

FOR SALE | BRAND NEW STARBUCKS | 10-YEAR CORPORATE LEASE | LEMOORE, CALIFORNIA

Estimated Opening Date June 2026



Price: **\$3,000,000**

CAP Rate: **5.50%**

### Property Features:

- New 10-Year Corporate Lease | Investment Grade Tenant | S&P BBB+
- Brand New 2026 Build-to-Suit Cafe Prototype Building with Drive-Thru
- Located near West Hills Lemoore College with 4,400 Students and Faculty
- 14,000 Average Daily Traffic at Bush Street and 19th Avenue



**STARBUCKS**



COMMERCIAL | RETAIL  
ASSOCIATES

PHONE  
**559/650.1316**

DRE License #01121565

7502 North Colonial Avenue, Suite 101 | Fresno, California 93711  
[www.RetailAssociates.com](http://www.RetailAssociates.com)

### Bryan Cifranic

DRE License #01809130

Direct Line: 559/650.1316

[bcifranic@retailassociates.com](mailto:bcifranic@retailassociates.com)

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.



**EXECUTIVE SUMMARY**

Commercial Retail Associates, Inc. is pleased to be selected as the exclusive listing agent for the sale of this brand new 2026 constructed build-to-suit ±2,200 square foot free-standing cafe prototype building with drive-thru and indoor and outdoor seating leased to the Starbucks Corporation. The site fronts Bush Street, a commercial arterial that runs east to west in Lemoore, with nearly 14,000 average daily traffic at the nearby intersection of Bush Street and 19th Avenue. Neighboring retail tenants within close proximity to the subject property are Dollar General, Davita, 7-Eleven, Chevron, Subway, Arco AM/PM, and Best Buy Market. This offering presents an investor with an opportunity to acquire an attractive pride-of-ownership, brand-new constructed commercial property that is leased to an investment-grade corporate tenant, with a long-term lease commitment to the subject site.

**INVESTMENT SUMMARY**

<b>Address:</b>	1395 W. Bush Street Lemoore, California
<b>Price:</b>	\$3,000,000
<b>CAP Rate:</b>	5.50%
<b>Annual Rent:</b>	\$165,000
<b>Lease Term:</b>	10-Years
<b>Lease Type:</b>	Net-Lease
<b>Year Built:</b>	Under Construction ( <i>Est. Completion Date May 2026</i> )
<b>Building Size:</b>	±2,200 Square Feet
<b>Parcel Size:</b>	±0.63 Acres

**STARBUCKS****STRONG FUNDAMENTALS**

- Investment grade tenant with an S&P credit rating of BBB+ with 2026 revenue over \$37 billion and a market cap of over \$111 billion.
- Starbucks has been named by Fortune as one of the “World’s Most Admired Companies” and one of the “World’s Most Valuable Brands” by Forbes and is currently ranked #120 on the Fortune 500 list.
- Brand new 2026 build-to-suit drive-thru prototype building on a new 10-year lease with no early lease termination clause.
- Fee-simple ownership (land & building) allowing for tax beneficial depreciation of the property improvements.
- Starbucks is the largest coffeehouse chain globally with over 40,000 locations in 88 markets.

**LOCATION HIGHLIGHTS**

- Located along Bush Street, which is a commercial arterial that runs east to west through Lemoore and boosts a traffic count of nearly 14,000 average daily traffic at the nearby intersection of Bush Street and 19th Avenue.
- Lemoore has a population of 27,515 and neighbors with the city of Hanford with a population of 61,300 and is a city in Kings County, which has a population of 153,000.
- Neighboring retail tenants in the immediate area include Dollar General, Davita, 7-Eleven, Chevron, Subway, Arco AM/PM, Best Buy Market plus many more brands.
- Approximately 1-mile from West Hills Lemoore College with 4,400 students and faculty.



COMMERCIAL | RETAIL  
ASSOCIATES

FOR MORE INFORMATION CONTACT:

**Bryan Cifranic**

DRE License #01809130

**Direct Line: 559/650.1316****bcifranic@retailassociates.com**

Corporate DRE License #01121565  
7502 North Colonial Avenue, Suite 101 | Fresno, California 93711  
[www.RetailAssociates.com](http://www.RetailAssociates.com)

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.





**LEASE SUMMARY:**

<b>TENANT:</b>	Starbucks Corporation, a Washington corporation
<b>PRIMARY LEASE TERM:</b>	10-Years
<b>OPTION TERMS:</b>	Four (4) Periods of Five (5) Years Each
<b>STORE OPENING DATE:</b>	Est. June 2026
<b>RENT COMMENCEMENT DATE:</b>	Est. June 2026
<b>LEASE EXPIRATION DATE:</b>	10-Years From Rent Commencement
<b>LEASE TYPE:</b>	Modified Triple-Net <sup>1</sup>
	Property Taxes: Tenant Expense <sup>2</sup>
	Property Insurance: Tenant Expense <sup>2</sup>
	Common Area Maintenance: Tenant Expense <sup>2</sup>

**RENT SCHEDULE:**

<b>YEARS 1-5:</b>	\$165,000 Annually
<b>YEARS 6-10:</b>	\$181,500 Annually (10% Increase)
<b>OPTION RENT:</b>	10% Rent Increases

<sup>1</sup> Landlord is responsible for repairs, maintenance, and replacements to the property which are not the responsibility of the tenant under the terms of the lease, including but not limited to the roof, foundation, and structure. There is a 10-year roof warranty that is assignable to a buyer.

<sup>2</sup> Tenant reimburses landlord for property taxes, landlord's property and liability insurance, and common area expenses pursuant to the terms of the lease.

\* All lease provisions are to be independently verified by a prospective buyer during their due diligence period.



FOR MORE INFORMATION CONTACT:

**Bryan Cifranic**

DRE License #01809130

**Direct Line: 559/650.1316**

**bcifranic@retailassociates.com**



Corporate DRE License #01121565  
 7502 North Colonial Avenue, Suite 101 | Fresno, California 93711  
[www.RetailAssociates.com](http://www.RetailAssociates.com)

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.





# STARBUCKS

<b>OWNERSHIP:</b>	<b>PUBLIC</b> (NASDAQ:SBUX)
<b>CREDIT RATING:</b>	<b>S&amp;P BBB+</b> (INVESTMENT GRADE)
<b>MARKET CAP:</b>	<b>\$111 BILLION</b> (as of April 2026)
<b>2025 REVENUE:</b>	<b>\$37.2 BILLION</b>
<b>NUMBER OF STORES:</b>	<b>40,000</b>
<b>LOCATED IN:</b>	<b>88 MARKETS</b> (U.S. and Internationally)
<b>FOUNDED:</b>	<b>1971</b>
<b>HEADQUARTERS:</b>	<b>SEATTLE, WASHINGTON</b>

**Company Overview:**

Starbucks Corporation was founded in Seattle, Washington in 1971, and has grown into the leading coffee retailer in the world with over 40,000 locations and revenue over \$37.2 billion in 2025. Starbucks is one of the most recognized brands in the world and has consistently been ranked on Fortune Magazine’s list of the most admired companies. Starbucks is aggressively expanding its drive-thru format which generate 30% - 60% more revenue compared to non drive-thru cafe locations. Starbucks together with its subsidiaries, operates as a roaster, marketer, and retailer of specialty coffee worldwide. The company operates in three segments: Americas; International; and Channel Development. Its stores offer coffee and tea beverages, roasted whole bean and ground coffees, single-serve and ready-to-drink beverages, and iced tea; and various food products, such as pastries, breakfast sandwiches, and lunch items. The company also licenses its trademarks through licensed stores, and grocery and foodservice accounts. It offers its products under the Starbucks, Teavana, Seattle’s Best Coffee, Evolution Fresh, Ethos, Starbucks Reserve, and Princi brand names.

**This is a Corporate Signature Lease Starbucks Corporation, a Washington Corporation (NASDAQ: SBUX)**

For more information visit: [www.starbucks.com](http://www.starbucks.com)



COMMERCIAL | RETAIL ASSOCIATES

FOR MORE INFORMATION CONTACT:

**Bryan Cifranic**

DRE License #01809130

**Direct Line: 559/650.1316**

**bcifranic@retailassociates.com**

Corporate DRE License #01121565  
 7502 North Colonial Avenue, Suite 101 | Fresno, California 93711  
[www.RetailAssociates.com](http://www.RetailAssociates.com)

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.





COMMERCIAL RETAIL ASSOCIATES

FOR MORE INFORMATION CONTACT:

**Bryan Cifranic**

DRE License #01809130

Direct Line: 559/650.1316

bcifranic@retailassociates.com

Corporate DRE License #01121565  
 7502 North Colonial Avenue, Suite 101 | Fresno, California 93711  
 www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.





COMMERCIAL | RETAIL  
ASSOCIATES

FOR MORE INFORMATION CONTACT:

**Bryan Cifranic**

DRE License #01809130

Direct Line: 559/650.1316

bcifranic@retailassociates.com

Corporate DRE License #01121565  
7502 North Colonial Avenue, Suite 101 | Fresno, California 93711  
www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.





COMMERCIAL | RETAIL  
ASSOCIATES

FOR MORE INFORMATION CONTACT:

**Bryan Cifranic**

DRE License #01809130

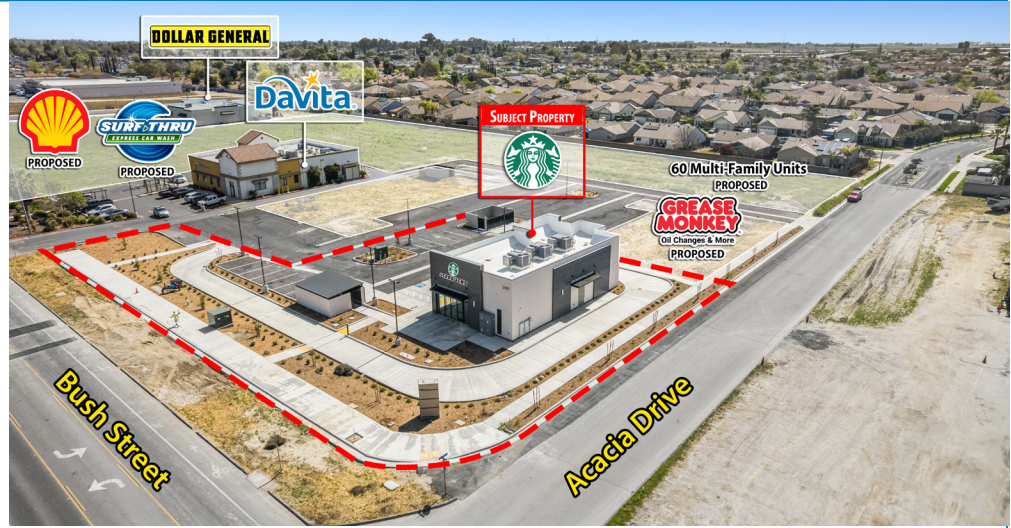
Direct Line: 559/650.1316

bcifranic@retailassociates.com

Corporate DRE License #01121565  
7502 North Colonial Avenue, Suite 101 | Fresno, California 93711  
www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.





COMMERCIAL RETAIL ASSOCIATES

FOR MORE INFORMATION CONTACT:

**Bryan Cifranic**

DRE License #01809130

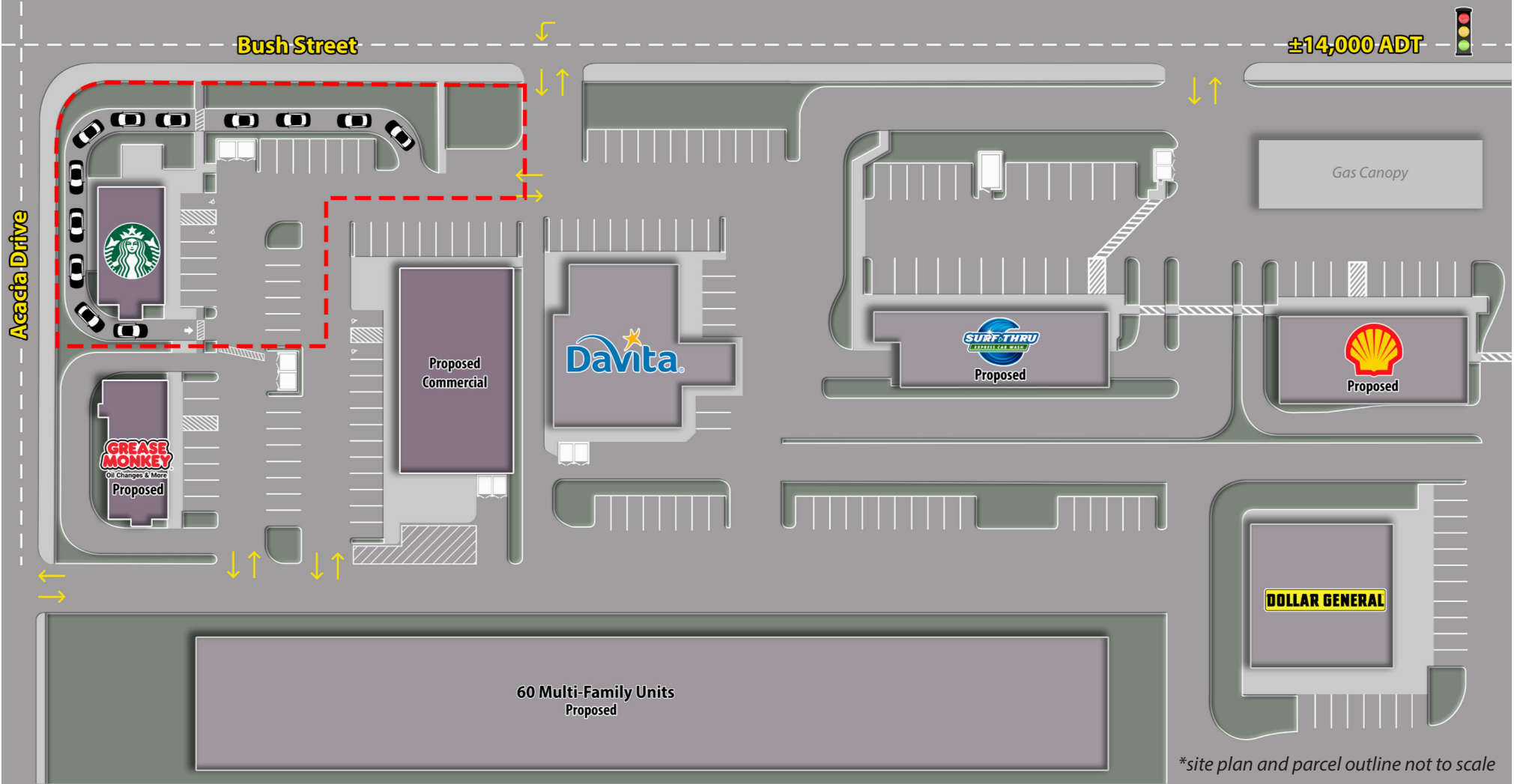
Direct Line: 559/650.1316

bcifranic@retailassociates.com

Corporate DRE License #01121565  
 7502 North Colonial Avenue, Suite 101 | Fresno, California 93711  
 www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.





COMMERCIAL | RETAIL ASSOCIATES

FOR MORE INFORMATION CONTACT:

**Bryan Cifranic**

DRE License #01809130

Direct Line: 559/650.1316

bcifranic@retailassociates.com

Corporate DRE License #01121565  
 7502 North Colonial Avenue, Suite 101 | Fresno, California 93711  
 www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.



# LEMOORE, CALIFORNIA



The City of Lemoore's population was 27,515 as of January 1, 2026, which is a 30% increase since the 2000 Census. It is situated in the south-central portion of California's San Joaquin Valley, 37 miles south of Fresno, 215 miles southeast of San Francisco, and 200 miles northwest of Los Angeles. The population growth and stable economy in Lemoore can primarily be attributed to the large employers in the area, with the largest employers being state correctional facilities (7,000 employees at facilities in Coalinga, Corcoran, and Avenal), hospitals, food processors-manufacturers, Tachi Palace Casino (1,500 employees) and the Lemoore Naval Air Station (6,500 active-duty personnel and 1,500 civilian employees). Agriculture is a major economic driver

for the area with milk, cotton, cattle, almonds and tomatoes being the top commodities in the county. The Hanford-Lemoore trade area consists of various outlying communities within Kings County and southwest Fresno County. Other significant cities that are within the Lemoore regional trade area include Hanford (population 61,300) Lemoore Station (population 6,692) Corcoran (population 22,627) Kingsburg (population 13,496) and Coalinga (population 17,324). A majority of the residents in these outlying communities access Lemoore via Highway 198, which can be accessed from the major north-south arterials in the trade area including Interstate 5 and State Highways 41, 43, and 99.



COMMERCIAL | RETAIL  
ASSOCIATES

FOR MORE INFORMATION CONTACT:

**Bryan Cifranic**

DRE License #01809130

**Direct Line: 559/650.1316**

**bcifranic@retailassociates.com**

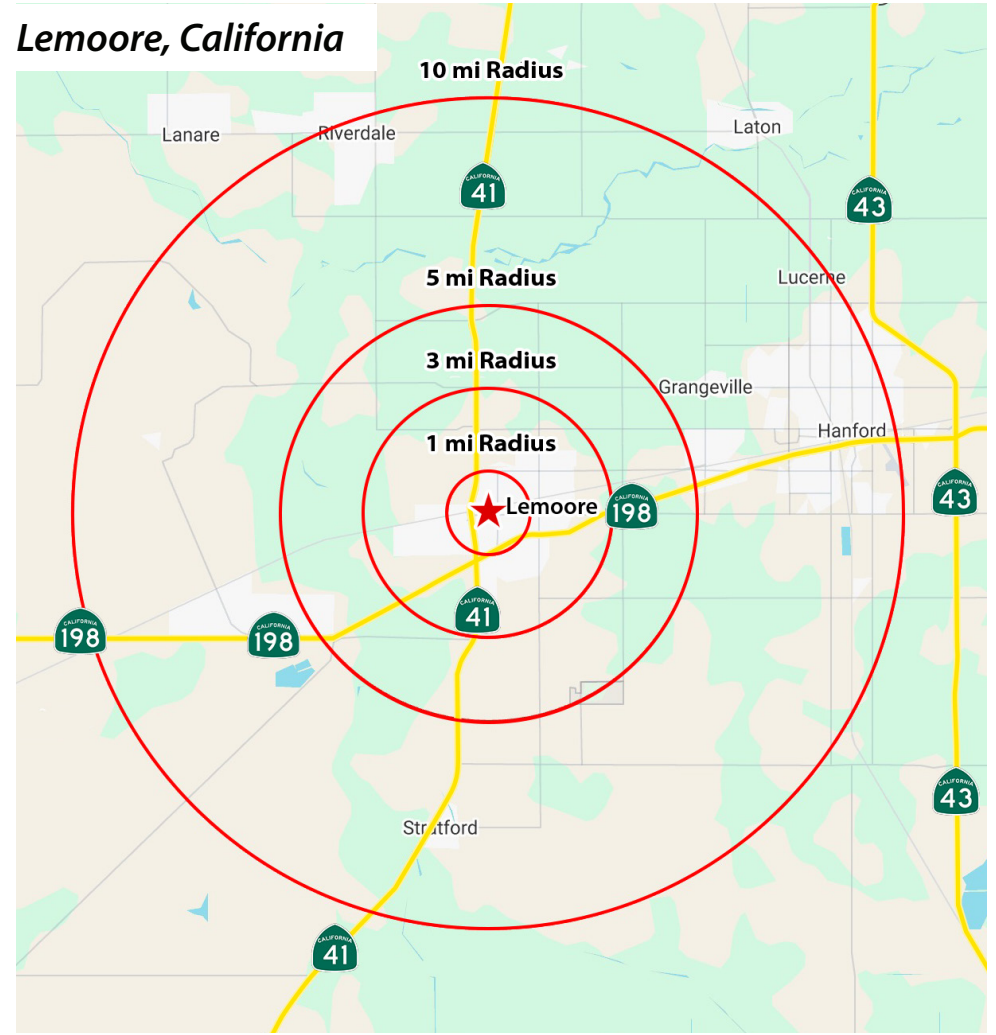
Corporate DRE License #01121565  
7502 North Colonial Avenue, Suite 101 | Fresno, California 93711  
[www.RetailAssociates.com](http://www.RetailAssociates.com)

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.



1395 W Bush St Lemoore, CA 93245	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2025 Estimated Population	11,661	28,674	33,518	109,082
2030 Projected Population	11,598	28,683	33,488	111,240
2020 Census Population	11,878	28,798	33,387	106,017
2010 Census Population	11,182	26,340	31,147	101,113
<b>Households</b>				
2025 Estimated Households	3,948	9,829	11,211	35,019
2030 Projected Households	4,036	10,123	11,532	36,680
2020 Census Households	4,019	9,751	11,107	33,962
2010 Census Households	3,727	8,781	10,147	31,554
<b>Race</b>				
2025 Est. White	42.0%	40.6%	41.8%	43.0%
2025 Est. Black	7.0%	7.5%	7.4%	6.7%
2025 Est. Asian or Pacific Islander	8.9%	8.9%	8.3%	6.1%
2025 Est. American Indian or Alaska Native	1.9%	2.0%	2.6%	2.2%
2025 Est. Other Races	40.2%	40.9%	39.9%	42.0%
<b>Marital Status &amp; Gender</b>				
2025 Est. Male Population	49.2%	49.6%	50.1%	50.5%
2025 Est. Female Population	50.8%	50.4%	49.9%	49.5%
2025 Est. Never Married	38.3%	40.2%	40.6%	38.7%
2025 Est. Now Married	43.0%	40.6%	40.9%	42.9%
2025 Est. Separated or Divorced	12.7%	15.1%	14.6%	14.2%
<b>Income</b>				
2025 Est. HH Income \$200,000 or More	8.5%	7.7%	7.9%	7.7%
2025 Est. HH Income \$150,000 to \$199,999	7.7%	6.2%	6.4%	8.6%
2025 Est. HH Income \$100,000 to \$149,999	26.4%	22.6%	21.5%	18.7%
2025 Est. HH Income \$75,000 to \$99,999	16.2%	18.2%	17.6%	15.1%
2025 Est. HH Income \$50,000 to \$74,999	13.9%	16.2%	16.9%	17.5%
2025 Est. HH Income \$35,000 to \$49,999	7.2%	11.3%	11.2%	11.7%
2025 Est. Average Household Income	\$104,423	\$100,306	\$99,761	\$96,824
2025 Est. Median Household Income	\$83,966	\$79,355	\$78,588	\$77,660
2025 Est. Per Capita Income	\$35,359	\$34,389	\$33,665	\$31,545
2025 Est. Total Businesses	204	502	594	2,498
2025 Est. Total Employees	1,724	3,967	6,389	25,880

Lemoore, California



COMMERCIAL | RETAIL ASSOCIATES

FOR MORE INFORMATION CONTACT:

**Bryan Cifranic**

DRE License #01809130

Direct Line: 559/650.1316

bcifranic@retailassociates.com

Corporate DRE License #01121565  
7502 North Colonial Avenue, Suite 101 | Fresno, California 93711  
www.RetailAssociates.com

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.



## DISCLAIMER

### Commercial Retail Associates, Inc. hereby advises all prospective buyers of property as follows:

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Retail Associates, Inc. and should not be made available to any other person or entity without the written consent of Commercial Retail Associates, Inc. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Commercial Retail Associates, Inc., its respective officers, agents or principals have not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Commercial Retail Associates, Inc., its respective officers, agents or principals have not verified, and will not verify, any of the information contained herein, nor has Commercial Retail Associates, Inc., its respective officers, agents or principals conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential Buyers must take appropriate measures to verify all of the information set forth herein.

All property showing are by appointment only. Please consult your agent or a Commercial Retail Associates agent for more details.

**By accepting this Marketing Brochure you agree to release Commercial Retail Associates, Inc., its respective officers, agents or principals and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of the subject property.**

FOR MORE INFORMATION CONTACT:

**Bryan Cifranic**

*DRE License #01809130*

**Direct Line: 559/650.1316**

**bcifranic@retailassociates.com**

All projections, opinions, assumptions or estimates are supplied for example only, and may not represent current or future performance of the property. Any and all information pertaining to location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Commercial Retail Associates operates under the corporate Department of Real Estate License 01121565.



COMMERCIAL | RETAIL  
ASSOCIATES

Corporate DRE License #01121565  
7502 North Colonial Avenue, Suite 101 | Fresno, California 93711  
[www.RetailAssociates.com](http://www.RetailAssociates.com)