



Madera, CA

Starbucks

New 15-Year Drive-Thru Starbucks
Adjacent to Newly Opened Medical
Center



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Starbucks

37408 Ave 12, Madera, CA 93636 ➔

PRICE: **\$3,552,000** CAP RATE: **4.85%**

NOI	\$172,272
LEASE TYPE	Corporate NN
LEASE TERM	15 Years
OPTIONS	Three, 5-Year
BUILDING SIZE	2,364 SF
LOT SIZE	0.95 AC



15-Year Build-to-Suit Starbucks In Madera Ranchos

This newly constructed, drive-thru Starbucks is backed by a 15-year corporate lease featuring 10% rental increases every five years throughout the initial term and each of the three, 5-year options. The property is **strategically positioned along Avenue 12**, Madera Ranchos' primary commercial corridor, adjacent to the **newly opened 11,000-square-foot Camarena Health center** and across from established retail. As the **first Starbucks in Madera Ranchos**, the location benefits from limited direct coffee competition and a growing concentration of commercial uses serving the surrounding community.



The Offering

- Rare 15-year corporate Starbucks lease with 10% rent increases every five years throughout the base term and three, 5-year options
- New build-to-suit drive-thru featuring Starbucks' current prototype
- Corporate lease backed by investment-grade Starbucks Corporation (S&P: BBB+)
- Adjacent to the new ±11,000 SF Camarena Health center, providing a built-in daily traffic generator

About the Tenant

- Starbucks operates nearly 41,000 locations globally and generated \$37.2 billion in FY2025 net revenue
- Approximately 35.5 million active U.S. Starbucks Rewards members
- Starbucks Rewards accounts for nearly 60% of U.S. company-operated revenue

Market Highlights

- Located along Avenue 12, the community's primary commercial corridor with connectivity to Highways 41 and 99
- Part of a new five-acre development featuring Starbucks, Camarena Health Center, fuel/convenience, car wash and EV charging uses
- New signalized intersection at Avenue 12 and Jason Court/Fernwood Drive enhances access and circulation

CURRENT		
Price		\$3,552,000
Capitalization Rate		4.85%
Building Size (SF)		2,364
Lot Size (AC)		0.95
Scheduled Rent		\$172,272
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$172,272

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Starbucks
Lease Signed By	Starbucks Corporation
Lease Type	Corporate NN
Lease Term	15 Years
Rent Increases	10% Every 5 Years
Options	Three, 5-Year
Year Built	2025
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC Maintenance & Repair	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
Starbucks	2,364	Year 1	Year 5	\$172,272	\$14,356	\$172,272
	10% Increase	Year 6	Year 10		\$15,792	\$189,499
	10% Increase	Year 11	Year 15		\$17,371	\$208,449
	Option 1	Year 16	Year 20		\$19,108	\$229,294
	Option 2	Year 21	Year 25		\$21,019	\$252,223
	Option 3	Year 26	Year 30		\$23,120	\$277,446
TOTALS:	2,364			\$172,272	\$14,356	\$172,272

LEGEND

Property Boundary

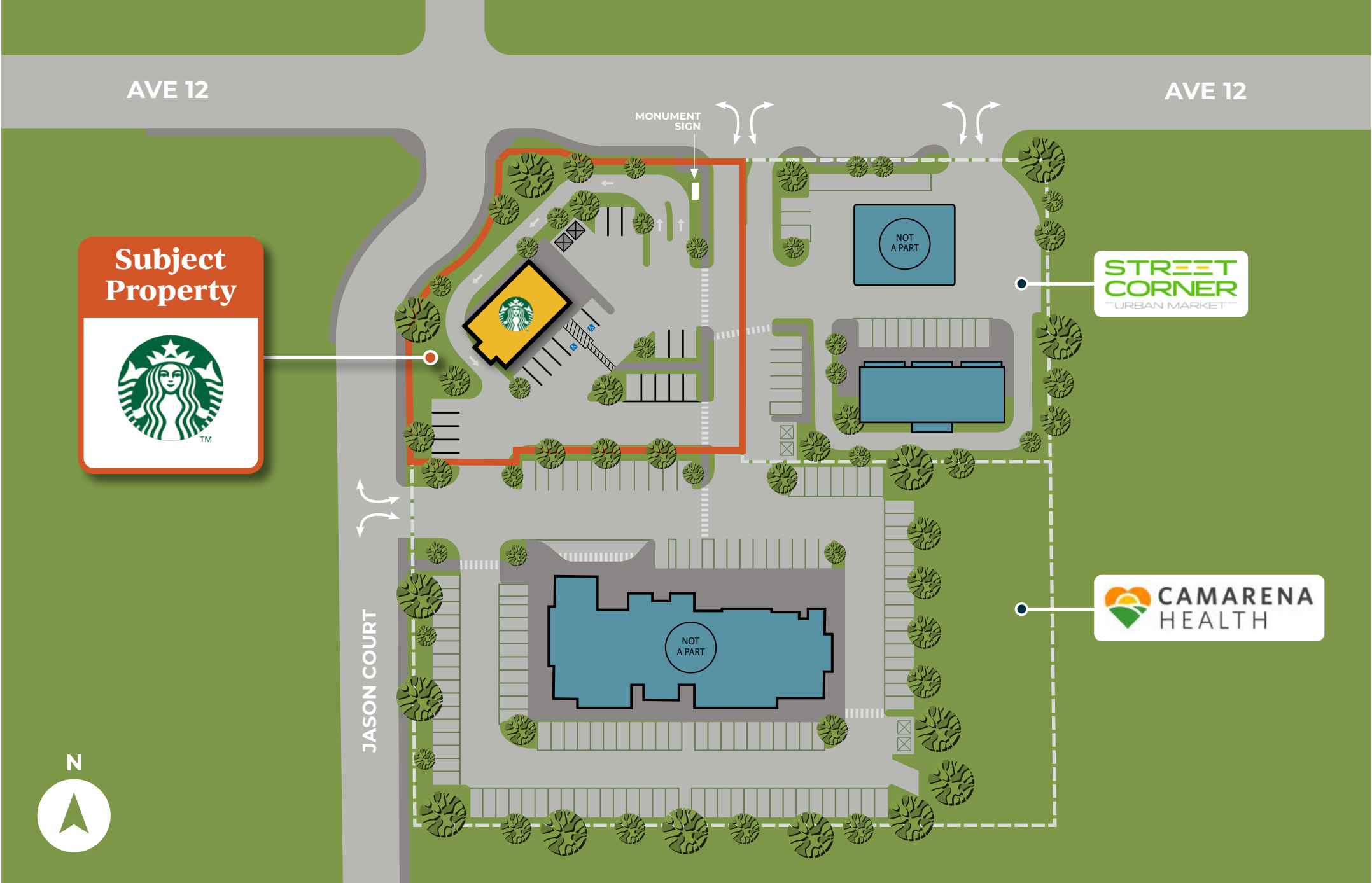
2,364
Rentable SF

0.95
Acres

23
Parking Spaces



Egress





STARBUCKS

\$37.2 Billion

TOTAL REVENUE (FY 2025)

40,000+

LOCATIONS WORLDWIDE

Starbucks

The world's premier roaster and retailer of specialty coffee, operating in 89 markets globally

Overview

- What started as a single store in Seattle's historic Pike Place Market in 1971 has transformed into one of the most globally recognized brands today
- Headquartered in Seattle, Washington, Starbucks Coffee Company (NASDAQ: SBUX) is the #1 specialty coffee retailer in the world
- The menu offers award-winning coffee drinks, Frappuccino® blended beverages, Starbucks Refreshers® beverages, fresh food items, premium teas and coffee beans

Company Growth

- In FY 2025, Starbucks' total net revenues increased 3% to \$37.2 billion, compared to \$36.2 billion the prior year
- At the end of FY 2025 (September 2025) the brand had 40,990 stores globally: 52% company-operated and 48% licensed
- Company-operated store revenue increased \$979 million, primarily driven by net new company-operated store growth of 1,010 stores, or 5%, over the past 12 months
- Looking forward in fiscal 2028, the company expects to deliver over 2,000 net new stores across the global company-operated and licensed portfolio, including approximately 400 net new U.S. company-operated stores

[TENANT WEBSITE](#) ➔



1

The subject property is located along Avenue 12, the community's primary commercial corridor featuring tenants like **Chevron, O'Reilly, and NAPA Auto Parts.**



2



3



1

3

2

Subject Property

STREET CORNER
URBAN MARKET



Located in
California's
Central
Valley

14,426

VEHICLES PER DAY ALONG
AVENUE 12

268.7K

ANNUAL VISITS TO THE STATE
FOODS SUPERMARKET ACROSS
THE STREET (PER PLACER.AI)

12.5 Miles

TO DOWNTOWN MADERA

Immediate Trade Area | 11



Liberty
High School



14,426 VPD



JASON COURT

AVENUE 12

 **GOVERNMENT OFFICE**

STATE FOODS SUPERMARKET
Fresh & Local

 **Rice Bowl**
FOOD fast

MGA
MASTER IN THE GAME OF ALGEBRA

POPOLO'S PIZZA
THE PIZZA FOR REAL PIZZA PEOPLE



PIZZA FACTORY

O'Reilly
AUTO PARTS

STREET CORNER
"URBAN MARKET"

 **CAMARENA HEALTH**

Purely Storage

Subject Property



SUBWAY
Loves
HAIR SALON

Adventist Health

ROAD 37

KENSINGTON DRIVE

12,556 VPD

14,426 VPD

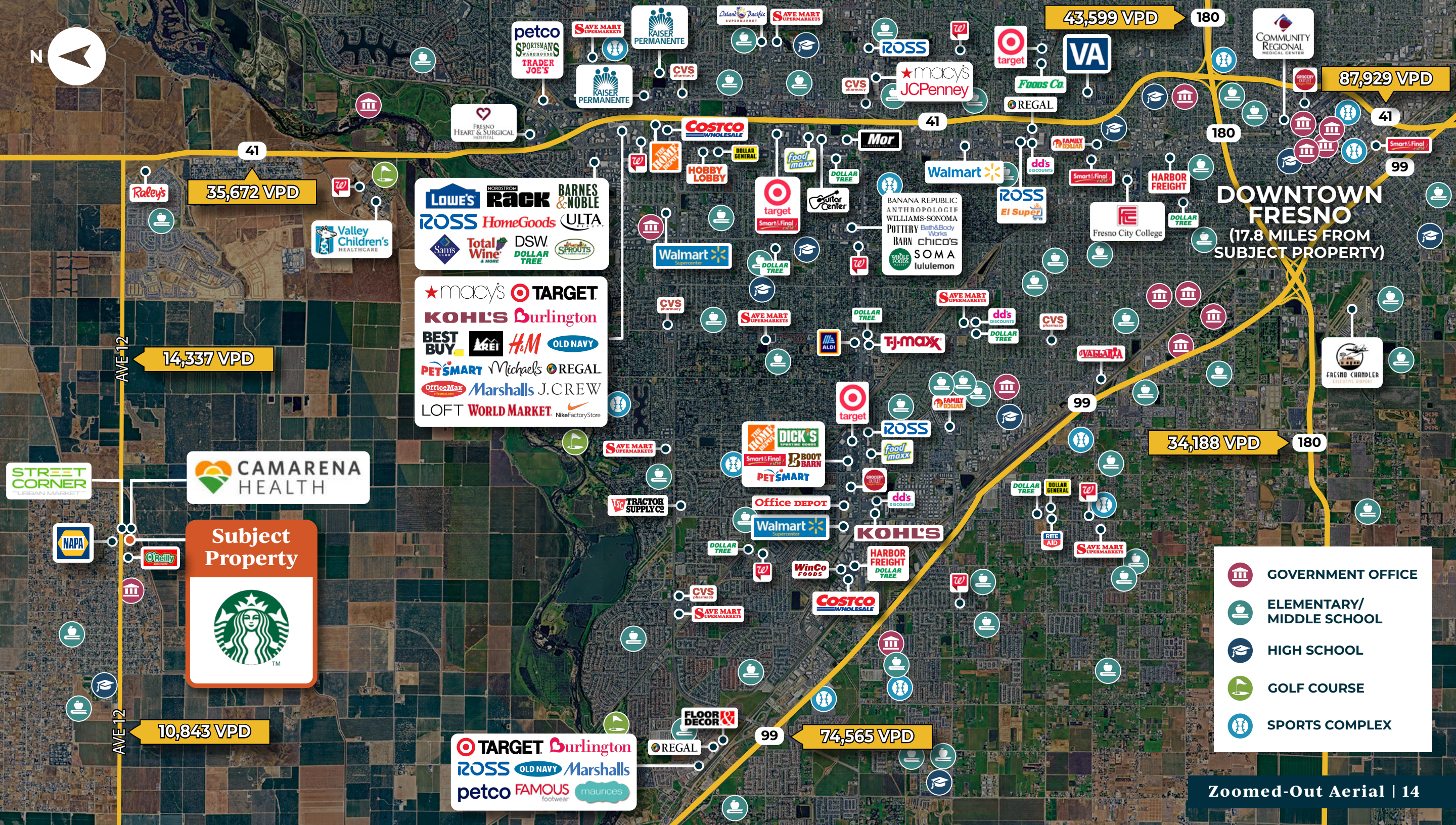
AVE 12

AVE 12

AVE 12

ROAD 37 1/2



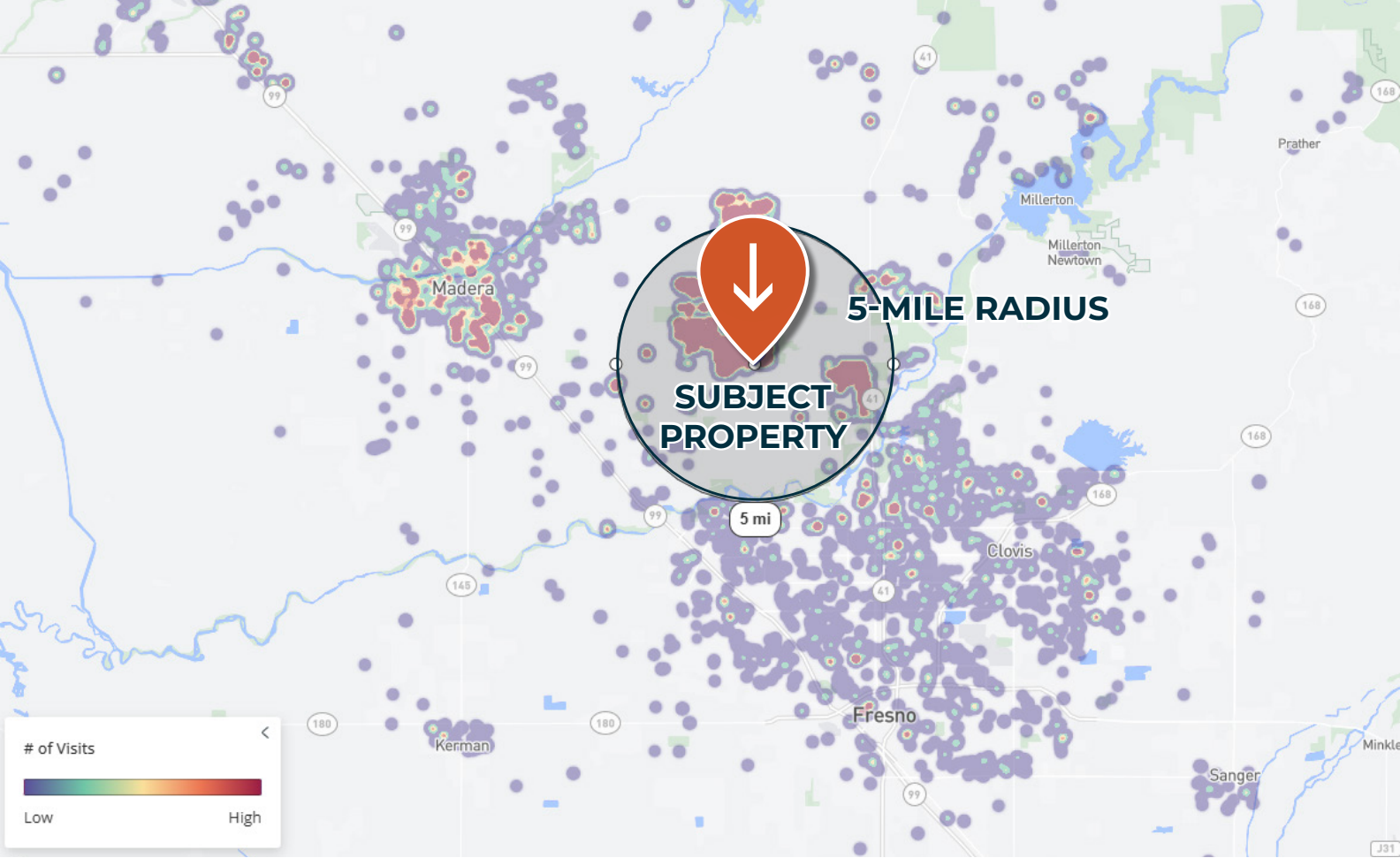


CAMARENA HEALTH

Subject Property



-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property (nearby activity 250 ft)** over the past 12 months.

Visitation Data

232.4K Visits

OVER THE PAST 12 MONTHS
TO THE SUBJECT PROPERTY
(NEARBY ACTIVITY 250 FT)

14 Min

AVERAGE DWELL TIME AT
THE SUBJECT PROPERTY
(NEARBY ACTIVITY 250 FT)

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics

Ring Radius Population Data



	1-Mile	3-Mile	5-Mile
2025	4,132	13,797	17,398
2030 PROJ.	6,105	20,383	22,748

Ring Radius Household Income Data



	1-Mile	3-Mile	5-Mile
AVERAGE	\$134,721	\$152,298	\$156,610
MEDIAN	\$119,304	\$132,907	\$134,101

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Madera, CA

In the Heart of California's Central Valley

Charming Agricultural City

- Madera is city and county seat of Madera County, with an estimated population of 69,017 residents
- Situated roughly 25 miles northwest of Fresno, the city provides convenient access to State Route 99, a major north-south corridor that connects the Central Valley throughout California
- The local economy is rooted in agriculture, with more than 1,250 farms producing crops such as almonds, pistachios, grapes, alfalfa, and dairy, and is also known for its award-winning wineries

Gateway to National Parks

- Madera serves as a gateway to some of California's most renowned natural attractions, including Yosemite National Park, located approximately 90 miles away and among the most visited national parks in the country
- The city also offers convenient access to nearby destinations such as Sequoia National Park, Inyo National Forest, Sierra National Forest, the Minarets Wild Area, and the Nelder Grove of giant redwoods



167,927

MADERA COUNTY ESTIMATED
POPULATION (2025)



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