Free Standing Starbucks
3042 Saviers Road
Oxnard, CA 93033
$1,660,952

INVESTMENT HIGHLIGHTS

- Corporate Starbucks 10 year base term lease
- In excess of 41,000 consumers within 1 mile
- Located adjacent to a McDonalds which has operated for over 40 years, just completed remodel
- Traffic counts 57,000 cars daily.
- Oxnard has a growth rate of 14.55%
- The city of Oxnard is the largest city in the Tri-Counties
- Starbucks has two access points

Executive Summary

3042 Saviers Road
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List Price	$1,660,952
CAP:	5.25%
Base Rent	$87,200
Building S.F.	1,670
Lease Type	(NNN)
Landlord Responsibilities	Roof & Structure
Lease Term:	10 years, 2 years remaining
Parcel Size:	0.38Acre (16,945 sf)
Year Built:	2004
Options:	2 (5) year with increases
Drive- Thru	Yes

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Tenant Overview

Starbucks Corporation

Starbucks is the largest coffeehouse company in the world, with 17,133 stores in 55 countries, including around 11,000 in the United States, followed by nearly 1,000 in Canada and more than 800 in Japan. Starbucks sells drip brewed coffee, espresso-based hot drinks, other hot and cold drinks, snacks, and items such as mugs and coffee beans. Through the Starbucks Entertainment division and Hear Music brand, the company also markets books, music, and film. Many of the company' s products are seasonal or specific to the locality of the store. Starbucks-brand ice cream and coffee are also offered at grocery stores. Starbucks' was founding in Seattle as a local coffee bean roaster and retailer, the company has expanded rapidly. In the 1990s, Starbucks was opening a new store every workday, a pace that continued into the 2000s. The first store outside the United States or Canada opened in the mid-' 90s, and overseas stores now constitute almost one third of Starbucks' stores. In fiscal 2011, the company reported revenues of $12.9 billion and net income of $1.28 billion

S& P Credit Rating	BBB+
2011 Sales	12.9 Billion
Net Income	1.28 Billion
# of Stores	17,133
# of Full Time Employees	149,000

Population

1 Mile	3 Mile	5 Mile
41,682	172,641	232,712

Income

1 Mile	3 Mile	5 Mile
$69,682	$68,458	$73,273

BELCO DEVELOPMENT & INVESTMENTS

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Subject Property

The subject property is a 1,670 square foot freestanding Starbucks Drive-Thru leased investment. Starbucks is located off of Saviers Road with an approx. traffic count of 57,000 cars daily. Starbucks is located adjacent to McDonalds which has operated for over 40 years and recently re-built to current proto-type building. Starbucks has two access points one off of Saviers and the other at the rear of the property onto Samuel Avenue. Site was built in 2004 with a 10 year primary lease term with 2 5 year options.

Starbucks is located on Saviers road with daily traffic counts of 57,000. Other nearby retailers include McDonalds, Baskin Robbins, Center Point Mall, KFC, El Pollo Loco, Carl's Jr., O'Reilly Auto, AutoZone, Office Depot, Popeye's, Wal-Mart, Rite Aid, El Super Market, Wells Fargo, DD's Discount, Dollar Tree, Pizza Hut, Citi Bank, Superior Grocers, Ralphs, Bank of America, Oxnard College, Santa Clara High School, Channel Island High School, Hueneme High School and two Jr, High Schools.

About Oxnard

Oxnard is located in the state of California, situated in the southern portion of the state, it is the 19th most populous city in California and the most populous in Ventura County. It is located at the western edge of the fertile Oxnard Plain, sitting adjacent to an agricultural center of strawberries and lima beans. Founded in 1903, it is the most populous city in the Oxnard-Thousand Oaks-Ventura metropolitan area. The city lies approximately 35 miles west of the Los Angeles city limits, and is part of the larger Greater Los Angeles combined statistical area. The population of Oxnard is 197,899 as of the 2010 U.S. Census. Oxnard is also a major transportation hub in Southern California, with Amtrak, Union Pacific, Metro link, Greyhound, and Inter California all stopping in Oxnard. Oxnard also has a small regional airport called Oxnard Airport.

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Photos

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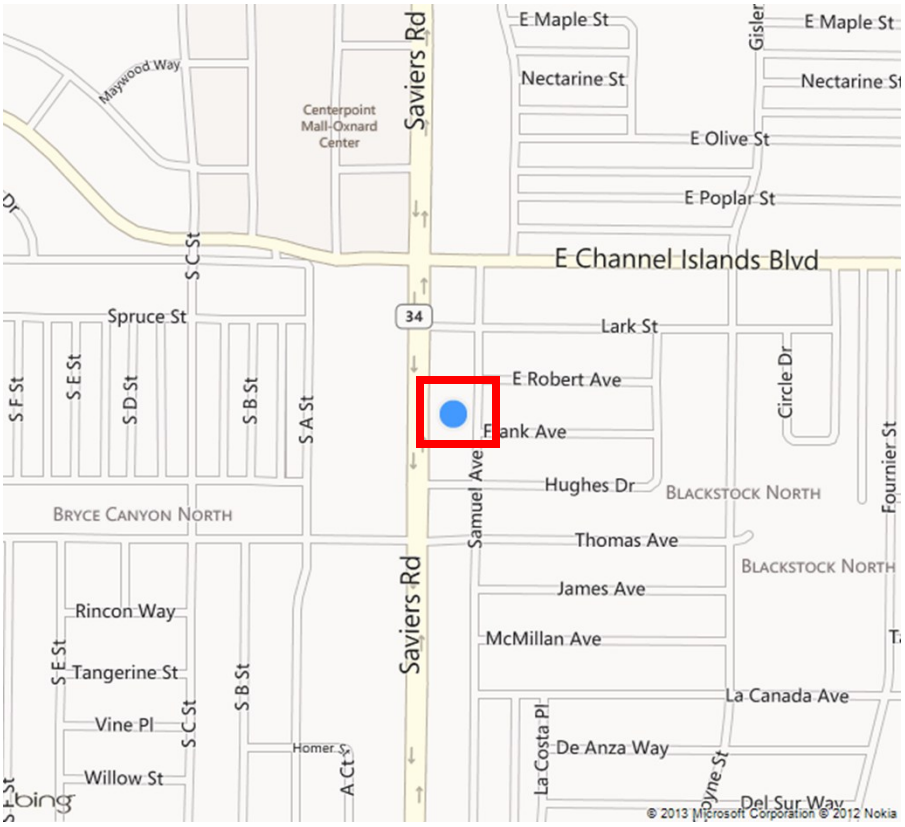
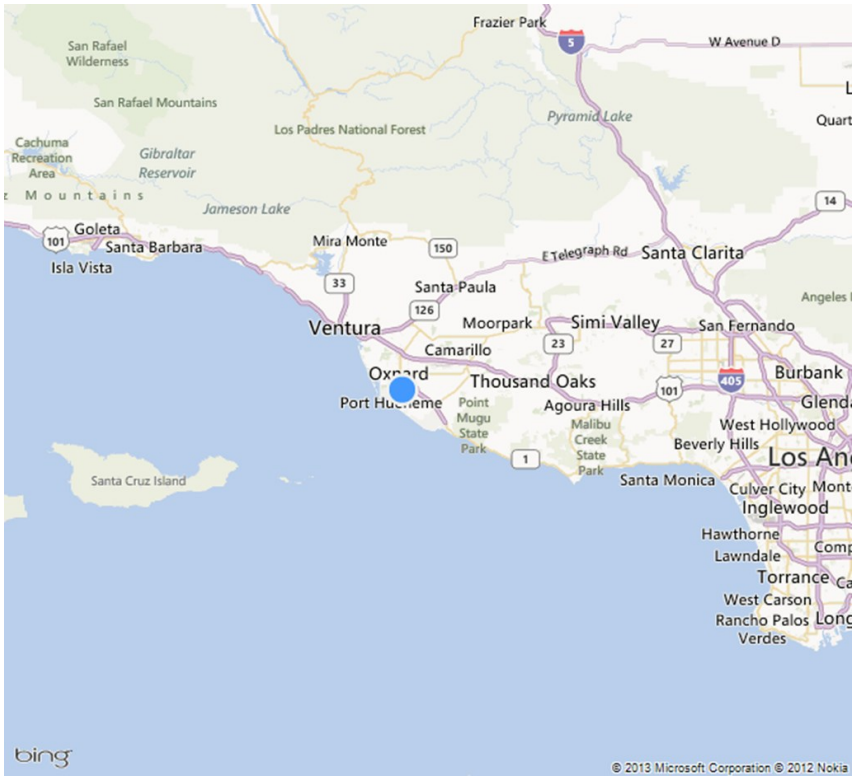
Maps



Local Map



Regional Map

Aerial Photo

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