



STARBUCKS

CAFE & DRIVE-THRU

#1

MOST VALUABLE
RESTAURANT BRAND
IN THE WORLD

OFFERED FOR SALE

\$2,650,000



OFFERING MEMORANDUM

1248 E 17th St.
SANTA ANA, CALIFORNIA

Presented by:
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1248 E 17TH ST
SANTA ANA, CA 92701



Offering Summary

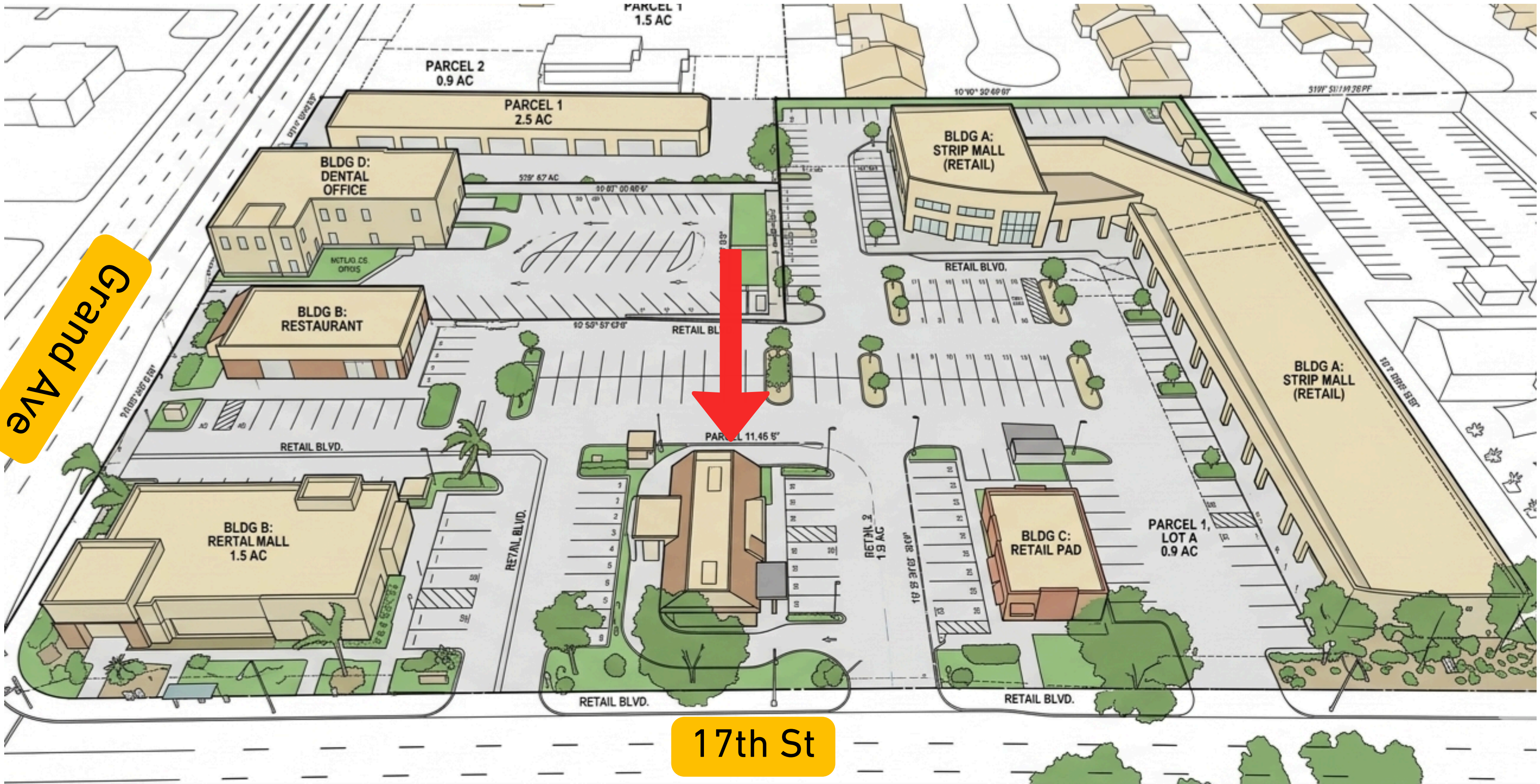


STARBUCKS
CAFE & DRIVE-THRU

Details

Property Type	Retail
Sub Type	QSR/Fast Food, Restaurant
Square Footage	2,115
Net Rentable (SqFt)	2,115
Cap Rate	5.17%
NOI	\$137,214
Occupancy	100%
Tenancy	Single
Brand/ Tenant	Starbucks
Lease Type	NNN
Lease Term	5
Lease Expiration	2/28/2030
Remaining Term	Options Three 5-Year
Rent Bumps	Yes
Lease Options	@ 10% Increases
Broker Co-Op	Yes
Year Built	1979
Lot Size (SqFt)	17,802
Lease Commencement	07/08/2004
Ownership	Fee Simple
APN 398-071-71	





Grand Ave

17th St

Offered at

\$2,650,000

Prime Location

Single Tenancy



Investment Description

The subject property is a single-tenant Starbucks café with drive-thru, located in Santa Ana, California. The building consists of approximately 2,115 square feet situated on a 0.41-acre parcel, offering ample parking and efficient site layout.

This investment is backed by a long-term triple-net (NNN) lease with Starbucks, providing minimal landlord responsibilities and predictable cash flow. The lease includes built-in rent escalations and multiple renewal options, ensuring both income growth and long-term tenancy.

The property benefits from its prime retail positioning at a signalized intersection and freeway-adjacent location, capturing strong commuter and local traffic.

Starbucks' continued commitment to this location—demonstrated by its long operating history and top-tier performance ranking—further reinforces the asset's stability.

This offering presents an opportunity to acquire a high-quality, passive investment with a nationally recognized tenant, stable income, and long-term upside in a strong Southern California retail market.

Investment Highlights



- Top-Performing Starbucks Location

This property features a long-established Starbucks with over 20 years of successful operation, ranking in the top 4% of Starbucks locations nationwide (per Place.ai), demonstrating strong and consistent sales performance.

- Stable NNN Lease with Corporate Tenant

Secured by Starbucks, one of the most recognized and financially strong global brands, the property offers a passive investment with a triple-net (NNN) lease structure.

- Attractive Income with Upside Potential

Current cap rate of approximately 5.17%, with a scheduled 10% rent increase in March 2030, bringing the projected cap rate to approximately 5.70%.

- Long-Term Lease Security

Approximately 3.5 years of remaining lease term, plus Three (3) additional 5-year renewal options, each featuring 10% rental increases, providing long-term income stability and growth.

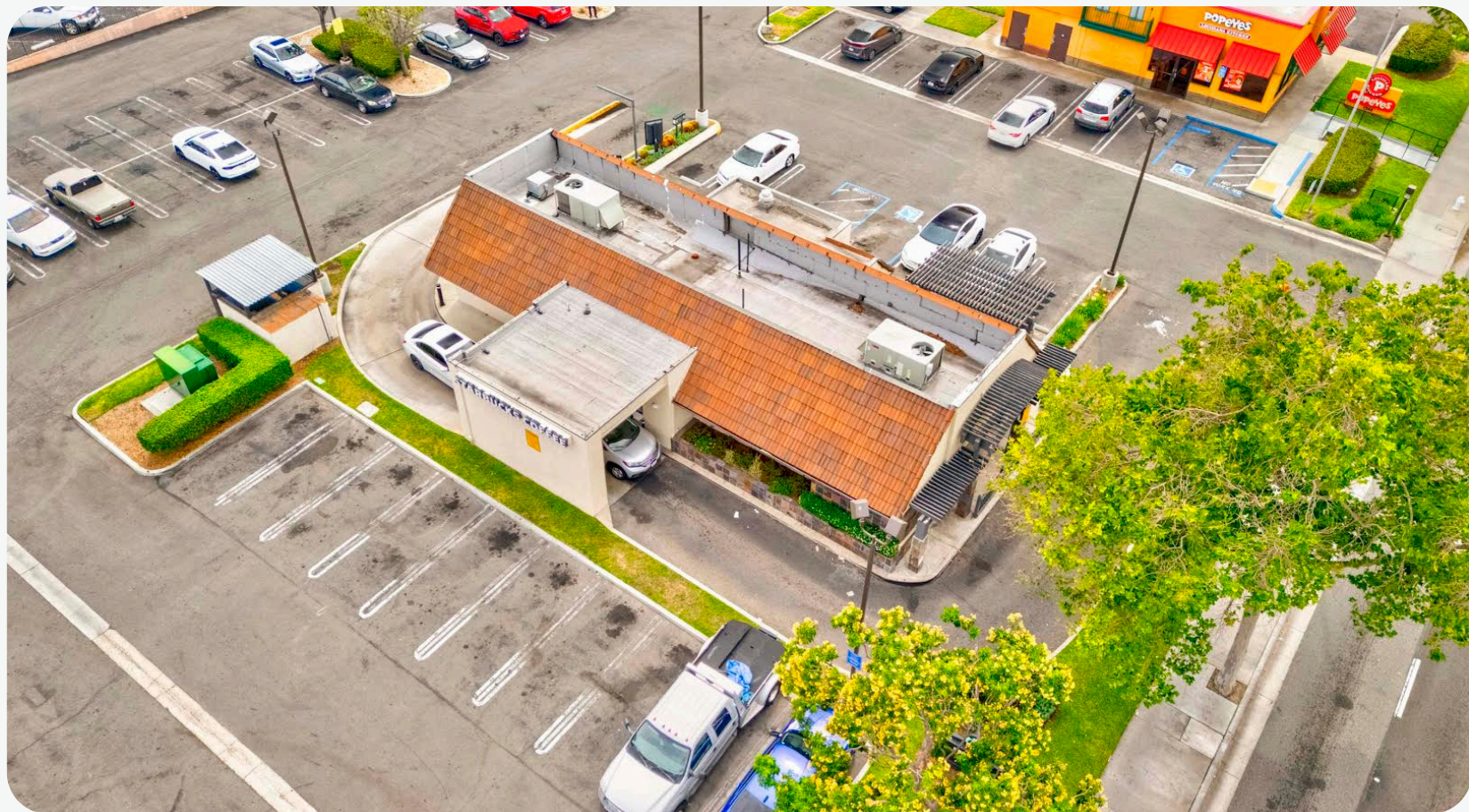
- High-Visibility, High-Traffic Location

Strategically located at a signalized intersection near a freeway off-ramp in Santa Ana, offering excellent accessibility, strong traffic counts, and consistent customer flow.

- Drive-Thru Retail Asset

Includes a drive-thru component, which is a highly desirable feature that enhances revenue performance and tenant demand.







TARGET



TACOS GAVILA



TACO BELL



CVS pharmacy



POPEYES



INTERSTATE 5



GRAND AVE

17TH ST

17TH ST



LET'S WORK TOGETHER!

Contacts:
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