



10880 N HIGHWAY 99
STOCKTON, CA 95212

Corporate Starbucks | Absolute NNN Lease | Prime Highway 99 Access



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EXECUTIVE SUMMARY



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A newly constructed, freestanding Starbucks drive-thru is strategically positioned at the signalized intersection of Eight Mile Road and Highway 99 in North Stockton, one of the region's fastest-growing retail corridors. Located immediately adjacent to the Highway 99 interchange, the Property benefits from exceptional freeway visibility, convenient accessibility, and direct exposure to more than 151,000 combined vehicles per day along one of California's primary north-south commuter routes.

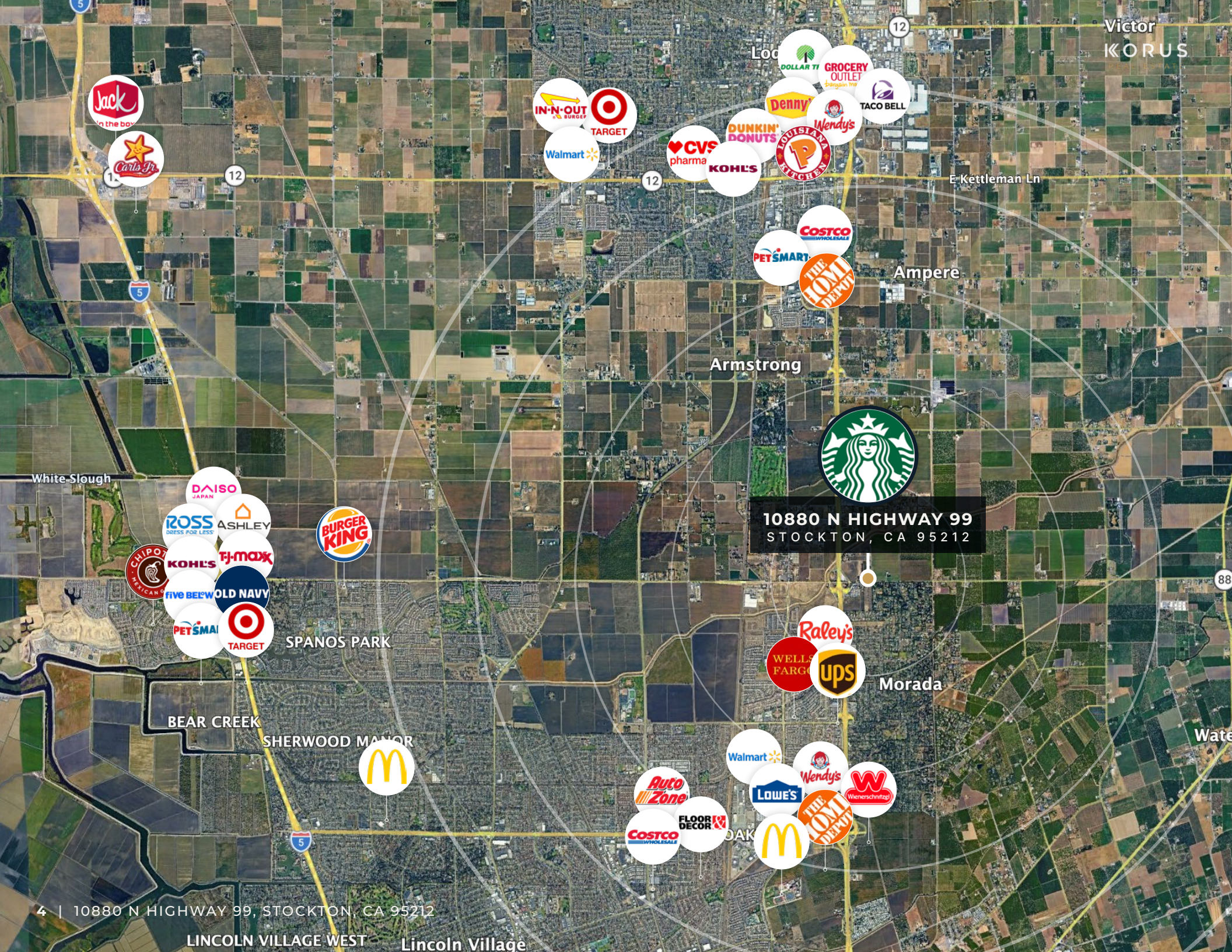
Situated on a prominent corner parcel, the asset features dedicated drive-thru access, ample on-site parking, and multiple points of ingress and egress designed to efficiently accommodate customer traffic. The purpose-built site layout enhances operational efficiency while providing seamless access for both local residents and regional commuters.

The Property is positioned within an expanding trade area supported by continued residential growth, increasing household formation, and strong commercial investment throughout North Stockton. The surrounding corridor has emerged as a dominant retail destination, supported by more than \$1.88 billion in annual consumer spending within a five-mile radius, over 40,000 daytime employees, and a growing residential population that continues to strengthen long-term retail fundamentals.

Beyond its exceptional location, the Property demonstrates strong real-world consumer engagement. Recent visitation analytics indicate approximately 236,000 annual visits from more than 59,000 unique visitors, with 10.3% year-over-year visitation growth, reflecting sustained customer demand and reinforcing the strength of Starbucks' convenience-driven drive-thru operating model.

Starbucks selected this location to capitalize on the area's strategic freeway access, high traffic volumes, expanding consumer base, and established retail synergy. As one of the world's most recognized and financially secure retail brands, Starbucks continues to prioritize high-performing drive-thru locations that deliver operational efficiency, strong customer accessibility, and long-term market relevance.

This offering presents investors with the opportunity to acquire a premier net leased asset backed by an investment-grade tenant, featuring a purpose-built drive-thru format, irreplaceable freeway-adjacent positioning, and demonstrated consumer performance within one of Northern California's most active growth corridors. The combination of a nationally recognized credit tenant, proven visitation trends, expanding trade area fundamentals, and durable income characteristics creates a compelling long-term investment opportunity with strong residual value potential.



Victor
KORUS

E Kettleman Ln

Ampere

Armstrong

10880 N HIGHWAY 99
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Morada

Water

White Slough

SPANOS PARK

BEAR CREEK

SHERWOOD MANOR

4 | 10880 N HIGHWAY 99, STOCKTON, CA 95212

LINCOLN VILLAGE WEST

Lincoln Village

PROPERTY OVERVIEW



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FINANCIAL SUMMARY

LIST PRICE
\$3,700,000

CAP RATE
4.5%

NET OPERATING INCOME
\$165,000 + NNN

PROPERTY DETAILS

PROPERTY TYPE
Retail

PROPERTY SUBTYPE
Freestanding Drive-Thru

BUILDING SIZE
1,850 SF

LOT SIZE
1.05 AC

OWNERSHIP TYPE
Fee Simple

YEAR BUILT
2021

PARKING SPACES
29 Spaces

LEASE SUMMARY

LEASE TYPE
Triple Net (NNN)

ORIGINAL LEASE TERM
10 Years

LEASE COMMENCEMENT
10/1/2021

LEASE EXPIRATION
9/30/2031

LEASE TERM REMAINING
~5.2 Years

RENTAL INCREASES
10% Every 5 Years

INVESTMENT HIGHLIGHTS

01

ABSOLUTE TRIPLE NET (NNN) LEASE

The Property is secured by an absolute triple net (NNN) lease with Starbucks Corporation, providing investors with passive income and zero landlord responsibilities. The lease features 10% rental increases every five years and five (5) five-year extension options, allowing for up to 35 years of potential occupancy.

02

INVESTMENT-GRADE TENANT

Starbucks Corporation (NASDAQ: SBUX) is an investment-grade tenant operating more than 40,000 locations across 80+ countries and generating over \$36 billion in annual revenue. The company remains one of the world's most recognized consumer brands with a long history of stable operating performance.

03

PRIME HIGHWAY 99 VISIBILITY & TRAFFIC EXPOSURE

Positioned at the signalized intersection of Eight Mile Road and Highway 99, the Property benefits from exceptional freeway visibility and direct exposure to 151,426 combined vehicles per day, providing outstanding accessibility along one of California's primary north-south transportation corridors.

04

HIGH CONSUMER SPENDING TRADE AREA

The surrounding trade area demonstrates exceptional consumer fundamentals with over \$1.88 billion in annual consumer spending within a 5-mile radius, including more than \$515 million in Food & Beverage spending, supporting long-term retail performance.

05

PROVEN DRIVE-THRU PERFORMANCE

Constructed specifically for Starbucks, the Property features a modern freestanding drive-thru with dedicated stacking, ample parking, and efficient site circulation. Recent visitation analytics recorded approximately 236,000 annual visits from over 59,000 unique visitors, demonstrating strong consumer demand.

06

EXPANDING NORTH STOCKTON TRADE AREA

Located within North Stockton's expanding retail corridor, the Property benefits from approximately 173,740 residents, 40,670 daytime employees, continued residential growth, and ongoing commercial development, supporting sustained long-term consumer demand.



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LEASE ABSTRACT

PARTIES

TENANT	Starbucks Corporation
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KEY DATES & TERM

LEASE EXECUTION DATE	October 20, 2020
INITIAL LEASE TERM	10 Years
LEASE COMMENCEMENT	Upon Delivery and Satisfaction of Lease Conditions
EXTENSION OPTIONS	Five (5) Five-Year Options
POTENTIAL OCCUPANCY	Up to 35 Years

PREMISES

PROPERTY ADDRESS	10880 N Highway 99 Stockton, CA 95212
PROPERTY TYPE	Freestanding Drive-Thru Retail
PRIMARY USE	Coffeehouse with Drive-Thru Service

LEASE STRUCTURE

LEASE TYPE	NNN (Triple Net)
TENANT RESPONSIBILITIES	Taxes, Utilities, Maintenance, Repairs, HVAC, Insurance, and Operating Expenses
LANDLORD RESPONSIBILITIES	Limited Structural and Common Area Obligations



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RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT
YEARS 1-5	\$150,000	\$12,500
YEARS 6-10	\$165,000	\$13,750

OPTION TERMS

LEASE YEARS	ANNUAL RENT	MONTHLY RENT
YEARS 11-15	\$181,500	\$15,125
YEARS 16-20	\$199,650	\$16,638
YEARS 21-25	\$219,615	\$18,301
YEARS 26-30	\$241,577	\$20,131
YEARS 31-35	\$265,735	\$22,145

SITE FEATURES

PARKING	29 Spaces
DRIVE-THRU	Yes

CONSUMER VISIT INSIGHTS

Mobile location analytics reveal consumer visitation patterns.



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236K+

ANNUAL VISITS

Rolling 12-Month Visits



59K+

UNIQUE VISITORS

Rolling 12-Month Visitors



+10.3%

YOY VISIT GROWTH

Compared to Prior 12 Months



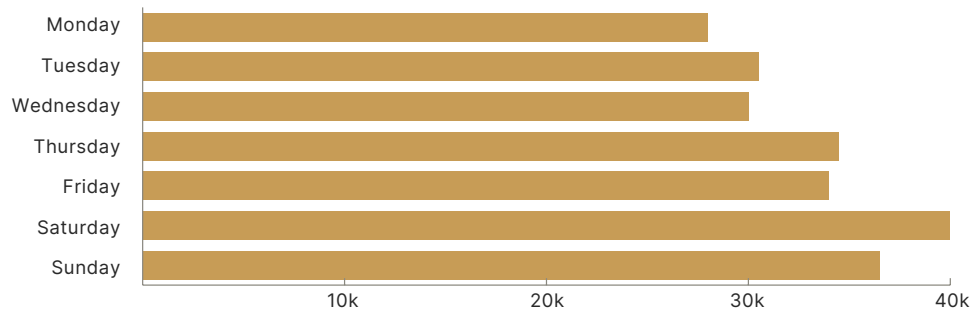
10 MIN

AVERAGE DWELL TIME

Average Customer Visit

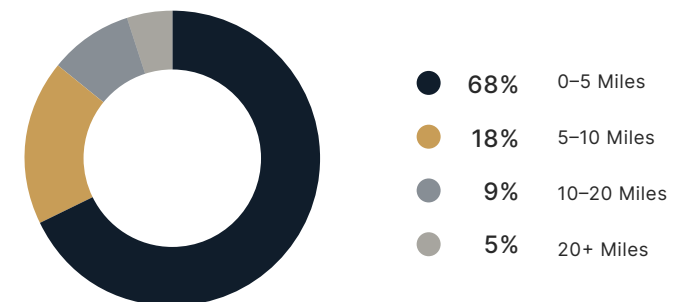
DAILY VISITS BY DAY OF WEEK

Average Daily Visits | Rolling 12-Month Visits



VISITOR TRADE AREA

Customer Origin by Distance



CUSTOMER PROFILE

Monthly Visits | Rolling 12-Month Visits

42%

MORNING TRAFFIC

Visits Before 11 AM

61%

REPEAT VISITORS

Visited Two or More Times

34%

WEEKEND VISITS

Saturday & Sunday

CROSS-SHOPPING

Top Co-Visited Categories



KEY TAKEAWAY

Placer.ai mobile location analytics demonstrate strong consumer demand, generating more than 236,000 annual visits from over 59,000 unique visitors, while achieving 10.3% year-over-year visitation growth and drawing the majority of customers from within a five-mile radius.

SITE PLAN

1.05 AC
LOT SIZE

151,426
VPD ON HWY 99

257 FT
HWY 99 FRONTAGE





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99

151,426 VPD



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Eight Mile Rd

11,343 VPD

99 Frontage Rd

TENANT PROFILE

Starbucks Corporation

Founded in 1971 and headquartered in Seattle, Washington, Starbucks Corporation is the world’s leading specialty coffee retailer and one of the most recognized consumer brands globally. The company operates and licenses more than 40,000 locations across 80+ countries, serving millions of customers each week through a combination of company-operated and licensed stores.

Starbucks offers a broad selection of premium coffee beverages, teas, food items, and ready-to-drink products, supported by a highly successful loyalty program and digital ordering platform. Its strong brand recognition, customer loyalty, and convenience-focused store formats have positioned the company as a leader in the specialty coffee and quick-service sectors.

As a publicly traded company listed on NASDAQ under the ticker symbol “SBUX,” Starbucks maintains a significant global footprint and continues to prioritize strategic growth through drive-thru expansion, mobile ordering, and high-traffic retail locations. The company remains one of the most sought-after net lease tenants, backed by strong brand equity, proven operating performance, and long-term commitment to premier retail corridors.



1971

FOUNDED

40,000+

STORES

350,000+

EMPLOYEES

80+

COUNTRIES & MARKETS

\$36B+

ANNUAL REVENUE

BBB+

CREDIT RATING



AREA OVERVIEW

Stockton, CA

Stockton is one of California's fastest-growing Central Valley markets, strategically positioned between the San Francisco Bay Area and Sacramento along Interstate 5 and Highway 99. As the county seat of San Joaquin County, Stockton serves as a major economic, logistics, and transportation hub, benefiting from its central location, regional connectivity, and access to one of California's most important distribution networks.

Driven by continued affordability migration from the Bay Area, Stockton has experienced sustained residential and commercial growth, fueling new housing development, retail expansion, and infrastructure investment throughout the market. This trend has been particularly evident in North Stockton, where master-planned communities, expanding residential neighborhoods, and new commercial development continue to strengthen long-term consumer demand.

The regional economy is anchored by logistics, healthcare, agriculture, education, and distribution, supported by major employers including Amazon, Kaiser Permanente, Dameron Hospital, the University of the Pacific, and the Port of Stockton—one of California's largest inland ports. Together, these employment drivers support a diverse economic base and continue to attract both businesses and residents seeking long-term growth opportunities.

The subject property is strategically positioned within North Stockton's premier retail corridor at the signalized intersection of Eight Mile Road and Highway 99. The surrounding trade area is supported by approximately \$1.88 billion in annual consumer spending, over 40,600 daytime employees, and more than 173,000 residents within a five-mile radius, creating exceptional long-term retail fundamentals.

In addition to strong demographic trends, the corridor benefits from approximately 151,000 combined vehicles per day along Highway 99, providing outstanding regional accessibility and visibility for national retailers. The combination of expanding residential density, increasing commercial investment, and proven consumer spending continues to reinforce North Stockton as one of the Central Valley's strongest retail investment markets.

With sustained population growth, a diversified employment base, and continued investment throughout the trade area, Stockton remains well-positioned to support durable tenant performance, long-term occupancy, and continued value appreciation for net lease investors.



DEMOGRAPHICS



173,740

POPULATION
5-Mile Radius



40,670

DAYTIME EMPLOYEES
5-Mile Radius



151K+

VPD ON HIGHWAY 99
5-Mile Radius



\$515M

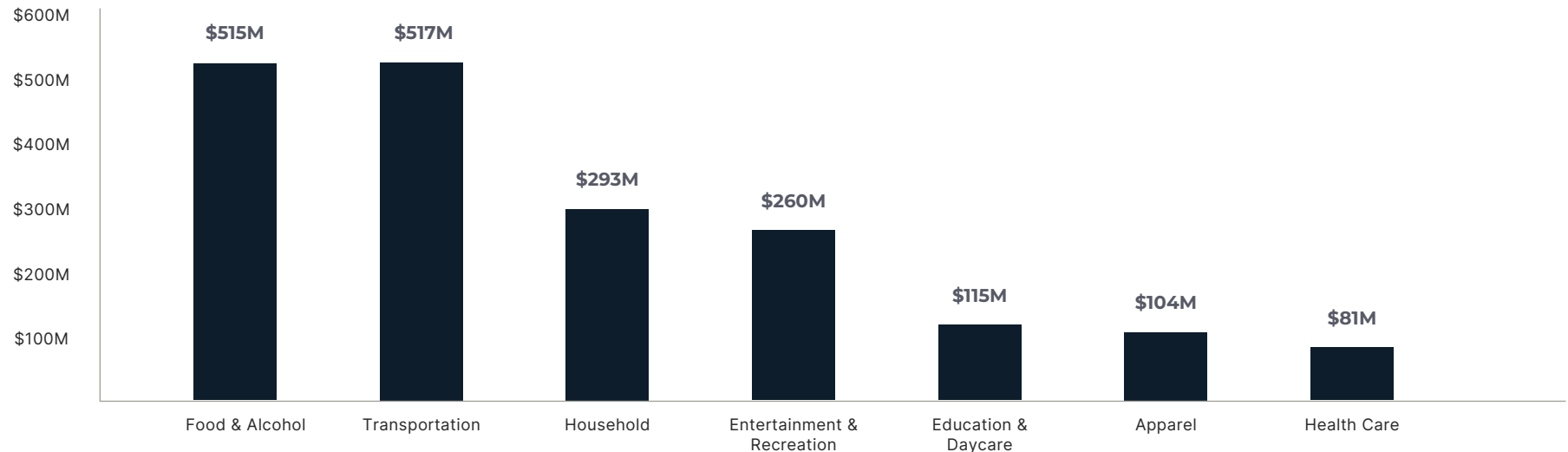
FOOD & BEVERAGE SPENDING
5-Mile Radius

KEY DEMOGRAPHICS SUMMARY

	2-Mile	5-Mile	10-Mile
POPULATION	20,927	173,740	470,908
AVG HOUSEHOLD INCOME	124,472	107,258	100,205
DAYTIME EMPLOYMENT	1,894	40,670	160,568
FOOD & ALCOHOL SPENDING	\$68,900,000	\$515,500,000	\$1,400,000,000
CONSUMER SPENDING	\$244,000,000	\$1,880,000,000	\$5,000,000,000

CONSUMER SPENDING BY CATEGORY

(5-Mile Radius) Source: ESRI & CoStar | 2025 Estimates





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