



# PAD TO Walmart Supercenter

... 22187 Bundy Canyon Rd, Wildomar, CA 92595 ...



**Walmart** Supercenter  
UNDER CONSTRUCTION

**McDonald's**  
JUST SOLD -  
3.49% CAP

**Starbucks**  
SUBJECT  
PROPERTY



125,000+ CPD

SCHEDULED FOR  
FUTURE RETAIL  
DEVELOPMENT

SELLERS ROAD

BUNDY CANYON ROAD 23,000+ CPD

EXCLUSIVELY LISTED BY:

**JONATHAN SCHIFFER**  
Senior Associate, CCIM  
949.688.1280 | BRE #02168139  
js@realsource.com

**AUSTIN BLODGETT**  
Senior Vice President  
949.235.0621 | BRE #01958151  
ab@realsource.com

**REALSOURCE** GROUP

... OFFERING MEMORANDUM ...



22187 Bundy Canyon Rd, Wildomar, CA 92595

PRICE	CAP RATE	NOI
<b>\$3,608,247</b>	<b>4.85%</b>	<b>\$175,000</b>

<b>TENANT:</b> <sup>1</sup>	Starbucks Corp (NASDAQ: SBUX)
<b>LEASE SIGNATURE:</b>	Corporate
<b>LEASE COMMENCEMENT:</b> <sup>2</sup>	12/1/2025
<b>LEASE EXPIRATION:</b>	11/30/2035
<b>LEASE TYPE:</b>	NN+
<b>MONTHLY RENT:</b>	\$14,583
<b>PROPERTY TAXES:</b>	Tenant Responsibility
<b>INSURANCE:</b>	Tenant Responsibility
<b>COMMON AREA:</b>	Tenant Responsibility
<b>ROOF, STRUCTURE, PARKING LOT:</b>	Landlord Responsibility
<b>RENTAL INCREASES:</b>	10% Every 5 Years
<b>RENEWAL OPTIONS:</b>	Four, 5-Year Options @10%
<b>YEAR BUILT:</b>	2025
<b>LOT SIZE (ACRES):</b>	0.96 AC
<b>NET RENTABLE AREA:</b>	1,149 SF

1 - All lease provisions to be independently verified by Buyer during Due Diligence period.  
2 - Est. Rent Commencement Date based on current construction schedule.



- **Single-Tenant Starbucks:**
  - Corporate Lease from world’s leading coffee chain [Starbucks Corp]
  - NN+ Lease with minimal landlord responsibilities, ideal for a passive investor
  - 10-year primary term, with six (6), 5-year options
  - 10% rental increases every 5-years, including options
- **About Starbucks:**
  - Starbucks Corp. (NASDAQ: SBUX)
  - 40,000+ stores worldwide
  - Fortune 500 company | 380,000+ employees
  - Investment Grade Tenant (BBB+ S&P, Baa1 Moody’s)
  - \$96.4 billion reported market cap (Q1 2025)
  - \$36.2 billion in reported revenue for 2024
  - 53-years of proven Operating History
- **Pad to Walmart Supercenter currently under construction (Contact Broker for Details)**
  - First Walmart Supercenter in the Wildomar Market
- **2025 Construction: Starbuck’s latest prototype, double drive-thru design**
- **Exceptional Site Access: Multiple Points of Ingress & Egress for Efficient Traffic Flow**
- **Below-Market Rent: Comparable CA Starbucks deals exceed \$200,000 Year 1 NOIs**
- **Gateway Positioning w/ Highway Pylon Signage: A+ interstate location w/ high barriers to entry**
- **Direct Interstate Access to I-15, one of Southern California’s primary highways with 120,000+ cars passing the site daily**
- **Tremendous Retail Synergy: Pad to Canyon Plaza, a multi-phase development**
  - Shadow-anchored by Walmart Supercenter scheduled for development
  - Adjacent to Brand-New Construction McDonald’s (**also for sale – contact broker for more details**), 7-Eleven Gas Station/C-Store, & Retail Strip Center scheduled for development
- **Affluent & Dense Demographics: \$140,000+ AHHIs & 130,000 Pop. in a 5-mi Radius**
- **Minimal competition in a 3-mi radius:** One of the few stand-alone Starbucks servicing the Wildomar market
- **Market of Tremendous Logistics & Industrial Absorption:** Amazon (#1 Employer in IE) is investing \$19.3B over the next few years alone
- **Riverside-San Bernardino-Ontario, California MSA: #3 Most Populous MSA in CA**
  - 5th Strongest Population growth in the USA
  - Ranked 20th in USA for GDP



**#1**

Largest Coffee Chain in the World



**10-YR**

Primary Term



**\$36.2B+**

Reported Revenue (2024)



**40K+**

Stores Worldwide



**2025**

New Construction



**#3**

Most Populous MSA in CA



**120K**

Cars Per Day Highway Access



**BBB+ | Baa1**

Baa1 Investment Grade Tenant (S&P & Moody’s)



LAKE ELSINORE

**CANYON PLAZA**  
- Subject Property 70 Ft. Pylon Sign -

**ELSINORE HIGH SCHOOL**  
- 2,065 STUDENTS -

125,000+ CPD



**SUBJECT PROPERTY**

SCHEDULED FOR FUTURE RETAIL DEVELOPMENT



**SCHEDULED FOR DEVELOPMENT**

FUTURE RETAIL DEVELOPMENT

FUTURE RETAIL DEVELOPMENT



POPEYES



SELLERS ROAD

BUNDY CANYON ROAD 23,000+ CPD

**JUST SOLD - 3.49% CAP**



**Walmart**

Supercenter

CURRENTLY UNDER CONSTRUCTION



**SCHEDULED FOR FUTURE RETAIL DEVELOPMENT**



**FUTURE RETAIL DEVELOPMENT**

**125,000+CPD**



**23,000+CPD**

**BUNDY CANYON ROAD**

**SELLERS ROAD**



**SAN BERNARDINO INTERNATIONAL AIRPORT**

- 1-Hour Drive Time -



**CARMEL HILLS**

- Home to top-15% Income Earners in U.S. -  
- AHHIs of \$140,000+ -



  
**JUST SOLD -  
3.49% CAP**



**SELLERS ROAD**

**FUTURE RETAIL DEVELOPMENTS**

**FUTURE RETAIL DEVELOPMENTS**

  
**SCHEDULED FOR DEVELOPMENT**



**SCHEDULED FOR FUTURE RETAIL DEVELOPMENT**

  
**SUBJECT PROPERTY**



**Walmart**   
**Supercenter**  
**CURRENTLY UNDER CONSTRUCTION**



**125,000+ CPD**

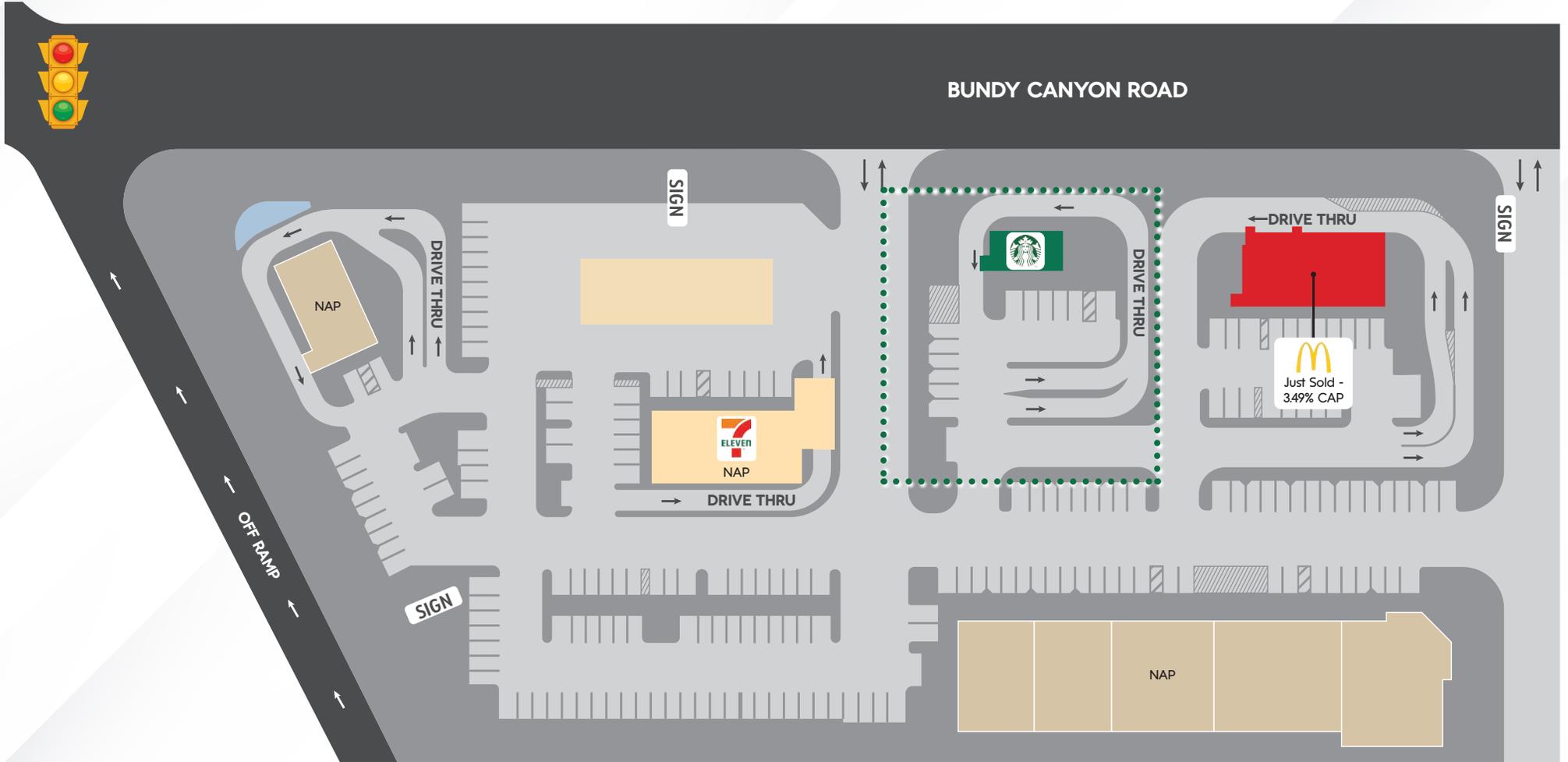
**BUNDY CANYON ROAD**

**23,000+ CPD**

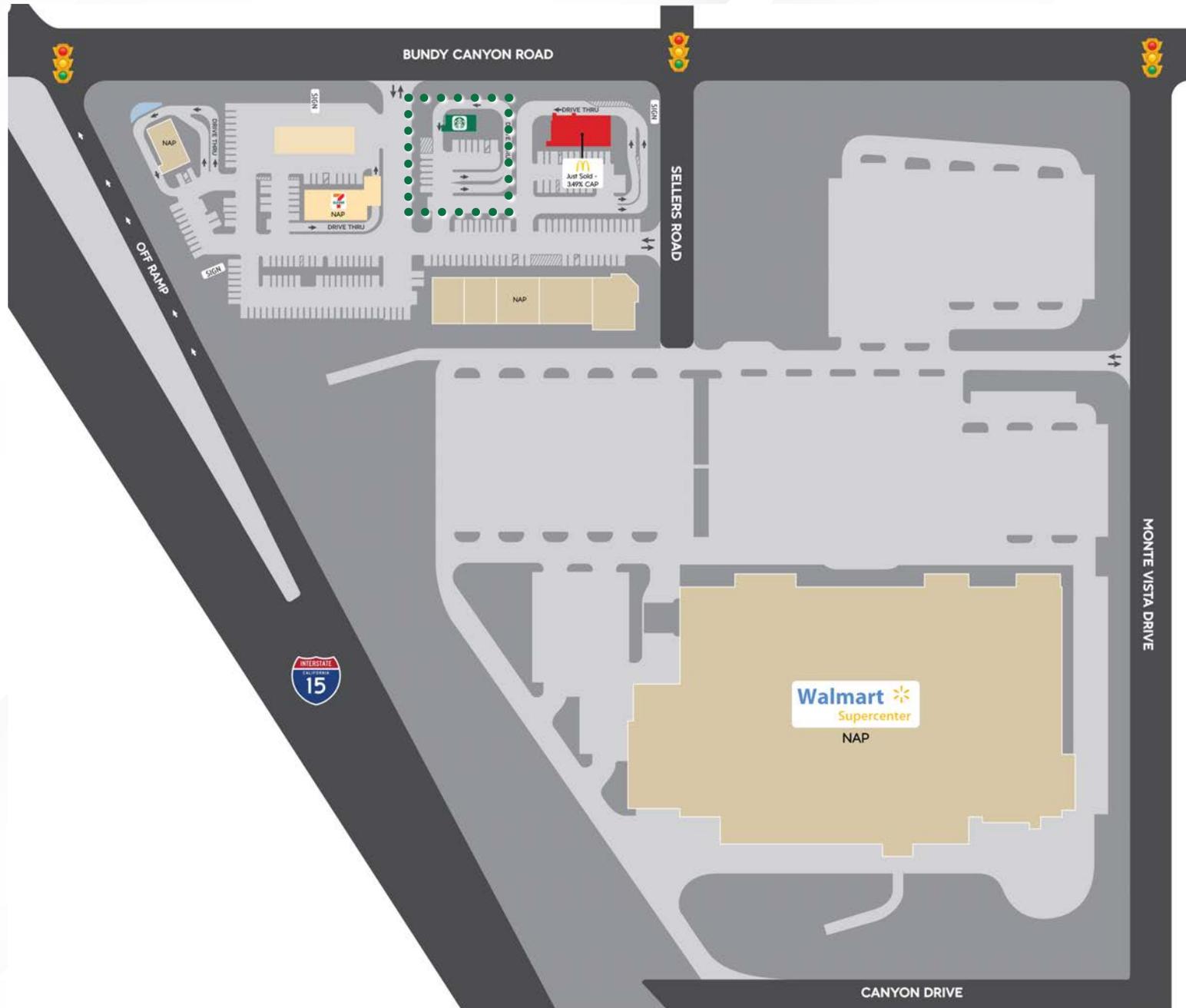
**DEMOGRAPHICS**

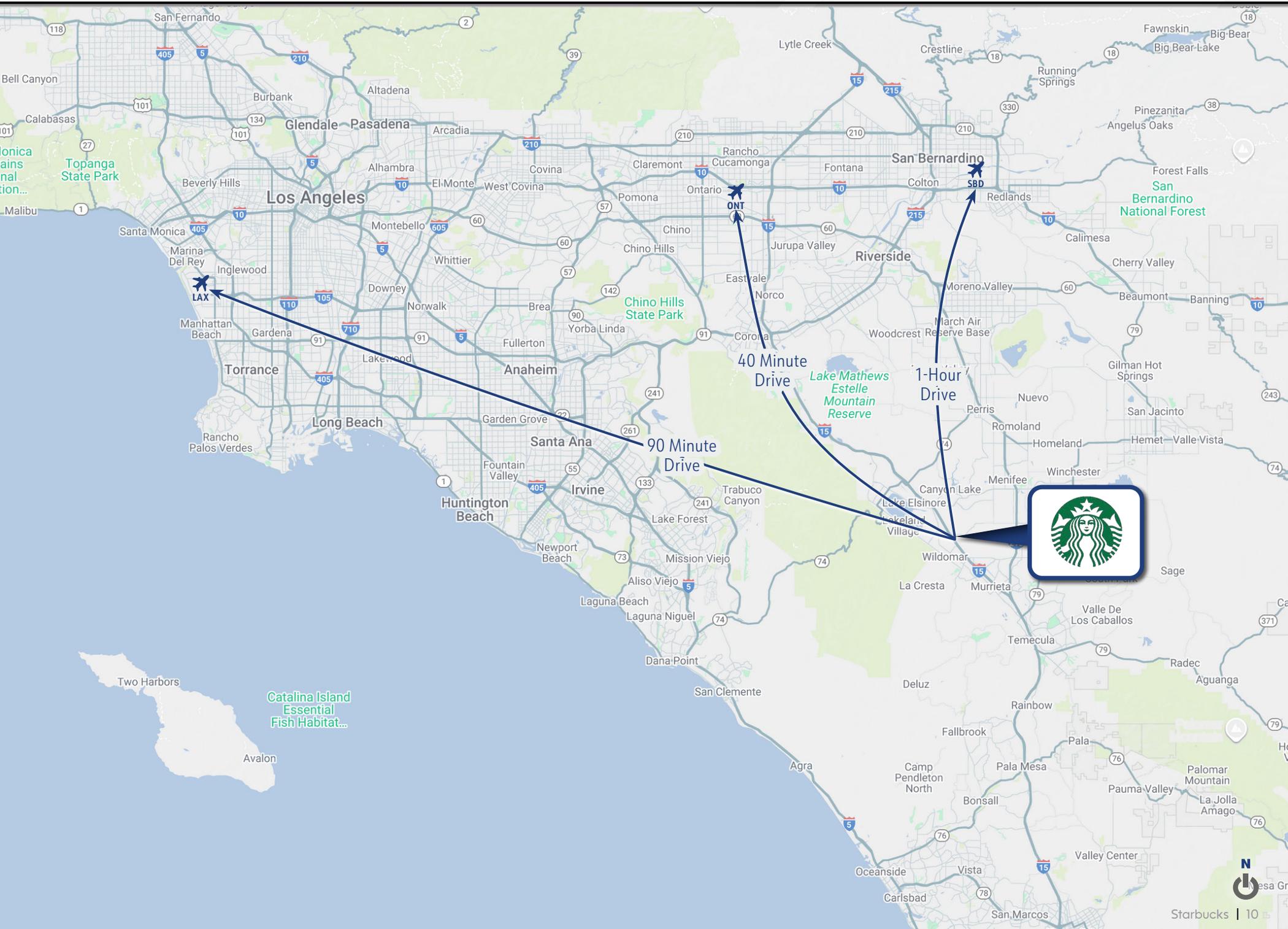
	Population	AHHI
1-Mile Radius	6,883	\$112,021
3-Mile Radius	49,206	\$128,374
5-Mile Radius	130,468	\$140,329





■ Subject Property    ■■■ Property Parcel | APN # 367-100-045







## Starbucks Surpasses Sales Expectations

1/29/2025 - Starbucks management has implemented a strategy to keep its financial momentum moving upward. The major part of this plan is to simplify operations, eliminate inefficiencies, and get the company “back to the core of what makes Starbucks a unique experience.”

“While we’re only one quarter into our turnaround, we’re moving quickly to act on the ‘Back to Starbucks’ efforts, and we’ve seen a positive response,” – Brian Niccol, new CEO.

[Read More](#)

## Starbucks names Brian Niccol as Chairman and Chief Executive Officer

8/13/2024 - SEATTLE – Starbucks (NASDAQ: SBUX) today announced that Brian Niccol has been appointed chairman and chief executive officer. Niccol started the new role on September 9, 2024. Starbucks chief financial officer, Rachel Ruggeri, will serve as interim ceo until that time. Mellody Hobson, Starbucks board chair, will become lead independent director. In the fiscal second quarter, the company expects to open 24 stores, including 21 Ross and three dd’s locations. This expansion is part of its ambitious plan for fiscal 2024, aiming to open 90 locations, which will include about 75 Ross and 15 dd’s DISCOUNTS stores.

[Read More](#)





Starbucks Corporation is a Seattle, WA-based multinational chain of coffeehouses and roasteries founded in 1971 by Jerry Baldwin, Zev Siegl, and Gordon Bowker. As of 2024, the company boasts 40,000+ stores in close to 85 countries and is currently recognized as the world's largest coffeehouse chain. Starbucks is one of the highest-recognized brands in the world, and is consistently ranked as one of the most

admired companies worldwide.

With 170,000+ ways for customers to customize coffee and tea-based beverages, Starbucks also offers food options varying from pastries, lunch & breakfast items, to sandwiches. Recognized as the gathering place for friends and family, Starbucks believes in serving the finest coffee possible by maintaining ethical sourcing practices in Latin America, Africa, and Asia. SBUX leads the way in sustainable practices and positive impact in local communities, and creates opportunities through education, training and employment. [Read More](#)



**#1**

**Largest Coffee Chain**

**40,000+**

**Locations Worldwide**

**\$36.2B+**

**Reported Revenue  
for 2024**

**BBB+**

**Investment Grade  
Tenant (S&P)**

<b>Tenant Name:</b>	Starbucks Corporation
<b>Locations:</b>	40,000+
<b>Company Type:</b>	Public (NASDAQ: SBUX)
<b>Credit Rating:</b>	BBB+ Investment Grade (S&P)
<b>Headquarters:</b>	Seattle, WA
<b>Founded:</b>	1971
<b>Website:</b>	www.starbucks.com

# RIVERSIDE-SAN BERNARDINO-ONTARIO MSA (INLAND EMPIRE)

## GEOGRAPHY

- Riverside-Ontario-San Bernardino MSA = 27,000 sq mi
- The City of Wildomar falls within the Riverside-Ontario-San Bernardino MSA, otherwise known as the Inland Empire, an area larger than states like Maryland, West Virginia, Massachusetts and Connecticut
- East of Los Angeles and Orange Counties , 2 major counties & 52 Cities fall within the dense Metropolitan Area

## INLAND EMPIRE ECONOMY

- Ontario International Airport is the fastest-growing airport in US for 5th straight year
- Averaging 3,833 new jobs per month in 2022, with Transportation & warehouse at 138% of pre-pandemic levels
- Estimated 40% of all consumer goods flow through the region with logistics centers reaching 600+M Sq Ft.
- Five Major Sectors leading to region's growth:
  - Logistics, Healthcare, Construction, Manufacturing, Scientific Research
- 39% growth of CA Tech Jobs- highest rate in U.S.
- Cal St. San Bernardino is top two cyber security programs in US
- Loma Linda University, a global healthcare leader, expanded \$1B IN 2021

RIVERSIDE-SAN BERNARDINO-ONTARIO



RIVERSIDE, CA



AMAZON - INLAND EMPIRE



ONTARIO INTERNATIONAL AIRPORT

# RIVERSIDE-SAN BERNARDINO-ONTARIO MSA (INLAND EMPIRE)

## POPULATION

- The Inland Empire is one of the fastest-growing metropolitan areas in the US
- The Riverside-San Bernardino-Ontario MSA has the 5th largest population growth in the US, an increase of 31% since 2010
- The Inland Empire is the 3rd most populous county in CA, with projections of reaching 7M residents over the next decades
- Home to approximately 2,556,000 residents and the center of regional growth in Southern California
- Amazon is the region's largest employer, having invested \$19.3B into the Inland Empire

## INLAND EMPIRE'S LARGEST EMPLOYERS:

- |                          |                               |
|--------------------------|-------------------------------|
| » Amazon                 | » Kaiser Permanente Riverside |
| » UC Riverside           | Medical Center                |
| » March Air Reserve Base | » Pechanga Resort & Casino    |
| » Stater Bros.           | » Walmart                     |

**#5**

Fastest Growing Population in the US

**#3**

Most Populous County in CA

**#1**

Employer: Amazon investing \$19.3B into IE

**#1**

Fastest Growing Airport in US (Ontario International Airport)

RIVERSIDE-SAN BERNARDINO-ONTARIO



UC RIVERSIDE



PECHANGA RESORT & CASINO



KAISER PERMANENTE RIVERSIDE MEDICAL CENTER

	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>Population</b>			
2024 Estimated Population	6,883	49,206	130,468
2029 Projected Population	6,860	49,858	132,947
2020 Census Population	6,747	48,401	128,846
2010 Census Population	6,376	39,342	106,638
2024 Median Age	37.0	36.3	37.4
<b>Households</b>			
2024 Estimated Households	2,097	15,257	41,028
2029 Projected Households	2,115	15,688	42,215
2020 Census Households	2,061	15,034	40,367
2010 Census Households	1,971	12,143	33,532
<b>Household Income</b>			
2024 Estimated Average Household Income	\$112,021	\$128,374	\$140,329
2024 Estimated Median Household Income	\$87,041	\$103,892	\$114,587



**130k**

Estimated  
Population  
(5-MILE RADIUS)



**41k**

Estimated  
Households  
(5-MILE RADIUS)



**\$140k**

Ave. Household  
Income  
(5-MILE RADIUS)

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the Contents), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

**EXCLUSIVELY LISTED BY:****JONATHAN SCHIFFER***Senior Associate, CCIM*

949.688.1280

js@realsource.com

**AUSTIN BLODGETT***Senior Vice President*

949.431.2735

ab@realsource.com