



STARBUCKS BAKERSFIELD, CA

NASDAQ: SBUX
S&P: BBB+

RANKED IN TOP 17%
for Starbucks in the Market
(Placer.ai)



**Actual Property*

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT GROUP
NETLEASED INVESTMENTS

OFFERED AT \$2,200,000
5.50% CAP RATE

BELOW MARKET RENT | LESS THAN 1 MILE FROM HIGHWAY 99 (104,000 CPD)

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



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EXECUTIVE SUMMARY

OFFERING SUMMARY

LIST PRICE
\$2,200,000

CAP RATE
5.50%

NOI/MO
\$10,083

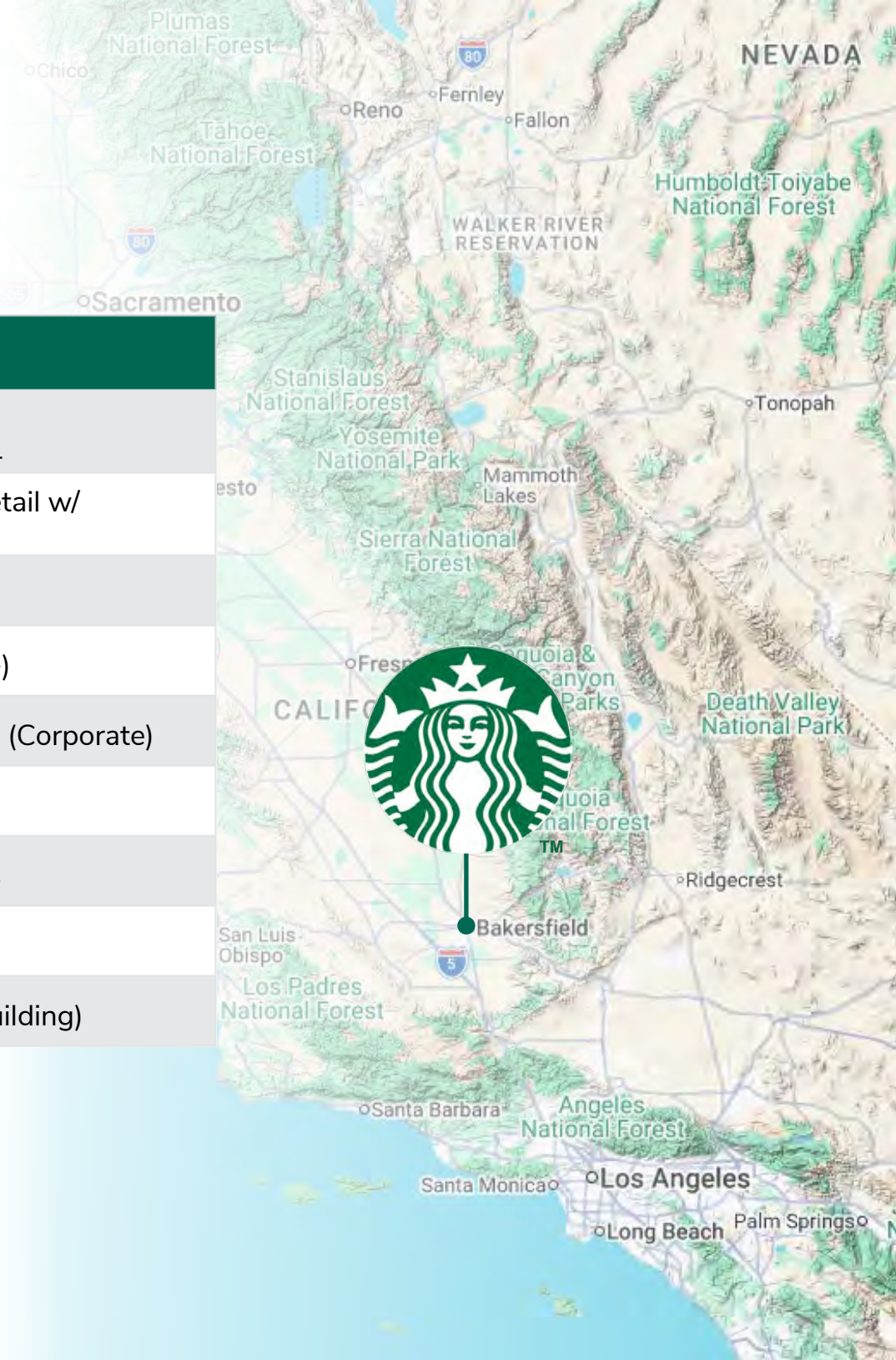
NOI
\$121,000



OFFERING SUMMARY

PROPERTY SUMMARY

Address	2500 White Lane Bakersfield, CA 93304
Property Type	Freestanding STNL Retail w/ Drive-Thru
Parcel No.	405-010-70-00-7
Tenant	Starbucks (S&P: BBB+)
Guarantor	Starbucks Corporation (Corporate)
Building Size (GLA)	1,800 SF
Land Size	21,780 SF/ 0.44 Acres
Year Built	2015
Ownership	Fee Simple (Land & Building)



INVESTMENT HIGHLIGHTS



STARBUCKS CORPORATE LEASE GUARANTY

Investment grade credit rating by Standard & Poor's – Publicly traded on the New York Stock Exchange

- Strong lease guaranty from Starbucks Corporation (NASDAQ: SBUX) – Investment grade credit rating of “BBB+” from Standard & Poor's
- Global brand with 40,000+ locations across 88 countries with over 381,000 employees
- \$37 billion in revenue (2025) – 2.8% YoY increase from fiscal 2024
- \$1.86 billion in net income (2025)
- Ranked #127 on Forbes Fortune 500 list in 2025



NEW 5-YEAR LEASE EXTENSION

Below-market rent – Build-to-suit drive-thru location – 10% rent increases every 5 years – Fee simple ownership allows future depreciation

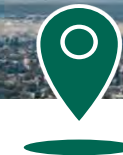
- Starbucks recently executed a new 5-year lease extension (Option 1), showing a clear commitment to this site
- Starbucks is currently paying a below-market rental rate, which is replaceable in the rare event they were to ever vacate
- The lease calls for attractive 10% rental increases every 5 years
- The subject property was a build-to-suit for Starbucks back in 2015, allowing for future depreciation of the owned improvements



HIGH-PERFORMING STARBUCKS LOCATION

Ranked in top 17% for customer visits within the Bakersfield market – Ranked in top 29% within the state of California (source: Placer.ai)

- High-performing location for Starbucks – Low future vacancy risk
- Ranked in top 17% for customer visits annually within the Bakersfield market (source: Placer.ai)
- Ranked in top 29% for customer visits annually within the state of California (source: Placer.ai)
- Clear commitment to site – Starbucks recently exercised their 1st renewal option period after operating successfully at this location for over 10 years



REAL ESTATE ADVANTAGE

Less than 1 mile from Highway 99 on/off ramp at White Lane (104,000 CPD) – Signalized hard-corner location with visibility to 35,000 CPD – Multiple points of ingress/egress

- The subject property is strategically positioned at the busy signalized hard corner of White Lane and Hughes Lane with visibility to over 35,000 cars per day
- Starbucks has the distinct advantage of being located less than 1 mile from the White Lane on/off ramp to CA Highway 99, which sees over 104,000 cars per day
- Starbucks boasts multiple egress/ingress locations on the property along White Lane and Hughes Lane, allowing vehicles to easily access the drive-thru lane and get back on the highway
- Dense retail trade area with over 282,000 people living within a 5-mile radius of the subject property

LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Rent Commencement	12/3/2015
Lease Expiration	2/28/2031
Original Lease Term	10 Years
Lease Term Remaining	5 Years (1st Option Period)
Options to Renew	(3)-5 Year
Rent Increases	10% Every 5 Years (Incl. Option periods)
Lease Type	Double-Net (NN)
Landlord Responsibilities	Roof, Structure, & Parking Lot
Tenant Estoppel	30 Days
ROFR	No

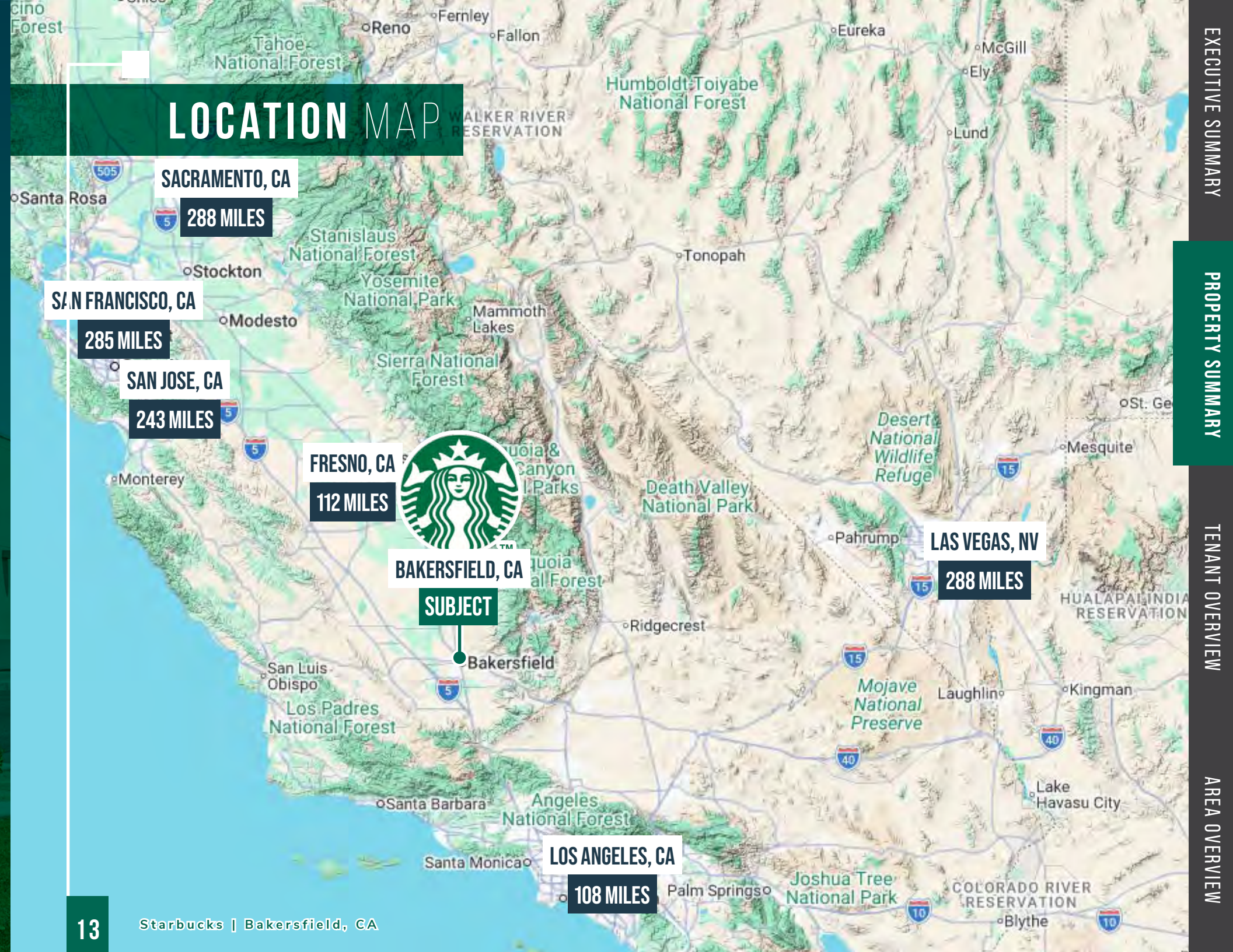
RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM							
	Term	Start Date	End Date	NOI/YR	NOI/MO	Rent Increase	
	Years 1-5	12/3/2015	2/28/2021	\$100,000	\$8,333		
	Years 6-10	3/1/2021	2/28/2026	\$110,000	\$9,167	10%	
RENEWAL OPTIONS - FOUR(4) - FIVE (5) YEAR							
	Years	Start Date	End Date	NOI/YR	NOI/MO	Rent Increase	
Current Term	Option 1	Years 11-15	3/1/2026	2/28/2031	\$121,000	\$ 10,083	10%
	Option 2	Years 16-20	3/1/2031	2/29/2036	\$133,100	\$ 11,092	10%
	Option 3	Years 21-25	3/1/2036	2/28/2041	\$146,410	\$12,201	10%
	Option 4	Years 26-30	3/1/2041	2/28/2046	\$161,051	\$13,421	10%



PROPERTY SUMMARY

LOCATION MAP



PROPERTY PHOTOS



14 Starbucks | Bakersfield, CA

PROPERTY PHOTOS



15 Starbucks | Bakersfield, CA

PROPERTY PHOTOS



PROPERTY PHOTOS



MARKET AERIAL



CALIFORNIA STATE UNIVERSITY BAKERSFIELD

KERN HIGH SCHOOL DISTRICT OFFICE

VONS BANA FRESH ULTA BEAUTY
 REGAL Talbots WHBM
 CHASE Applebees Grill + Bar Carl's Jr.

jiffylube

Olive Garden golden corral
 SUBWAY

GROCERY OUTLET
 CASTLE ELEMENTARY SCHOOL

TJ-maxx Chuck E. Cheese metro
 Ross Dress for Less DEL TACO O'Reilly
 PET SMART UPS LONG JOHN SILVERS 7-ELEVEN
 FOOD MAXX DOLLAR TREE

FRED L THOMPSON JR HIGH SCHOOL

DOLLAR GENERAL Valero

SUBJECT PROPERTY

FAMILY DOLLAR

VALLEJA SUPERMARKETS KC
 metro Furniture Outlet
 DOLLAR TREE Little Caesars

CASA LOMA ELEMENTARY SCHOOL

BAKERSFIELD MUNICIPAL AIRPORT

Albertsons BURGER KING Shell TACO BELL Little Caesars
 BR WING-STOP TACO BELL Little Caesars
 DOLLAR TREE

Valvoline FLYERS Energy
 SONIC BIG TIGER

SKY ZONE TRAMPOLINE PARK
 Pep Boys Auto Zone Jack In the box

SPICE TRACT

Carl's Jr. Shell Smart & Final extra! BURGER KING 6

SUPERIOR GROCERS Pollo Loco H&R BLOCK
 Carl's Jr. CHASE SALLY BOOST BEAUTY SUPPLY mobile

SUBWAY

7-ELEVEN

The Home Depot Jack In the box Wendy's
 Dreyer's

Pizza Hut W WENDY'S KFC
 goodwill FOOD MAXX Domino's

Habitat for Humanity

IN-SHAPE FAMILY FITNESS

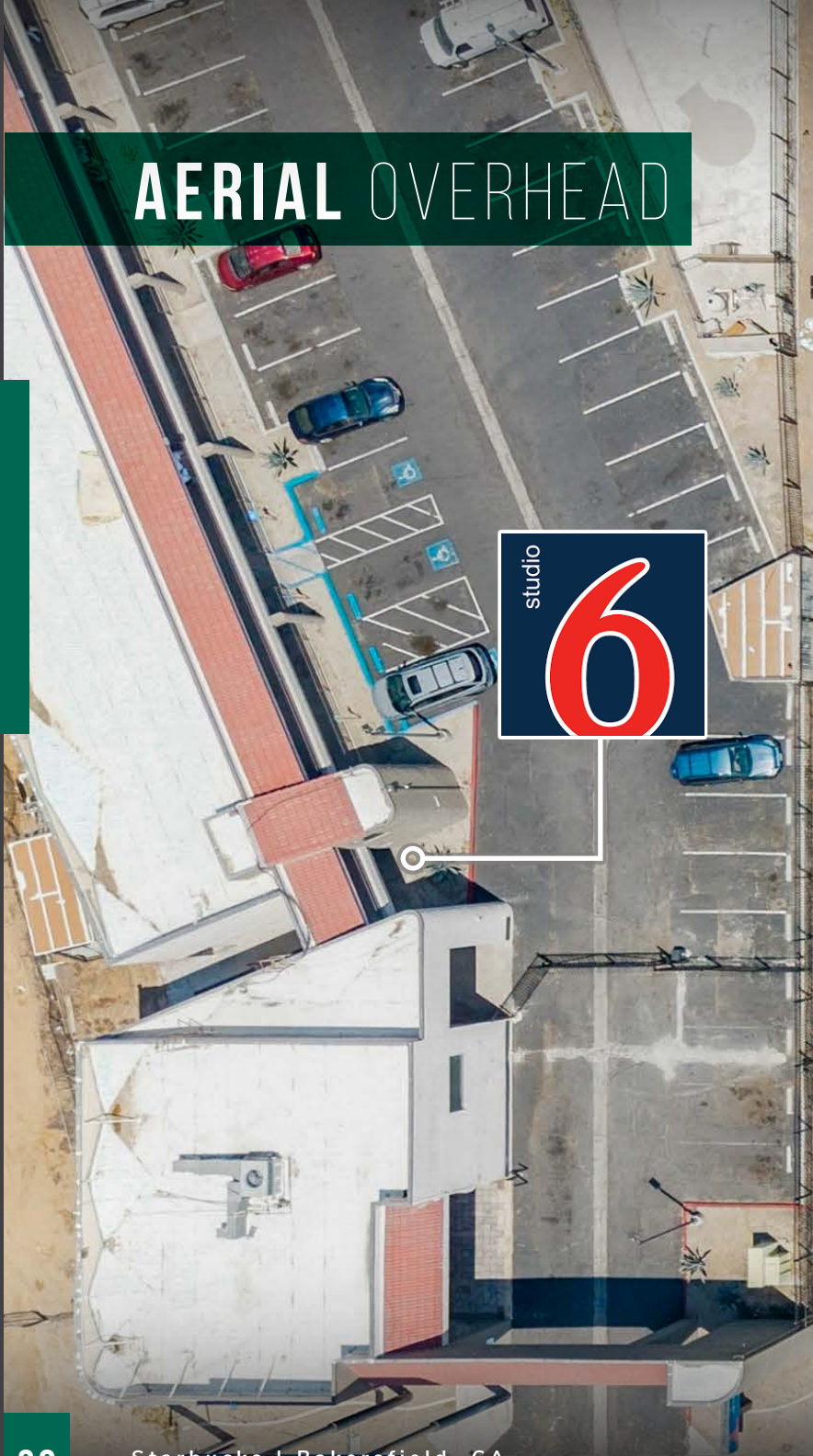
AVIS

6

WIBLE ORCHARD

Foods Co. DOLLAR TREE
 dds DISCOUNTS TACO BELL Auto Zone YOSHINOYA popeyes

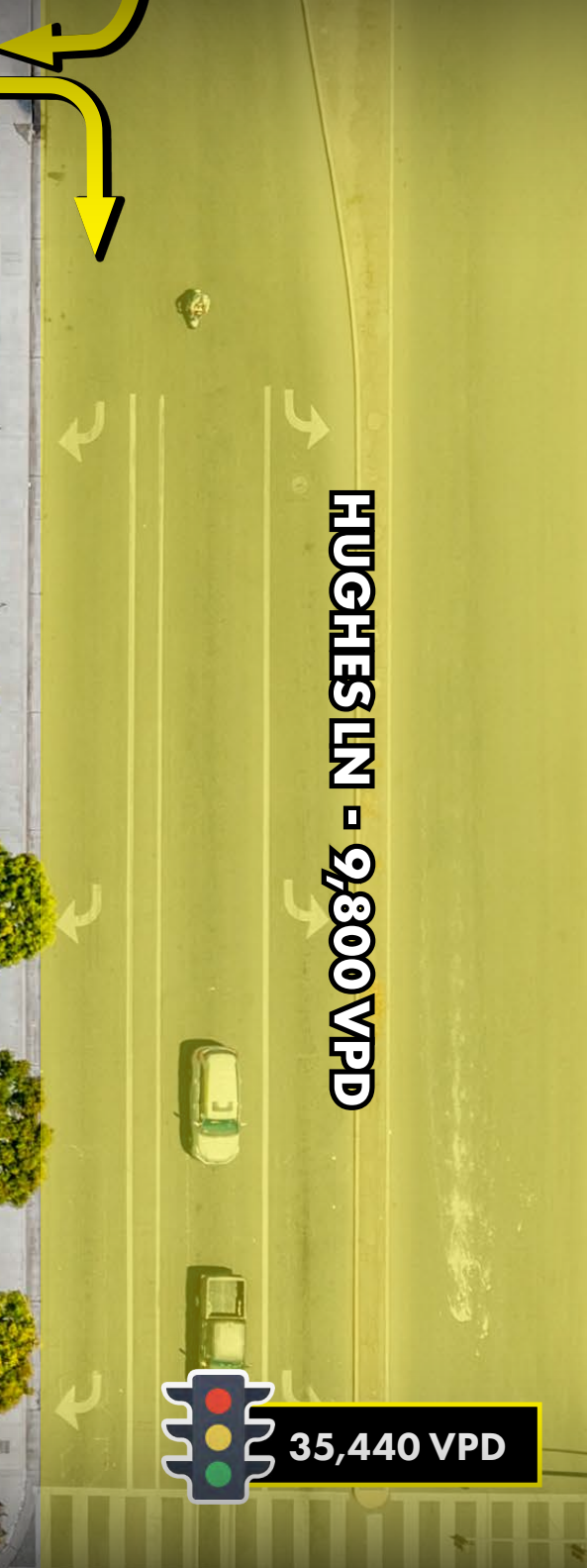
AERIAL OVERHEAD



DRIVE-THRU



SUBJECT PROPERTY



35,440 VPD

HUGHES LN - 9,800 VPD



AERIAL WEST



104,000 VPD



Smoke Tree Mobile Estates
202 UNITS



SHAKE 'N BUNS

Lucky 7 Food Store

CoinFlip ATM

35,440 VPD

Urner's



AVIS

Denny's

CA-99 LESS THAN 1 MILE AWAY

BURGER KING



SUBJECT PROPERTY



Smart & Final extra

SAMCO

SecurCare Self Storage

US STORAGE Centers

El Potrero Apartments
56 UNITS



Tacos La Villa MEXICAN GRILL

COUNTRY KITCHEN BAR & GRILL

Dual Citizenship Mexico

Sideline Towing

Star Nails

Indian Village

Next Level Sport Nutrition

Taqueria y Pupusas "Luz"

Maya's Auto Insurance Services

AERIAL EAST

SUPERIOR GROCERS

boost mobile

Pollo Loco

Auto Zone

TACO BELL

U-HAUL

BJ's Tire & Brakes

Joey Recycling Center

Foods Co.

DOLLAR TREE

dd's DISCOUNTS

YOSHINOYA

LOUISIANA KITCHEN POPEYES

Flooring Improvements

Radio Fe

Grace Bible Church

Rock & Wings

Panda WOK

SALLY BEAUTY SUPPLY

La Michoacana Premium Ice Cream

H&R BLOCK

PIZZA PAPA JOHN'S

La Perla Bakery

SecurCare Self Storage

CALIFORNIA 99
LESS THAN 1 MILE AWAY
104,000 VPD

Carl's Jr.



SUBJECT PROPERTY

35,440 VPD

HUGHES LN

Taqueria y Pupusas "Luz"

HUGHES LN

CoinFlip ATM

Lucky 7 Food Store

AERIAL SOUTHEAST

CALIFORNIA
99
104,000 VPD
LESS THAN 1 MILE AWAY



U-HAUL

Joey Recycling Center

Flooring Improvements

Radio Fe

Grace Bible Church

SecurCare Self Storage



La Perla Bakery

Paeteria Y Torteria Autentica Michoacana

La Michoacana Premium Ice Cream

H&R BLOCK

Don Sushi

CoinFlip ATM

Lucky 7 Food Store

Smoke Tree Mobile Estates
202 UNITS



35,440 VPD



SUBJECT PROPERTY

SHAKE 'N BUNS

SUPERIOR GROCERS **SALLY BEAUTY SUPPLY** **Pollo Loco**
boost mobile **CHASE**

HUGHES LN

HUGHES LN

WHITE LN

AERIAL SOUTH



H Holiday Inn Express

Turnkey Performance

Krazy Kustomz

WSM Auctions

CALIFORNIA 99
104,000 VPD

SecurCare Self-Storage

Smoke Tree Mobile Estates
202 UNITS

Grace Bible Church

PIZZA PAPA JOHN'S

La Perla Bakery

Paletaria Y Torteria Autentica Michoacana

Don Sushi

CoinFlip ATM

Lucky 7 Food Store

SHAKE 'N BUNS

Chevron

H&R BLOCK

WHITE LN

Carl's Jr.

35,440 VPD

SUBJECT PROPERTY

BURGER KING

CALIFORNIA 99
104,000 VPD

LESS THAN 1 MILE AWAY

WHITE LN

studio 6

AERIAL NORTHWEST



COUNTRY KITCHEN
BAR & GRILL

Dual
Citizenship
Mexico



Sideline
Towing

Star
Nails

Indian
Village

Next Level Sport
Nutrition

Maya's
Auto Insurance
Services

St. Anthony's
Syriac Orthodox
Church



SUBJECT PROPERTY

Taqueria y
Pupusas "Luz"

SUPERIOR GROCERS

boost mobile **SALLY BEAUTY SUPPLY**

CHASE

HUGHES LN

WHITE LN



35,440 VPD



TENANT OVERVIEW

■ ABOUT STARBUCKS

Trade Name:	Starbucks
Credit Rating:	S&P: BBB+
NASDAQ:	SBUX
Revenue (2025):	\$37.2 B
Area Served:	International
Locations:	40,000+
Employees:	381,000+
Countries:	88
Corporate Headquarters:	Seattle, WA
Website:	www.starbucks.com



TENANT INFO

In 1971, Starbucks opened its first store at Seattle's Pike Place Market, drawing inspiration from "Moby-Dick" and the seafaring tradition. Howard Schultz, a young New Yorker, joined in 1982 and was inspired by Italian coffeehouses during a trip to Milan in 1983. Starbucks transitioned into a coffeehouse in 1987, expanding across the U.S., Japan, Europe, and China in subsequent years. With millions of customers worldwide, Starbucks remains dedicated to nurturing human connection through every cup, conversation, and community, guided by their mission.

**SBUX
NASDAQ**

**\$37.2 B
REVENUE**

**381,000+
EMPLOYEES**

**40,000+
LOCATIONS**



AREA OVERVIEW

DEMOGRAPHICS

COMMUNITY	1 MILE	3 MILE	5 MILE
POPULATION	19,800	163,349	282,746
HOUSEHOLDS	6,213	49,614	88,671
EMPLOYEES	3,315	30,844	96,432
MEDIAN AGE	30.1	30.1	31.0
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE	\$76,339	\$83,256	\$91,330
MEDIAN	\$60,617	\$67,839	\$73,010
EXPENDITURE	1 MILE	3 MILE	5 MILE
TOTAL	\$560.89 M	\$4.72 B	\$8.71 B
EDUCATION	\$11.69 M	\$99.95 M	\$186.59 M
FOOD, BEVERAGE	\$79.3 M	\$654.61 M	\$1.17 B
ENTERTAINMENT	\$33.39 M	\$279.91 M	\$511.21 M



DRIVE TIMES

CA-99	2 MIN
CA-58	6 MIN
I-5	21 MIN
LOS ANGELES	2 HR



TRAFFIC COUNTS

WHITE LN	25,640 VPD
HUGHES LN	9,800 VPD
CA-99	104,000 VPD

■ ABOUT BAKERSFIELD, CA

BAKERSFIELD, CA is one of the fastest-growing major cities in the state and serves as the economic hub of Kern County, anchored by energy production, agriculture, logistics, healthcare, and distribution industries. Its strategic Central Valley location along Highway 99 and proximity to Los Angeles make it a major inland distribution and workforce market. Bakersfield benefits from comparatively affordable housing and business costs relative to coastal California, attracting both residents and employers seeking lower operating expenses.

Demographically, the city is young, family-oriented, and highly diverse, with a strong Hispanic/Latino majority that continues to shape local consumer trends, labor force growth, and retail demand. The market's expanding population, growing household incomes, and increasing residential development continue to support retail, industrial, healthcare, and multifamily investment activity.



■ ABOUT BAKERSFIELD, CA

#9

LARGEST CITY IN CALIFORNIA

\$63B

METRO GDP (2023)

±422K

CITY POPULATION

±760K

METRO POPULATION

\$1.9 Billion

KERN COUNTY ANNUAL VISITOR SPENDING

Because Bakersfield is the county seat, largest population center, primary hotel market, and main visitor gateway, it captures the majority of Kern County's visitor-related spending through lodging, restaurants, fuel, entertainment, meetings, and business travel.





STARBUCKS

BAKERSFIELD, CA

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