

STARBUCKS COFFEE

550 W Lacey Blvd, Hanford, CA 93230

CORPORATE GUARANTEE | 10% INCREASES | HIGH TRAFFIC AREA 18,000+ VPD | EXCELLENT LOCATION



ADRIAN STEPIEN

Senior Associate
714.849.5947
astepien@primenetlease.com

MICHAEL MATUSIK

Vice President
714.874.4004
mmatusik@primenetlease.com

PAUL MATUSIK

President
714.875.2400
pmatusik@primenetlease.com



VIEW VIDEO

EXECUTIVE SUMMARY

PRICE	CAP	NOI
\$1,920,000	5.00%	\$96,000

PROPERTY INFORMATION

Guarantor	Corporate
Term Remaining	5.5+ Years
Lease Type	Modified NNN
Rental Increases	10% Increases at Options
Renewal Options	Four, 5-Year Options
Year Built	1979
Net Rentable Area	2,013 SF
Lot Size	0.6 Acres
Property Taxes & Insurance	Tenant Responsible
Roof & Structure	Landlord Responsible
Repairs & Maintenance	Tenant Responsible
Landlord Responsibilities	Roof + Foundation, HVAC & Parking Areas
Ownership	Fee Simple
Right of First Refusal	None

INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- **CORPORATE GUARANTEE** – The property is operated by Starbucks corporate and is backed by a full corporate guarantee, providing strong credit tenancy, enhanced financial security, and long-term lease stability.
- **RENTAL INCREASES** – The lease features 10% rental increases at each 5-year option period, providing long-term income growth and a built-in hedge against inflation.
- **HIGH-TRAFFIC AREA** – The subject property benefits from excellent visibility along W Lacey Blvd and N 11th Ave, major arterial roadways that see upwards of 18,000+ VPD.
- **FAVORABLE DRIVE-THRU FORMAT** – Approximately 60%–70% of quick-service restaurant sales are generated through the drive-thru. Additionally, average Starbucks store sales are approximately 50% higher at locations that include a drive-thru component.
- **MARKET-DOMINANT COFFEE CHAIN** – Starbucks is the world's largest coffeehouse chain, operating approximately 40,000 locations across 84 countries worldwide.
- **LARGE LOT** – Situated on approximately 0.60 acres near the corner of W Lacey Blvd and N 11th Ave, the property offers prominent visibility, strong ingress/egress, and ample site coverage.
- **EXCELLENT LOCATION** – Located in Hanford, the most populous city in Kings County, the property sits within a dense retail corridor anchored by national tenants including CVS, Mister Car Wash, 7-Eleven, Staples, Smart & Final, McDonald's, and Burger King, driving consistent traffic and consumer demand to the area.



FINANCIALS

TENANT	SQUARE FOOTAGE	TERM REMAINING	TERM		RENTAL INCREASE	MONTHLY RENT	MONTHLY RENT PER SF	ANNUAL RENT	ANNUAL RENT PER SF
Starbucks Coffee	2,013	5.5+ Years	Current	07/31/2031		\$8,000	\$3.97	\$96,000	\$47.69
		Option 1	08/01/2031	07/31/2036	10% Increase	\$8,822	\$4.38	\$105,875	\$52.60
		Option 2	08/01/2036	07/31/2041	10% Increase	\$9,705	\$4.82	\$116,462	\$57.88
		Option 3	08/01/2041	07/31/2046	10% Increase	\$10,675	\$5.30	\$128,108	\$63.64
		Option 4	08/01/2046	07/31/2051	10% Increase	\$11,743	\$5.83	\$140,919	\$70.00

TERM COMMENCEMENT	TERM EXPIRATION	RENEWAL OPTIONS	RENTAL INCREASES	LANDLORD RESPONSIBILITIES	GUARANTEE	RIGHT OF FIRST REFUSAL
09/02/2014	07/31/2031	Four, 5-Year Options	10% Increases at Options	Roof + Foundation, HVAC & Parking Areas	Corporate	None

TENANT SUMMARY

Revenues: Approximately **\$37+ Billion (FY 2025)**

Rank: **#1 coffeehouse chain worldwide** with the largest global footprint & **ranked #2 globally** for most valuable restaurant brand

Stock Ticker: NASDAQ: SBUX

Founded in 1971 in Seattle, Washington, Starbucks began as a single store selling premium coffee beans and equipment. Through decades of disciplined expansion, brand innovation, and an unwavering focus on quality, Starbucks evolved into the world's most recognizable and dominant coffeehouse brand. Under the leadership and vision that shaped its modern growth, the company pioneered the "third place" concept—creating welcoming environments between home and work that transformed how consumers experience coffee globally.

Throughout the 1990s and 2000s, Starbucks experienced rapid domestic and international expansion, strategically entering major metropolitan markets and high-traffic retail corridors. The brand became synonymous with consistency, premium products, and customer loyalty. Starbucks further strengthened its competitive position by expanding its drive-thru format, which today represents a significant portion of systemwide sales and has proven especially resilient across economic cycles.

As of today, Starbucks operates approximately 40,000 locations across more than 80 countries, supported by a vertically integrated supply chain and industry-leading digital platform. The company continues to invest heavily in technology, mobile ordering, and loyalty programs—its Starbucks Rewards program includes tens of millions of active members, driving repeat traffic and stable revenue streams.

Starbucks is widely regarded as one of the strongest retail tenants globally, backed by a corporate balance sheet, investment-grade credit profile, and a long history of profitability. Its scale, brand power, and adaptability make Starbucks a premier net-lease tenant and a cornerstone holding for institutional and private investors alike.



WEBSITE	www.starbucks.com
FOUNDED	1971
HEADQUARTERS	Seattle, WA
NUMBER OF LOCATIONS	40,000 ±
NUMBER OF EMPLOYEES	381,000 ±

AERIAL PHOTO (WEST)



AERIAL PHOTO (NORTH)

Starbucks

N 11th Ave

W Lacey Blvd

CVS

7 ELEVEN

Papa Murphy's

Staples

LESIE'S

Burlington

Smart & Final

Pizza Hut

cricket

BIG BRAND

BR Baskin Robbins

SCRUBS & WORKWEAR OUTLET

AMERICAN UNIFORM DEPOT

Mountain Mike's

PHO Noodle Station

Cart's Jr.

CHICKEN SHACK

PRIME NETLEASE

VIEW VIDEO

7

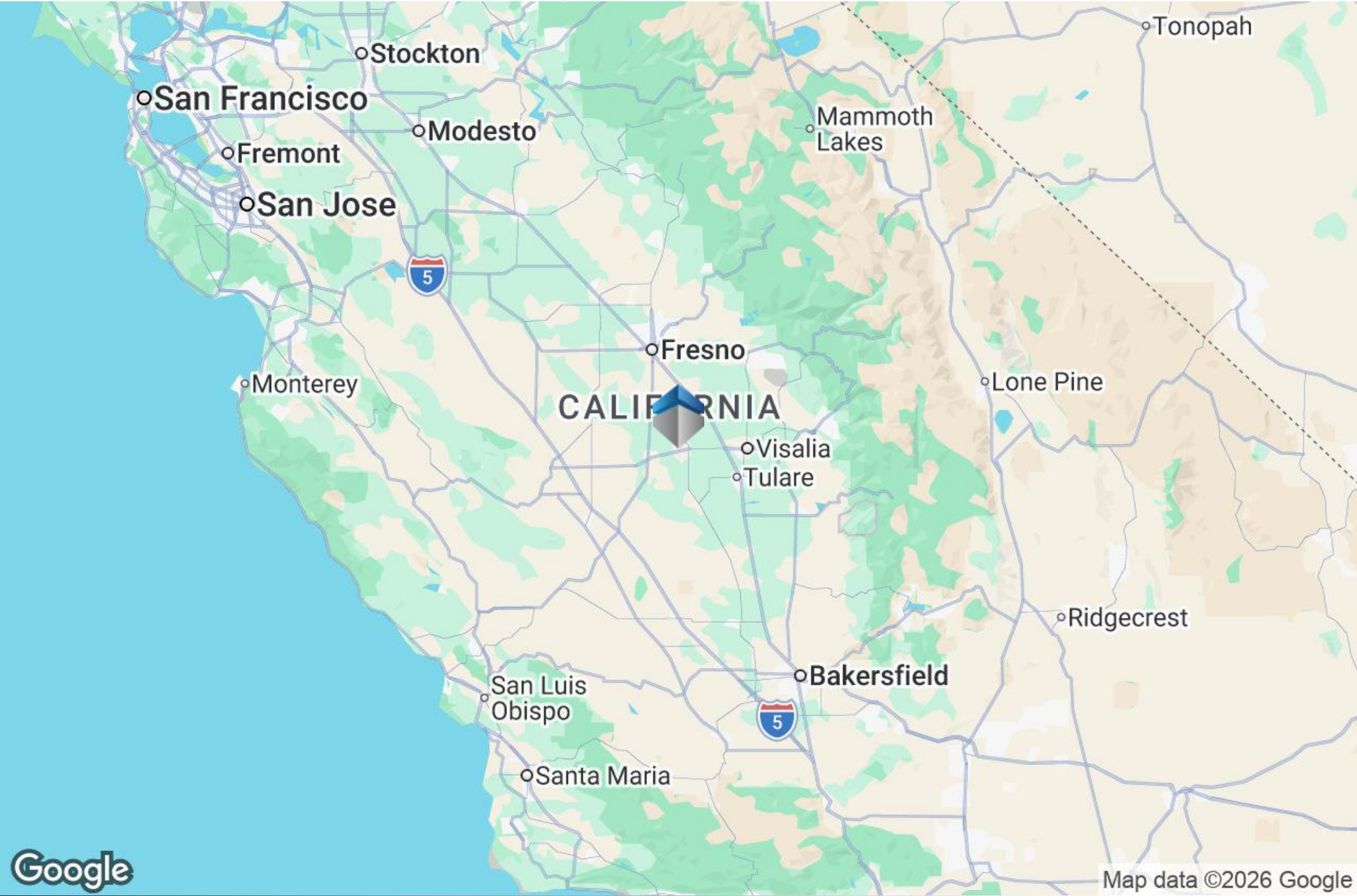
AERIAL PHOTO (NORTH EAST)



AERIAL PHOTO (EAST)



REGIONAL MAP



Google



RETAILER MAP



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus,

HANFORD OVERVIEW

Location & Regional Connectivity

Hanford, California is a well-established city located in Kings County in the heart of the Central Valley, serving as a primary commercial and employment center for the region. Positioned along Highway 198 with close access to State Route 99, Hanford benefits from strong regional connectivity linking it to Fresno, Visalia, and Bakersfield. This central location provides efficient access to major population centers and distribution corridors, making Hanford a strategic market for retail, service, and logistics-oriented uses.

Economic Base & Industry Diversification

Founded in the late 19th century as a railroad and agricultural hub, Hanford has long played a critical role in California's agricultural economy. The city continues to benefit from one of the most productive farming regions in the country, supporting a stable economic base tied to agriculture and food processing. Over time, Hanford has diversified into healthcare, education, government, retail, and manufacturing, resulting in a balanced and resilient employment landscape.

Regional Retail Hub & Consumer Demand

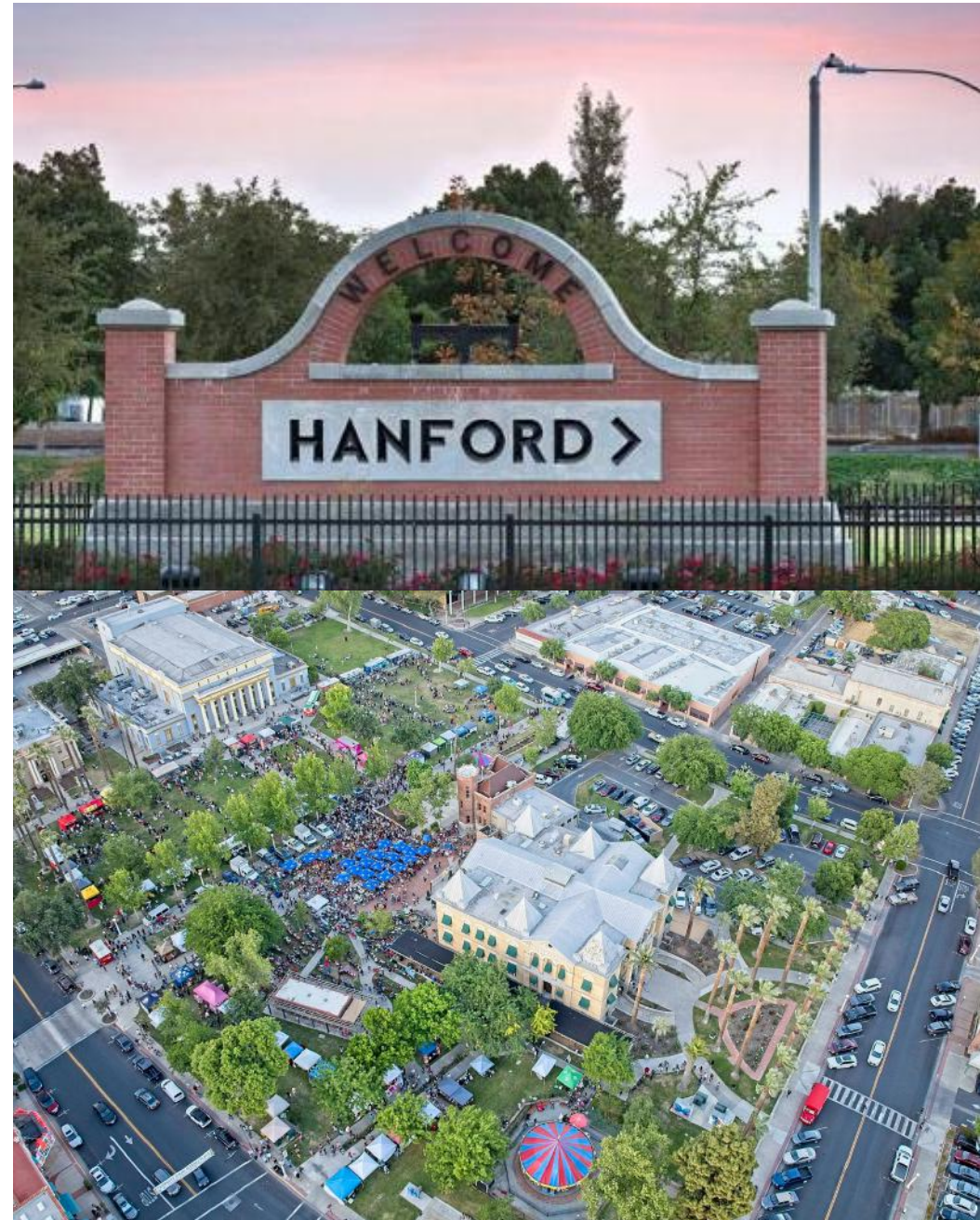
Hanford serves as a regional retail draw for Kings County and surrounding rural communities, with a strong concentration of national and regional tenants along its primary commercial corridors. Its role as the county seat and retail nucleus supports consistent consumer traffic and daily-needs spending, reinforcing long-term demand for necessity-based and service-oriented tenants favored in net-lease investments.

Demographics & Cost Advantage

The city benefits from a stable and growing population supported by workforce participation across multiple sectors. Hanford's comparatively affordable cost of living relative to California's coastal markets continues to attract families and long-term residents, supporting steady housing demand and durable consumer spending patterns.

Infrastructure, Institutional Anchors & Investment Outlook

Hanford is supported by established public infrastructure, local school districts, healthcare facilities, and nearby higher-education institutions. Regional government and military-related employment in the broader area further contribute to economic stability. Continued residential development and infrastructure investment underscore confidence in Hanford's long-term growth trajectory, positioning the city as an attractive and reliable market for long-term single-tenant net-lease investment.



DEMOGRAPHICS

5-MILE KEY FACTS



70,241

POPULATION



33.4

AVERAGE AGE



\$363,144

MEDIAN HOUSEHOLD VALUE

BUSINESSES



2,754

BUSINESSES



27,308

EMPLOYEES

INCOME



\$68,718

MEDIAN HH INCOME



\$90,660

AVERAGE HH INCOME

	3 MILES	5 MILES	10 MILES
Current Population	65,836	70,241	106,758
2029 Population	67,245	72,341	108,044
Employees	25,077	27,308	35,860
Total Businesses	2,496	2,754	3,582
Average Household Income	\$89,359	\$90,660	\$91,461
Median Household Income	\$68,490	\$68,718	\$68,778
Average Age	33.3	33.4	32.9
Households	21,578	23,156	34,951
Average Housing Unit Value	\$355,997	\$363,144	\$384,926



CONFIDENTIALITY AGREEMENT & DISCLAIMER

The Offering Memorandum contains select information pertaining to the business and affairs of Starbucks Coffee ("property"). It has been prepared by Prime Net Lease. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Prime Net Lease. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their offices, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Prime Net Lease expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offer Memorandum.

A prospective purchaser's sole and exclusive rights with respect to the prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executive Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Prime Net Lease or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE TO RELEASE PRIME NET LEASE AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY.

550 W LACEY BLVD

HANFORD, CA 93230

EXCLUSIVELY PRESENTED BY



ADRIAN STEPIEN
Senior Associate

Direct | 714.849.5947
Fax | 717.797.0004
E-mail | astepien@primenetlease.com



MICHAEL MATUSIK
Vice President

Direct | 714.874.4004
Fax | 717.797.0004
E-mail | mmatusik@primenetlease.com



PAUL MATUSIK
President

Direct | 714.875.2400
Fax | 717.797.0004
E-mail | pmatusik@primenetlease.com

CA License #01979555

