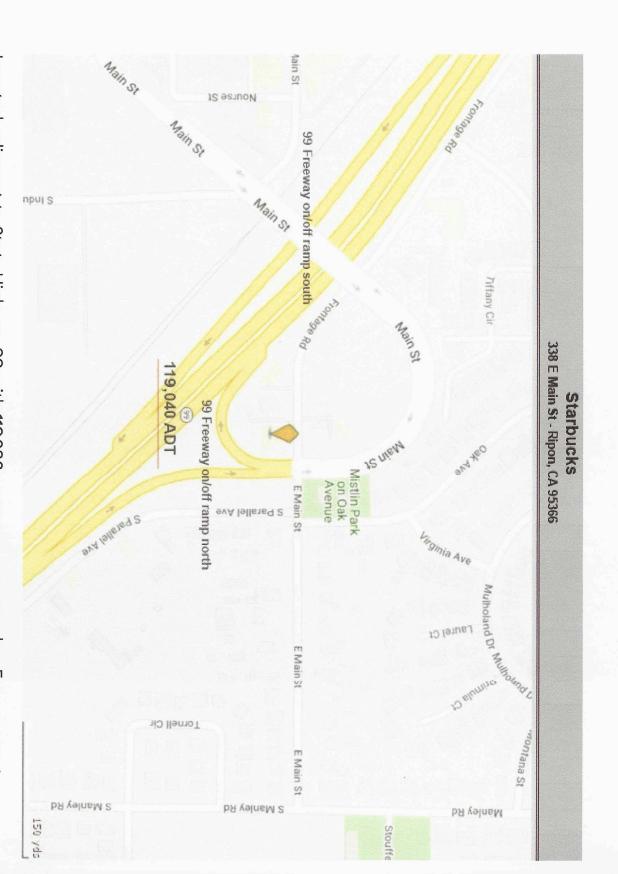




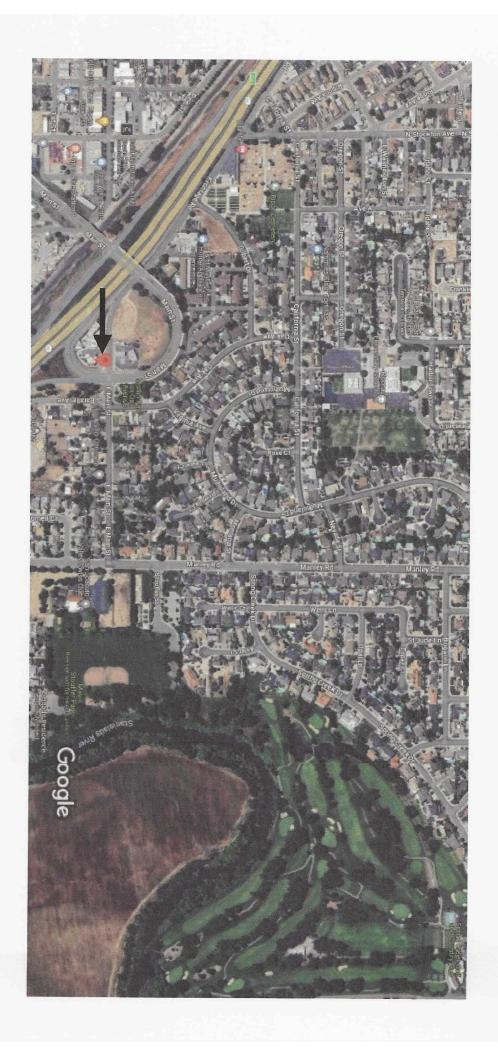






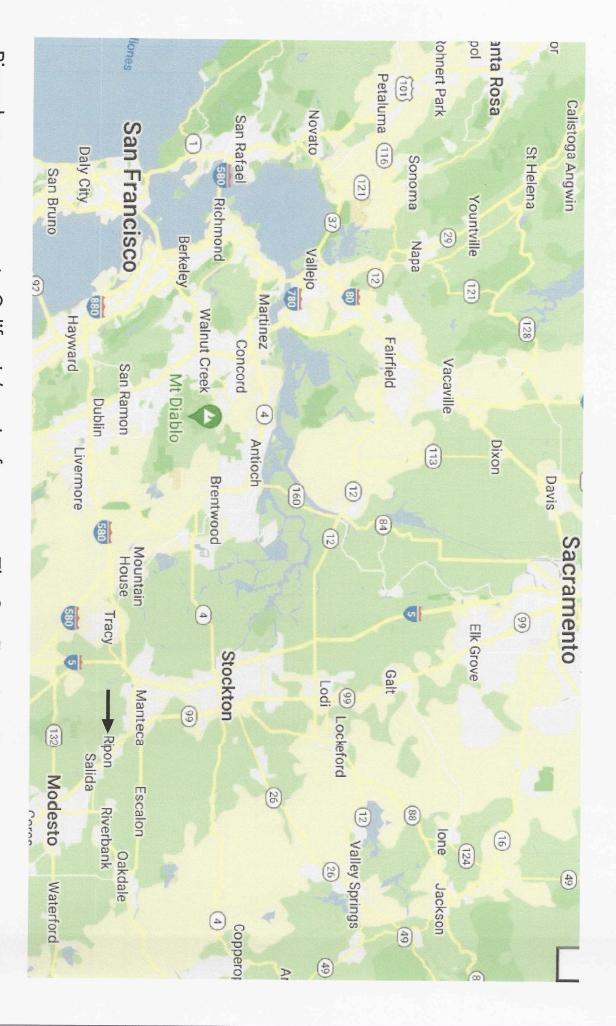


government offices. Mistlin Sports Park and the Spring Creek Golf and Country Club are close by, east of Starbucks Starbucks via freeway on/of ramps. Within a mile to the west off Main street are schools and city Located adjacent to State Highway 99 with 119,000+ average cars per day. Easy access to



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

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

## Demographics

801014	Ĉ,	\$92 049	\$74.463	2023 Med Household Income
(,935	\$110,935	\$115,201	\$106,469	2023 Avg Household Income
1,457 10.02%	11.80%	1,025	260 9.78%	Income: \$200,000+
1,929 13.27%	15.85%	1,377	378 14.22%	Income: \$150,000 - \$200,000
	8.11%	704	204 7.67%	Income: \$125,000 - \$150,000
	11.17%	970	246 9.26%	Income: \$100,000 - \$125,000
1,761 12.11%	9.65%	838	227 8.54%	Income: \$75,000 - \$100,000
1,259 15.54%	16.73%	1,453	555 20.88%	Income: \$50,000 - \$75,000
1,467 16.97%	17.85%	1,550	508 19.11%	Income: \$25,000 - \$50,000
1,345 9.25%	8.84%	768	280 10.53%	Income: <\$25,000
14,539	<b>-</b>	8,685	2,658	2023 Households by HH Income
4,337 29.83%	2,163 24.91%	2,163	757 28.49%	Renter Occupied
11,203 70.17%	6,520 75.10% 1	6,520	1,900 71.51%	Owner Occupied
1166%		10.04%	12.58%	Growth 2010 - 2023
257%	<b>h</b> >	2.76%	3.80%	Growth 2023 - 2028
11,022	_	7,890	2,360	2010 Census
14,540		8,682	2,657	2023 Estimate
14,914		8,922	2,758	2028 Projection
				Households
		0	0	U.S. Armed Forces
	4.73%	1,275	317 4.14%	Other
		172	26 0.34%	Hawaiian & Pacific Island
		1,831	433 5.66%	Asian
	1.57%	424	110 1.44%	Am. Indian & Alaskan
		765	145 1.89%	Black
3,586 80.81%	83.44%	22,500	6,625 86.53%	White
45,275		26,967	7,656	2023 Population
17,640		9,362	2,079	2023 Population by Hispanic Origin
1204%	suk.	10.50%	14.10%	Growth 2010 - 2023
258%		2.72%	3.98%	Growth 2023 - 2028
4),409		24,405	6,710	2010 Census
45,275		26,967	7,656	2023 Estimate
45,443		27,701	7,961	2028 Projection
				Population
§ Mile		3 Mile	1 Mile	Nacius

COMPASS

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5/6/2024

### "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

12.1%		Educational Services	55.9°		Health Care & Social Assistance	Management Occupations Business & Financial Operations Occupations
9,04%		Retail Trade	376%	Administrative & Support & Waste	Professional, Scientific, & Technical Services	Education Health Instruction, Realing & Diagnosing & Diagnosing & Treating Practitioners & Occupations Style & Other Technical Occupations & Social Service & Technicians Community & Social Service Occupations Occupations 11746 Unit Physical & Social Science Occupations 11746 Unit Physical & Social Science Occupations 11746
634% 1924.		Accommodation ************************************	8.82%	Waste	ntific, Manufacturing ses	Sales & Office & Administrative Support Occupations
573%	Construction	Insurance Leasing 21%	Finance & Real Estate	os He e	Public Administration	Food Preparation  ve & Serving Related Occupations  572%  Personal Care & Service Occupations  Service Occupations  Maintenance, & Repair Occupations  323%
2 C C C C C C C C C C C C C C C C C C C	Agriculture, Forestry, Fishing	Public Birth	te 438%		Wholesale Transportation & Warehousing	Fire Fighting & Healthcare Prevention. & Support Occupations Service Workers Including Supervisors 289% 242% Law Enforcement Building & Workers Including Cleaning & Workers Including Cleaning & Waintenance Occupations Incompations Supervisors Occupations Production Construction & Farming & Forestry Occupations Coupations Services Production Occupations Coupations Services Production Occupations Occupations Occupations

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