

1317 E. Foothill Boulevard

UPLAND, CA 91786

Corporate Guaranteed Better Buzz Coffee
2025 Newly Redeveloped Single-Tenant Drive-Thru NNN Investment



CHANG
INVESTMENT
GROUP

KW PASADENA
KELLERWILLIAMS
COMMERCIAL

1317 E. Foothill Boulevard Upland, CA 91786

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kW PASADENA
KELLERWILLIAMS.
COMMERCIAL

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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

An aerial photograph of a suburban neighborhood. In the foreground, there's a large parking lot with several cars and a building with solar panels on its roof. To the right, a baseball field with a green field and brown infield is visible. The background shows a dense residential area with many houses and trees, leading up to a range of mountains under a clear sky.

Executive Summary

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1317 E. Foothill Boulevard

THE ASSET

ADDRESS 1317 E. Foothill Blvd

APN 1045-481-16-0000

GLA ± 1,194 SF

LOT SIZE ± 0.35 AC (15,225 SF)

YEAR BUILT 1959

REDEVELOPED 2025

ZONING C/O-MU (COMMERCIAL
OFFICE MIXED USE)

PARKING SPACES 10 Surface Spaces

PARKING RATIO 8.38 : 1,000 SF

Please contact listing agent for pricing guidance. Buyer to verify all information herein, Broker/Agent and Seller does not guarantee its accuracy.

PROPERTY SUMMARY

PRICE

\$2,336,842

CAP

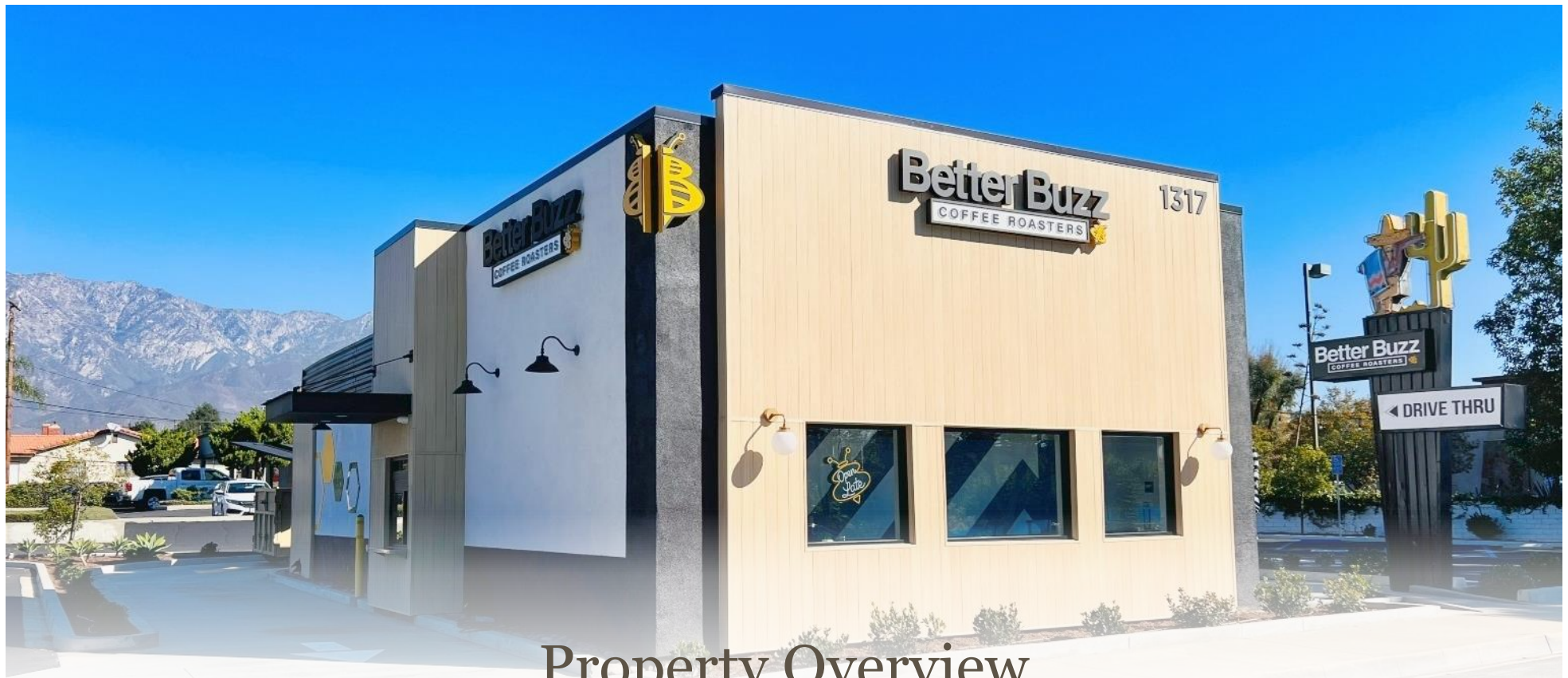
4.75%

NOI

\$111,000







Property Overview

Corporate Guaranteed Better Buzz Coffee

Chang Investment Group of KW Pasadena is proud to present the opportunity to purchase this 2025 newly redeveloped drive-thru QSR investment property at 1317 E Foothill Blvd, in the City of Upland, California. Occupied Better Buzz Coffee, the property was completely redeveloped with store opening planned by the end of 2025, with a new corporate guaranteed 10-year NNN lease plus four (4) 5-year options. This new construction investment property is ideal for 1031 exchange or any investors seeking long term stable returns, with zero management responsibilities. The property is well located in the affluent City of Upland, on the Foothill Boulevard commercial corridor adjacent to the #1 Walmart Neighborhood Market within 50 Miles, San Antonio Hospital, YMCA of Upland, and Upland Memorial Park.

Better Buzz®
COFFEE ROASTERS

LOCATIONS	AVG DAILY TRAFFIC	CAR MINIMUM
51	±18,527	10

Better Buzz Coffee is an example of the magic that happens when you follow your passions. Our founder started the company in 2002 with nothing more than a coffee cart and an obsession with getting people BUZZED off craft coffee and unmatched customer service. His love for coffee and commitment to delivering an extraordinary coffee experience were palpable in every cup he served.

Corporate Guaranteed Better Buzz Coffee

As Better Buzz grew, so did our reputation as a coffee visionary. We constantly innovated, whether it was developing new beverage creations, such as our signature Best Drink Ever®, or expanding the brand by opening cafes that focus on our customers' experience while also offering craft coffee and high-quality foods through drive-thru service—a first for the industry. Our passion for coffee is reflected in our growth, and today we are known for our fresh, handcrafted coffee and energetic, cutting-edge cafes.

Better Buzz is all about great coffee, great vibes, and living the Buzz Life. Our cafes are fun, inviting, and buzzing with good energy. Our baristas are friendly, knowledgeable, and always ready to chat—all while pulling a perfect shot of espresso. We are committed to delivering an exceptional coffee experience, from the quality of our beans to the way we craft each cup by hand.



Better Buzz®

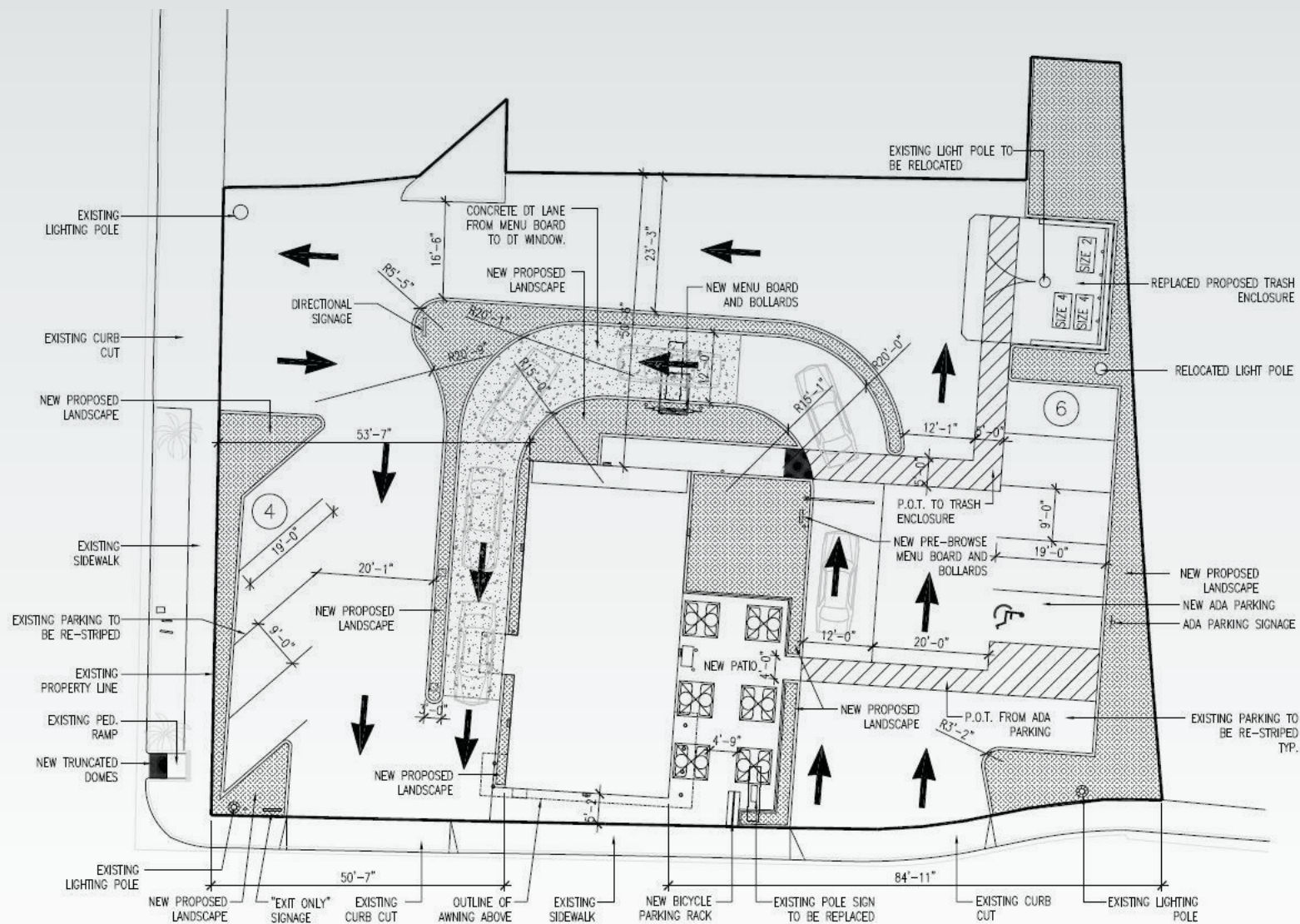
COFFEE ROASTERS



Investment Highlights

- Single Tenant Drive-Thru QSR, Newly Redeveloped in 2025
- Corporate Guaranteed Better Buzz Coffee (Currently with 51 Stores and Rapidly Expanding Across California, Arizona, and Nevada)
- Long-Term Lease: New 10-year Lease with four (4) 5-year Renewal Options
- Next to the #1 Walmart Neighborhood Market within 50 Miles, and Across from Regionally Dominant San Antonio Hospital, YMCA of Upland, Upland Memorial Park
- Irreplaceable Infill Location with High Population Density on Foothill Blvd, within Major Healthcare & Retail Corridor
- High Traffic Location – Approx. 27,000 VPD on Foothill Blvd (per CoStar)
- GLA: ±1,194 SF on ±0.35 Acres Lot (±15,225 SF)
- Perfect for 1031 Exchange
- Internet/E-Commerce Resistant – QSR with Drive-Thru
- NNN (Triple Net) Lease: Tenant Responsible for All Property Expenses Including Taxes, Insurance, and Maintenance
- Zero Landlord Management Responsibilities
- Affluent Demographics - Average Household Income (per CoStar): \$102,308 (2 miles), \$106,407 (5 miles), \$111,895 (10 miles)
- Population (per CoStar): 79,696 (2 miles), 366,432 (5 miles), 928,389 (10 miles)

Site Plan





INTERIOR LAYOUT

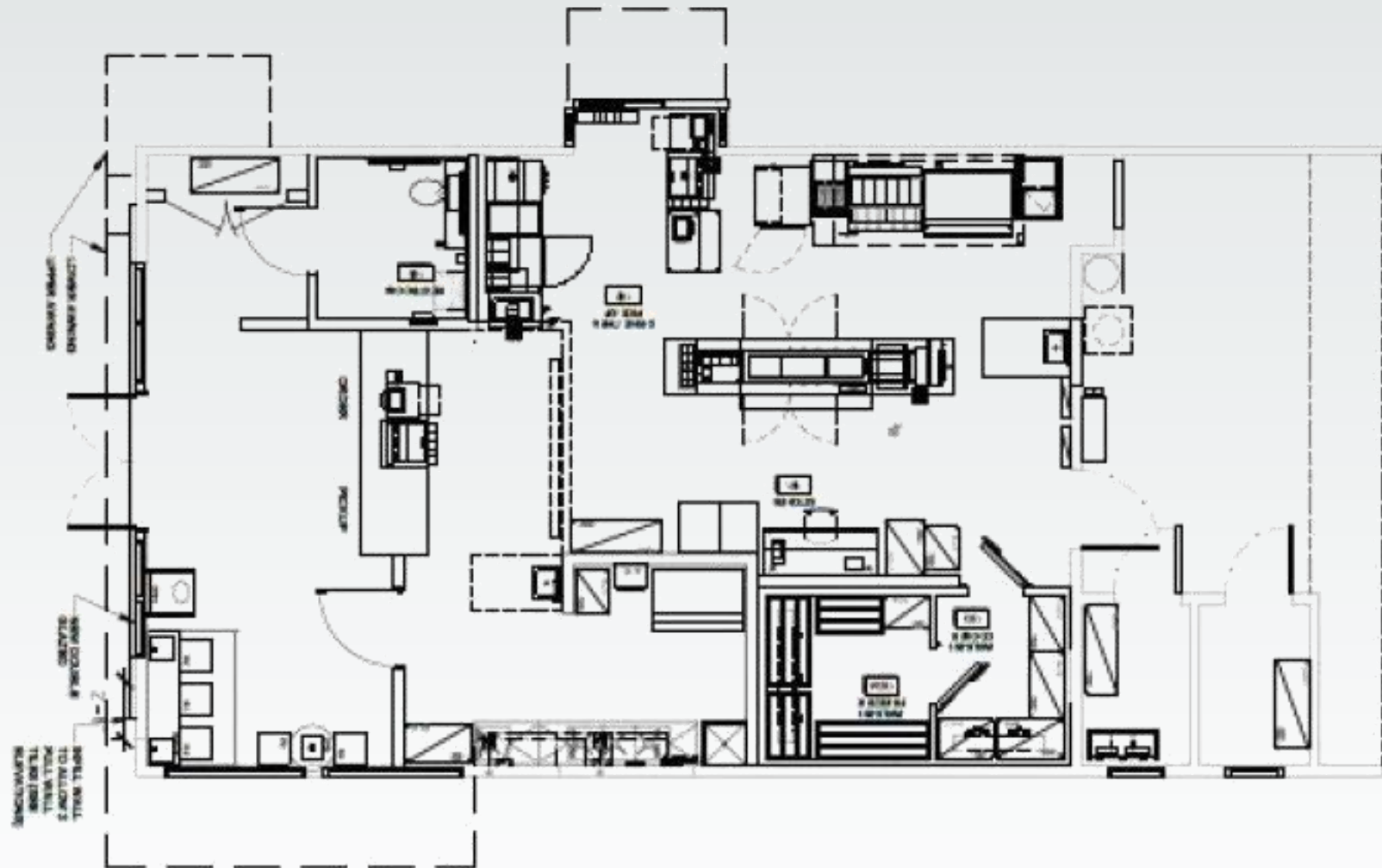




PROPERTY LAYOUT



Floor Plan



FINANCIAL ANALYSIS

Better Buzz Coffee - 1317 E. Foothill Blvd, Upland, CA 91786	
Year Built / Remodeled	1959 / 2025
Rentable SF	1,194
Lot SF	15,225
APN:	1045-481-16-0000

Pricing	
Price	\$2,336,842
Price/SF	\$1,957
Cap Rate	4.75%
	Year 1

RENT ROLL

Tenant Name	Lease Type	RSF	Begin	End	Options	Escalations	Monthly Base Rent
Better Buzz Coffee (Corporate Guaranteed)	NNN	1,194	11/6/2025	11/5/2035	(4) 5-Year	10% Every 5 Years	\$9,250
							\$9,250

ANNUALIZED INCOME		Year 1
Gross Scheduled Rent		\$111,000
Effective Gross Income		\$111,000

EXPENSES		Year 1
Real Estate Taxes		Tenant Responsibility
Insurance		Tenant Responsibility
Common Area Maintenance		Tenant Responsibility
Repair & Maintenance		Tenant Responsibility
Roof & Structure		Landlord Responsibility

RETURN		Year 1
NOI		\$111,000



Location Overview

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1317 E. Foothill Boulevard

Upland, California

Known as The City of Gracious Living, the City of Upland has ample opportunities to encourage business expansion. Its present strength as the up-and-coming retail hub of the Inland Empire is attracting new retailers and businesses from all sectors of the economy. Due to Upland's central location in Southern California and the City's innovative business assistance programs, the City fosters an economic climate that are both appealing and attracting to restaurants, retail, professional services, light industrial and manufacturing companies; everything from small start-ups to Fortune 500 companies.

Nestled along the foothills of the San Gabriel Mountains, Upland was founded in 1906 during Southern California's citrus era boom and in Upland, lemon was king. From those rural citrus roots, the City grew into a pleasant bedroom community and eventually blossoming into the urban metropolitan area it is today.



COMMUNITY PROFILE

Upland has many unique attributes such as boasting the only Madonna of the Trail monument in California, its very own stretch of America's famous Route 66, pristine historical neighborhoods that include turn of the century Victorians and Craftsman bungalows as well as an outstanding quality of life.

LOCATION OVERVIEW

Upland is strategically located at the westernmost edge of San Bernardino County adjacent to Los Angeles County. This proximity to Los Angeles affords the City the moniker of Gateway to the Inland Empire. Upland is also conveniently accessible to transit via the I-10, I-15 and 210 highways, the Ontario International Airport and Metrolink's vast public transportation network.



**The Grove Theater in downtown
Upland**



The Colonies Crossroads



Upland Village Center

LOOKING AHEAD

As an ever-growing community, Upland is a unique mix of tradition and progress, offering retailers and business both a genuine historic downtown setting, and a modern high-end business environment. Upland's vision for future growth and development is progressive and the City is prime for expansion.

RETAIL DEMAND

Despite thriving existing retail development, Upland is markedly underserved. The retail sales leakage for the City means there is room for more retail opportunity. The gap represents a \$140 million opportunity in retail trade, food and drink, furniture/home furnishings, electronics/appliances, health and personal care, and other non store retailers.

SEGMENT	GAP	LEAKAGE FACTOR*
▪ Furniture/Home Furnishings	\$9.9M	14.6
▪ Electronics/Appliances	\$13.2M	20.7
▪ Health/Personal Care	\$18.9M	15.0
▪ Clothing/Accessories	\$45.5M	42.3
▪ Nonstore Retailers	\$20.1M	45.1

* The leakage factor is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus).

HISTORIC DOWNTOWN UPLAND

entertainment, dining, distinctive shops and professional services. Downtown is surrounded by a well preserved historical commercial corridor, turn of the century residential neighborhoods and facilities that include the Cooper Regional History Museum and Carnegie Library. Downtown Upland covers 210 acres of adjoining land and is the focus of mixed-use retail and additional up-and-coming high density residential developments which capitalize on the closeness to the Metrolink Upland Station. The Downtown has over 400 established businesses with another 11.3K square feet of retail inventory for lease. Combining Downtown's lease space availability, with the City's targeted business assistance grant programs, Downtown is becoming a great place to grow your businesses.

Historic Downtown Upland features:

- Unique, quaint and diverse eateries and retail shops
- Easily accessible to transit via the I-10 highway
- Pedestrian friendly and adjacent to the Metrolink Upland Station
- Hosts the renowned annual Upland Lemon Festival and other community street fairs

TRANSPORTATION

- Upland is home to Cable Airport, the world's largest family-owned, public use, general aviation airport. Nearby Ontario International Airport and more distant Los Angeles International Airport offer commercial flights.
- Upland is served by the Metrolink commuter rail system on the San Bernardino Line.
- Euclid Avenue is part of California Highway 83, a north-south route that connects to Ontario and Chino to the south. Foothill Boulevard is part of California Highway 66, an east-west route that was formerly part of U.S. Route 66.
- Bus service in Upland is provided by Omnitrans.



 **SAN ANTONIO**
REGIONAL HOSPITAL

**Upland Memorial
Park**

 **the
Y**

 **CVS**
pharmacy

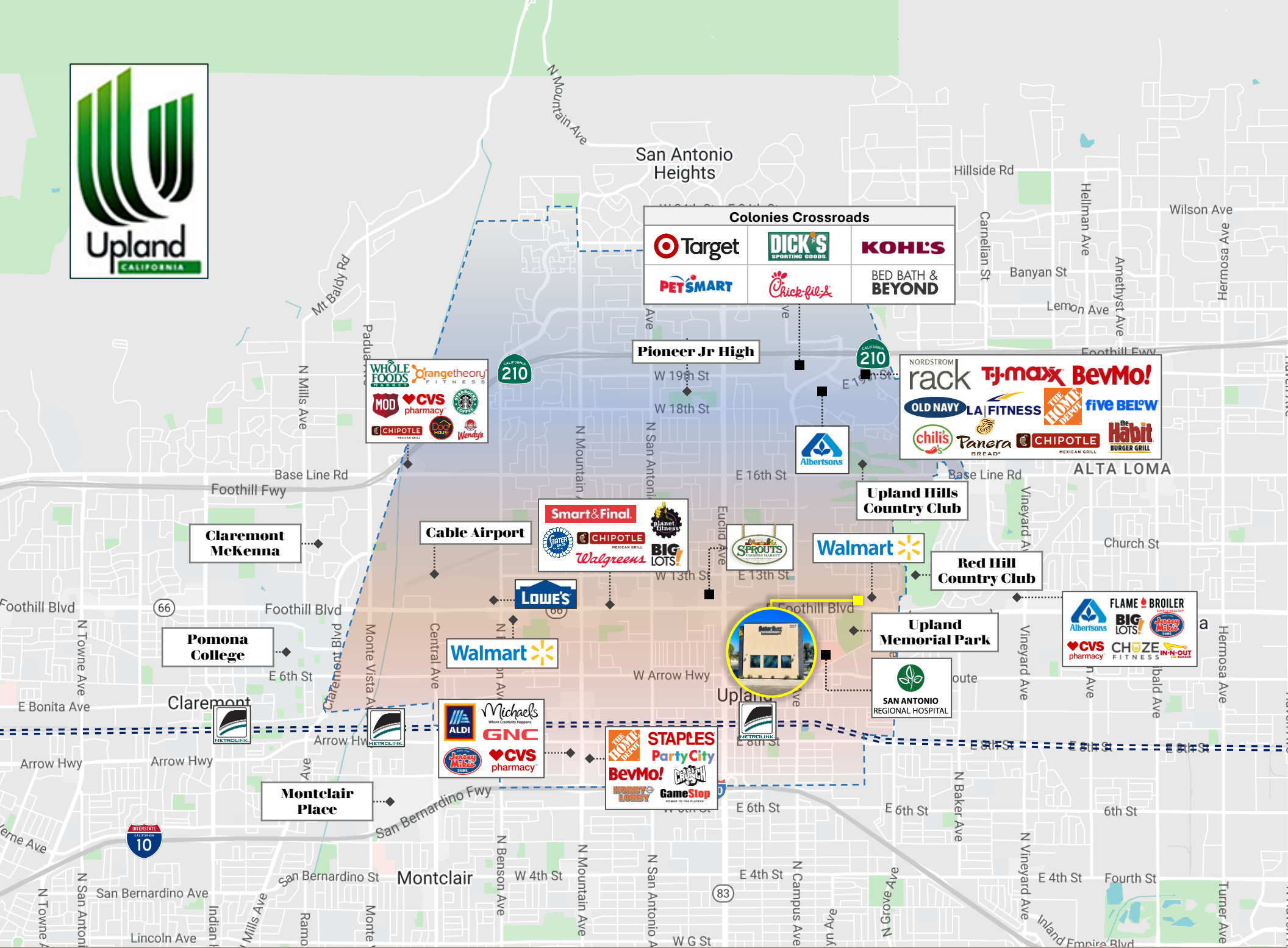
 **BW**
Best Western

 **Arby's**

1317 E. Foothill Blvd.

FOOTHILL BLVD

13TH AVENUE



2023 Demographics



77,871
POPULATION



22,266
HOUSING UNITS



\$101,491
AVG HH INCOME



35.8%
BACHELORS+



FREEWAYS
I-10, I-15, I-210



\$623,869
AVG HOME VALUE

Top Area EMPLOYERS



TOP EMPLOYERS

1	San Antonio Community Hospital	2,400
2	Upland Unified School District	1,037
3	The Home Depot	340
4	Upland Rehabilitation & Care	320
5	Walmart	315
6	Lewis Group of Companies	312
7	Target	265
8	Lowes	254
9	City of Upland	250
10	Holliday Rock Co.	250



**SAN ANTONIO
REGIONAL HOSPITAL**



UPLAND
REHABILITATION & CARE CENTER



**UPLAND UNIFIED
SCHOOL DISTRICT**



Route 66/Foothill Boulevard

Upland is home to 4 miles of Americana, the iconic Route 66. This classic retail corridor along Foothill Boulevard averages over 54,000 vehicle trips daily and is enhanced by street improvements, public art, and retro-characteristics. This distinguished section of Upland is continuously expanding and has over 108K square feet of available retail space for lease.

- Major anchor tenants along Foothill Boulevard include: Sprouts Farmers Market, Stater Bros. Market, Big Lots, Bowlero, Walmart, In-N-Out Burger, Planet Fitness, 24 Hour Fitness, Burlington, Ross Dress for Less, Starbucks, Mountain View Chevrolet and Lowe's Home Improvement
- A variety of footprints are available along Foothill Boulevard to suit your individual business' commercial needs



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EXCLUSIVE CONTACTS



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