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PEET'S COFFEE CORPORATE

**TROPHY ABSOLUTE NNN DRIVE-THRU**

ALAMEDA, CA

Located in High Barrier to Entry Bay Area Island Community with Rare Annual Rent Escalations





# LEAD BROKERS

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Corporate absolute NNN  
Peet's Coffee drive-thru with  
brand new 10-year extension.  
Hard corner location on a main  
thoroughfare connecting the  
island of Alameda to Oakland  
and the rest of the Bay Area.

<b>Price</b>	<b>\$5,625,000</b>
<b>Cap Rate</b>	<b>4.00%</b>
<b>NOI</b>	<b>\$225,000</b>
<b>Leasable Area</b>	<b>3,000 SF</b>
<b>Land Area</b>	<b>0.40 AC</b>
<b>Lease Type</b>	<b>Absolute NNN</b>
<b>Year Built</b>	<b>1986</b>
<b>Years Remodeled</b>	<b>Multiple since 2014</b>

**1901 WEBSTER ST, ALAMEDA, CA**







## WHY INVEST

### Trophy Drive-Thru Asset in a High-Barrier Market

This rare trophy coffee drive-thru is located in the heart of Alameda, one of the Bay Area's most supply-constrained retail markets. As an island city with limited available land and stringent development restrictions, new drive-thru projects are nearly impossible to build, creating exceptionally high barriers to entry. These dynamics contribute to sustained tenant performance and make existing assets like this one both scarce and highly coveted by investors.

### Prime Location at the Gateway to Alameda

Positioned at the first major intersection after the Webster Tube, Alameda's primary northern entrance, the property benefits from constant commuter and local traffic. The site enjoys excellent visibility and accessibility along Webster Street, a high-identity retail corridor anchored by national brands such as Taco Bell and Jack in the Box. This irreplaceable location ensures a steady flow of customers and reinforces the property's long-term value.

### Stable Investment with Rare Annual Increases

The property is secured by an absolute triple-net (NNN) lease, providing investors with truly passive ownership. Offered under fee simple ownership, the sale includes both land and improvements, allowing full control and depreciation benefits. The lease's rare annual rent escalations create steady income growth and a built-in hedge against inflation, delivering a low-maintenance investment with reliable, appreciating cash flow.

**Renovated, High-Quality Construction** Significant upgrades since 2014—including parking lot resurfacing, landscaping enhancements, exterior improvements, and interior tenant renovations—have positioned the property as a best-in-class asset. The drive-thru configuration provides exceptional convenience for both commuters and locals, aligning perfectly with today's consumer demand for efficient, on-the-go service.

### Strategic Brand Location Near Corporate Headquarters

This Peet's Coffee is the closest drive-thru location to the company's corporate headquarters in Emeryville, underscoring its strategic importance within the brand's network. Following Peet's acquisition by Keurig Dr Pepper, the brand has entered a new growth phase, expanding its footprint across Northern California. With strong corporate backing and proven performance, this location is well positioned for continued success.

### Limited Competition and Strong Tenant Performance

Due to Alameda's strict zoning and lack of redevelopment opportunities, competition among quick-service coffee operators remains limited. Existing drive-thrus experience strong customer traffic and above-average sales volumes, supported by the city's high-income demographic and year-round demand. This Peet's Coffee benefits directly from those market fundamentals, combining a best-in-class tenant with an irreplaceable island location.

# 05 INCOME & EXPENSE

		CURRENT
<b>Price</b>		<b>\$5,625,000</b>
<b>Capitalization Rate</b>		<b>4.00%</b>
Price/SF		\$1,875
Building Size (SF)		3,000
Lot Size (SF)		17,424
<b>Stabilized Income</b>	<b>\$/SF</b>	
Scheduled Rent	\$75.00	\$225,000
<b>Expenses</b>	<b>\$/SF</b>	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
CAM	NNN	\$0.00
<b>Total Operating Expenses</b>	<b>NNN</b>	<b>\$0.00</b>
<b>Net Operating Income</b>		<b>\$225,000</b>



## FINANCING

Financing is available on the subject property. Please contact agent for details.

## LEASE NOTES

Corporate Absolute Triple Net Lease



Tenant Info		Lease Terms		Rent Summary				
Tenant Name	SQ. FT.	Term Years		Monthly Rent	Yearly Rent	Monthly Rent/Ft	Yearly Rent/Ft	Increases
Peet's	3,000	1/1/2016	1/31/2036	\$18,750	\$225,000	\$6.25	\$75.00	
(Peet's Operating Company,	Increase	2/1/2027	1/31/2028	\$19,125	\$229,500	\$6.38	\$76.50	2.0%
	Increase	2/1/2028	1/31/2029	\$19,508	\$234,090	\$6.50	\$78.03	2.0%
	Increase	2/1/2029	1/31/2030	\$19,898	\$238,772	\$6.63	\$79.59	2.0%
	Increase	2/1/2030	1/31/2031	\$20,296	\$243,547	\$6.77	\$81.18	2.0%
	Increase	2/1/2031	1/31/2032	\$20,702	\$248,418	\$6.90	\$82.81	2.0%
	Increase	2/1/2032	1/31/2033	\$21,116	\$253,387	\$7.04	\$84.46	2.0%
	Increase	2/1/2033	1/31/2034	\$21,538	\$258,454	\$7.18	\$86.15	2.0%
	Increase	2/1/2034	1/31/2035	\$21,969	\$263,623	\$7.32	\$87.87	2.0%
	Increase	2/1/2035	1/31/2036	\$22,408	\$268,896	\$7.47	\$89.63	2.0%
(2 - 5 Year Options)	Option 1	2/1/2036	1/31/2041	2% annual increase in each lease year				
	Option 2	2/1/2041	1/31/2046	2% annual increase in each lease year				
TOTALS:	3,000			\$18,750	\$225,000	\$6.25	\$75.00	

Buyer must verify all information and bears all risk for any inaccuracies.



# \$983M

ANNUAL REVENUE FOR  
FISCAL YEAR 2023

# 200+

LOCATIONS IN THE  
UNITED STATES

# 1966

YEAR  
FOUNDED

# 5,000

NUMBER OF  
EMPLOYEES

# Peet's Coffee™

## A NATIONAL SPECIALTY COFFEE ROASTER

Peet's Coffee, founded in 1966 by Alfred Peet in Berkeley, California, is a **leading specialty coffee roaster and retailer** known for its high-quality, hand-roasted beans and commitment to craft coffee. Headquartered in Emeryville, California, the company operates more than **200 retail locations** across the United States and reported approximately **\$983 million in revenue in 2023**.

Peet's Coffee operates under **JDE Peet's, the world's largest pure-play coffee and tea company**, which serves approximately 4,400 cups of coffee or tea every second across more than 100 markets. In 2025, JDE Peet's was acquired by **Keurig Dr Pepper (KDP)**. This acquisition is expected to accelerate growth, expand global reach, and unlock additional resources for innovation across Peet's product portfolio. [Read more on page 8.](#)

Looking ahead, Peet's Coffee remains **committed to expansion, quality, and sustainability**. Backed by the scale and operational expertise of Keurig Dr Pepper and JDE Peet's, Peet's is well-positioned to strengthen its retail footprint, enhance its customer experience, and maintain its leadership in the premium coffee sector. For investors, the brand represents a **proven performer with strong consumer loyalty** and the **backing of one of the most dynamic beverage portfolios in the world**.





## 2025 ACQUISITION BY KEURIG DR PEPPER

In August 2025, **Keurig Dr Pepper (KDP)** announced a landmark **\$18.3 billion all-cash acquisition of JDE Peet's**, the parent company of Peet's Coffee, offering shareholders a 33% premium to the 90-day average trading price. Following the acquisition, KDP plans to separate into two independent, U.S.-listed companies: a Global Coffee Company and a Refreshment Beverage Company.

The transaction is expected to **generate roughly \$430 million in cost synergies over three years** and significantly **enhance global market reach, operational efficiency, and brand investment**. For investors, this positions Peet's Coffee for long-term growth, backed by a financially strong parent company with a proven record of driving value through scale and innovation.

For properties under long-term absolute triple net leases with strong brand identity, especially those in high-barrier, high-visibility locations like Alameda, the acquisition offers both **enhanced brand strength and growing operational support** from an increasingly unified and well-capitalized coffee portfolio.







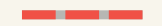
PROPERTY  
DATA

**3,000**  
Rentable SF

**0.40**  
Acres

**19**  
Parking Spaces

LEGEND

  
Property  
Boundary

  
Egress





## BUSY LOCATION WITH LONG DRIVE- THRU LINE AND PACKED PARKING LOT AT PEAK HOURS

This trophy location attracts over 80,000 visits annually, highlighting its prime location and strong value as a key community asset and investment opportunity.









## TOP PERFORMING RETAILERS ALONG WEBSTER STREET

The retail corridor along Webster Street serves as the primary shopping destination for the north end of Alameda. Anchored by national tenants, this corridor consistently delivers strong sales, reflecting both high demand and a proven retail market. With significant barriers to entry due to Alameda's island geography, constrained land supply, and strict development regulations, competition is minimal, making this stretch of retail exceptionally stable and lucrative for operators.



**\$51.9M**

ESTIMATED SALES  
FOR 2024



**\$22.3M**

ESTIMATED SALES  
FOR 2024



**\$22.7M**

ESTIMATED SALES  
FOR 2024



**\$8.4M**

ESTIMATED SALES  
FOR 2024



**\$4M**

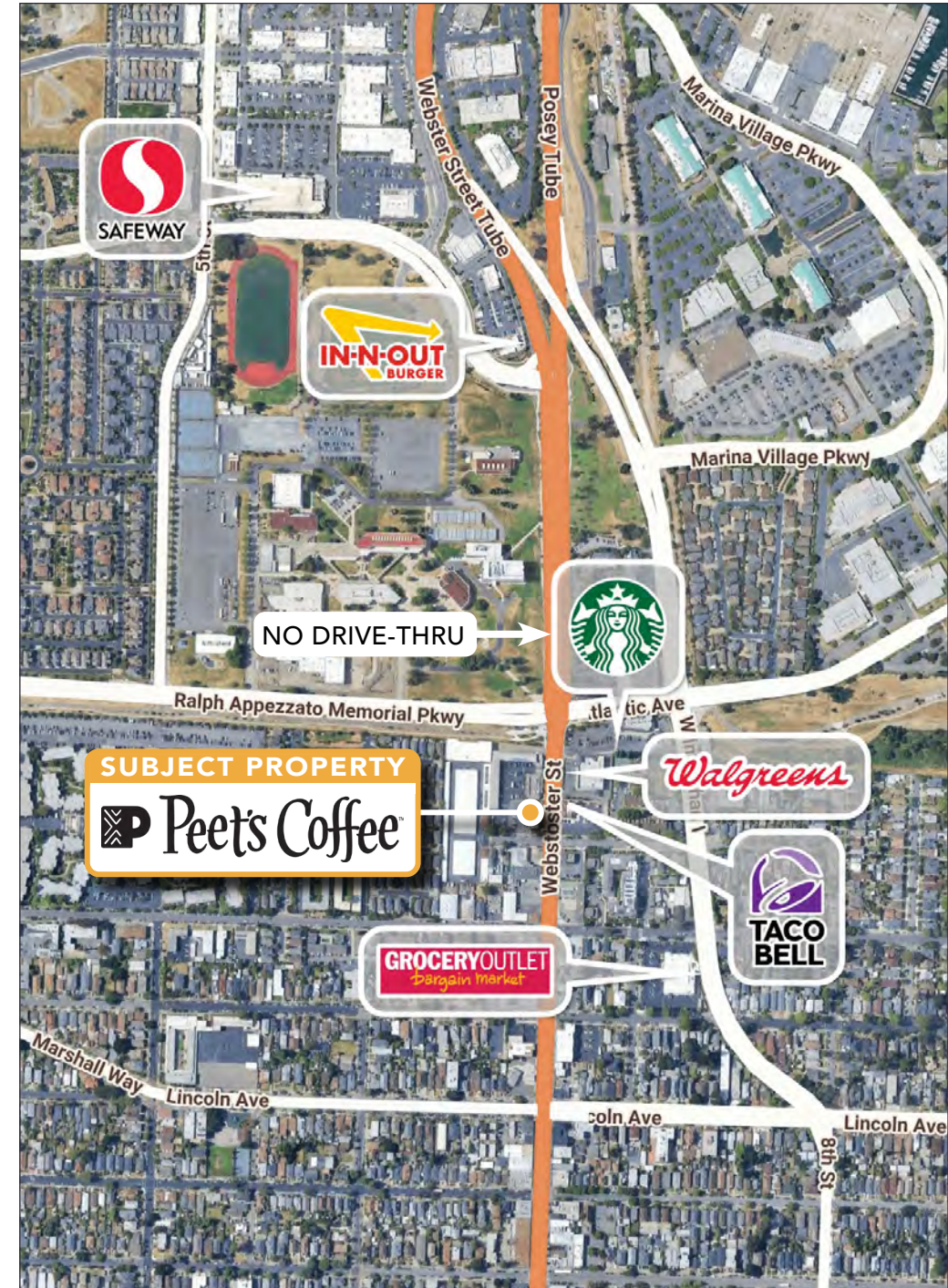
ESTIMATED SALES  
FOR 2024



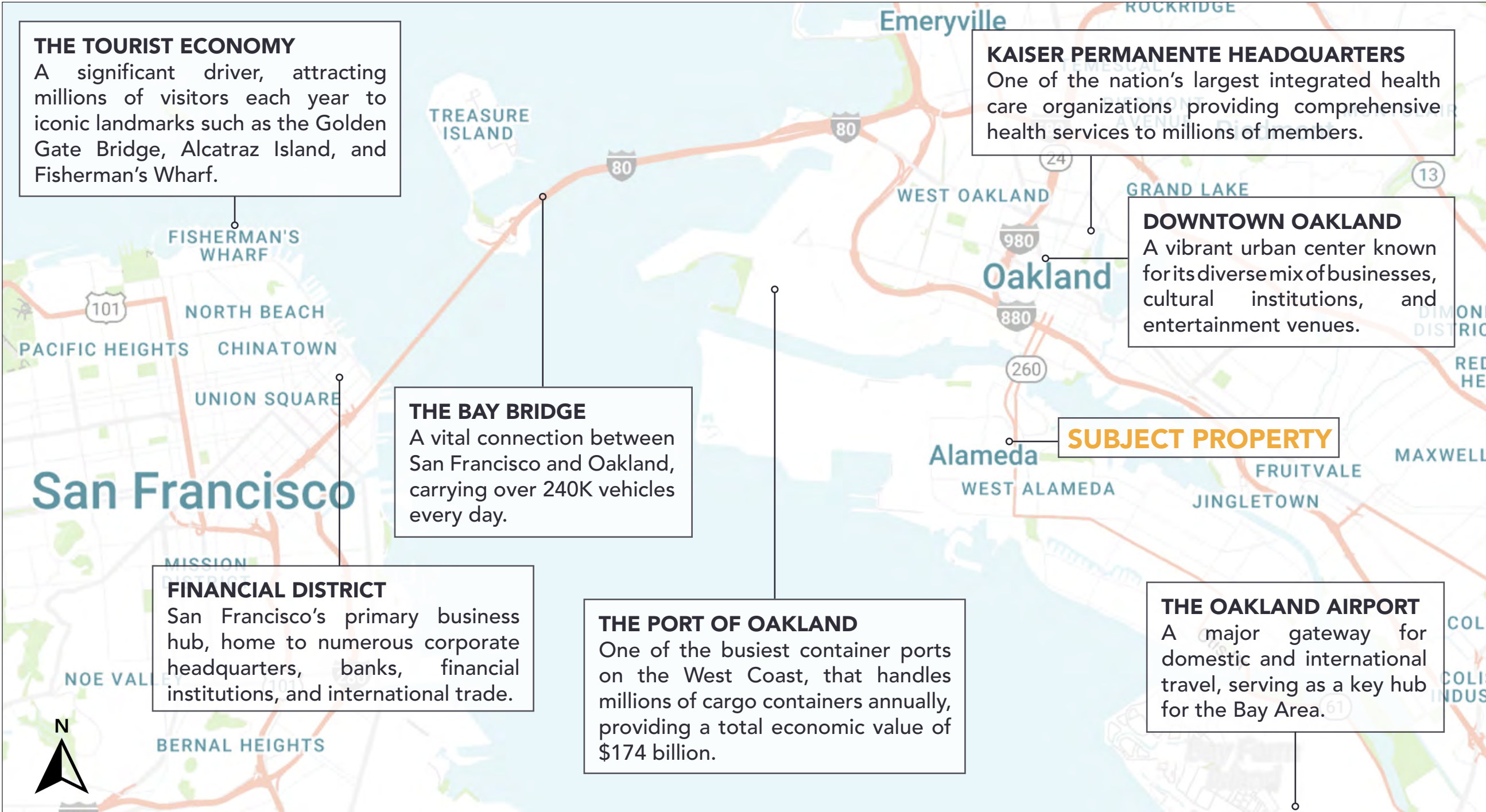
**\$3.3M**

ESTIMATED SALES  
FOR 2024

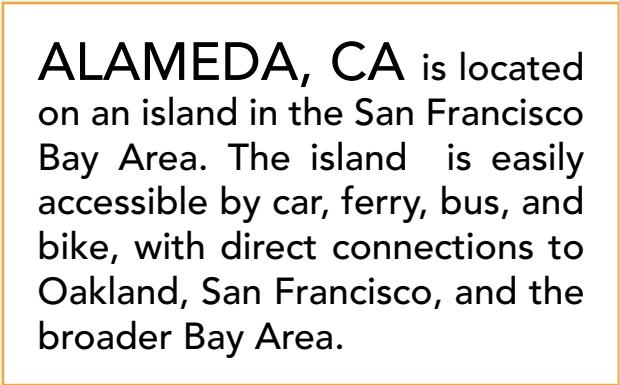
Sales data sourced from [CenterCheck](#).















# VISITATION DATA

The subject property draws from a large trade area, receiving **over 86,100 visits in the past 12 months**. Shading on the heatmap represents home location of visitors to the subject property based on cellular data.

# DEMOGRAPHICS

	1 mile	3 mile	5 mile	10 mile
Population	26,110	206,496	416,448	1,426,995
Average HH Income	\$186,437	\$146,415	\$164,585	\$195,061
Median HH Income	\$129,083	\$104,748	\$117,968	\$137,645
Total Growth % (2010-2020)	2.6%	3.6%	3.2%	2.7%
Daytime Employees	9,447	115,799	196,907	886,582

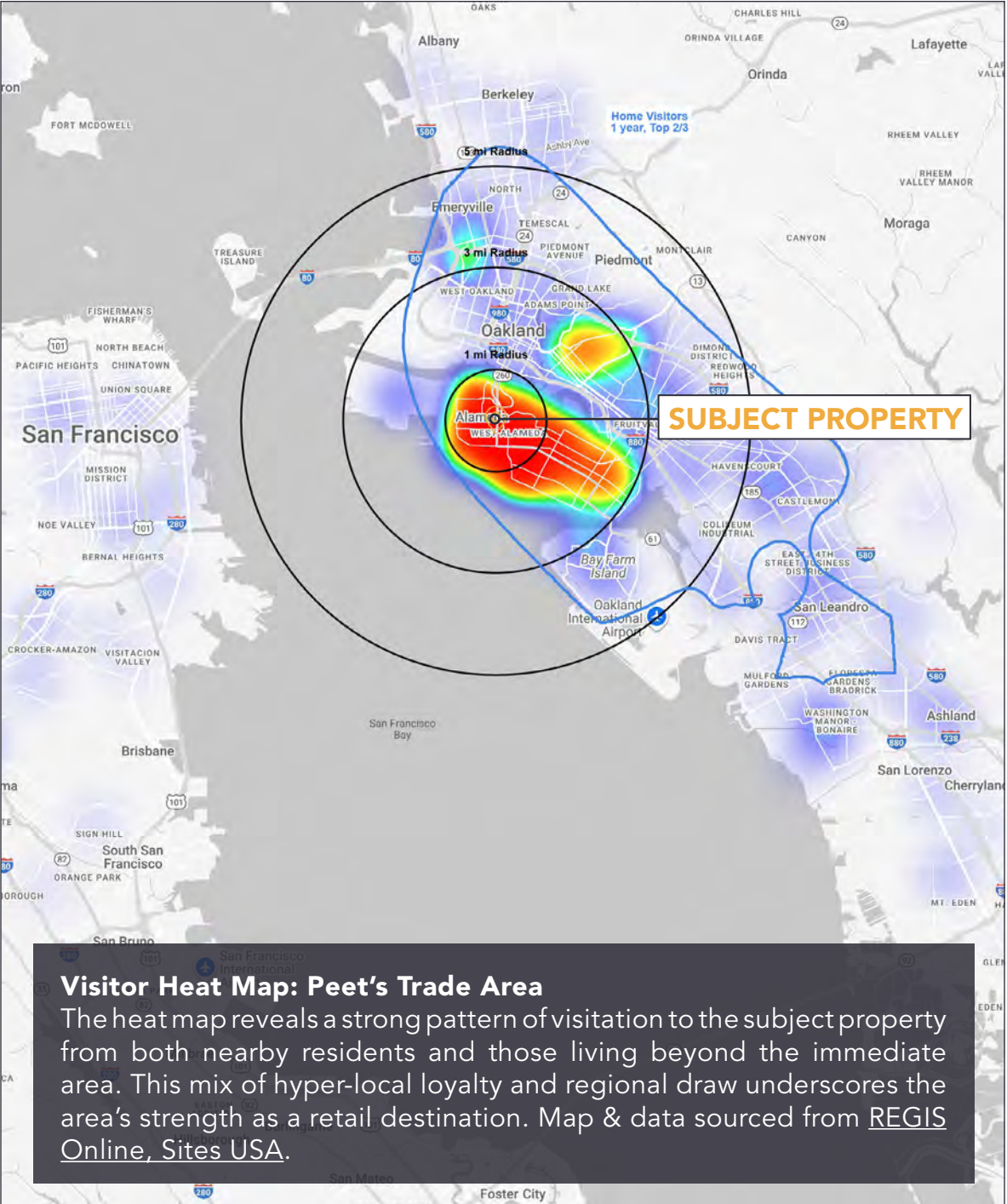
# HIGHLIGHTS

86K

ANNUAL VISITS TO THE  
SUBJECT PROPERTY

\$186K

AVG HH INCOME  
WITHIN 1 MILE RADIUS







# ALAMEDA, CA, IN FOCUS

A VIBRANT ISLAND COMMUNITY IN THE SAN FRANCISCO BAY AREA



## A HISTORIC ISLAND CITY WITH COASTAL CHARM

Alameda is a picturesque island city in the San Francisco Bay, located just south of Oakland and across the bay from San Francisco. With **a population of approximately 78,000 residents**, Alameda blends small-town charm with a vibrant economy, waterfront attractions, and a strong sense of community.

The city is known for its historic architecture, tree-lined streets, and walkable neighborhoods. **Downtown Alameda and Webster Street** offer a mix of boutique shops, restaurants, and entertainment, while the former Naval Air Station, now known as **Alameda Point**, has become a hub for innovation, featuring breweries, artisan makers, and tech startups.

Alameda's waterfront location provides ample recreational opportunities, including beaches, marinas, and parks. The city also boasts an extensive biking and walking trail network, making it ideal for outdoor enthusiasts.

Alameda has **a diverse and growing economy**, supported by industries such as technology, maritime shipping, and healthcare. The city is **home to several corporate headquarters** and enjoys easy access to major employment centers in the Bay Area.

With its **unique island setting, rich history, and thriving local economy**, Alameda offers a high quality of life for residents and an attractive destination for businesses and visitors alike.





## THE SAN FRANCISCO BAY AREA

**7.7M**

SAN FRANCISCO MSA  
POPULATION

**\$654B**

SAN FRANCISCO MSA  
GDP FOR 2022

**11.6%**

BAY AREA EMPLOYMENT  
ATTRIBUTED TO THE  
TECH INDUSTRY

**\$7.7B**

TOURISM ECONOMIC  
IMPACT IN 2022

## A HUB FOR INNOVATION, TECHNOLOGY, AND LIFESTYLE

The Bay Area consists of nine counties in Northern California centered around the San Francisco Bay, San Pablo Bay, and Suisun Bay. With **a population of over 7 million, it is one of the most populous and economically vibrant regions in the United States.** The region offers a thriving job market, diverse cultural experiences, beautiful natural scenery, and a mild climate.

The Bay Area captivates locals and tourists alike as it is **home to some of the world's finest wine country**, including Napa Valley and Sonoma, plus **waterfront towns, dramatic beaches**, and the tech-savvy southern end of the bay known as the **Silicon Valley**. Iconic attractions, such as the Golden Gate Bridge, Alcatraz Island, and Fisherman's Wharf in San Francisco draw tourists year round. In 2022, total tourism spending in the Bay Area exceeded \$7.7 billion.

The Bay Area is a global hub for technology and innovation, boasting four of the world's ten largest companies by market capitalization and the **second highest concentration of Fortune 500 companies**, with 38+ based throughout the region, including **Google, Facebook, Apple, Hewlett Packard, Intel, and Adobe.**

Home to a large number of prestigious colleges and universities, including **University of California, Berkeley, Stanford University**, Santa Clara University, Saint Mary's College, and University of California, San Francisco.

San Francisco International airport, the largest airport in the San Francisco Bay Area and the second-busiest in California, welcomed 47.1 million passengers in 2023.





# CONTACT

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