

STARBUCKS

4316 GREEN RIVER ROAD, CORONA, CA 92880



OFFERING MEMORANDUM



**BUTTERFIELD RANCH
ELEMENTARY SCHOOL**

**RONALD REAGAN
ELEMENTARY SCHOOL**

**NORCO
COLLEGE**
10,540 STUDENTS

**CHINO HILLS
STATE PARK**

**Little
Caesars** **STARBUCKS**
STATER BROS. **CVS** **ups**
MARKET **pharmacy**

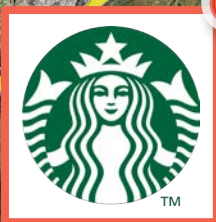
**PRADO DAM
BICENTENNIAL MURAL**

**GREEN RIVER
GOLF CLUB**

CHASE **Ralphs**
**ANYTIME
FITNESS** **Jack**
Domino's **DOLLAR TREE**
in the box

**CORONA
MUNICIPAL AIRPORT**

**DOWNTOWN
CORONA**



TARGET **DICK'S**
COSTCO **SPORTING GOODS**
WHOLESALE **TJ-maxx**
THE HOME **CHIPOTLE**
DEPARTMENT **MEXICANO**
Valvoline
KOHL'S **STAPLES**
PETSMART
SPROUTS **STARBUCKS** **BEST BUY**
FARMERS MARKET

**CORONA
HIGH SCHOOL**

**LIMESTONE CANYON
NATURE PRESERVE**

Albertsons



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Executive Summary

4316 Green River Road, Corona, CA 92880

FINANCIAL SUMMARY

Price	\$2,737,000
Cap Rate	4.75%
Building Size	965 SF
Net Cash Flow	4.75% \$130,000
Year Built	2024
Lot Size	0.39 Acres

LEASE SUMMARY

Lease Type	Double Net (NN) Lease
Tenant	Starbucks
Guarantor	Corporate
Lease Commencement Date	May 30, 2024
Lease Expiration Date	May 31, 2034
Lease Term	10 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
1 – 5	\$130,000.00	4.75%
6 – 10	\$143,000.00	5.22%
Renewal Options	Annual Rent	Cap Rate
Option 1 (11 - 15)	\$157,300.00	5.75%
Option 2 (16 - 20)	\$173,030.00	6.32%
Option 3 (21 - 25)	\$190,333.00	6.95%
Option 4 (26 - 30)	\$209,366.30	7.65%

Base Rent	\$130,000
Net Operating Income	\$130,000
Total Return	4.75% \$130,000



**PRADO DAM
BICENTENNIAL MURAL**

CUBESMART
self storage

BIOLASE

279,000 CPD
RIVERSIDE FWY

INN METAL STUDIOS CORP

LaMO EST. 1995 **Mission** FINANCIAL SERVICES GROUP CORPORATION

WEST CORONA DENTISTRY **TURNKEY** MARKETING

Help-U-Sell **MARWAHA** LAW GROUP, PLLC

U.S. Law Center
The Plastics Doc
Robotis Inc.

THE RINKS
CORONA INLINE



RIS CHANNEL LETTERS
TRUSTED BY AMERICA'S LEADING SIGN COMPANIES SINCE 1981

18,800 CPD
GREEN RIVER RD

XK2
DANCE

COPPERLOCKS
GRILL

ROMPORA
-indoor adventureland-

CIRCLE K

ROYAL
DRYCLEANERS

Big Al's
PIZZERIA

GREEN RIVER DENTISTRY **ROYAL** DRYCLEANERS **That E-San** outside.

M&S STAR COMPUTERS **HAPPY HOUR SALOON** **CORONA HILLS** **MAIZ** COCINA **ROCKY MOUNTAIN WHISKY**

GREEN RIVER PROMENADE

DOMINGUEZ RANCH RD



Chevron 
TACO BELL 
STARBUCKS

GREEN RIVER PROMENADE

GREEN RIVER DENTISTRY
 MAC STAR COMPUTERS
 ROYAL DRYCLEANERS
 That E-Save
 HAPPY HOUR SALOON
 CORONA HILLS
 MAIZ COCINA
 FITNESS | PHYSICAL THERAPY | WELLNESS
 RAZAS TRADICIONALES

Big Al's Pizzeria

CIRCLE K

XK2 STUDIOS
DANCE

279,000 CPD
RIVERSIDE FWY

ROMPORA
-indoor adventureland-

DOMINGUEZ RANCH RD

COPPERLOCKS
BREWERY

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Property Description



INVESTMENT HIGHLIGHTS

- » **New 10-Year Corporate Lease with Starbucks (NASDAQ: SBUX)**
- » 120,550 Residents within a 5-Mile Radius
- » **10% Rental Increases Every 5 Years with Multiple Renewal Options**
- » New 2024 Construction with a Drive-Thru
- » **Easily Accessible and Highly Visible Along Riverside FWY (279,000+ Cars per Day)**
- » Average Household Income Exceeds \$130,000 within a 5-Mile Radius
- » **More Than 1,300 Households within a 1-Mile Radius**
- » Within a 45-Minute Drive of Downtown Long Beach
- » **Outparcel to Green River Promenade Shops**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2028 Projection	4,239	23,435	123,132
2023 Estimate	4,195	22,869	120,550
Growth 2023 - 2028	1.05%	2.48%	2.14%

Households

2028 Projection	1,392	7,754	37,330
2023 Estimate	1,366	7,497	36,432
Growth 2023 - 2028	1.88%	3.43%	2.47%

Income

2023 Est. Average Household Income	\$142,593	\$135,103	\$132,957
2023 Est. Median Household Income	\$116,268	\$108,478	\$100,414

Tenant Overview



SEATTLE, WASHINGTON
Headquarters



1985
Founded



STARBUCKS.COM
Website



33,000+
Locations



NASDAQ: SBUX
Stock Symbol

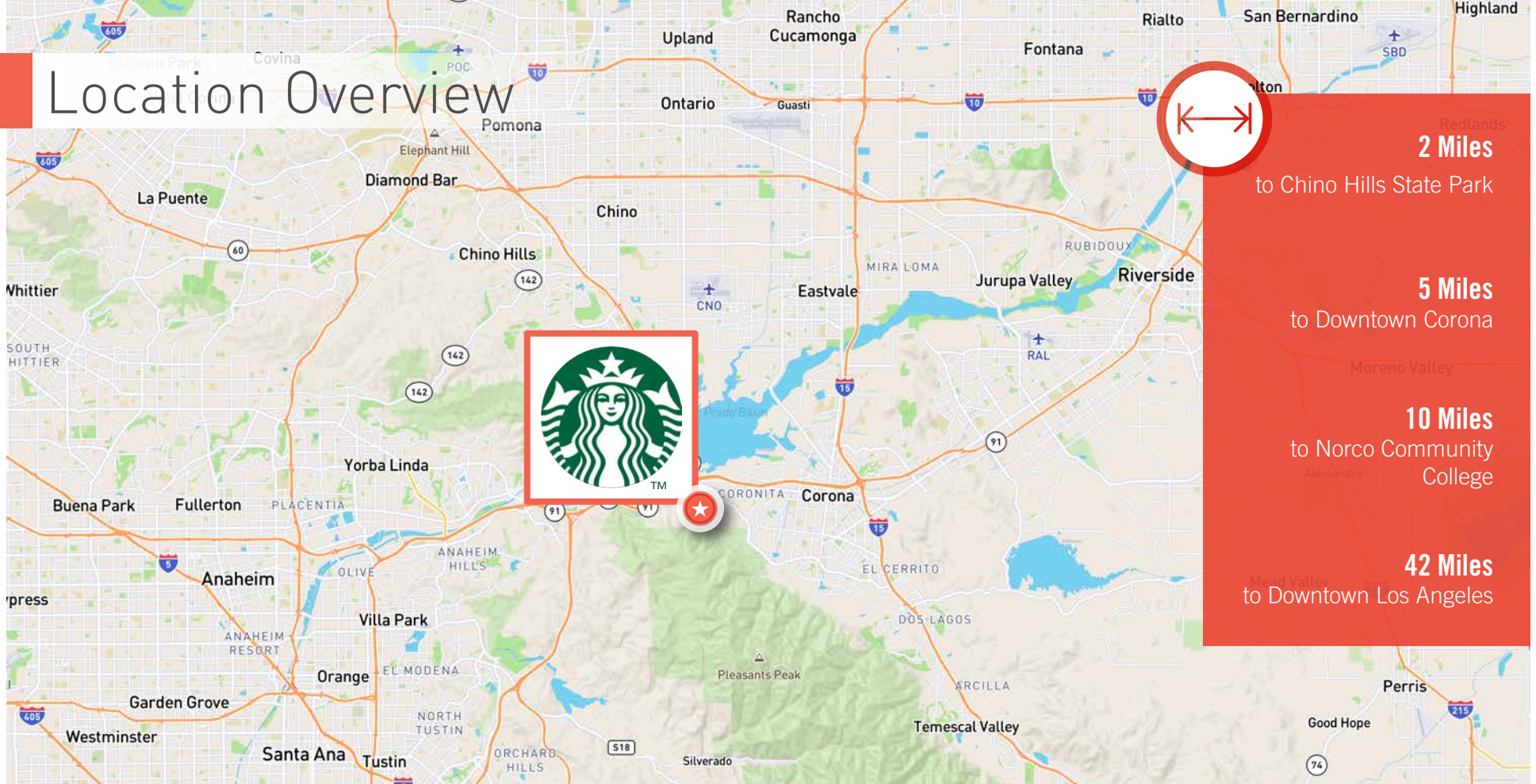
Starbucks is the premier roaster, marketer and retailer of specialty coffee in the world, operating in 69 countries. Formed in 1985, Starbucks Corporation's common stock trades on the NASDAQ Global Select Market ("NASDAQ") under the symbol "SBUX." The company purchases and roasts high-quality coffees that they sell, along with handcrafted coffee, tea and other beverages and a variety of fresh food items, through company-operated stores. Starbucks also sells a variety of coffee and tea products and license their trademarks through other channels such as licensed stores, grocery and national food service accounts. In addition to their flagship Starbucks Coffee brand, Starbucks also offers goods and services under brands including: Teavana, Tazo, Seattle's Best Coffee, La Boulange, Ethos and Torrefazione Italia Coffee.

Starbucks company-operated stores are typically located in high-traffic, high-visibility locations. Their ability to vary the size and format of their stores allows the Starbucks to locate them in or near a variety of settings, including downtown and suburban retail centers, office buildings, university campuses, and in select rural and off-highway locations.

Property Photos



Location Overview



Nestled in the heart of Southern California, Corona is a city that embodies the perfect blend of business opportunities, a thriving community, and a rich cultural heritage. Corona is a vibrant, culturally diverse community located in the heart of Southern California at the junction of the 91 and 15 freeways with a population of over 160,000 residents. The City limits encompass 39.2 square miles. A city whose heritage spans more than a century, Corona has emerged as an ethnically diverse community, where a significant percentage of the population is made up of young, well educated families.

The Corona community boasts many amenities that provide a first-rate quality of

life for residents. The City has more than 394 acres of parks, with sports fields, basketball courts, playgrounds, tennis courts, two skateparks and an outdoor pool.

Corona's industrial base has played an important role in the growth of the City and its employee base. Corona's economy is strong and getting stronger! There are more than 42,000 jobs within the city of Corona and there is a workforce of more than 84,000. Our retail and commercial areas are expanding and office development is booming. Corona has more than 34 million square feet of industrial space and more than 3 million square feet of office space existing,

[exclusively listed by]

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investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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