

OFFERING MEMORANDUM

Starbucks

Sacramento, CA | Affluent Elk Grove Trade Area



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Demographics

Fisher James Corp. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



Drive Thru Component

Brand New 2025
Construction in Dense
Elk Grove Trade Area



35,076 ADT at Signalized Intersection

Convenient Access within
Promenade at Arbor Creek



13 Miles from Downtown Sacramento

One of the Fastest-Growing
Metro Areas in California

- New 15-Year Corporate Net Lease to Starbucks (NASDAQ: SBUX)
 - 10% Scheduled Rental Escalations in Primary Term and Options Providing a Hedge Against Inflation
- Brand New 2025 Construction Featuring a Drive-Thru & Outdoor Patio
 - Starbucks Drive-Thru Locations Average Approximately 50% Higher Sales Volume Compared to Inline Locations
- Investment-Grade Tenant, Rated BBB+ by Standard & Poor's
- Ranked #126 in Fortune 500 with Revenue of \$36B & Net Income of \$3.76B
- Located within Promenade at Arbor Creek at a Signalized Intersection
 - Multiple Access Points and Prominent Signage
 - Co-Tenants include McDonald's, AutoZone, Western Dental, The Learning Experience, Monty's Express Carwash, and More
- Affluent Sacramento Suburb with High Student Traffic (26k within 5 Miles)
 - 3 Miles from Cosumnes River College – 15,500+ Students & Staff
 - Population of 131,857 and Average Household Income of \$119,032 within a 3-Mile Radius
- Less than 2.5 Miles from CA-99 – 176,000 ADT
- 5 Miles from New Capital SouthEast Connector – 34-Mile Expressway
 - Critical Transportation Corridor through Southeastern Sacramento Under Construction, to be Completed in 2035
 - Connects Cities of Elk Grove, Rancho Cordova, and Folsom, and 3 Major Highways (I-5, CA-99, and US-50)
- Closest Drive-Thru Coffee to Massive WildHawk Master-Planned Community & Golf Club
- Sacramento MSA Population of Over 2.4 Million & GDP of \$161 Billion



📍	LOCATION	8306 Elk Grove Florin Rd, Sacramento, CA 95829
📏	LOT SIZE	±0.58 acres or ±25,265 square feet
📈	IMPROVEMENTS	2,279 square foot retail building for Starbucks with a drive-thru component
🔧	YEAR BUILT	2025
💰	LEASE	<p>Leased to Starbucks Corporation for fifteen (15) years* at an initial annual rent of \$196,250. There are three (3) five-year options to renew the lease. Rent is to increase by 10% in year 6 and at the start of each option. The lease is net with tenant responsible for taxes, insurance and reimbursement for common area maintenance costs.</p> <p>*Per Section 2.4 of the Lease, Tenant automatically exercised the first Extension Term.</p>
	RENT COMMENCEMENT	September 11, 2025
	LEASE EXPIRATION	February 28, 2041
	CAM	Landlord is responsible for roof, structure, parking area, sidewalk, landscaping and drainage systems on the Property and all utility systems. Tenant reimburses Landlord and pays 1/12 monthly as additional rent for all Operating Expenses attributable to maintaining, operating and providing services to and for the Common Area in addition to the maintenance and operation costs assessed to the Property under the existing recorded documents. Tenant’s annual additional rent attributable to Operating Expenses for any calendar year following the first full calendar year of the Term shall not exceed 105% on a non-cumulative basis.
	TAXES	Tenant reimburses Landlord and pays 1/12 monthly as additional rent.
	INSURANCE	Tenant reimburses Landlord and pays 1/12 monthly as additional rent.
	HVAC	Tenant is responsible.
💵	FINANCING	The property will be delivered free and clear of permanent financing.

\$3,925,000

5.00% CAP RATE

View on Map ↗

ANNUAL RENT			
Year		Annual Rent	Return
Years 1–5		\$196,250	5.00%
Years 6–10		\$215,875	5.50%
Years 11–15		\$237,463	6.05%
Years 16–20	(Option 2)	\$261,209	6.66%
Years 21–25	(Option 3)	\$287,330	7.32%
Years 26–30	(Option 4)	\$316,063	8.05%



Starbucks



#126 in Fortune 500

More than 40,000 Stores Worldwide

Starbucks (NASDAQ: SBUX) is a premier global roaster, marketer, and retailer of specialty coffee, offering handcrafted beverages and fresh food items. The company also operates under brands such as Teavana, Seattle's Best Coffee, Evolution Fresh, Ethos, Princi, and Starbucks Reserve.

As of the fiscal year ending September 29, 2024, Starbucks expanded its global presence to 40,789 stores, with 22,162 international locations and 18,424 in North America. This growth reflects the company's strategic real estate expansion, with a significant number of company-operated stores in the U.S.

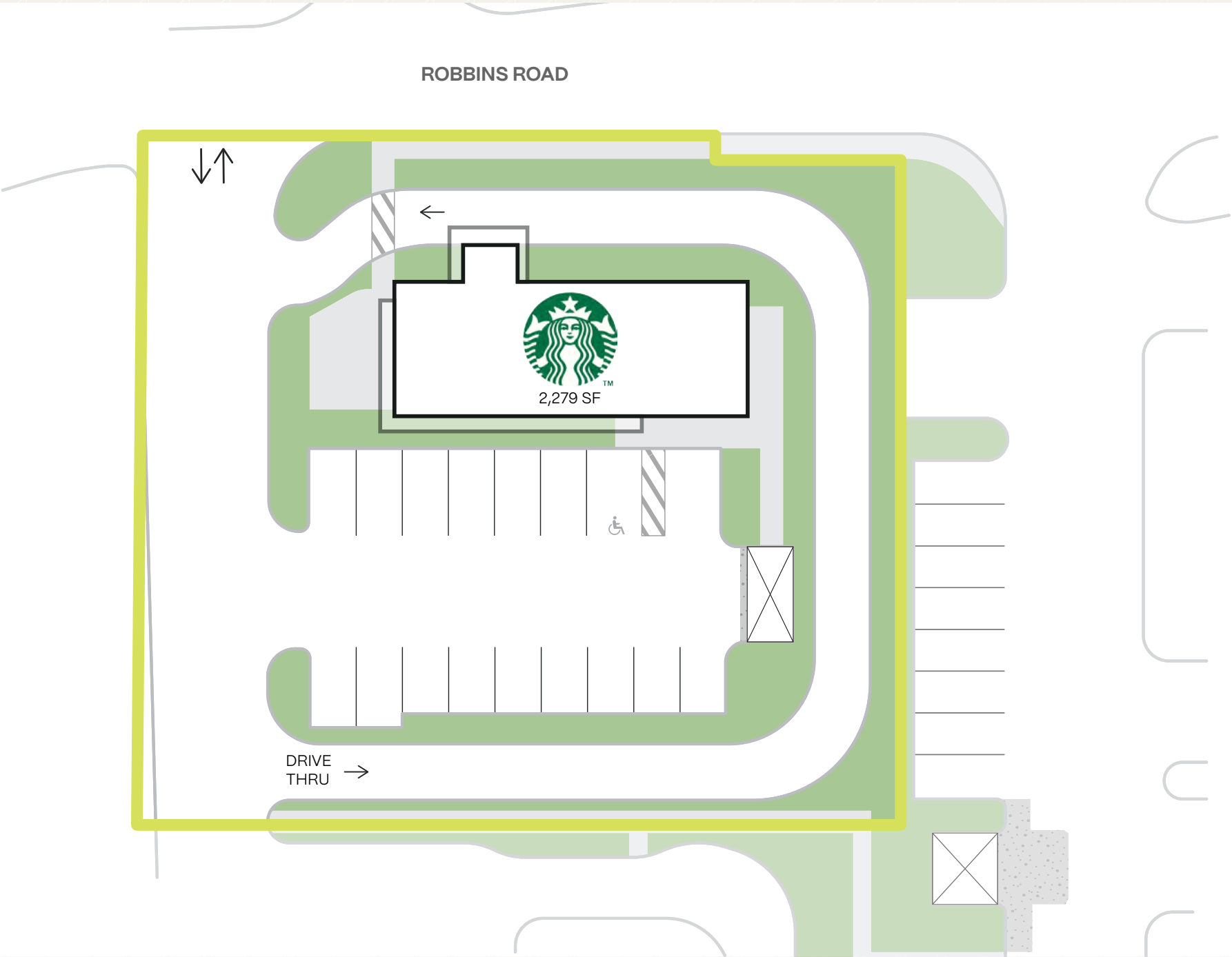
In fiscal year 2024, Starbucks reported consolidated net revenues of \$36.2 billion. The company achieved a GAAP earnings per share of \$3.31.

In October 2024, Starbucks' Board of Directors approved an increase in the quarterly cash dividend from \$0.57 to \$0.61 per share, demonstrating confidence in the company's long-term growth prospects.

In the second quarter of fiscal year 2025, Starbucks reported consolidated net revenues of \$8.8 billion. The company opened 213 net new stores during this period. The Starbucks Rewards loyalty program in the U.S. has 34.2 million active members, a 1% increase year-over-year

Starbucks is ranked #126 in the Fortune 500 list. Starbucks holds a Baa1 credit rating from Moody's and a BBB+ rating from S&P.

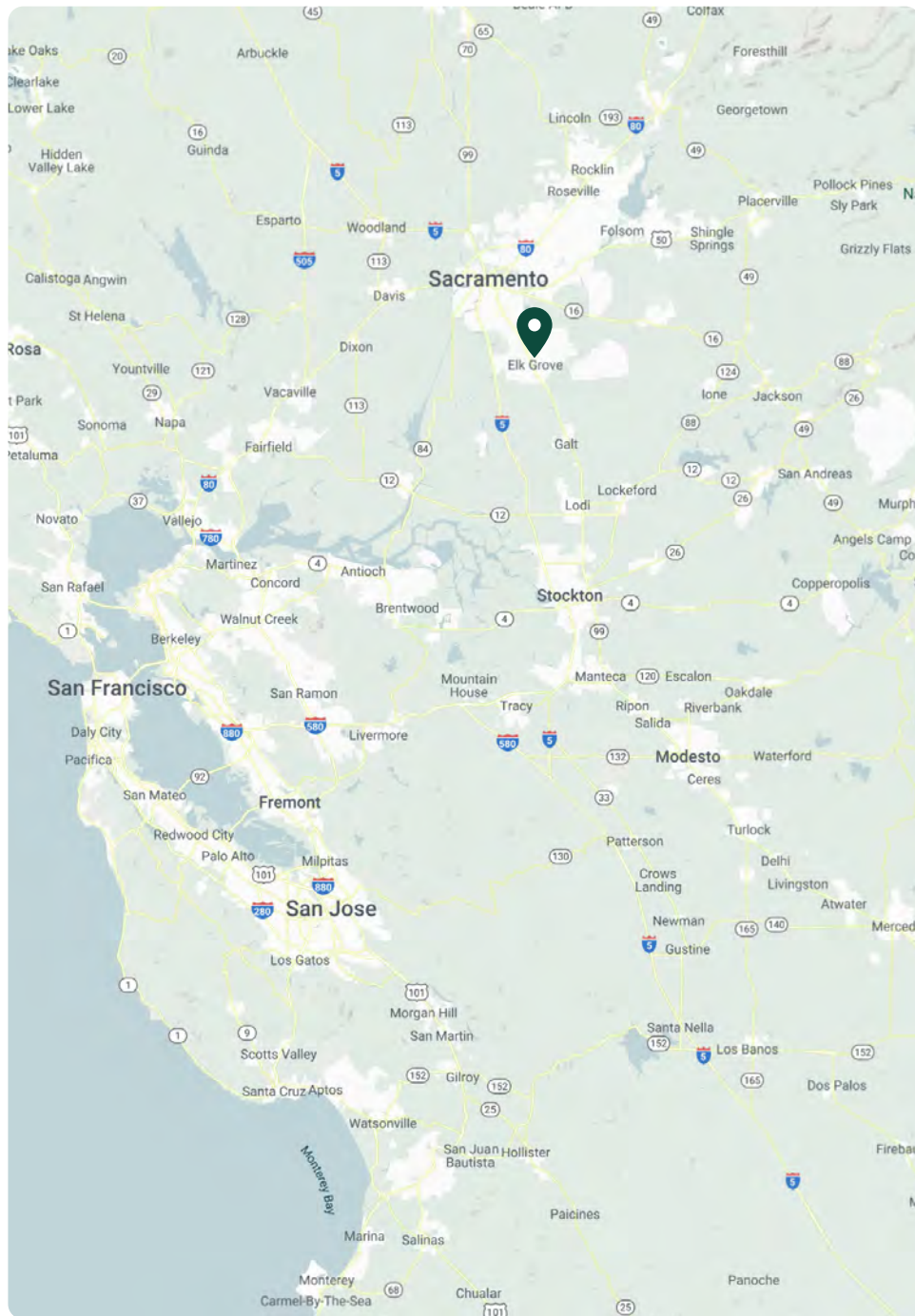












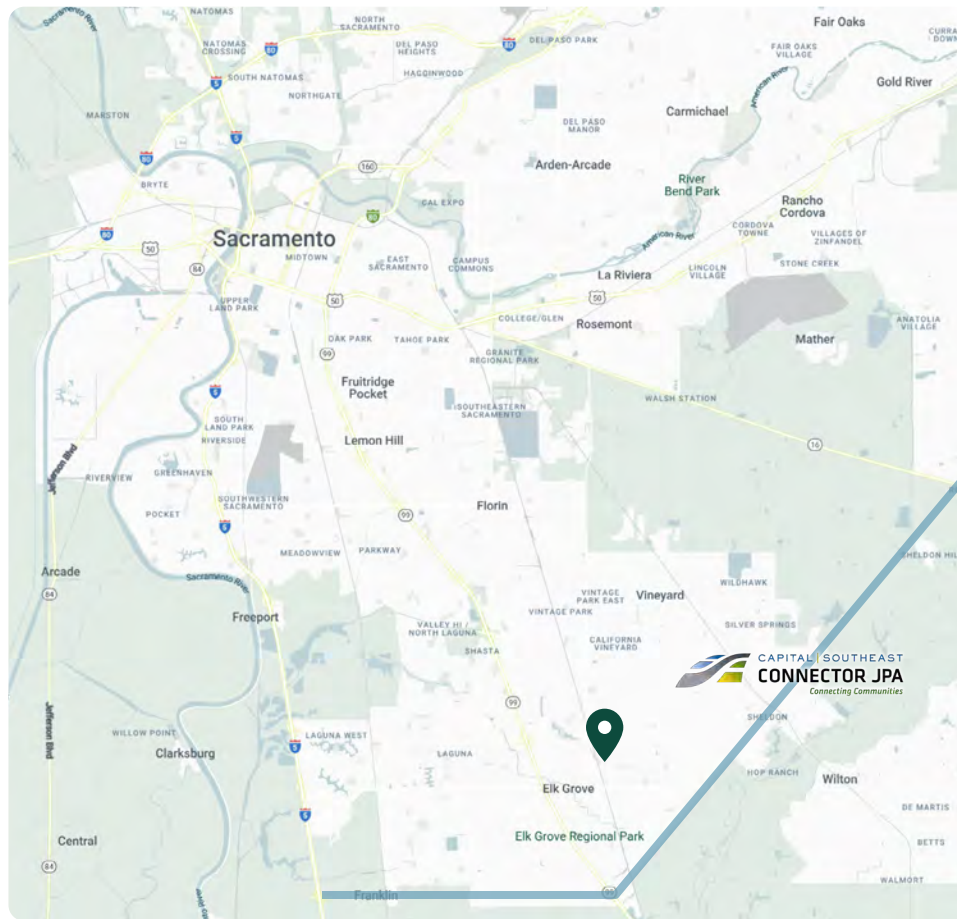
Elk Grove, located 15 miles south of Sacramento, is home to more than 170,000 residents. The city is recognized for its award-winning school district, prosperous business community, relative affordability within California, and overall high quality of life. Notable employers include Apple, Kaiser Permanente, Frontier Communications, AllData, and others.

Sacramento, California's rapidly expanding capital, anchors one of the state's fastest-growing metro areas. The city sits along the Sacramento River, which is the longest river in the state, and continues to attract both population growth and investment.

Greater Sacramento, also known as the Sacramento–Roseville Combined Statistical Area, includes seven counties: El Dorado, Nevada, Placer, Sacramento, Sutter, Yolo, and Yuba. The CSA has roughly 2.7 million residents. Regional employment is led by state and federal government; major healthcare providers such as Sutter Health and UC Davis Medical Center; a strong agricultural sector producing wine grapes, milk, poultry, pears, and nursery stock; and a growing tech and manufacturing base. The area is also an education hub, featuring Sacramento State University, the University of California Davis, Sacramento City College, American River College, Cosumnes River College, Folsom Lake College, and additional institutions.

Transportation infrastructure underpins continued growth. The region enjoys extensive freeway access via I-5, I-80, US-50, and CA-99, and the forthcoming 34-mile Capital SouthEast Connector. This critical transportation project will run through southeastern Sacramento and connect the cities of Elk Grove, Rancho Cordova, Folsom, and unincorporated areas of Sacramento and El Dorado Counties while offering a multi-use path parallel to the expressway for cyclists and pedestrians. Phase I is nearly completed, with full project completion estimated in 2035.

Additionally, SacRT operates more than 80 bus routes and a 42-mile light-rail system, which is slated to extend to Cosumnes River College in Elk Grove. Sacramento International Airport (SMF) is progressing on its \$1.3 billion SMForward modernization program and handled over 13.6 million passengers in 2024, a 5.1 percent increase over 2023.



The subject property is strategically positioned with excellent access & visibility at the signalized intersection of Elk Grove Florin Road (35,076 ADT), less than 2.5 miles from CA-99 (176,000 ADT). The property sits within the Promenade at Arbor Creek, which features two prominent, 21-foot pylon signs and synergistic tenants including McDonald's, Monty's Express Carwash, The Learning Experience, Western Dental, and AutoZone. The center has multiple access points from Elk Grove Florin Road as well as reciprocal access through the Dollar Tree to the south and Calvin Road, making it highly accessible and convenient.

The center is adjacent to the 168-unit Arbor Creek Family Apartments, and directly across from Calvin Corner Shopping Center, anchored by Safeway and CVS Pharmacy, with additional tenants including Sally Beauty, Round Table Pizza, KFC, Supercuts, and a Safeway Fuel Station.

Additional national retailers located at the intersection of Elk Grove Florin Road and Calvin Road—one of the highest traffic count retail intersections in south Sacramento county (73,604 ADT)—include Bel Air Village shopping center, anchored by Bel Air Market (Raley's) and 24 Hour Fitness, with Wingstop, Carl's Jr., Chase Bank, and Chevron/ExtraMile; the expanding Calvin Pointe shopping center, anchored by Kohl's and City Sports Club, with Walgreens, Panda Express, El Pollo Loco, and Bank of America; and more.

The site is 3 miles from Cosumnes River College (15,500+ students & staff), less than 2 miles from Sheldon High School (2,400 Students), Monterey Trail High School (2,300 Students) & Smedberg Middle School (1,050 Students), and under 1 mile from 3 elementary schools totaling 2,000+ students. Collectively, there are over 26,000 students within 3 miles of the sites, adding to significant, sustained daily traffic.

The area is experiencing significant commercial and residential development. Projects currently underway or recently completed include new retail pads at Calvin Pointe, Coral Blossom Apartments (81 units), Hamilton Park at Elk Grove Landing (85 units), Sheldon Grove (122 single-family homes), Vineyard Park (new homes), Elliott Springs (230-acre residential community), Stonehaven and Riverhaven (new homes), Vineyard Creek (over 500 new homes), and the WildHawk master-planned community and golf club.

The site is the closest drive-thru coffee to the new WildHawk master-planned community and golf club, which covers nearly 500 acres and will include a total of over 1,000 single-family homes, hundreds of multi-family units, parks, trail networks, and more upon completion. It is within the Vineyard Spring Comprehensive Plan, which includes a total of nearly 6,000 units.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Calvine Corners Safeway Safeway Fuel Station CVS Pharmacy	3M annual visits 1.4M annual visits, top 8% nationwide 347.9k annual visits (+11% YoY) 253.2 annual visits
Calvine Pointe City Sports Club Kohl's	2.6M annual visits 524,000 annual visits 425,100 annual visits
Bel Air Village Shopping Center	2.5M annual visits
McDonald's	657,300 annual visits

131,857



2025 Total Population (3 Miles)

\$595,920



Average Home Value

\$119,032



Average Household Income

📍 8306 Elk Grove Florin Rd | Sacramento, CA



Population Summary	3 Miles	5 Miles	10 Miles
2020 Total Population	127,535	297,180	744,009
2025 Total Population	131,857	304,906	753,206
2030 Total Population	134,093	309,543	761,043
Average Household Income			
2025	\$119,032	\$119,812	\$122,138
2030	\$132,182	\$133,140	\$134,404
Average Home Value			
2025	\$595,920	\$590,723	\$630,851
2030	\$695,598	\$686,834	\$728,113

Major Employers in Sacramento County	# of Employees
UC Davis Health System	16,075
Sacramento County	13,000
Kaiser Permanente	11,856
Sutter/California Health Services	10,129
Dignity/Mercy Healthcare	7,353
Apple Inc.	5,000
City of Sacramento	5,000
Intel Corporation	4,300
Raley's Inc./Bel Air	2,624
Siemens Mobility Inc.	2,500



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