



STARBUCKS®

INVESTMENT-GRADE TENANT: S&P RATED BBB+
BRAND NEW CONSTRUCTION IN SOUTHERN CALIFORNIA

9775 SHEEP CREEK ROAD
PHELAN, CA 92371



Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

ACTUAL SITE

TABLE OF CONTENTS

- Investment Summary 3
- Investment Highlights..... 4
- Aerial Map 5
- Site Plan..... 6
- Tenant Summary 7
- Location Overview..... 8
- Demographics..... 9

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INVESTMENT SUMMARY

9775 SHEEP CREEK ROAD, PHELAN, CA 92371

PRICE: \$3,396,000

CAP: 5.30%

NOI: \$180,000

OVERVIEW

PRICE	\$3,396,000
GROSS LEASABLE AREA (GLA)	2,233 SF
LOT SIZE	1.21 Acres
BASE RENT	\$180,000
YEAR BUILT	2024

ANNUALIZED OPERATING DATA

BASE TERM	ANNUAL RENT
YEARS 1-5	\$180,000
YEARS 6-10	\$198,000
OPTION 1	\$217,800
OPTION 2	\$239,580
OPTION 3	\$263,538
OPTION 4	\$289,892

LEASE ABSTRACT

LEASE TYPE	NN
BASE TERM	10 Years
LEASE COMMENCEMENT	3/1/2025
LEASE EXPIRATION	2/28/2035
RENEWAL OPTIONS	4x5
INCREASES	10% Every 5 Years
LANDLORD OBLIGATION	Roof, Structure, Parking Lot

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INVESTMENT HIGHLIGHTS



BRAND NEW CONSTRUCTION IN SOUTHERN CALIFORNIA

Newly constructed built-to-suit construction, featuring a modern prototype design and a double drive-thru



LONG TERM PASSIVE NET LEASE

New 10-year net lease providing stable income with limited landlord responsibilities, along with four additional 5-year option periods and regularly scheduled increases



ONLY STARBUCKS WITHIN A 10-MILE RADIUS

This Starbucks location serves a large and developing trade area, creating strong demand with limited competition



INVESTMENT-GRADE TENANT

Starbucks is a publicly traded company (NYSE: SBUX) and holds an investment grade credit rating of BBB+ from Standard & Poor's



HIGH VISIBILITY CORNER LOCATION

Strategically positioned "hard-corner" with traffic counts exceeding 11,100 vehicles per day, and surrounded by national retailers including McDonald's, Stater Bros., 7 Eleven, and Dollar General, driving consistent consumer traffic to the area



STRONG LOCAL DEMOGRAPHICS AND SCHOOLS

Less than 1-mile from three schools (combined enrollment exceeds 3,100 students) and average household incomes of \$90k within a 5-mile radius



SAN BERNARDINO MSA

The Riverside-San Bernardino-Ontario MSA is one of the largest and fastest growing population centers in the United States with more than 4.65 million residents



PHELAN
ELEMENTARY
SCHOOL



SERRANO
HIGH SCHOOL

PIÑON MESA
MIDDLE SCHOOL

CHAPARRAL
HIGH SCHOOL



MCDONALD'S



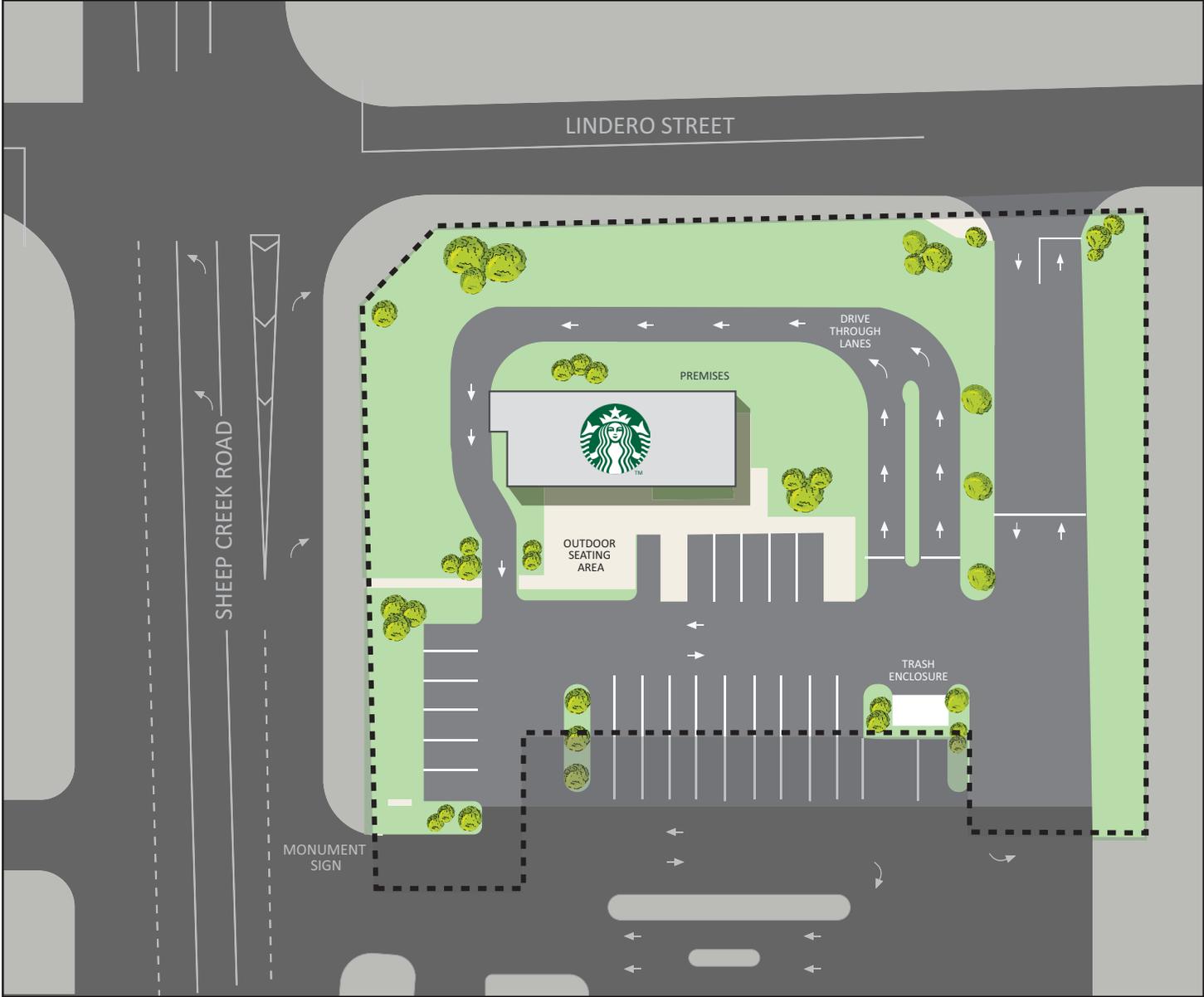
SHEEP CREEK ROAD - 11,100 VPD

PHELAN ROAD

BURGER KING



SITE PLAN



STARBUCKS

Starbucks is an American coffeehouse and roastery company founded in 1971 at Seattle's Pike Place Market. From a single store, it has grown into the world's largest coffeehouse brand. As of 2025, Starbucks operates roughly 40,000 locations across more than 80 global markets. The company was incorporated in 1985 and continues to trade publicly as Starbucks Corporation.

Starbucks' growth is supported by strong brand loyalty, steady international expansion, and a focus on innovation. The company has made significant investments in digital ordering, store modernization, and sustainable operations and financial performance remains robust. Starbucks' most recent fiscal updates show continued revenue growth, with quarterly revenues in 2025 approaching the mid nine billion dollar range, reflecting solid demand both in the United States and internationally.

Starbucks also continues to influence global coffee culture by shaping how people experience coffee outside the home. The company remains widely recognized for its corporate reputation and industry leadership, consistently ranking among the world's most admired companies in the food services sector.



Headquarters

SEATTLE, WA



Year Founded

1971



Fortune 500 Ranked

#126



Locations

40,000+
in 80 Countries



Employees

350,000+



2025 Revenue

\$37.2 BIL

RIVERSIDE-SAN BERNARDINO

Known as the Inland Empire, the Riverside-San Bernardino metro is a 28,000-square-mile region in Southern California, encompassing San Bernardino and Riverside counties. The metro contains a population of 4.7 million. The largest city is Riverside, with roughly 319,000 residents, followed by San Bernardino and Fontana, with more than 200,000 people each. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro. These areas about the San Bernardino and San Jacinto mountains, behind which lies the high-desert area of Victorville/Barstow to the north, and the low-desert Coachella Valley — home of Palm Springs — to the east. Abundant land and proximity to the Los Angeles metro have led the area formerly known as the Orange Empire to transition from an agricultural economy into a manufacturing and logistics hub in the last 70 years.

METRO HIGHLIGHTS



STRATEGIC LOCATION

Access to multiple inter-states and proximity to LAX and Ontario International airports, as well as ports in Long Beach and Los Angeles, contribute to the metro's vast transportation network.



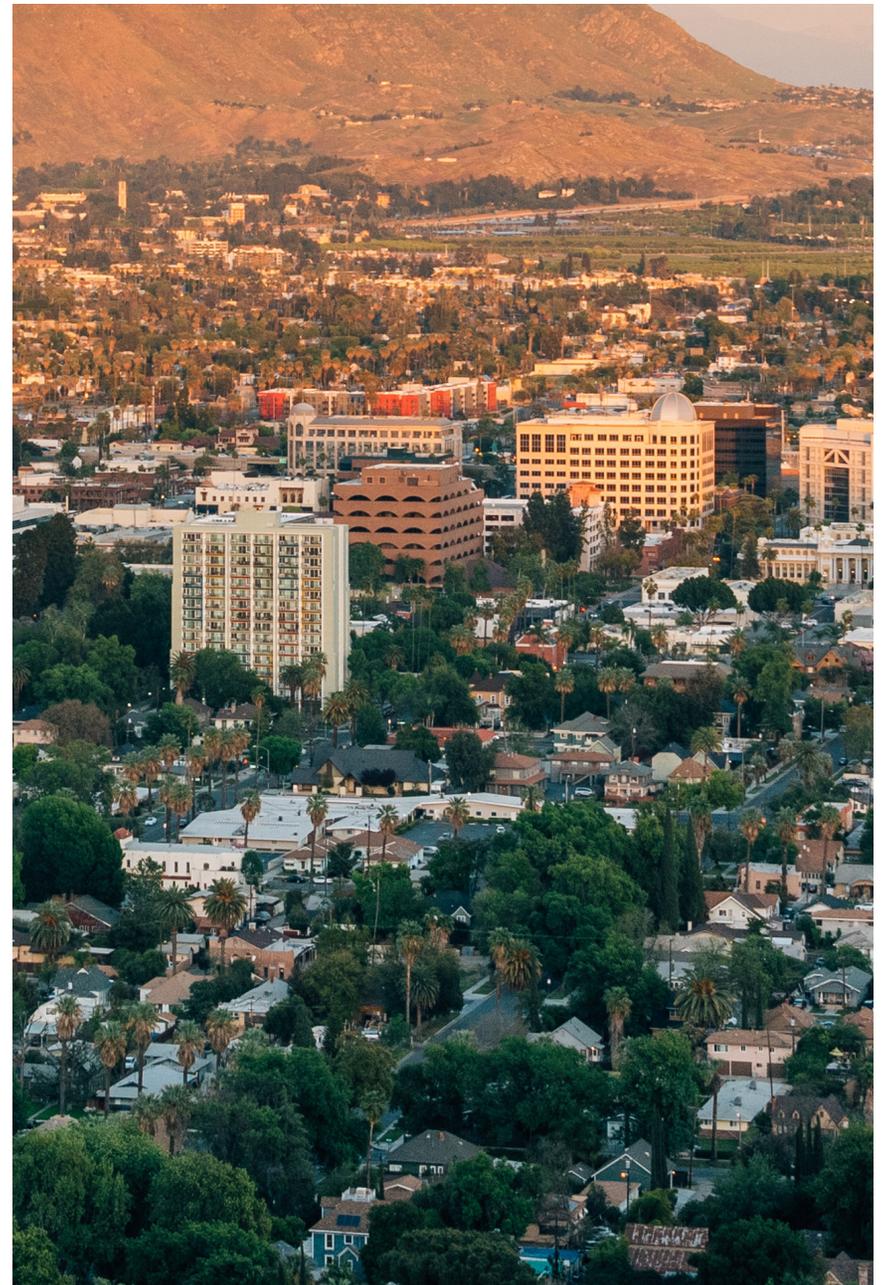
DOMINANT INDUSTRIAL MARKET

The metro continues to be one of the nation's leading industrial markets in terms of annual property sales, construction activity and net absorption.



STRONG DEMOGRAPHIC TRENDS

Job growth, colleges and regionally affordable housing options draw thousands of new residents to the Inland Empire each year.



DEMOGRAPHICS / PHELAN, CA

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	1,348	8,048	17,439
2025 Estimate	1,351	8,057	17,460
2010 Census	1,444	8,666	18,005
2020 Census	1,350	8,096	17,579

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projections	474	2,905	6,107
2025 Estimate	471	2,885	6,068
Growth 2025 - 2030	0.63%	0.69%	0.63%
2010 Census	464	2,955	6,003
2020 Census	466	2,848	5,996
Growth 2010 - 2020	0.45%	-3.63%	-0.11%

2025 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	7.64%	6.04%	7.51%
\$150,000 - \$199,999	4.89%	9.38%	8.80%
\$100,000 - \$149,999	12.46%	16.26%	16.35%
\$75,000 - \$99,999	16.38%	13.85%	13.76%
\$50,000 - \$74,999	18.80%	16.30%	17.59%
\$35,000 - \$49,999	19.55%	13.75%	12.30%
\$25,000 - \$34,999	10.17%	9.67%	8.55%
\$15,000 - \$24,999	6.12%	8.59%	7.31%
\$10,000 - \$14,999	3.00%	1.82%	1.99%
Under \$9,999	0.98%	4.35%	5.84%
2025 Est. Average Household Income	\$85,921	\$87,338	\$90,952
2025 Est. Median Household Income	\$59,416	\$66,195	\$70,913
2025 Est. Per Capita Income	\$31,246	\$30,966	\$31,956

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2025 Estimated Population by Age	1,351	8,057	17,460
Under 4	4.3%	4.8%	4.9%
5 to 14 Years	13.3%	12.9%	12.9%
15 to 17 Years	3.9%	4.2%	4.2%
18 to 19 Years	2.3%	2.5%	2.5%
20 to 24 Years	5.5%	5.7%	5.6%
25 to 29 Years	5.6%	5.8%	5.7%
30 to 34 Years	6.0%	6.3%	6.2%
35 to 39 Years	5.9%	5.9%	6.0%
40 to 49 Years	11.2%	11.7%	11.9%
50 to 59 Years	12.9%	13.5%	13.6%
60 to 64 Years	7.8%	8.1%	8.3%
65 to 69 Years	7.2%	7.0%	6.7%
70 to 74 Years	5.9%	5.4%	5.2%
Age 75+	8.3%	6.4%	6.3%
2025 Median Age	43.0	41.0	42.0
2025 Population 25 + by Education Level	956	5,634	12,196
Elementary (0-8)	1.39%	4.57%	3.43%
Some High School (9-11)	4.04%	8.19%	8.24%
High School Graduate (12)	33.78%	37.07%	37.04%
Some College (13-15)	34.55%	27.80%	28.18%
Associates Degree Only	9.77%	9.72%	10.38%
Bachelors Degree Only	10.70%	8.28%	8.23%
Graduate Degree	4.87%	4.10%	4.30%

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