5874-5880 ANTELOPE

±1,500 SF STARBUCKS ADJACENT RETAIL SUITE FOR LEASE

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THE OFFERING

±1,500	$2.25	CORNER	HIGH TRAFFIC
SQUARE FEET	NNN LEASE RATE	VISIBILITY	CENTER

This retail suite adjacent to Starbucks is available for the first time since 2007.

5874 – 5880 Antelope Rd (the Subject Property) boasts high traffic counts and strong retail characteristics thanks to it's location kitty corner to The Home Depot and Walmart Supercenter, along with it's on-site Starbucks drive-thru. The inline retail suite available is being offered at $2.25 per SF triple-net (NNN) and is approximately 1,500 square feet consisting of mostly open retail space with soaring high ceilings, a bathroom, and a back break room. Verizon Wireless' largest authorized retailer in the nation previously occupied the available suite since completion of construction of the Property in 2007 until late 2023. This is the first time this suite has ever been vacant and available for lease.

Additionally, four of the five current Tenants in the center are also original occupants of the Property since completion of construction. This center has a track record of promoting opportunity for businesses and has been home to several tenants who are approaching 20 years in business at 5874-5880 Antelope Road. The neighboring tenants in the center include a healthy mix of national credit retailers, such as Starbucks and Jimboy's, combined with locally owned businesses supplying frequented beauty services and fine dining to the center.

PROPERTY DETAILS

Location:	5874 Antelope Road, Citrus Heights, CA 95621
Type	Free Standing Strip Center
APN:	209-0720-011
Land:	1.57 Acre (68,389 square feet)
Buildings:	Total of 8,900 rentable square feet - 2 buildings - 1 drive-thru - 6 retail suites
Lease Availability:	1,500 SF inline suite
Lease Rate:	$2.25 per SF
Lease Structure:	NNN
Ceiling Height:	12’-16’
Street Frontage:	261’ Antelope Road
Signage:	Pylon Sign
Year Built:	2006

THIS RETAIL SUITE ADJACENT TO STARBUCKS IS AVAILABLE FOR THE FIRST TIME SINCE 2007.

THE TENANT MIX

2	5	1
BUILDINGS	TENANTS	DRIVE-THRU

Starbucks

Size:
1,700 SF

Summary:
Starbucks, as a long-time platinum standard of triple-net retail tenant's, has shown long-term investment in the property as an original tenant since 2006 and with a current 10-year lease through 2027. Starbucks was founded in Seattle, Washington in 1971 and operates over 30,000 retail stores in over 80 markets. The first drive-thru Starbucks location was opened in 1994. Today, 80% of all new Starbucks locations will have drive-thru capacity. The drive-thru service has become a key element in Starbucks' investment portfolio and proven to be an amenity that the company thrives on. Upon expiration of their original 10-year lease in 2017, Starbucks exercised two of it's five-year options and added four additional 5-year options to their contract, creating the opportunity for them to stay at the property through 2047.

Quality Hair

Size:
1,200 SF

Summary:
The owner of Quality Haircuts has operated out of the space for the last 14 years as an original tenant and continues to obtain an extremely satisfied and large clientele per strong online reviews on Yelp and Google.

Ophelia's Nails & Day Spa

Size:
1,500 SF

Summary:
Ophelia's Nails is a full-service spa offering massages, facials, manicures, and pedicures. The space is built out beautifully for a relaxing and luxurious environment for all varieties of treatments. Ophelia's Nails & Day Spa has accumulated a strong following in the Antelope and Citrus Heights areas since their opening in early 2009. After 10 years at The Property, Ophelia's signed a new five year lease with an additional five-year renewal option, showing their dedication to the location long-term.

Jimboy's Tacos (Franchisee)

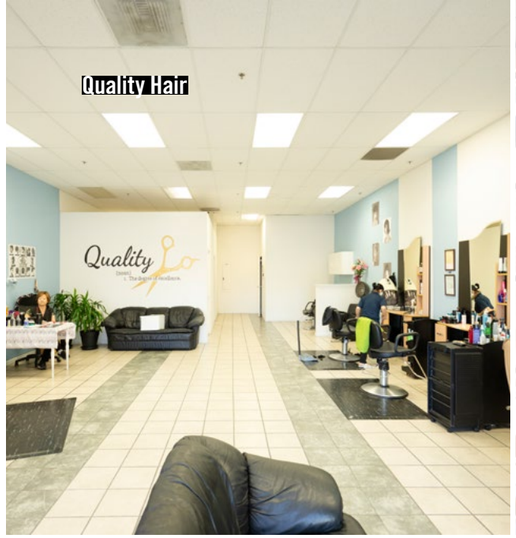
Size:
1,500 SF

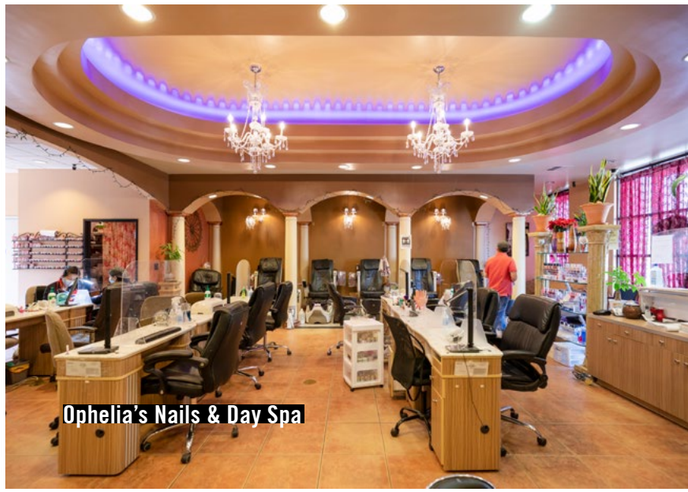
Summary:
A family-owned business since 1954, Jimboy's Tacos debuted in a small trailer on Kings Beach in Lake Tahoe, California. Founded by Jim "Jimboy" Knudson, it started with Jim's recipe for his signature fragrantly spiced ground beef taco, encased inside a grilled stone-ground corn tortilla with some crisp lettuce and freshly shredded cheese, and dusted with a liberal coating of grated parmesan cheese. Now headquartered just 25 minutes from The Subject Property in Folsom, CA, Jimboy's Tacos continues to expand their sites throughout California and many southern states. The current franchisee, Presidio Inc., operates at 13 other locations based out of Sacramento and works closely with Jimboy's Corporation on new opportunities and Sacramento locations.

Pho Vung Tau Bay Restaurant

Size:
1,500 SF

Summary:
Pho Vung Tau Bay Restaurant is as an authentic Vietnamese restaurant servicing the Antelope and Citrus Heights areas. As the only tenant that is new to The Property, Pho Vung Tau Bay already is seeing strong online reviews and compliments neighboring retailers quite well. Prior to their opening, Pho Vung Tau Bay invested a significant amount of capital towards Tenant Improvement's, requested an additional five-year option to their lease, and has plans for an outdoor patio indicating a long-term vision and commitment to their location. Pho Vung Tau Bay has also adopted GrubHub and Uber Eats capability to tap into an additional market of consumers still sensitive to COVID-19.





THE LOCATION

4	159,302	57,154
MINS TO INTERSTATE 80	POPULATION IN 3 MILE RADIUS	HOUSEHOLDS IN 3 MILE RADIUS

GROWING SUBMARKET CENTRALLY SITUATED BETWEEN ROSEVILLE & SACRAMENTO

Antelope is a growing and burgeoning submarket due to its central location between both Downtown Sacramento and Roseville and is made eveident by the recently established Antelope High School, and new home developments including Mariposa Farms, Garnet at Barrett Ranch, and Morgan Ranch. Antelope Road serves both the Antelope & Citrus Heights neighborhoods as a common thoroughfare and access point to numerous destinations such as The Home depot, Walmart Supercenter, and Interstate 80. The Subject Property is ideally located between such destinations and access to I-80, with over 135,000 households in a 5-mile radius and an average household income between $85,000 and $100,000 (2021 CoStar data). Furthermore, the residential growth that Sacramento and surrounding submarkets has seen over the past decade has fueled retail strength and increased consumers in the market. Antelope Road has proven to be an essential retail hub to Antelope, as shown in the formation of the Antelope Crossing Business Foundation, which was founded based upon the belief in the importance and strength of Antelope Road as a central market to nearby consumers. Antelope Crossing Business Foundation has brought 15 new tenants to retail centers along Antelope Road area since its inception.

DEMOGRAPHICS

Population*	342,638
Households*	127,003
Annual Consumer Spending*	$4.6B
Median Age*	37.6
Avg Household Income	$89,642
Housing Occupancy (Owners)	60%
Population Travel to Work <30 Min	42,324
Population Travel to Work >30 Min	23,818
Daytime Employment	12,664
Antelope Rd @ Daily Ave Cars Per Day	30,268
Roseville Rd @ Old Antelope Rd Cars Per Day	13,533

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