

# Starbucks

8030 Gerber Rd. Sacramento, CA 95828

10 year lease with 10% increases every 5 years



**“#1 Most Valuable Restaurant Brand in the World”**  
- QSR Magazine

# Starbucks



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# CBRE



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# Offering Memorandum - Investment Summary



Starbucks | 8030 Gerber Rd. Sacramento, CA 95828

CBRE is proud to present a retail investment opportunity to acquire a single-tenant asset leased to Starbucks. This is a rare opportunity to acquire an asset with a long-term rent payment history, low management hassle, and stable cash flow. The asset is located at the intersection of Gerber Road and Power Inn Road, in Sacramento, CA.

## INVESTMENT SUMMARY

Offering Price	\$2,261,070
NOI	\$111,923
CAP Rate	4.95
Total Building Area	Approx 2,658 SF
Total Land Area	0.76 Acres (33,105 SF)
Ownership	Free Simple



## INVESTMENT HIGHLIGHTS

### Highly Secure Asset

- Successful tenant for 12+ years.
- Remodeled store 2023
- Lease Expiration Date is January 1, 2035
- Three (3) Five (5) year Options to Extend
- Below Market Rent

### Low Management Hassle

- Established, long term tenancy will require limited oversight.
- Single tenant, NNN lease.
- Long time tenant.
- Provides a passive investment opportunity for investors with minimal management responsibilities.

### Central Location in Sacramento

- Located at the intersection of Power and Gerber in Sacramento.
- Highly desired freestanding building with a drive-thru

### Excellent 1031 Exchange Property

- Extremely stable income with improving cash-on-cash returns.
- Low management/low hassle, NNN lease with fixed rental increases (10%).
- No existing financing in place -pay cash or obtain new financing.

# Offering Memorandum - Tenant Profile

Starbucks | 8030 Gerber Rd. Sacramento, CA 95828

## TENANT PROFILE

Starbucks is an international coffee company and the world wide leader in its category. Fortune has listed it in its “World’s Most Admired Companies” every year from 2009 through 2023. Known for its many coffee drinks, they also feature teas, pasteries and savory sandwiches. QSR Magazine considers Starbucks the #1 restaurant brand in the World. They continue to grow, primarily with drive thru restaurants, such as this one, as well as growing sales in each store.

## COMPANY PROFILE



Public	Starbucks
Corporate Location	Seattle, WA
Founded	1971
Industry Sector	Restaurant
Website	<a href="http://www.starbucks.com">www.starbucks.com</a>
Ownership	Free Simple

## FINANCIAL HIGHLIGHTS



Fiscal Year End:	30-Sep
Revenues:	\$36.17 Billion USD (2023)
No. of Locations:	Over 40,000
No of Employees:	Over 400,000

## TOP COMPETITORS



Coffee Bean & Tea Leaf
Peet's Coffee
Dunkin



# Offering Memorandum - Area Overview



Starbucks | 8030 Gerber Rd. Sacramento, CA 95828

## AREA OVERVIEW

Sacramento, the capital of California, has experienced significant growth and development, making it a vibrant market for real estate investment. With a population exceeding 500,000 and a greater metropolitan area of over 2 million, Sacramento has become a desirable destination for both residents and businesses.

The local economy is diverse, driven by key sectors such as government, healthcare, education, and technology. The presence of state government agencies provides a stable employment base, while the growth of tech companies and startups has attracted a younger demographic. This influx has led to increased demand for housing, particularly in suburban areas such as Elk Grove, Folsom, and Roseville.

Sacramento's real estate market has shown resilience, with home values steadily increasing over the past several years. According to recent data, the median home price has risen significantly, reflecting a competitive market. The rental market is equally robust, with a low vacancy rate and rising rents, driven by strong demand from renters seeking affordable housing options relative to the Bay Area.

Infrastructure improvements, such as the expansion of public transportation and major roadways, have enhanced connectivity within the region, further boosting the attractiveness of Sacramento. Additionally, the city has invested in revitalizing its downtown area, promoting mixed-use developments that combine residential, commercial, and recreational spaces. Sacramento's appeal is further amplified by its quality of life, featuring a Mediterranean climate, diverse cultural scene, and proximity to outdoor recreational opportunities such as the Sierra Nevada mountains and the American River.

Looking ahead, the Sacramento market is poised for continued growth, supported by strong demographic trends and economic development initiatives. Investors can find opportunities in both residential and commercial sectors, as the city's trajectory points toward sustained demand and appreciation. Overall, Sacramento presents an attractive market for those seeking to capitalize on the ongoing transformation and expansion of this dynamic region.

## DEMOGRAPHICS

2024 Demographics	1 Mile	3 Mile	5 Mile
<strong>Population</strong>			
2024 Estimated	21,511	177,562	370,128
2029 Projected	21,432	179,748	375,897
2020 Census	21,802	21,802	368,525
Growth 2020-2024	-0.32%	0.12%	0.1%
Growth 2024-2029	-0.07%	0.25%	0.31%
<strong>Age (Median)</strong>			
2024 Estimated	36.1	35.2	35.9
<strong>Households</strong>			
2024 Estimated	6,366	51,814	113,912
2029 Projected	6,286	52,017	114,606
2020 Census	6,465	52,023	114,157
Growth 2020-2024	-0.36%	-0.09%	-0.05%
Growth 2024-2029	-0.25%	0.08%	0.12%
<strong>Income</strong>			
2024 Est. Average	\$84,812.00	\$91,465.00	\$98,515.00
2029 Prj. Average	\$100,258.00	\$108,201.00	\$116,169.00

# Property Aerial

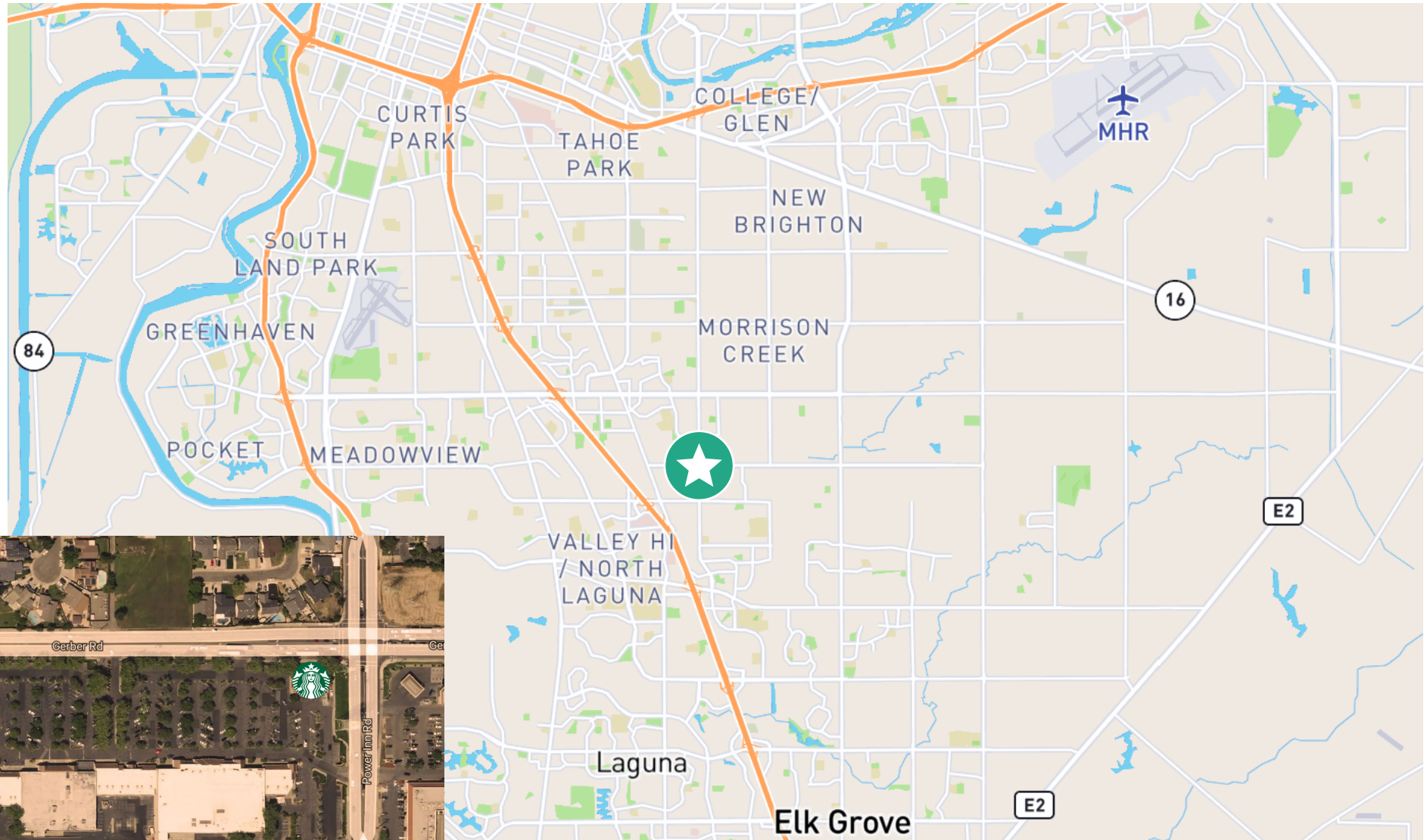
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# Area Overview

Starbucks | 8030 Gerber Rd. Sacramento, CA 95828



# Offering Memorandum - Sales Comparables



Starbucks | 8030 Gerber Rd. Sacramento, CA 95828

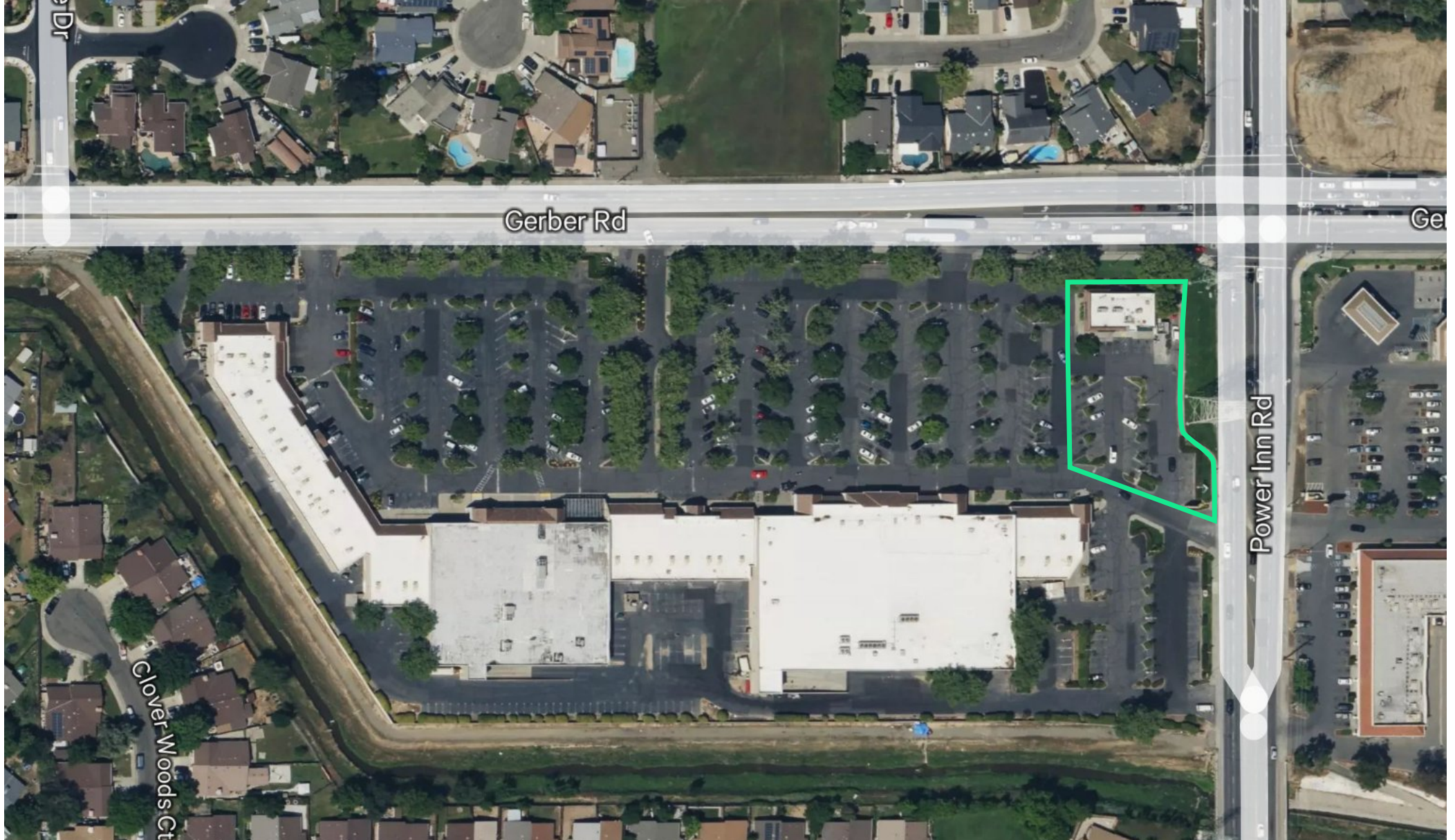
## AREA OVERVIEW

	Tenant	Address	City	SF of Building	Sale Price	Land Size	CAP Rate	Sale Date	Price per SF of building
1	Starbucks	9660 Kiefer Blvd.	Sacramento	2,270	\$2,550,000.00	39,940	4.9	Sep-24	\$1,123.35
2	Taco Bell	4651 Mack Road	Sacramento	2,240	\$2,125,000.00	22,433	4.94	Jul-24	\$948.66
3	Dutch Bros.	3341 W El Camino Ave	Sacramento	862	\$2,500,000.00	30,056	5	Feb-24	\$2,900.23
4	Del Taco	4337 Elkhorn Blvd	Sacramento	1,893	\$2,000,000.00	22,651	5.05	Nov-23	\$1,056.52
5	Chipotle	SEC Interstate 5 and Arena Blvd.	Sacramento	2,347	\$4,950,000.00	49,223	4.22	Aug-23	\$2,109.08
6	McDonalds	3331 El Camino Ave	Sacramento	3,000	\$3,000,000.00	42,689	3.66	Jun-23	\$1,000.00
7	Outback Steakhouse	1340 Howe Ave	Sacramento	8,279	\$2,650,000.00	58,806	4.9	Sep-22	\$320.09
8	Service Station	4705 Florin Road	Sacramento	1,905	\$1,390,000.00	30,492	4.31	Aug-22	\$729.66
9	Starbucks	1401 Alhambra Blvd.	Sacramento	2,350	\$1,716,000.00	10,019	4.73	May-22	\$730.21
10	Arco	6240 Freeport Blvd	Sacramento	4,172	\$9,400,000.00	67,082	4.6	Apr-22	\$2,253.12
	<b>Starbucks-Subject</b>	<b>8030 Gerber Road</b>	<b>Sacramento</b>	<b>2,658</b>	<b>\$2,261,070.00</b>	<b>33,105</b>	<b>4.95</b>		<b>\$850.67</b>



# Site Plan

Starbucks | 8030 Gerber Rd. Sacramento, CA 95828



# Offering Memorandum - Property Overview

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## PROPERTY DETAILS

### Location

8030 Gerber Road  
Sacramento, CA 95828

### Site

Located on the Southwest corner of Gerber Road and Power Inn Road, in the City of Sacramento, Sacramento County

### Parking

Approximately 36 Parking Stalls

### Drive-Thru

Property has a separate lane and exit for the drive thru

### Parcel

Tax Assessor's parcel numbers: 115-0010-038

### Land Area

According to the tax assessor records the subject's land area is 0.76 Acres or 33,105 SF

### Building Area

Approximately 2,658 SF

### Visibility

Excellent visibility from both Gerber Road and Power Inn Road. Prominent location at intersection

### Access

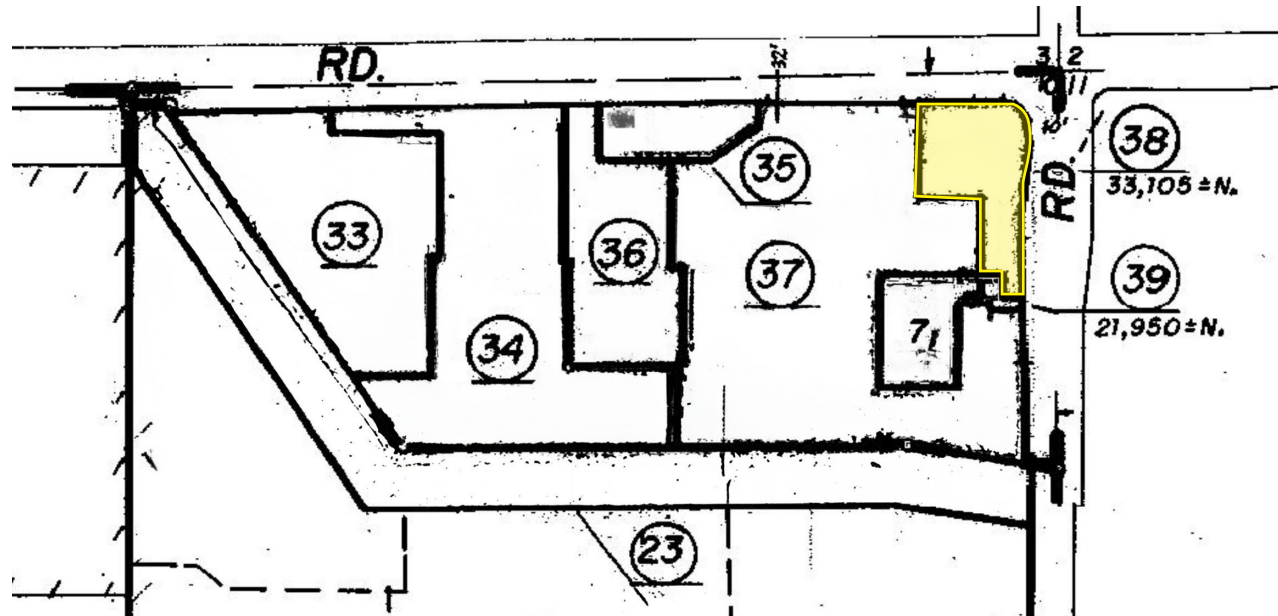
Parcel has access from both Gerber Road and Power Inn Road

### Zone

According to the city of Sacramento the subject property is zoned SC

### Year Build

1990; Full remodel 2023



# Offering Memorandum - Confidentiality Agreement

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.



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