

FLAGSHIP STARBUCKS IN WILLITS' PREMIER RETAIL CORRIDOR
— HIGH-VISIBILITY SIGNALIZED INTERSECTION ADJACENT TO
TOP-PERFORMING SAFEWAY (1M+ ANNUAL VISITORS)

STARBUCKS®

WILLITS, CALIFORNIA
(MENDOCINO COUNTY)
OFFERING MEMORANDUM



NNLG NATIONAL
NET LEASE GROUP

CUSHMAN & WAKEFIELD

» CORPORATE-BACKED LONG-TERM LEASE

Starbucks Corporation signed a new 10-year lease with no early termination clause.

» ATTRACTIVE RENT INCREASES

The lease features 10% rent increases every five years during the primary term and each option period.

» PREMIER FRONTAGE ON SOUTH MAIN STREET — WILLITS' PRIMARY RETAIL & TRAFFIC CORRIDOR

Starbucks is strategically located at the high-visibility, signalized intersection with combined daily traffic exceeding 29,900 vehicles.

» PRIME LOCATION ADJACENT TO HIGH-PERFORMING SAFEWAY

This Starbucks directly benefits from adjacency to a top-performing Safeway, which attracts over 1 million annual visitors and ranks in the top third of Safeway stores nationwide (Placer.ai).

» STRATEGIC POSITION IN WILLITS' PRIMARY GROWTH AREA

Situated in the heart of the city's core commercial district, the property benefits from ongoing residential and retail expansion. Surrounded by national retailers, local businesses, and essential services, it enjoys consistent foot traffic and strong visibility.

» DIRECT ACCESS TO U.S. ROUTE 101 — A KEY NORTH-SOUTH CONNECTOR

With immediate access to U.S. Route 101, the site captures significant daily traffic from both residents and travelers. As the main thoroughfare through Mendocino County, Route 101 provides exceptional exposure to visitors en route to Northern California's coastal and redwood destinations, enhancing sustained traffic and long-term value.

» ROBUST DEMOGRAPHICS AND STABLE COMMUNITY BASE

Within a one-mile radius, average household incomes exceed \$80,224, supported by a family-oriented population. The five-mile trade area encompasses over 12,000 residents with strong projected growth.



\$2,956,525
PRICE



2,773
BUILDING SIZE



0.46 ACRES
LOT SIZE



JAN 2025
OPENING DATE



FEE SIMPLE
OWNERSHIP TYPE



10%
RENT INCREASE
EVERY FIVE YEARS



9.5 YEARS
REMAINING
LEASE TERM



INFORMATION REQUEST

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