

FOR SALE | \$3,000,000

Starbucks and Jack in the Box Portfolio Sale

Southern California Locations

Each Asset May Be Purchased Separately

RETAIL



745 WEST HOBSONWAY, BLYTHE, CA AND 52144 HARRISON STREET, COACHELLA, CA

Capital Markets | Investment Properties

www.cbre.com/invsandiegoretail

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PROPERTY INFORMATION



PROPERTY INFO

- + Two (2) Separate Single Tenant Properties
- + Absolute NNN Lease on Jack in the Box
- + Starbucks pays all NNN direct, except for Insurance and Accounting, which is reimbursed to the Landlord
- + Limited Landlord Responsibilities
- + Strong Retail Corridor
- + Both Leases are corporate signatures
- + High profile locations
- + Both sites have drive-thrus
- + Starbucks is on a pad location in front of the mall
- + Starbucks Traffic Counts:
 - + N Lovekin Blvd: 7,028 ADT
 - + W Hobsonway: 12,853 ADT
- + Jack in the Box Traffic Counts:
 - + Harrison St: 17,009 ADT
 - + Ave 52: 10,408 ADT

STARBUCKS | BLYTHE, CA



JACK IN THE BOX | COACHELLA, CA





PROPERTY INFO

SUMMARY

- + Sale Price: \$3,000,000
- + Cap Rate: 4.6%
- + NOI: \$137,903.40
- + Building Sizes:

Starbucks	1,800 SF
Jack in the Box	2,464 SF
- + Land Area:

Starbucks	23,958 SF
Jack in the Box	41,818 SF
- + Year Built:

Starbucks	2004
Jack in the Box	2004
- + APN:

Starbucks	845-100-022
Jack in the Box	778-242-022
- + Access:
 - + Starbucks - from both Hobsonway and North Lovekin Blvd
 - + Jack in the Box - from Northbound Harrison Street

HIGHLIGHTS

- + Two (2) Separate Single Tenant Properties
- + Ease of management: Jack in the Box is a true NNN Lease, and Starbucks pays all NNN direct except for Insurance and Accounting which is reimbursed by the Tenant
- + Zero Landlord Responsibilities on the Jack in the Box Lease, and Landlord is only responsible for structure and roof replacement on the Starbucks Lease. Tenant is responsible for all else.
- + Strong Retail Corridor
- + Free standing buildings with Drive-thrus
- + Both long term Tenants, Starbucks is currently in its first option period

OVERVIEW

CBRE is pleased to offer for sale two (2) single Tenant Absolute NNN properties as a portfolio sale. Starbucks occupies one property at 1,800 SF on an original ten (10) year Lease, currently in its first option, and Jack in the Box occupies the other property at 2,464 SF on an original twenty (20) year lease.



STARBUCKS | 745 WEST HOBSONWAY, BLYTHE, CA

COMPANY SNAPSHOT

"We've always believed in serving the best coffee possible. It's our goal for all of our coffee to be grown under the highest standards of quality, using ethical sourcing practices. Our coffee buyers personally travel to coffee farms in Latin America, Africa and Asia to select high quality beans. And our master roasters bring out the balance and rich flavor of the beans through the signature Starbucks Roast."

FOUNDED

"Our story began in 1971. Back then we were a roaster and retailer of whole bean and ground coffee, tea and spices with a single store in Seattle's Pike Place Market. Today, we are privileged to connect with millions of customers every day with exceptional products and more than 24,000 retail stores in 70 countries."

LOCATIONS | Total stores: 22,519* (as of June 28, 2015)

Argentina, Aruba, Australia, Austria, Bahamas, Bahrain, Belgium, Bolivia, Brazil, Brunei, Bulgaria, Canada, Chile, Mainland China, Colombia, Costa Rica, Curacao, Cyprus, Czech Republic, Denmark, Egypt, El Salvador, Finland, France, Germany, Greece, Guatemala, Hong Kong, Hungary, India, Indonesia, Ireland, Japan, Jordan, Korea, Kuwait, Lebanon, Macau, Malaysia, Mexico, Monaco, Morocco, Netherlands, New Zealand, Norway, Oman, Panama, Peru, Philippines, Poland, Portugal, Puerto Rico, Qatar, Romania, Russia, Saudi Arabia, Singapore, Spain, Sweden, Switzerland, Taiwan, Thailand, Turkey, United Arab Emirates, United Kingdom, United States and Vietnam.

Source: www.starbucks.com

	1 Mile	3 Miles
2018 Population - Current Year Estimate	6,503	13,354
2023 Population - Five Year Projection	6,695	13,853
2018 Daytime Population	8,002	12,958
2018-2023 Annual Population Growth Rate	0.58%	0.74%
2018 Households - Current Year Estimate	2,157	4,504
2023 Households - Five Year Projection	2,219	4,665
2018 Average Household Income	\$60,685	\$67,699
2023 Average Household Income	\$70,819	\$80,532





RENT ROLL | STARBUCKS | 745 WEST HOBSONWAY, BLYTHE, CA

FINANCIAL OVERVIEW

RENTAL INCOME AS OF NOVEMBER 2018

Approx. SF	Lease Term		Monthly Rental Rates	Annual Rental Rate	PSF	Recovery Type	Rental Increase	Options
	Start	End						
1,800	12/01/04	03/31/25	\$7,964.78	\$95,577.36	\$4.42	NNN	4/1/2022	Four-Five Year Options remaining at the following rates: \$8,362.50 Monthly 2nd Option: 4-1-2020 thru 3-31-35 \$9,119.50 per month \$100,350.00 Annually 3rd Option: 4-1-2030 thru 3-31-35 \$10,119.00 per month 4th Option: 4-1-2035 thru 3-31-40 FMV 5th Option: 4-1-2040 thru 3-31-145 FMV

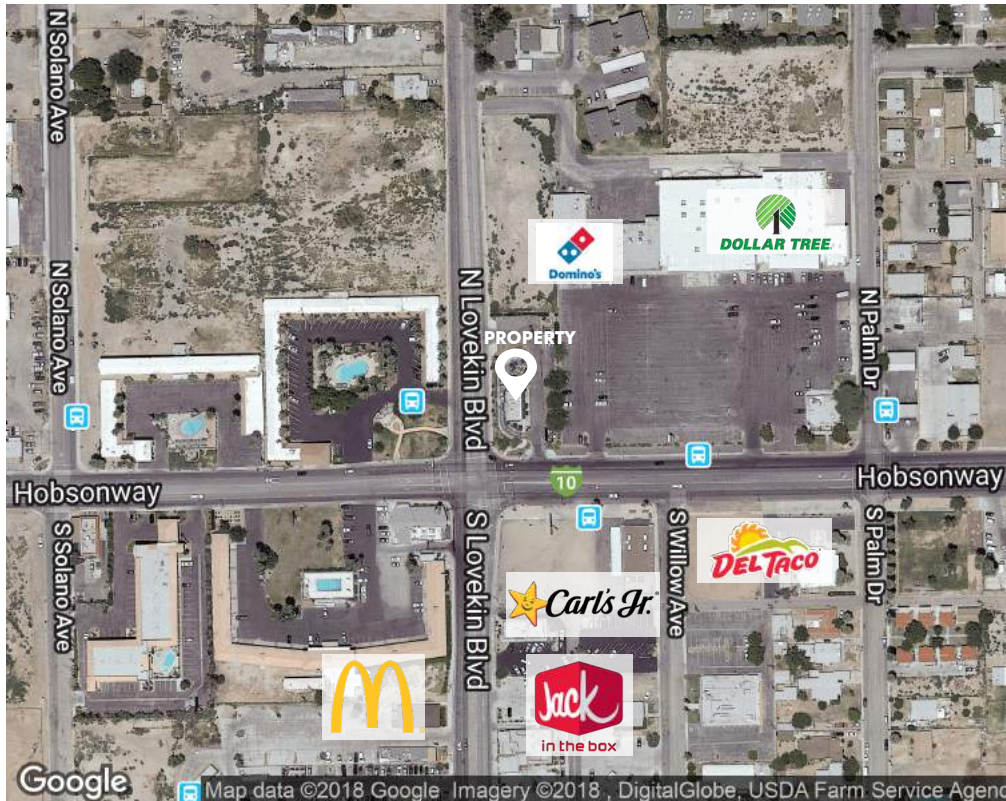
* Starbucks has an early termination right on 3-31-20, tenant must give 120 days notice and pay 5 months rent upon vacating the premise

TENANT RESPONSIBILITY:

Tenant is responsible for Real Estate Taxes, Insurance, all Mechanical including HVAC upkeep of the roof, plumbing, building interior and exterior maintenance, Trash utilities, and Landscaping. Starbucks reimburse Landlord for the insurance.

LANDLORD RESPONSIBILITY OF STARBUCKS BUILDING:

Landlord is responsible for the Insurance, to be reimbursed by Tenant, and is responsible for structure and roof replacement, however Tenant is responsible for the upkeep of the roof and all other maintenance of the building.



JACK IN THE BOX | 52144 HARRISON ST, COACHELLA, CA

COMPANY SNAPSHOT

As the first major hamburger chain to develop and expand the concept of drive-thru dining, Jack in the Box has always emphasized on-the-go convenience, with approximately 85 percent of the half-billion guests served annually buying food at the drive-thru or for take-out. In addition to drive-thru windows, most restaurants have indoor dining areas and are open 18-24 hours a day.

FOUNDED

Founded in 1951, Jack in the Box Inc. is a restaurant company that operates and franchises Jack in the Box® restaurants.

LOCATIONS

Jack in the Box is among the nation's leading fast-food hamburger chains, with more than 2,200 quick-serve restaurants in 21 states and Guam.

Source: www.jackintheboxinc.com

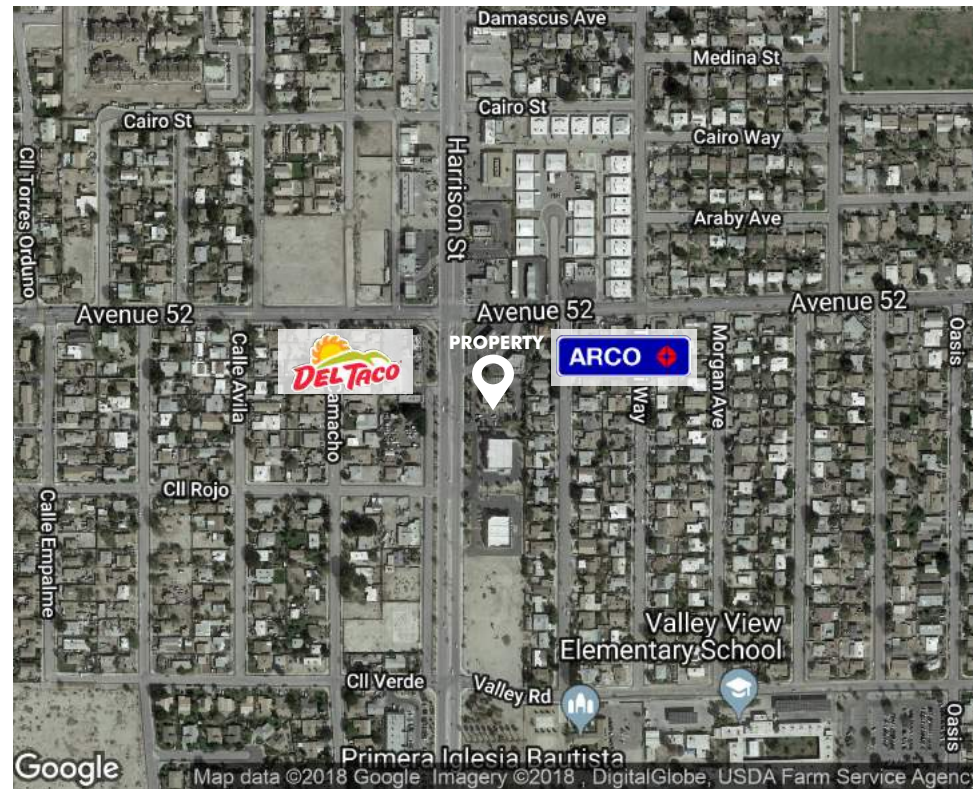
	1 Mile	3 Miles
2018 Population - Current Year Estimate	24,181	54,787
2023 Population - Five Year Projection	26,460	59,270
2018 Daytime Population	17,473	45,302
2018-2023 Annual Population Growth Rate	1.82%	1.59%
2018 Households - Current Year Estimate	5,435	12,670
2023 Households - Five Year Projection	5,924	13,709
2018 Average Household Income	\$46,823	\$57,648
2023 Average Household Income	\$52,905	\$66,944



FINANCIAL OVERVIEW

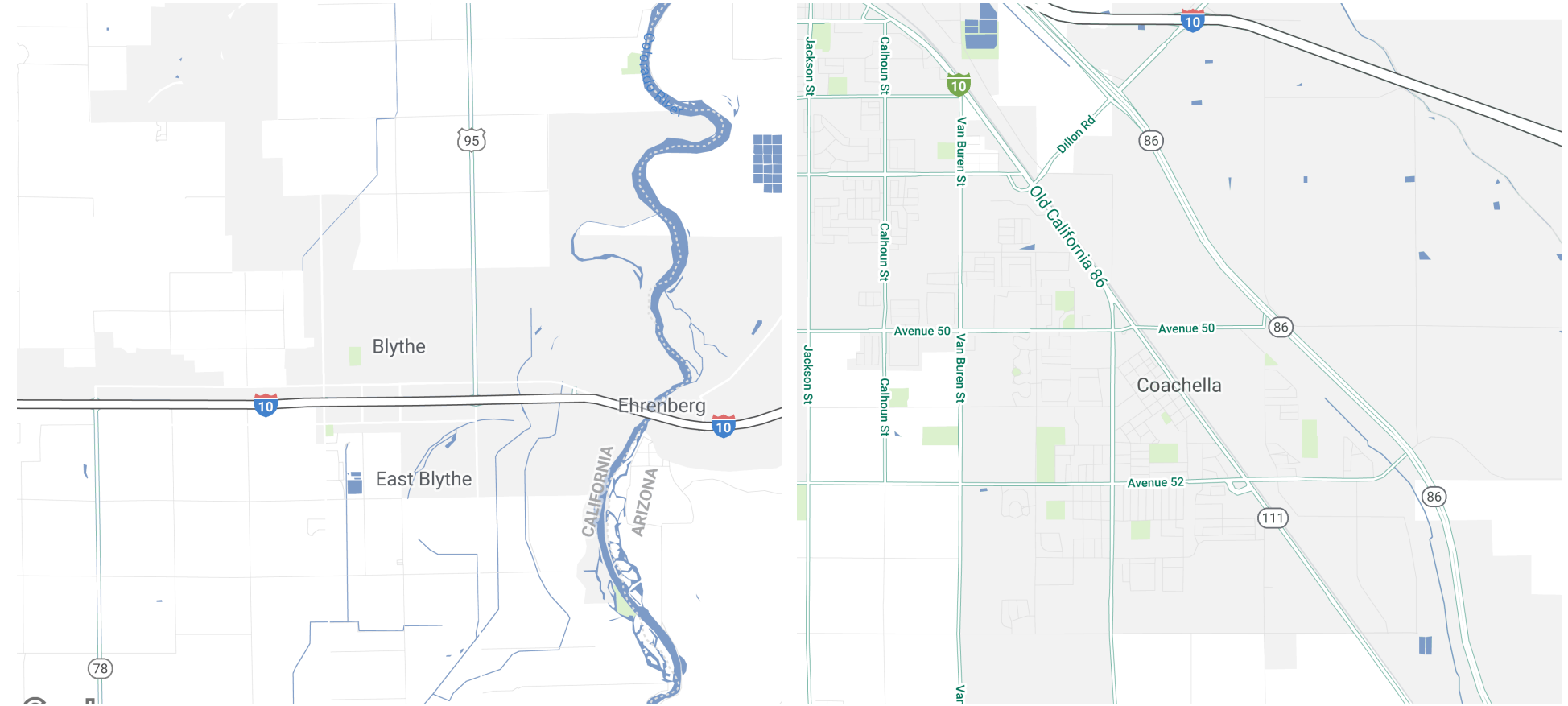
RENTAL INCOME AS OF NOVEMBER 2018

Approx. SF	Lease Term		Monthly Rental Rates	Annual Rental Rate	PSF	Recovery Type	Rental Increase	Options
	Start	End						
2,464	7/15/04	7/15/24	\$3,527.17	\$42,326.04	\$1.43	NNN	6/1/2019	Four-Five Year Options remaining at the following rates:
								\$3,882.08 Monthly
								1st Option: \$4,270.25 per month
								\$46,584.96 Annually
								2nd Option: FMV but not less than the final year of the initial lease term
								3rd Option: 108% of the previous 5-yr option period
								4th Option: 108% of the previous 5-yr option period



TENANT RESPONSIBILITY:
 Tenant is responsible for all maintenance and upkeep of the building and land parcel. Tenant pays all taxes and insurance.

LANDLORD RESPONSIBILITY OF JACK IN THE BOX:
 None. NNN Ground Lease.



MARKET OVERVIEW

BLYTHE, CA

When you find yourself in Blythe don't be surprised of the welcoming small town atmosphere amongst a wide expanse of natural vistas from the dusty desert to the lush river valley. Agriculturally based but heavily influenced by tourism, Blythe is located on the intersection of Interstate 10 and the Colorado River, just east of Los Angeles and west of Phoenix, Arizona. With highs in the mid to upper 60s in the coldest months, this year-round tourist attraction is known for outdoor recreation such as rock climbing, dirt biking, camping, car racing, boating and more.

COACHELLA, CA

Coachella, located in Riverside County, just east of Palm Springs. It is largely a rural and agriculture community and one of the state's fastest growing cities. Annual cultural festivals and a thriving local arts scene is what makes Coachella an authentic and memorable destination to experience the local culture. This eastern city is surrounded by lush agricultural fields. Which also offers a historic downtown area, outdoor art displays and some of the most amazing and authentic Mexican fare in the area.

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