



STARBUCKS

DRIVE-THRU & WALK-UP WINDOW

Brand New 10-Year Lease
2024 Construction
Estimated Opening Date: November 15, 2024

#1

MOST VALUABLE
RESTAURANT BRAND
IN THE WORLD
QSR Magazine



SUBJECT
PROPERTY

FarmerBoys
BREAKFAST, BURGERS & MORE

51,400 CPD
- INTERSECTION -



CURRENTLY UNDER
CONSTRUCTION



HYPERLAPSE
VIDEO

OFFERING MEMORANDUM
RIVERSIDE, CALIFORNIA



HANLEY INVESTMENT GROUP
REAL ESTATE ADVISORS

ALESSANDRO BOULEVARD



HANLEY INVESTMENT GROUP
REAL ESTATE ADVISORS



STARBUCKS
DRIVE-THRU & WALK-UP WINDOW

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OFFERING SUMMARY

LOCATION

Starbucks
2050 E Alessandro Boulevard
Riverside, CA 92508



OFFERING SUMMARY

Price:	\$2,900,000
Net Operating Income (NOI):	\$145,000
Current Capitalization Rate:	5.00%
Net Rentable Area:	928
Year Built:	2024
Lot Size (Acres):	0.96

LEASE TERMS (1)

Rent Commencement:	November 15, 2024 (est.)
Lease Expiration:	February 28, 2035 (est.)
Lease Type:	NNN
Roof & Structure:	Landlord Responsibility
Rental Increases:	10% Every 5 Years
Renewal Options:	Four 5-Year @ 10% Increases

(1) All lease provisions to be independently verified by Buyer during the Due Diligence Period.



Quick Facts

#1

**MOST VALUABLE
RESTAURANT BRAND
IN THE WORLD**
QSR Magazine (2024)

#1

**FORTUNE SECTOR
LEADERS:
RESTAURANTS**
Fortune (2024)

#16

**WORLD'S MOST
ADMIRED
COMPANIES**
Forbes (2024)

INVESTMENT HIGHLIGHTS

- **Single-Tenant Corporate Starbucks Drive-Thru (NASDAQ: SBUX; S&P: BBB+):**
 - Brand new 10-year lease; 10% increases every 5 years, including the option periods
 - Brand new 2024 construction with drive-thru and walk-up window
 - No early termination right
 - One of the “World’s Most Admired Companies” by *Fortune* (2009-2024)
 - Largest coffeehouse chain globally with approximately 39,000+ stores in 84 countries
- **Located at the Signalized Intersection of East Alessandro Boulevard and San Geronio Drive (51,400 CPD)**
- **Convenient Access to Interstate 215 (162,000+ CPD)**



REPRESENTATIVE PHOTO



STARBUCKS
DRIVE-THRU & WALK-UP 

INVESTMENT HIGHLIGHTS

- **Strategically Positioned In Between Sycamore Canyon Business Park (12.6M SF) and Meridian Business Park (16M SF), Providing a Large Daytime Population/Consumer Base**
 - Major national tenants have distribution centers within these business parks including Amazon, UPS, Burlington, Kroger, Pepsi, Cardinal Health, Hot Topic, Sysco, and more
 - Meridian Business Park alone projected 18,000 jobs
- **Excellent Access and Visibility:** Positioned adjacent to Farmer Boys and the Riverside County Office of Education, Starbucks has access from both Alessandro Boulevard and San Geronio Drive
- **Affluent Trade Area With Huge Daytime Population:**
 - Over 240,500 people in a 5-mile radius with an average household income exceeding \$111,000 in the surrounding 3 miles
 - More than 121,100 employees within 7 miles and a daytime population in excess of 392,700 people
- **High-Growth, Inland Empire Location:** 88.61% growth within 3 miles from 2010-2020



REPRESENTATIVE PHOTO

SURROUNDING TENANTS



 OVER 28 MILLION SQUARE FEET OF INDUSTRIAL/FLEX SPACE IN THE IMMEDIATE AREA



CONSTRUCTION PHOTOS

 **HYPERLAPSE VIDEO**



CONSTRUCTION PROGRESS AS OF SEPTEMBER 19, 2024

AERIAL OVERVIEW



MARCH AIR RESERVE BASE
 - 2,075 ACRES -
 - 8,000 PERSONNEL -
 - 1,750 CIVILIAN POPULATION -
 - AMAZON CLEARED TO FLY CARGO PLANES -

MERIDIAN BUSINESS PARK
 Phase 4
 TOTAL PROJECT: 16M SF
 18,000 JOBS

SYCAMORE CANYON BUSINESS PARK
 OVER 12.6 MILLION
 SQUARE FEET OF INDUSTRIAL SPACE

DEMOGRAPHICS

Population:

3-Mile Radius	80,118
5-Mile Radius	240,525
7-Mile Radius	393,476

Household Income:

3-Mile Radius	\$111,466
5-Mile Radius	\$106,369
7-Mile Radius	\$101,542

FellowShip
 162,000+ CPD

51,400 CPD
 - INTERSECTION -

RIVERSIDE UNIVERSITY HEALTH SYSTEM MEDICAL CENTER
 - 439 Beds -

VISTA DEL LAGO HIGH SCHOOL
 - 2,028 Students -

Smart & Final ROSS
 DISCOUNT FOOD STORES

El Super

CARDENAS

Food4Less

HARBOR FREIGHT
 DISTRIBUTION CENTER

MORENO VALLEY HIGH SCHOOL
 - 2,209 Students -

TARGET
 DISTRIBUTION CENTER

Sysco

GENERAL OLD GOLF COURSE

amazon
 WAREHOUSE

UNFI

CUBEWORK

SAFECO

MCLANE

NISSAN
 DISTRIBUTION CENTER

TARGET
 WAREHOUSE

FASTENAL

Burlington
 DISTRIBUTION CENTER

Starbucks
 SUBJECT PROPERTY

NATIONWIDE LOGISTICS

HIGH TECH LOGISTICS

LaSalle Bristol

Corelle Brands

FarmerBoys
 BURGERS & MORE

Smart & Final
 WAREHOUSE

GEODIS

STANDARD TEXTILE

HOT TOPIC
 DISTRIBUTION CENTER

AERIAL OVERVIEW

N



Walmart Supercenter
 HOBBY LOBBY
 Sams CLUB
 COSTCO WHOLESALE
 TARGET
 Smart & Final
 Party City
 at home
 WinCo FOODS
 BEST BUY
 Lowe's
 Nordstrom rack

MORENO VALLEY MALL
 macy's
 Harkins THEATRES
 ROUND1
 JCPenney
 FOREVER 21
 CRACK CH

TJ-maxx
 HomeGoods
 Burlington
 planet fitness
 REGENCY THEATRES
 ROSS DRESS FOR LESS

CARDENAS
 MORENO VALLEY HIGH SCHOOL
 - 2,209 Students -

SKECHERS
 BIG 5 DISTRIBUTION CENTER
 Cardinal Health
 PPG PAINTS
 GEODIS
 PEPSICO

Kroger Ralphs
 DISTRIBUTION CENTER

SYCAMORE CANYON BUSINESS PARK
 OVER 12.6 MILLION SQUARE FEET OF INDUSTRIAL SPACE

HOT TOPIC
 DISTRIBUTION CENTER
 STARBUCKS
 SUBJECT PROPERTY

Smart & Final WAREHOUSE
 Corelle Brands
 LaSalle Bristol

INTERSTATE 215
 162,000+ CPD

51,400 CPD
 - INTERSECTION -

MERIDIAN BUSINESS PARK
 Phase 4
 TOTAL PROJECT: 16M SF
 18,000 JOBS

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HIGH TECH LOGISTICS
 Warehousing • Distribution • Transportation

FarmerBoys
 BREAKFAST, BURGERS & MORE

Burlington
 DISTRIBUTION CENTER

MERIDIAN BUSINESS PARK




- 1,290-acre commerce and distribution center located in Riverside
- Along Interstate 215 which provides access to freeways, rail and air hubs, and major ports
- 1,000 acres developed to date, nearly half of the full project
- 16 million square feet of building space and 18,000 new jobs created
- Utilized by Amazon, UPS, Sysco, Kaiser Permanente, and others



REGIONAL MAP



 **16 MILES**
SOUTH OF
SAN BERNARDINO

62 MILES
EAST OF
LOS ANGELES

91 MILES
NORTH OF
SAN DIEGO


**SUBJECT
PROPERTY**

TENANT PROFILE



STARBUCKS

Starbucks Corporation, founded in 1971 in Seattle, Washington, is a premier roaster and retailer of specialty coffee globally. Headquartered in Seattle, Starbucks has grown to become one of the most recognized and respected brands in the world, operating over 38,000 locations across more than 80 countries. Starbucks went public in 1992 and is listed on the NASDAQ under the ticker symbol SBUX. The company is known for its extensive range of coffee beverages, teas, snacks, and consumer products, including its popular Starbucks Reserve brand and seasonal offerings.

In the fiscal year 2023, Starbucks reported substantial growth, with net revenues reaching \$2.0 billion in Q4, marking an 11% increase from the previous year. The company also reported an impressive operating margin of 15.2%. Starbucks employs over 402,000 people worldwide, creating a significant impact on the global job market.

The company continues to deliver record financial performances in part to their 3-fold strategy – increase digital engagement, grow relevancy in China, and promote the Starbucks Reserve brand as the company’s innovation lab for the future. Perhaps its greatest opportunity lies in China where the number of stores has grown to 4,100 in the past 5 years.

Since 2019, Starbucks has been committed to strengthening its drive-thru experience. Consumers prefer the ease and convenience afforded by a drive-thru, especially during the global pandemic. Starbucks’ reinvention of the drive-thru has initiated the largest capital expenditure in the company’s history, and 80% of future stores built will include a drive-thru.

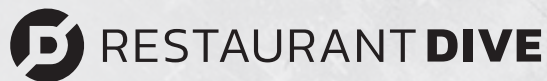
Starbucks aims to expand to 55,000 stores globally by 2030, with plans to double its 75 million Starbucks Rewards members through enhanced digital platforms.

Company Type: Public (NASDAQ: SBUX) | S&P: BBB+ Investment Grade
Locations: 39,000+ in 84 countries
Website: starbucks.com

#1
Most Valuable Restaurant Brand in the World
QSR Magazine (2024)

#1
Fortune Sector Leaders: Restaurants
Fortune (2024)

#16
World’s Most Admired Companies
Forbes (2024)



What Starbucks' New CEO Choice Could Mean for the Company

By Aneurin Canham-Clyne | August 14, 2024

Incoming CEO Brian Niccol's experience leading Chipotle on a lengthy run of success seems to bode well for the coffee brand, said analysts, who also noted that Niccol has the approval of Howard Schultz, the influential ex-CEO of Starbucks.

The news of Niccol's hire and the abrupt departure of ex-CEO Laxman Narasimhan prompted the company's stock price to shoot up from \$77 at the close Monday to more than \$95 at the end of trading Tuesday, signaling market confidence in the company.

Experts and stakeholders predicted that Niccol's accession would bring some changes. Peter Saleh and Ben Parente, analysts with BTIG, said that hiring Niccol "will attract investors back to Starbucks that were previously sidelined," while Elliott Investment Management, an activist investor that recently built a stake in Starbucks, expressed optimism about the announcement.

[CLICK FOR ARTICLE](#)



Prediction: Hiring Brian Niccol as Its New CEO Will Be the Best Decision Starbucks Ever Made

By Adam Spatacco | August 19, 2024

Let's dig into everything that's going on at Starbucks right now. There are a lot of moving pieces, but investors have many reasons to believe that the turnaround Starbucks needs has arrived.

Over the last several weeks, financial journals have been reporting that multiple activist investors have acquired meaningful ownership stakes in Starbucks. Activist investors try to identify value opportunities at businesses that are struggling.

The first major change coming to Starbucks isn't a new drink or snack. Instead, Starbucks parted ways with its CEO Laxman Narasimhan and replaced him with Chipotle Mexican Grill's CEO, Brian Niccol. Brian Niccol is a legend in the food industry. He first made a name for himself during his tenure at Taco Bell, which is a subsidiary of Yum! Brands.

[CLICK FOR ARTICLE](#)



THE PRESS-ENTERPRISE

Inland Empire Population is Still Rising in 2024

By David Allen | May 12, 2024

New population estimates from the California Department of Finance reveal a slight increase in California's population, rising by 67,000 residents to a total of 39,128,162, reversing three years of decline. Notably, the Inland Empire has significantly contributed to this growth, with Riverside County experiencing a 0.6% increase, adding 13,798 residents, and San Bernardino County seeing a 0.4% rise with an additional 8,739 residents.

Among cities with populations over 100,000, Riverside leads in the Inland Empire at 316,690, followed by Moreno Valley (207,146) and Corona (156,615). In San Bernardino County, San Bernardino has 226,541 residents, while Fontana follows with 214,233. The Inland Empire now boasts 15 cities exceeding 100,000 residents, showcasing the region's demographic growth and urbanization.

[CLICK FOR ARTICLE](#)



THE ORANGE COUNTY REGISTER

Inland Empire is California's Top Job Creator

By Jonathon Lansner | January 27, 2024

The region comprising Riverside and San Bernardino counties may be California's most under-appreciated economic asset.

The Inland Empire averaged 1.68 million workers last year – up 128,400 vs. 2019. That gain easily was No. 1 among the state's job markets.

Or look at the outperformance this way. California added 640,300 jobs since 2019 to 18.1 million. So, the Inland Empire created 20% of the state's new jobs but comprises only 9% of the state's total employment.

The COVID-19 pandemic was a key driver in the Inland Empire's job growth as the push for online shopping fueled rapid growth in logistics work. The region is a hot spot for transportation, warehouse and utilities employment.

Consider that the Inland Empire last year had 209,000 of the state's 865,000 logistics jobs – a 24% share. Yet the Riverside-San Bernardino region added 61,500 of these jobs in four years, 40% of California's new 157,000 logistics workers.

[CLICK FOR ARTICLE](#)

AREA OVERVIEW

Riverside, CA

- Named for its geographic location beside the Santa Ana River; county seat of Riverside County
 - 50 miles southeast of downtown Los Angeles; 100 miles north of San Diego
- 319,190 population; 12th most populous city in the state; 59th most populous city in the U.S.
 - Most populous city in Riverside County and the Inland Empire
 - Principal city in the 13th-largest MSA in the country (Riverside-San Bernardino-Ontario)

ECONOMY

- Historically known as the birthplace of the California citrus industry; today, the local economy is largely comprised of light-industry generating a range of products including aircraft components, automotive parts, gas cylinders, electronic equipment, food products, and medical devices
 - Retail, government, health and social services, and construction are also important sectors
- **University of California - Riverside** - \$2 billion annual economic impact to the state of California
 - One of 10 UC campuses that contribute \$82 billion to California in economic activity and employ 500,000
 - The Riverside campus has experienced 58% growth in enrollment since 2015
- 10-year future job growth is projected to hit 38.7%, outpacing the U.S. average of only 33.5%
- Largest employers include the County of Riverside (24,399), March Air Reserve Base (9,750), University of California - Riverside (8,831), Kaiser Permanente (7,610), and Riverside Unified School District (4,505)

DEVELOPMENTS

- 20,000 new houses, townhomes, and apartments are projected to be added to the county by the end of 2030 per state mandates; the county currently has approximately 100,000 housing units
- **U.C. - Riverside Business School** - An \$87 million project to construct a 63,000-square-foot building that will be a key component in the growth of the UC-R School of Business; opening Fall 2024
- **Riverside Medical Center** - Expansion and renovations increasing the hospital's bed count from 226 to 298; expected to cost \$735 million and be completed in early 2027
 - An additional \$1 billion will be spent on constructing and upgrading other Kaiser facilities in the county



DOWNTOWN RIVERSIDE



COLLINS AEROSPACE



UC-RIVERSIDE BUSINESS SCHOOL RENDERING



Riverside County GDP was \$55 Billion in 2023

AREA OVERVIEW

Inland Empire, CA

- Comprised of Riverside and San Bernardino counties; its borders span from the Orange and Los Angeles County lines on the west to more than 100 miles east to the communities of Palm Desert
 - An affordable alternative to coastal Southern California
- Home to 4.65 million residents; projected to reach 5.6 million by 2048
 - Has grown by 78% over the past 3 decades, more than 2x as fast as the rest of California during that time

ECONOMY

- Gross Domestic Product (GDP) exceeds \$237 billion; 20th-largest economic region in the U.S.
- Top industries include logistics, healthcare, construction, manufacturing, and professional work
- Home to an estimated 2B square feet of industrial space; a key player in the country's logistics network
 - 24% of California's logistics jobs are located here, which is 209,000 jobs out of 865,000
- 20% of California's new jobs created here since 2019, even though it only makes up 9% of the state's total employment
- **Ontario International Airport** - Fastest-growing airport for the 5th straight year; Top 10 for cargo as well
 - Major economic driver, generating \$3.8 billion in activity, supporting 27,800 jobs, and serving as the hub for a global supply chain network that generates \$17.8 billion in economic output
- 2.3 million labor force
- Rental vacancy rate for all of 2023 was 3.6%

DEVELOPMENTS

- 29 million square feet of industrial space was under construction at the end of 2023
- **Cotino** - A 618-acre *Storyliving by Disney* community in Rancho Mirage expected to welcome residents in early 2025; will include a 400-room resort, 24-acre swimmable lagoon, 1,700 homes, and a town center with shops and restaurants
- **Downtown Eastvale** - A 153-acre downtown to include a city hall, library, police and fire stations, 600,000 square feet of shops, and 2,500 homes; phase 1 expected to be complete in 2025



INLAND EMPIRE



HOME TO MANY WAREHOUSES



COTINO RENDERING



Gained 35,000 Residents Last Year, 5th Most Among Metros

DEMOGRAPHICS

POPULATION	3-Mile	5-Mile	7-Mile
2028 Projection	81,868	248,495	407,527
2023 Census	80,118	240,525	393,476
2020 Census	79,648	241,871	396,970
2010 Census	42,230	178,876	305,132
Growth 2010-2020	88.61%	35.22%	30.10%
Growth 2023-2028	2.18%	3.31%	3.57%
HOUSEHOLDS			
2028 Projection	25,050	72,964	121,986
2023 Census	24,481	70,330	117,290
2020 Census	24,158	68,823	114,649
2010 Census	12,151	50,716	88,255
Growth 2010-2020	98.81%	35.70%	29.91%
Growth 2020-2023	1.34%	2.19%	2.30%
Growth 2023-2028	2.32%	3.75%	4.00%
2023 POPULATION BY SINGLE-CLASSIFICATION RACE			
White Alone	27,464	75,381	121,938
Black or African American Alone	10,263	27,781	44,974
American Indian and Alaska Native Alone	1,106	4,089	7,594
Asian Alone	7,050	17,751	27,150
Native Hawaiian and Other Pacific Islander Alone	353	1,106	1,653
Some Other Race Alone	20,358	73,865	123,906
Two or More Races	13,437	40,755	66,850
2023 POPULATION BY ETHNICITY (HISPANIC OR LATINO)			
Hispanic or Latino	38,942	132,043	220,438
Not Hispanic or Latino	41,176	108,482	173,038
2023 AVERAGE HOUSEHOLD INCOME			
	\$111,466	\$106,369	\$101,542

AREA SNAPSHOT

 **393,476**
POPULATION (7-Mile)

 **121,161**
DAYTIME POPULATION (7-Mile)

 **88.61%**
POPULATION GROWTH (3-Mile, 2010-2020)

 **\$111,466**
AVERAGE HOUSEHOLD INCOME (3-Mile)

 **\$429,984**
MEDIAN HOME VALUE (5-Mile)

Source: ESITE Analytics [2023]



The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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\$11 BILLION
retail sales nationwide



SHARED DATABASE
collaborative proprietary database



GLOBEST. INFLUENCERS
in retail & net lease sales



NATIONWIDE REACH
retail & investors across the U.S.



\$3 BILLION IN RETAIL SOLD
560+ transactions in last 36 mos.