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Starbucks

RARE 20-YEAR GROUND LEASE | FREEWAY ADJACENT LOCATION

FAIRFIELD, CA (SAN FRANCISCO BAY AREA)



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COMMERCIAL REAL ESTATE



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Starbucks

2980 Travis Blvd, Fairfield, CA 94534 [↗](#)

\$4,918,000

PRICE

4.00%

CAP RATE

NOI	\$196,710
LEASE TYPE	Absolute NNN Ground Lease
LEASE TERM	08/17/25-08/31/45
LEASE OPTIONS	Two, 5-Year; One, 4-Year
BUILDING SIZE	2,189 SF
LAND AREA	38,768 SF



New Construction Trophy Asset with High Visibility and Excellent Accessibility

The offering is a rare 20-year Starbucks corporate ground lease. Starbucks constructed its latest prototype, **officially opened its doors to the public on 07/03/25**, and commenced paying rent on 08/17/25. The property benefits from exceptional visibility along I-80 and Travis Boulevard providing **improved ease of access** for Starbucks' customer base. This location has numerous attributes, and makes for an exceptional long term investment.

Rare 20-Year Starbucks Ground Lease

- The offering is a new construction Starbucks on a 20-year corporate ground lease, with two 5-year options, and one 4-year option to extend
- Latest prototype with a double drive-thru, digital order screens, and an outdoor patio
- The lease features rental increases every 5 years throughout the initial term and option periods, providing an investor with a hedge against inflation
- The property benefits from 4-sided branding and monument signage, creating exceptional identity
- Starbucks installed a signage panel on the existing Grand Gasoline pylon sign, which is clearly visibly from I-80
- Starbucks officially opened the Travis Boulevard location on July 3, 2025, and commenced paying rent on August 17, 2025

San Francisco Bay Area Location | Strong Visibility

- Fairfield is the county seat of Solano County, and is located in between San Francisco (47 miles) and Sacramento (41 miles)
- Combined traffic counts of 224,113 VPD on I-80 and Travis Boulevard
- The subject property is well-located right off the Travis Boulevard exit on Interstate 80, which is a crucial highway system that runs from San Francisco through Lake Tahoe
- On the other side of I-80 is the Solano Town Center, which is the only regional indoor mall that serves this market; according to Placer.ai, the Solano Town Center received over 4.8 million visits over the course of the past 12 months

Dynamic Retail Node | Affluent Demographics

- The subject property is situated within a dense retail node; nearby national retailers include Target, The Home Depot, Raley's, In-N-Out, and Chick-fil-A
- Strong demographics: within a 5-mile radius of the subject property, there are over 124,000 residents with average household incomes that exceed \$119,000
- Fairfield is home to the Travis Air Force Base, which employs over 25,603 military and civilian employees, and has an annual impact of more than \$1 billion on the local economy



		CURRENT
Price		\$4,918,000
Capitalization Rate		4.00%
Building Size (SF)		2,189
Lot Size (SF)		38,768
Stabilized Income	\$/SF	
Scheduled Rent	\$5.07	\$196,710
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$196,710

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property’s initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Starbucks
Lease Signatory	Starbucks Corporation
Lease Type	Ground Lease
Lease Term	20 Years
Rent Commencement	August 17, 2025
Options	Two, 5-year; One 4-year
Year Built	2025
Expenses	
Property Taxes	Tenant shall pay the Real Property Taxes for the property directly to the taxing authority.
Insurance	Tenant shall carry and maintain (i) liability insurance with limits of not less than \$1 million per occurrence and a general aggregate limit of not less than \$2 million; (ii) commercial property insurance on a replacement cost basis for Tenant's property and all improvements on the property; and (iii) workers compensation coverage. Landlord shall be named as additional insured.
Utilities	Tenant shall pay for all utilities directly to the utility provider.
Repairs & Maintenance	Tenant is responsible for the maintenance, repair, and replacement of all interior and exterior portions of the premises, including roof, structure, and HVAC.
Additional Lease Provisions	
Estoppels	30 days from written request.
Right of First Refusal	Tenant shall have 14 days to exercise its ROFR upon receipt of a Bona Fide Offer from Landlord.

Tenant Info		Lease Terms		Rent Summary				
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/Ft	Yearly Rent/Ft
Starbucks	38,768	08/17/25	08/31/30	\$196,710	\$16,393	\$196,710	\$0.42	\$5.07
Ground Lease		09/01/30	08/31/35		\$17,976	\$215,710	\$0.46	\$5.56
		09/01/35	08/31/40		\$19,718	\$236,610	\$0.51	\$6.10
		09/01/40	08/31/45		\$21,633	\$259,600	\$0.56	\$6.70
	Option 1	09/01/45	08/31/50		\$23,182	\$278,179	\$0.60	\$7.18
	Option 2	09/01/50	08/31/55		\$25,500	\$305,997	\$0.66	\$7.89
	Option 3	09/01/55	08/31/59		\$28,050	\$336,597	\$0.72	\$8.68
TOTALS:	38,768			\$196,710	\$16,393	\$196,710	\$0.42	\$5.07

The building within the premises is approximately 2,189 SF

FINISH SCHEDULE

FINISH MATERIAL

1. Aluminum Storefront Doors / Windows System

2. Hollow Metal Door and Frame

3. Composite Metal Panels

4. Wood Look Siding

5. Coarse Stucco Finish: With Integral Color & Texture
6. Smooth Stucco Finish: With Integral Color & Texture

7. Metal Coping / Brake Metal

8. Corrugated Metal Roof Screen

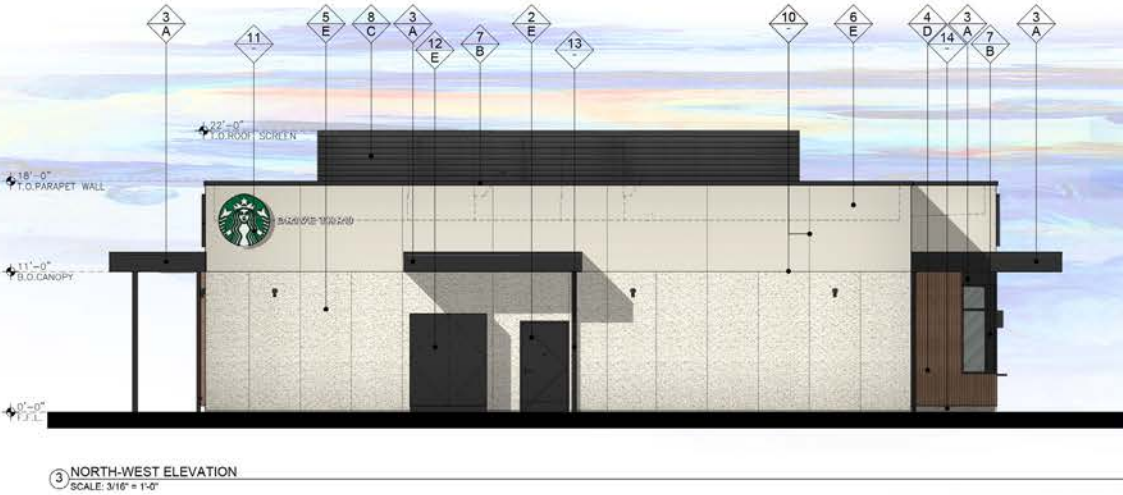
9. Wall Sconce

10. Stucco Control Joint
11. Signage (Under Separate Permit)

12. Electrical Cabinet

13. Canopy Downspout - Finish Color to Match Adjacent Wall Finish Color

14. Finished Concrete Base



LEGEND



Property
Boundary

2,189 SF

Building Area

38,768 SF

Land Area

33

Parking Spaces



Egress



The #1 roaster and retailer of specialty coffee in the world, operating in 86 markets



40,000+

LOCATIONS
WORLDWIDE

\$36.1 Billion

TOTAL REVENUE IN
FY 2024

BBB+

S&P
RATING



STARBUCKS®

About Starbucks

- Headquartered in Seattle, Washington, Starbucks is the world's #1 specialty coffee retailer
- The menu offers award-winning coffee drinks, cold blended beverages they trademarked as Frappuccinos, fruit beverages, food items, premium teas and coffee beans

Company Growth

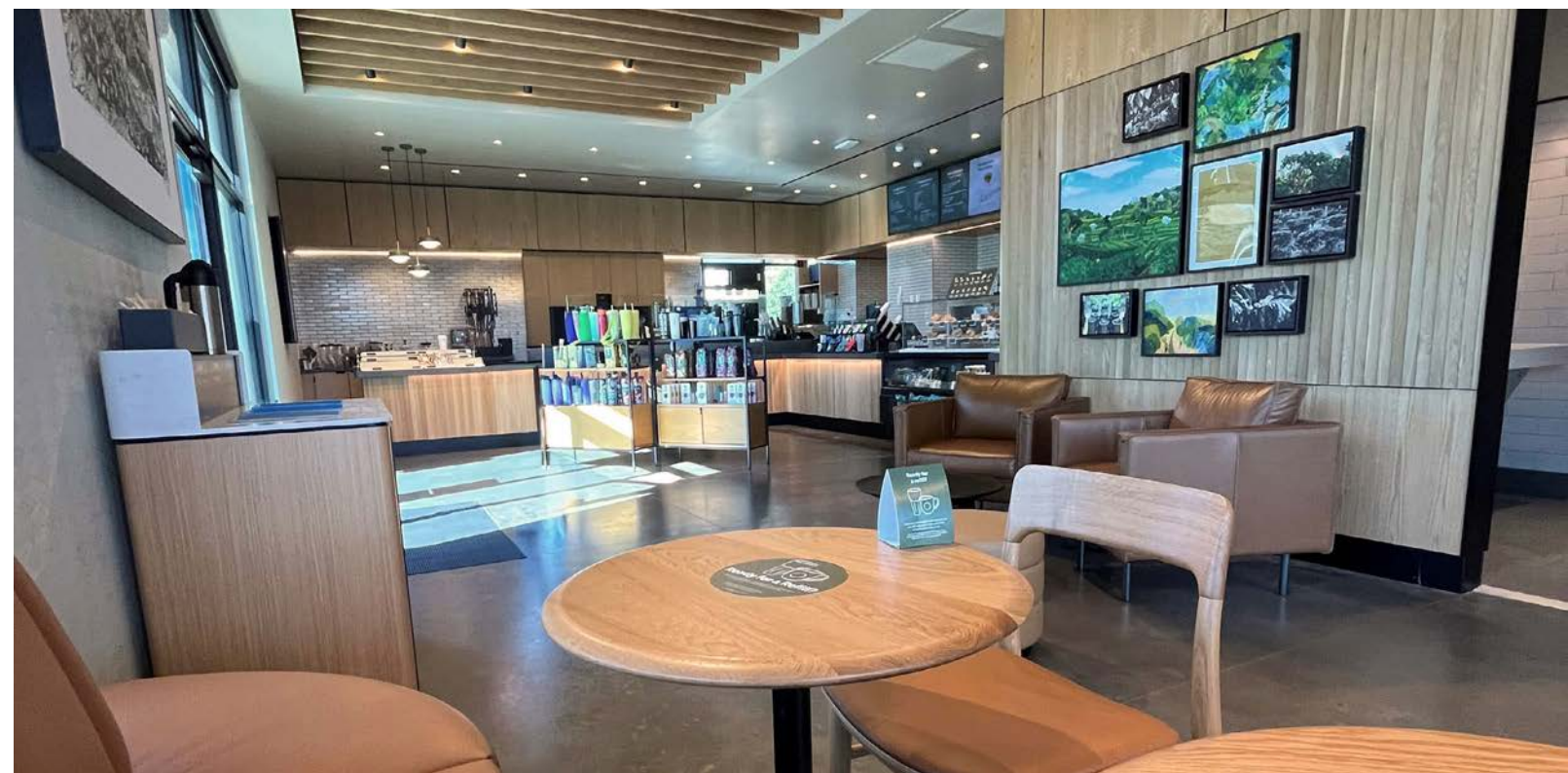
- In FY 2024, Starbucks' consolidated net revenues increased to a record \$36.1 billion
- At the end of FY 2024 (Sept. 2024) the brand had 40,199 stores globally: 45% company-operated and 55% licensed
- 648 new stores were opened in FY 2024
- Starbucks has a credit rating of BBB+ from Standard & Poor's, and is traded on the NASDAQ under SBUX

Rankings

- #1 - FORTUNE'S List of World's Most Admired Companies - Food Services Industry (2023)
- #125 - FORTUNE 500 List (2024)

[Tenant Website](#)







Halfway
between
San
Francisco &
Sacramento

47 miles
TO SAN FRANCISCO

42 miles
TO SACRAMENTO

197,988
VEHICLES PER DAY ALONG
INTERSTATE 80



SOLANO BUSINESS CENTER
INDUSTRIAL PARK

TRICORBRAUN
WinePak.

MEYER

enoplastic

AIRSTREAM

Guittard
CHOCOLATE COMPANY

Calbee

HARVEST
SNAPS

STRATEGIC
MATERIALS
Recycling Earth's Resources

PACIFIC EDGE SPORTS ACADEMY

Anheuser-Busch

Jelly
Belly

FOOD BANK
of Contra Costa & Solano

SONOMA
HARVEST

ABCO
LABORATORIES, INC.

FAIRFIELD
AQUATIC

food maxx
ANYTIME
FITNESS

COURTYARD
BY MARRIOTT

HOME
DEPOT
TARGET

LOUISIANA
POPEYES

CHUCK E.
CHEESE'S

extended
STAY
AMERICA

Raley's
Domino's
BR baskin
robbins
HERB
BLOCK
KUMON

STAPLES

IN-N-OUT
BURGER

EXTRA MILE
Chevron

Quick Quack
CAR WASH

197,988 VPD

26,125 VPD

TRAVIS BOULEVARD

21,352 VPD

I-80 OFF RAMP

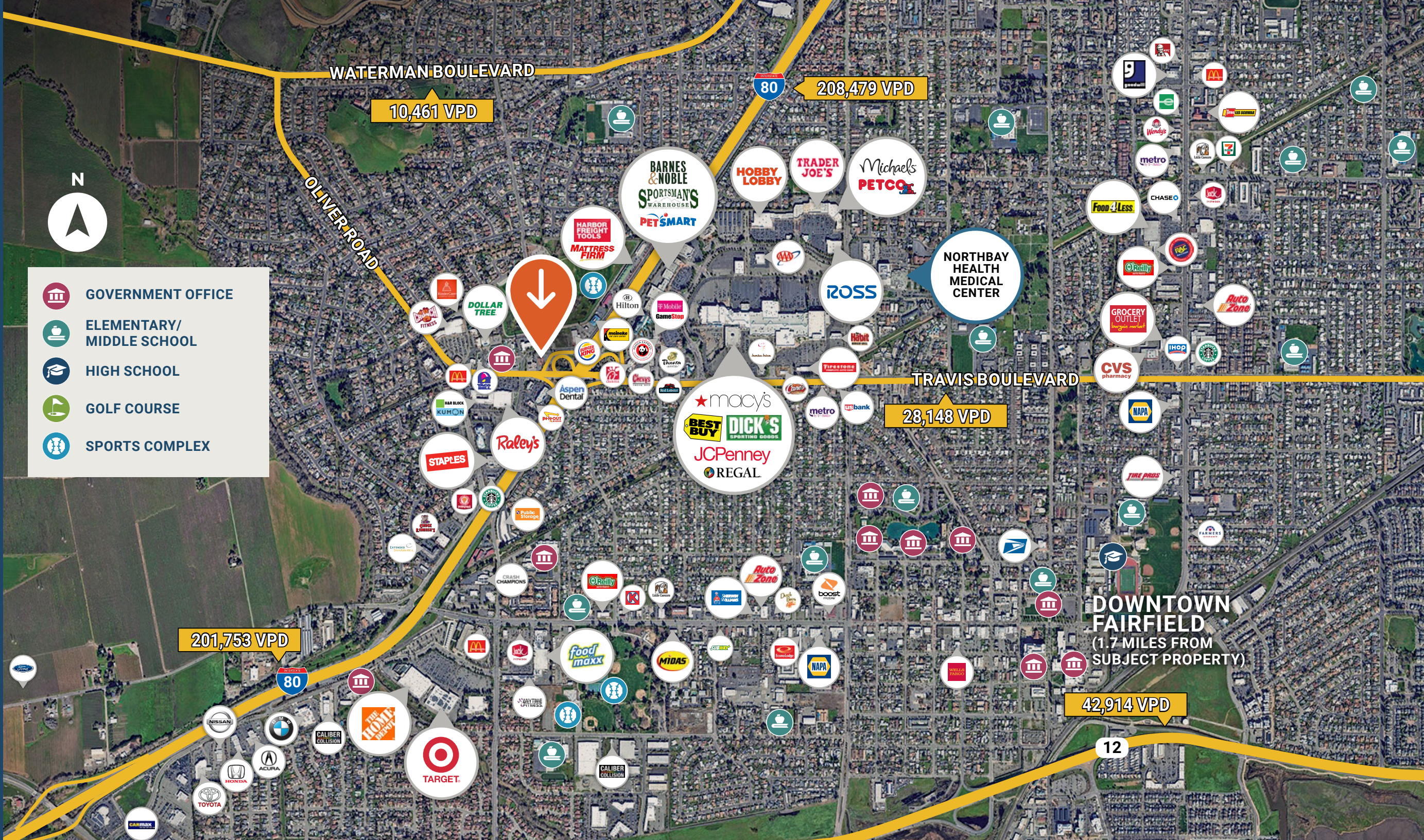
HOLIDAY LANE



CYCLE GEAR
HAND-SELECTED FOR MOTORBIKES

BURGER
KING

motel
6



DOWNTOWN
FAIRFIELD
(1.7 MILES FROM
SUBJECT PROPERTY)

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	15,057	85,026	124,718
2034 Proj.	16,452	92,575	136,052

Ring Radius Income Data

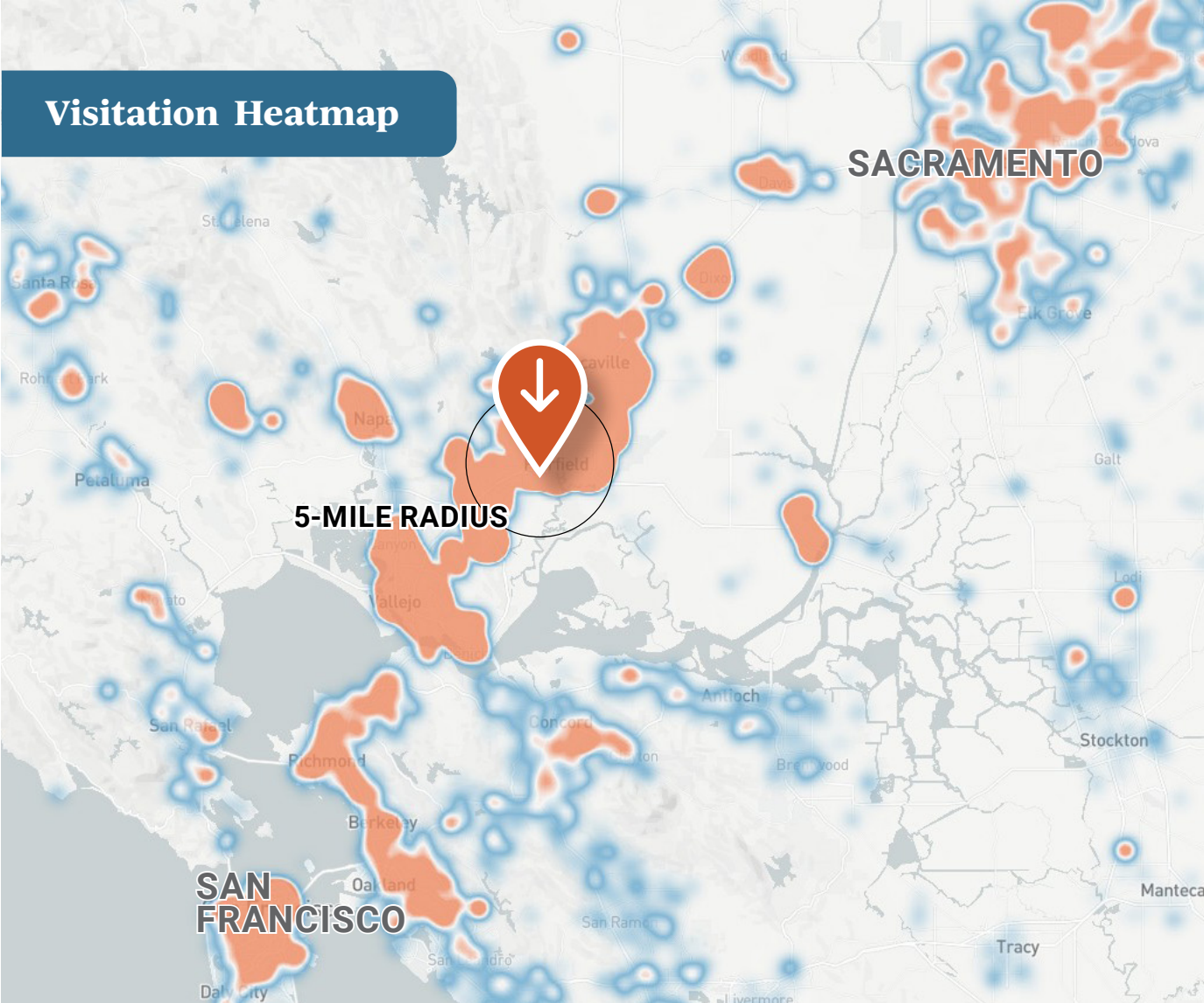
	1-MILE	3-MILES	5-MILES
Average	\$112,735	\$106,737	\$119,569
Median	\$92,033	\$85,759	\$97,244.

891K Visits

OVER PAST 12 MONTHS AT THE
NEAR BY IN-N-OUT BURGER

28 Minutes

AVERAGE DWELL TIME
AT THE NEAR BY IN-N-OUT BURGER



The shading on the map above shows the **home location of people who visited the nearby in-N-Out Burger over the past 12 months.** Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Fairfield, California

BETWEEN SAN FRANCISCO AND SACRAMENTO

A North Bay Area City

- The county seat of Solano County with a population of 119,881 residents, located halfway between San Francisco and Sacramento
- Situated off Interstate-80, which connects to major cities, including Sacramento and San Francisco
- Home to the headquarters of Jelly Belly candy company and a regional Budweiser brewery for Anheuser Busch
- Nearby major economic drivers: Travis Air Force Base and UC Davis, a top university with over 41K students

The San Francisco Bay Area

- Consists of nine counties in Northern California centered around the San Francisco Bay, San Pablo Bay, and Suisun Bay
- Home to the second highest concentration of Fortune 500 companies, with 30+ based in the region: Google, Facebook, Apple, Hewlett Packard, Intel, and Adobe
- Home to a large number of prestigious universities, including Cal Berkeley, and Stanford

Southwest of Sacramento

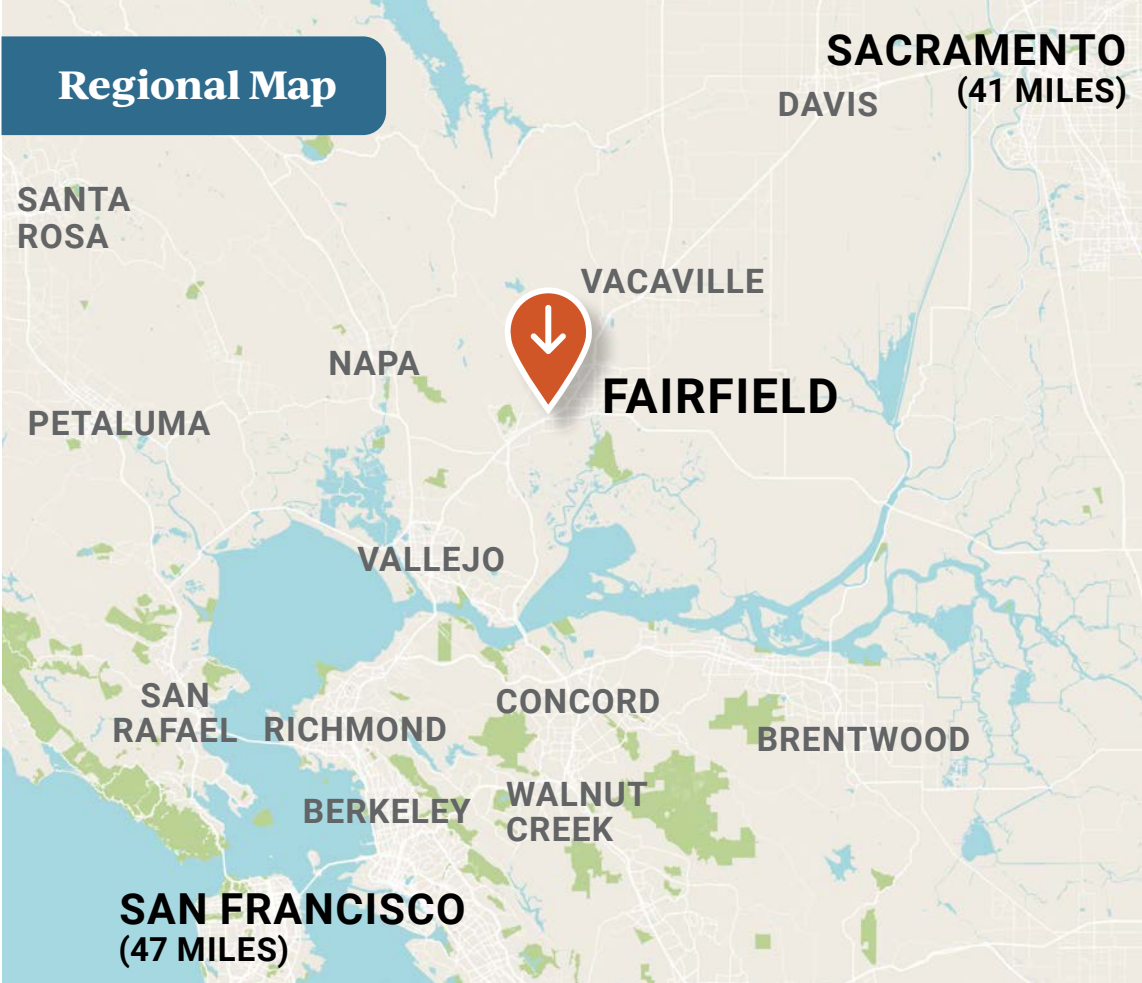
- The California State Capitol and fastest-growing major city in California, Sacramento is the sixth largest city in the state, and the 35th largest city in the United States
- One of the most historic cities in California, boasting an impressive array of museums, landmarks, parks, amenities, and more
- Sutter Health, Blue Diamond Growers, Aerojet Rocketdyne, Teichert, and The McClatchy Company are among the major companies based in Sacramento

7.7 Million

SAN FRANCISCO BAY AREA
ESTIMATED POPULATION

\$1.3 Trillion

SAN FRANCISCO BAY AREA
MSA GDP





U.S. AIR FORCE

[Learn More](#)

Travis Air Force Base

- Travis Air Force Base is a United States Air Force base under the operational control of Air Mobility Command, located three miles east of the central business district in the city of Fairfield, in Solano County, California
- The largest employer in Solano County with over 25,603 military and civilian employees
- The massive Travis Air Force Base workforce has an annual impact of more than \$1 billion on the local economy
- Travis Air Force Base handles more cargo and passenger traffic through its airport than any other military air terminal in the United States

David Grant USAF Medical Center

- David Grant USAF Medical Center at Travis AFB is the Air Force’s largest medical center in the continental United States, serving military beneficiaries throughout eight western states.
- DGMC provides a full spectrum of care to a prime service area population of more than 500,000 Department of Defense and Department of Veterans Affairs Northern California Health Care System eligible beneficiaries in the immediate San Francisco-Sacramento vicinity from 17 counties covering 40,000 square miles
- DGMC currently operates with an annual budget of \$315 million and is staffed by more than 2,500 personnel

The largest
air mobility
organization
in terms of
personnel in
the Air Force

132,648

BASE SUPPORTED
POPULATION

\$1 Billion

ECONOMIC IMPACT ON THE
LOCAL ECONOMY

6,350

ACRES OF
LAND



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