



| INVESTMENT GRADE CREDIT INVESTMENT |
| BRAND NEW 10 YEAR LEASE |
... 22187 Bundy Canyon Rd, Wildomar, CA 92595 ...



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REALSOURCE
GROUP
...OFFERINGMEMORANDUM...



22187 Bundy Canyon Rd, Wildomar, CA 92595

PRICE	CAP RATE	NOI
\$3,888,888	4.50%	\$175,000

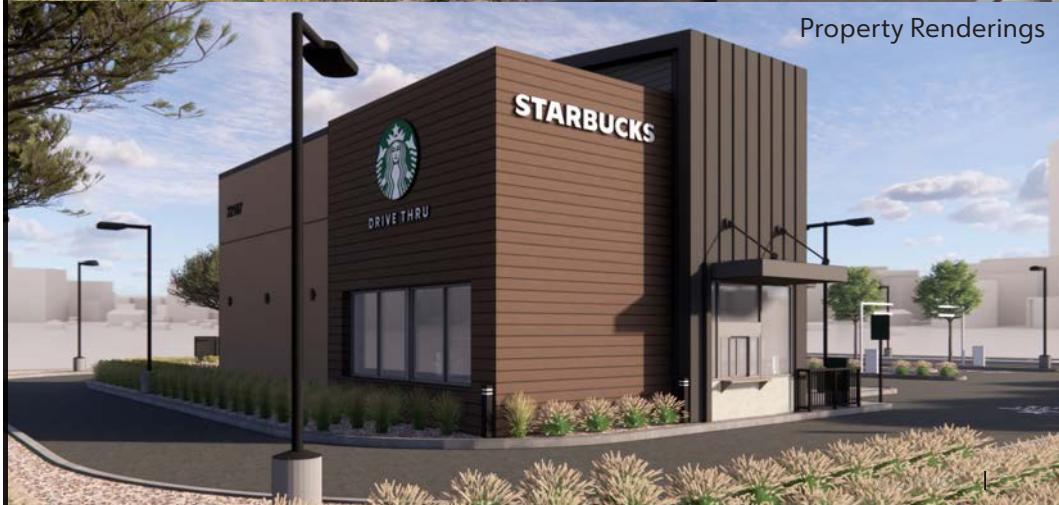
TENANT: ¹	Starbucks Corp (NASDAQ: SBUX)
LEASE SIGNATURE:	Corporate
LEASE COMMENCEMENT: ²	12/1/2025
LEASE EXPIRATION:	11/30/2035
LEASE TYPE:	NN+
MONTHLY RENT:	\$14,583
PROPERTY TAXES:	Tenant Responsibility
INSURANCE:	Tenant Responsibility
COMMON AREA:	Tenant Responsibility
ROOF, STRUCTURE, PARKING LOT: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



Property Renderings



- **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
- **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)

ORANGE COUNTY

- 50-Minute Drive Time -



CANYON PLAZA

- Subject Property 70 Ft. Pylon Sign -



EL SINORE HIGH SCHOOL

- 2,065 STUDENTS -



POTENTIAL WALMART SUPERCENTER DEVELOPMENT

SCHEDULED FOR FUTURE RETAIL DEVELOPMENT

125,000+ CPD



7-ELEVEN



ALSO FOR SALE - CALL BROKER TO DISCUSS



23,000+ CPD

BUNDY CANYON ROAD

DEMOGRAPHICS

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



LAKE ELSINORE

LAKE ELSINORE
DIAMOND STADIUM
- HOME TO THE STORM -
- SINGLE-A, MINOR LEAGUE
AFFILIATE OF THE
SAN DIEGO PADRES -



ONTARIO INTERNATIONAL
AIRPORT

- 40-Minute Drive Time -



POPEYES

125,000+ CPD

TOMMY'S
EXPRESS
CAR WASH
SCHEDULED FOR
DEVELOPMENT

FUTURE RETAIL
DEVELOPMENTSSUBJECT
PROPERTY

am pm

7
ELEVENFUTURE COMMERCIAL
DEVELOPMENT

BUNDY CANYON ROAD

23,000+ CPD

SCHEDULED FOR FUTURE
RETAIL DEVELOPMENT

M
ALSO FOR SALE - CALL
BROKER TO DISCUSS

Walmart
Supercenter

POTENTIAL WALMART
SUPERCENTER DEVELOPMENT

**SAN BERNARDINO
INTERNATIONAL AIRPORT**

- 1-Hour Drive Time -



**SUBJECT
PROPERTY**



**ALSO FOR SALE - CALL
BROKER TO DISCUSS**

Walmart 
Supercenter

**POTENTIAL WALMART
SUPERCENTER DEVELOPMENT**

**SCHEDULED FOR FUTURE
RETAIL DEVELOPMENT**

BUNDY CANYON ROAD

23,000+ CPD

125,000+ CPD

 Bundy Canyon
SUPER STORAGE

**FUTURE RETAIL
DEVELOPMENTS**



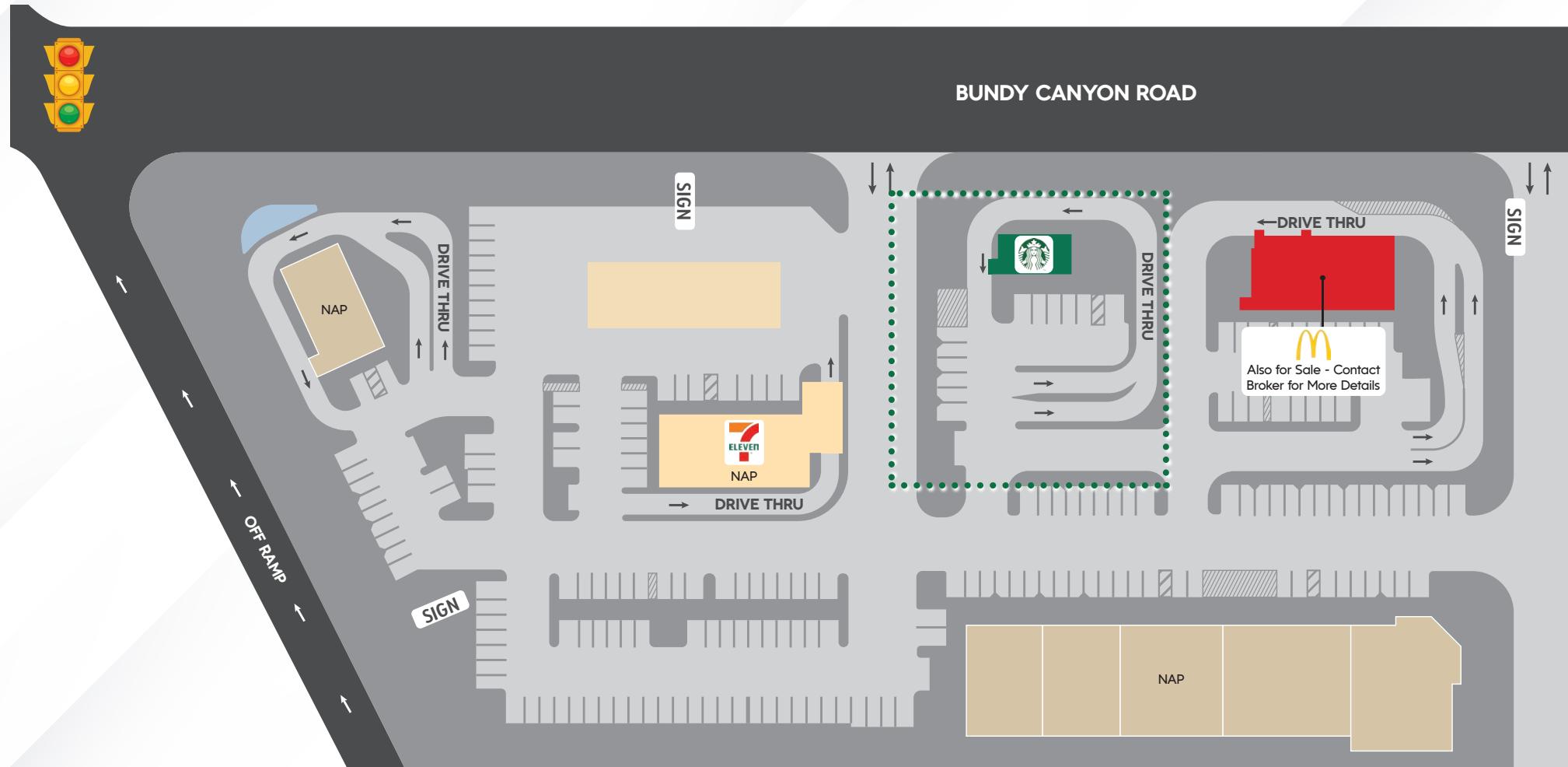
**SCHEDULED FOR
DEVELOPMENT**

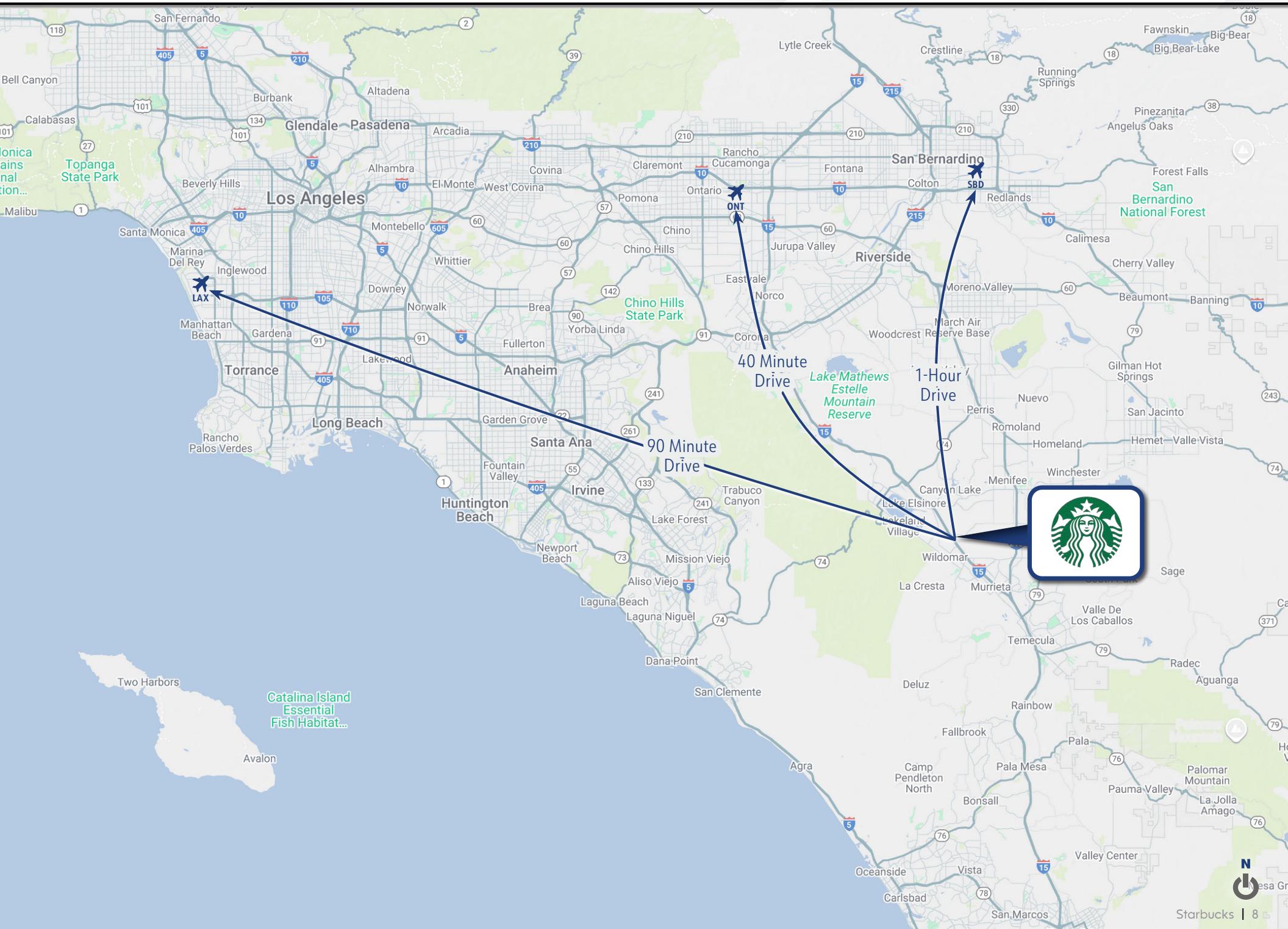
CARMEL HILLS

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



Wildomar
N







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](#)

Property Renderings





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)

Tenant Name:	Starbucks Corporation
Locations:	40,000+
Company Type:	Public (NASDAQ: SBUX)
Credit Rating:	BBB+ Investment Grade (S&P)
Headquarters:	Seattle, WA
Founded:	1971
Website:	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-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 Medical Center |
| » UC Riverside | » Pechanga Resort & Casino |
| » March Air Reserve Base | » Walmart |
| » Stater Bros. | |

#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)



	1-MILE	3-MILE	5-MILE
Population			
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
Households			
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
Household Income			
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.

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