

FOR SALE > NNN STARBUCKS GROUND LEASE

900 Main Street • Oakley, California



PLEASE CONTACT EXCLUSIVE BROKERS:

LINDSEY SNIDER
Vice President
(408) 282-3987
lindsey.snider@colliers.com
CA License No. 01443387

SOLOMON ETS-HOKIN
Senior Vice President
(510) 433 5840
solomon.etsokhin@colliers.com
CA License No. 01248264

BEN RISHWAIN
Senior Associate
(209) 475-5130
ben.rishwain@colliers.com
CA License No. 01729449



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Pricing Overview

Price: \$1,440,000.00

Cap Rate: 5.00%

Property Overview

Tenant Trade Name: Starbucks Corporation
Address: 900 Main Street, Oakley, CA
APN#: 051-052-033-08 (Parcel 1)
Parcel Size: 20,377.8 square feet
Building Size: 617 square feet
Drive-Thru: Yes

Lease Overview

Tenant: Starbucks
Date of Occupancy: October 1, 2014 (Estimated)
Lease Type: Ground Lease, True NNN
Lease Term: New, 10-year
Lease Commencement: October 1, 2014 (Estimated)
Lease Expiration: September 30, 2024 (Estimated)
Rental Increases: Every 5 years
Option Periods: Two, 5-year
Termination Rights: None

Rent Roll

Years	Monthly Rent	Annual Rent
Years 1 - 5	\$6,000.00	\$72,000.00
Years 6 - 10	\$6,600.00	\$79,200.00
Option Period 1	\$7,260.00	\$87,120.00
Option Period 2	Fair Market (but in no event less than \$7,786.00 monthly).	



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Property Features

- > Freeway visibility from Highway 160
- > Direct access from Highway 160 off-ramp (all directions)
- > For drive-thru and/or retail
- > Drive-thru restaurant and retail building entitled and improved
- > Freeway convenience services hub

Demographics

Category	1 Mile	3 Miles	5 Miles
Daytime Population	1,304	9,284	33,096
Population	3,539	26,886	68,649
Average Household Income	\$82,540	\$91,839	\$90,558

Traffic Counts

Highway 160 Average Daily Traffic	25,000/day (2009 count)
Main Street Average Daily Traffic	22,431/day (2009 count)

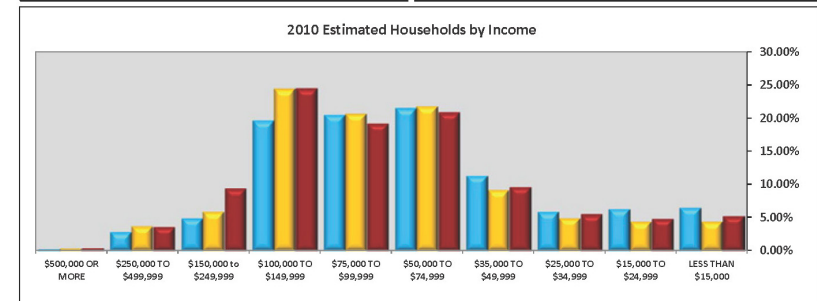
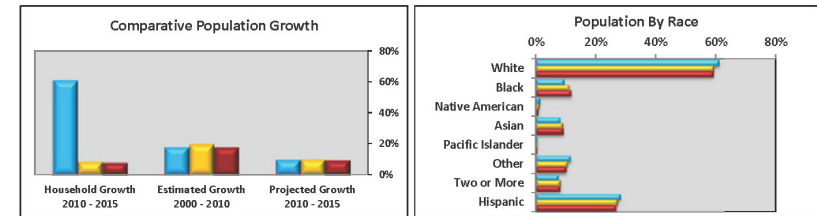
Demographic Survey

Analysis Geography: NEC Hwy 4 and Hwy 160
Oakley, CA

Population	0.00 - 1.00 miles	0.00 - 2.00 miles	0.00 - 3.00 miles
2010 Daytime Population	1,304	9,284	33,096
2015 Projection	3,886	29,570	75,155
2010 Population	3,539	26,886	68,649
2010 Households	1,117	8,040	20,956
Projected Growth 2010 - 2015	9.81%	9.98%	9.48%
Estimated Growth 2000 - 2010	18.28%	18.81%	18.02%
Household Growth 2010 - 2015	8.59%	8.68%	8.21%
Median Age	34.7	34.0	34.2

Ethnicity	0.00 - 1.00 miles	0.00 - 2.00 miles	0.00 - 3.00 miles
2010 Ethnicity Percentages			
White	61.06%	59.29%	59.10%
Black	9.49%	11.22%	11.85%
Native American	1.44%	1.15%	0.93%
Asian	8.25%	9.00%	9.26%
Pacific Islander	0.48%	0.52%	0.53%
Other	11.67%	10.59%	10.16%
Two or More	7.80%	8.22%	8.17%
Hispanic	28.20%	27.25%	26.81%
Non Hispanic	71.80%	72.75%	73.19%

Income & Education	0.00 - 1.00 miles	0.00 - 2.00 miles	0.00 - 3.00 miles
2010 Estimated Avg Income	\$82,540	\$91,839	\$90,558
2010 Estimated Med Income	\$73,119	\$81,267	\$79,850
Family Households	78.87%	83.42%	81.65%
Non-Family Households	21.13%	16.58%	18.35%
Highschool or less	12.77%	9.82%	10.91%
Some College	28.40%	30.05%	28.02%
Associate Degree	9.67%	9.19%	9.70%
Bachelors Degree	13.19%	16.23%	16.35%
Advanced Degree	6.71%	5.26%	5.94%
Median Property Value	\$301,438	\$322,208	\$330,513



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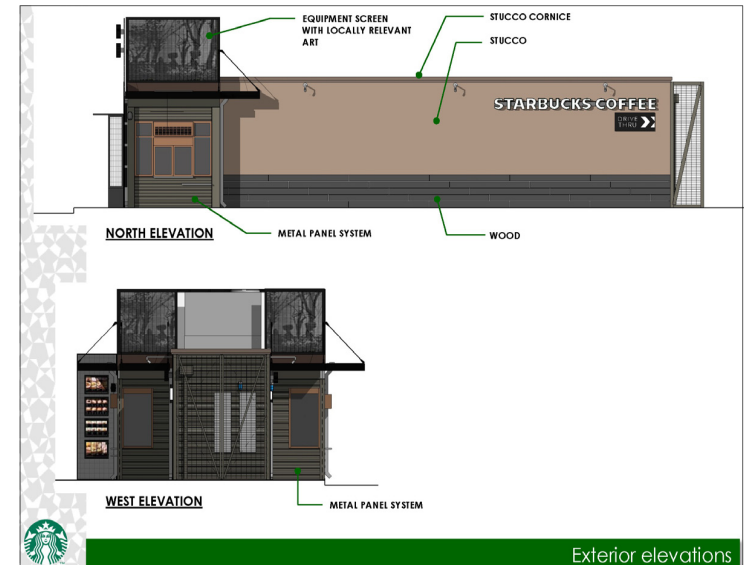
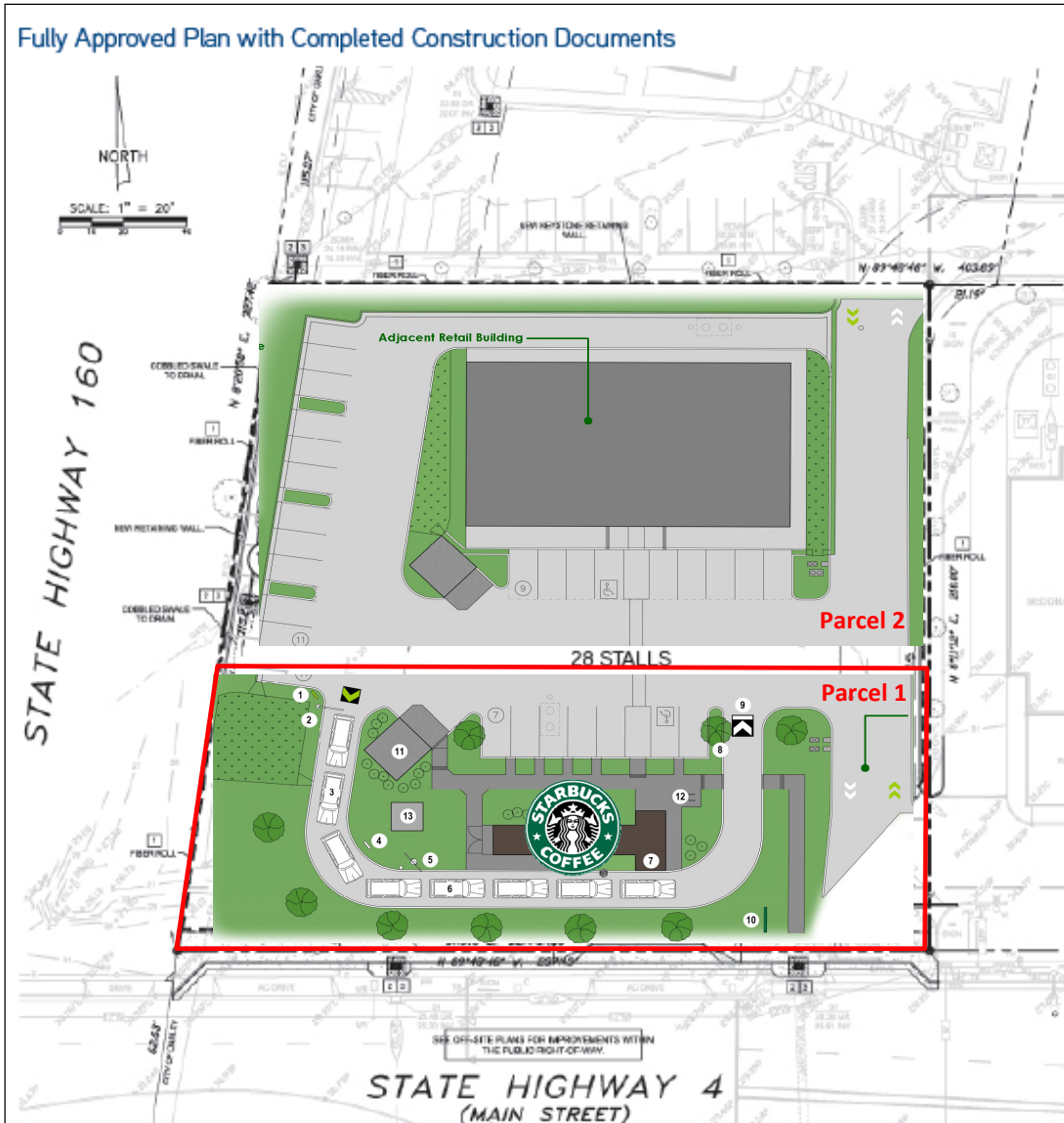
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Fully Approved Plan with Completed Construction Documents



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Tenant Synopsis

Starbucks is an American, global coffee company leading the world in the sale of coffee, teas, pastries and snacks. Opening its first location in Seattle, Washington in 1971, today, Starbucks operates over 18,000 locations worldwide.

Starbucks serves a large variety of hot and cold beverages, whole bean coffee, micro ground instant coffee, full-leaf teas, sandwiches, and delicious pastries and snacks. Today, many of Starbucks' products can be found in grocery stores as well.



Tenant Information

Tenant:	Starbucks
Parent Company:	Starbucks Corporation
Number of Locations:	18,000+
Stock Exchange:	Nasdaq
Ticker Symbol:	SBUX
Credit Rating:	A-
Credit Rating Agency:	S&P
Total Revenue - 2012:	\$13.3 Billion
Net Worth - 2012:	\$5.1 Billion
Headquarters:	Seattle, WA
Website:	www.starbucks.com

Tenant Recognitions

- “#1 Best Coffee” - Fast Food and Quick Refreshment categories Zagats Survey of National Chain Restaurants - 2009 - 2011
- “The 100 Best Companies to Work For” - Fortune 1998—2000, 2002 - 2012
- “Most Admired Companies in America” - Fortune 2003 - 2012
- “Worlds 50 Most Innovative Companies” - Fast Company 2012
- “Worlds Most Ethical Companies” - Ethisphere 2007—2012
- “100 Best Corporate Citizens” - Corporate Responsibility / Business Ethics 2000-2012
- “Sustainability Design Award” - Global Green USA 2011
- “Most Ethical Company, European Coffee Industry” - Allegra Strategies 2009-2011
- “Business Person of the Year,” Howard Schultz, Starbucks Chairman, President and Chief Executive Officer

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