

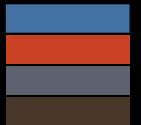
STARBUCKS DRIVE-THRU & CAFE

LOS ANGELES COUNTY | CLAREMONT COLLEGES

15-YEAR PRIMARY TERM NNN LEASE



2302 North Garey Avenue, Pomona, CA (Arrow Highway & Garey Avenue)



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BROKER CONTACT



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INVESTMENT HIGHLIGHTS



15-Year Primary Term Lease | No LA Mansion Tax | Investment-Grade Tenant

- Rare 15-Year Primary Term with no early termination right signaling strong, long-term location commitment.
- Single tenant LA County Starbucks Corporation (NASDAQ: SBUX | S&P: BBB+).
- The lease includes 10% rent increases every 5 years during the initial term and at the start of each option period.
- Located outside the Los Angeles Mansion Tax boundary

Triple Net (NNN) Lease | Fee Simple Ownership | Minimal Landlord Duties

- Landlord responsibilities are limited to the roof only. Tenant is responsible for all other management and triple net costs (utilities, taxes, insurance, and all property maintenance).
- Perfect for passive investors seeking depreciation alongside a low-management "ground-lease-like" opportunity.

Strategic Location | High-Trafficked Affluent Trade Area

- *Claremont Colleges*: 8,500 students and 4,300 teachers and employees (2.5 miles east)
- *LA County Fairplex*: 3 million visitors attending 500 events per year including LA County Fair (1.5 miles west)
- *Pomona Gold Line Metro Station*: connects Pomona to Downtown LA in 30 minutes (200 feet north)
- *Pomona Hospital*: 427 beds servicing 300,000 patients per year (1.5 miles south)
- *New Construction Apartments*: The Gabriel (320 units; \$2,500-\$3,500/month) (.3 miles north) providing a steady consumer base aligned with Starbucks' target audience.
- Trade area boasts over 350,000 residents and 237,300 employees within 5 miles.
- Average household income within 5 miles reaches \$105,000, reflecting an affluent customer base.

Prime Visibility & Access | QSR Retail Synergies | Drive-Thru Prohibition Area

- Rare and highly coveted drive-thru entitlement secured prior to City of Pomona's August 2024 "drive-thru prohibition" moratorium preventing new Quick-Service-Restaurants.
- Exceptional visibility and multiple access points at the signalized intersection of Garey Ave and Arrow Highway.
- Starbucks is on the A-Corner with nearby QSR synergy; McDonalds, KFC, Taco Bell, and Pizza Hut.



INVESTMENT SUMMARY



PROPERTY DATA

Address:	2302 North Garey Avenue Pomona, CA
Primary Lease Term:	15 Years
Asking Price:	\$4,885,000
Cap Rate:	4.75%
NOI:	\$232,000
Lease Type:	Building Lease
Landlord Responsibility:	Structure (no roof)
Tenant:	Starbucks Coffee – Corporate Lease
Format:	Drive-Thru & Café Lobby
Building Size:	1,405 sf
Lot Size:	16,458 sf
Seating:	16 (interior/exterior)
Parking Spaces:	17
Rental increases:	10% every 5 years
Options	3, five-year options
Store Open:	June 18, 2024

RENT ROLL



LEASE YEAR	MONTHLY INSTALLMENT	ANNUAL RENT
1-5	\$19,333.33	\$232,000.00
6-10	\$21,266.67	\$255,200.00
11-15	\$23,393.33	\$280,720.00

EXTENSION TERMS:		
16-20	\$25,732.67	\$308,792.00
21-25	\$28,305.93	\$339,671.20
26-30	\$31,136.53	\$373,638.32

PROPERTY PHOTOS



LOCATION MAP



- 1) **Gold Line Metro Parking Complex** (300 stalls)
- 2) **Pomona Gold Line Metro Station:** connects Pomona to Downtown LA in 30 minutes (200 feet north)
- 3) **New Construction Apartments:** The Gabriel (320 units; \$2,500-\$3,500/month) (.3 miles north) providing a steady consumer base aligned with Starbucks' target audience.
- 4) **Proposed Apartment Complex**
- 5) **Palomares High School** (500 students/teachers)
- 6) **LA County Fairplex:** 3 million visitors attending 500 events per year including LA County Fair (1.5 miles west)
- 7) **Pomona Hospital:** 427 beds servicing 300,000 patients per year (1.5 miles south)

LOCATION MAP



CITY OVERVIEW

POMONA

Nestled in eastern Los Angeles County, Pomona, CA, offers an exceptional blend of opportunity, affordability, and quality of life. Strategically positioned with easy access to major freeways like the 10, 57, and 71, this thriving city serves as a gateway to diverse employment centers across Los Angeles County and beyond, making it a haven for professionals seeking career growth without the urban price tag. Just two miles away, the renowned Claremont Colleges – Pomona College, Claremont Graduate University, Scripps College, Claremont McKenna College, and Harvey Mudd College – join local institutions like Cal Poly Pomona and Western University of Health Sciences to create a dynamic hub of education and innovation, attracting students, faculty, and a skilled workforce. Residents enjoy a rich quality of life, with a welcoming suburban feel complemented by proximity to urban amenities, top-tier healthcare facilities, and a burgeoning transit network – highlighted by the Metro Gold Line connecting directly to Downtown Los Angeles. Affordable housing, a mild climate, and a forward-looking economy position Pomona as an ideal destination for families, professionals, and investors eager to plant roots in a city poised for growth.



Pomona DEMOGRAPHICS



300,000
Residents



\$103,000
Median Income



41
Median Age

47%
of Population Married



\$671,923
Median Home Value



STARBUCKS CORPORATION

Starbucks Corporation is an American coffee company and coffeehouse chain. Starbucks was founded in Seattle, Washington in 1971. As of 2023, the company operates nearly 35,000 locations worldwide.

Starbucks is considered the main representative of "second wave coffee," initially distinguishing itself from other coffee-serving venues in the US by taste, quality, and customer experience while popularizing darkly roasted coffee. Since the 2000s, third wave coffee makers have targeted quality-minded coffee drinkers with hand-made coffee based on lighter roasts, while Starbucks nowadays uses automated espresso machines for efficiency and safety reasons.

Starbucks locations serve hot and cold drinks, whole-bean coffee, microground instant coffee known as VIA, espresso, cafe latte, full- and loose-leaf teas including Teavana tea products, Evolution Fresh juices, Frappuccino beverages, La Boulange pastries, and snacks including items such as chips and crackers; some offerings (including their annual fall launch of the Pumpkin Spice Latte) are seasonal or specific to the locality of the store. Many stores sell pre-packaged food items, hot and cold sandwiches, and drinkware including mugs and tumblers; select "Starbucks Evenings" locations offer beer, wine, and appetizers. Starbucks-brand coffee, ice cream, and bottled cold coffee drinks are also sold at grocery stores.

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**STARBUCKS DRIVE-THRU & CAFÉ
LOS ANGELES COUNTY | CLAREMONT COLLEGES**

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