

**ICONIC STARBUCKS
CREDIT**

**IRREPLACEABLE LOS
ANGELES INFILL**



**RECESSION-PROOF
DAILY-USE RETAIL**

**HANDS-OFF NET-
LEASE INCOME**



LOS ANGELES, CA 90065

3241 N FIGUEROA ST.

value.

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WHY INVEST?



INVESTMENT-GRADE TENANT IN A SUPPLY-CONSTRAINED LOS ANGELES MARKET

- The property is leased to Starbucks Corporation, a publicly traded, investment-grade retailer with nearly 41,000 global locations and approximately \$37 billion in FY 2025 revenue.
- Starbucks' corporate-backed lease structure provides durable income and mitigates tenant credit risk.
- Los Angeles' high barriers to entry and limited new retail development enhance long-term real estate value and tenant retention.



PRIME, HIGH-TRAFFIC LOCATION SUPPORTING DAILY-USE RETAIL

- Positioned in a dense, infill Los Angeles trade area with strong population density and daytime employment.
- Starbucks locations are strategically selected to capture consistent, repeat customer traffic driven by habitual consumer behavior.
- The site benefits from strong visibility and accessibility, reinforcing long-term operational relevance.

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RECESSION-RESILIENT CASH FLOW & LONG-TERM VIABILITY

- Defensive Daily-Use Demand: Low-ticket, habitual spending supports consistent performance across cycles.

- Corporate Portfolio Strength: Active reinvestment and strategic site selection prioritize high-performing locations.
- Passive, Future-Proof Income: Net lease structure and omnichannel formats deliver predictable cash flow



N San Fernando

21,900 Cars Per Day

Cypress Ave

STARBUCKS™

6,300 Cars Per Day

N Figeroa St

23,200 Cars Per Day

29,500 CARS PER DAY

DOLLAR TREE
Dennys
BURGER KING
Mc Donald's
Pizza Hut

FLORENCE NIGHTINGALE MIDDLE SCHOOL



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INVESTMENT SUMMARY

TENANT	Starbucks
LOCATION	3241 N Figueroa St, Los Angeles, CA 90065
PRICE	\$6,532,250
CAP RATE	4.00%
NOI	\$261,250
TOTAL SF	±1,964 SF
TOTAL AREA	±0.37 Acres

LEASING SUMMARY

GUARANTEE	Corporate
LEASE TYPE	NNN
LEASE COMMENCEMENT	Sep 2018
LEASE EXPIRATION	Sep 2033
ORIGINAL TERM	15 Years
OPTION TERM	Four (4), Five (5) Years
INCREASES	10% Every 5 Years

STARBUCKS™

\$6,532,250
LISTING

4.00%
CAP RATE

15 YEARS
LEASE TERM

\$261,250
NOI

NNN
LEASE TYPE

±1,964
SQUARE FOOTAGE

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RENT SUMMARY

INITIAL

TERM	LEASE START	LEASE END	RENT PER YEAR	RENT PER MONTH	INCREASE
YEAR 1	SEP 2018	SEP 2019	\$237,500	\$19,792	
YEAR 2	SEP 2019	SEP 2020	\$237,500	\$19,792	
YEAR 3	SEP 2020	SEP 2021	\$237,500	\$19,792	
YEAR 4	SEP 2021	SEP 2022	\$237,500	\$19,792	
YEAR 5	SEP 2022	SEP 2023	\$237,500	\$19,792	
YEAR 6	SEP 2023	SEP 2024	\$261,250	\$21,771	10.00%
YEAR 7	SEP 2024	SEP 2025	\$261,250	\$21,771	
CURRENT	SEP 2025	SEP 2026	\$261,250	\$21,771	
YEAR 9	SEP 2026	SEP 2027	\$261,250	\$21,771	
YEAR 10	SEP 2027	SEP 2028	\$261,250	\$21,771	
YEAR 11	SEP 2028	SEP 2029	\$287,375	\$23,948	10.00%
YEAR 12	SEP 2029	SEP 2030	\$287,375	\$23,948	
YEAR 13	SEP 2030	SEP 2031	\$287,375	\$23,948	
YEAR 14	SEP 2031	SEP 2032	\$287,375	\$23,948	
YEAR 15	SEP 2032	SEP 2033	\$287,375	\$23,948	

OPTION TERM

TERM	LEASE START	LEASE END	RENT PER YEAR	RENT PER MONTH	INCREASE
OPTION 1	SEP 2033	SEP 2034	\$316,113	\$26,343	10.00%
OPTION 1	SEP 2034	SEP 2035	\$316,113	\$26,343	
OPTION 1	SEP 2035	SEP 2036	\$316,113	\$26,343	
OPTION 1	SEP 2036	SEP 2037	\$316,113	\$26,343	
OPTION 1	SEP 2037	SEP 2038	\$316,113	\$26,343	
OPTION 2	SEP 2038	SEP 2039	\$347,724	\$28,977	10.00%
OPTION 2	SEP 2039	SEP 2040	\$347,724	\$28,977	
OPTION 2	SEP 2040	SEP 2041	\$347,724	\$28,977	
OPTION 2	SEP 2041	SEP 2042	\$347,724	\$28,977	
OPTION 2	SEP 2042	SEP 2043	\$347,724	\$28,977	
OPTION 3	SEP 2043	SEP 2044	\$382,496	\$31,875	10.00%
OPTION 3	SEP 2044	SEP 2045	\$382,496	\$31,875	
OPTION 3	SEP 2045	SEP 2046	\$382,496	\$31,875	
OPTION 3	SEP 2046	SEP 2047	\$382,496	\$31,875	
OPTION 3	SEP 2047	SEP 2048	\$382,496	\$31,875	
OPTION 4	SEP 2048	SEP 2049	\$420,746	\$35,062	10.00%
OPTION 4	SEP 2049	SEP 2050	\$420,746	\$35,062	
OPTION 4	SEP 2050	SEP 2051	\$420,746	\$35,062	
OPTION 4	SEP 2051	SEP 2052	\$420,746	\$35,062	
OPTION 4	SEP 2052	SEP 2053	\$420,746	\$35,062	

DOLLAR TREE
Dennys



Mc Donald's



FLORENCE NIGHTINGALE MIDDLE SCHOOL



Cypress Ave

6,300 Cars Per Day

STARBUCKS™

29,500 CARS PER DAY

23,200 Cars Per Day

N Figueroa St

value.







Cypress Ave

6,300 Cars Per Day

23,200 Cars Per Day




29,500 CARS
 PER DAY

43,100 Cars Per Day




N Figueroa St



139,200 Cars Per Day








value.

STARBUCKS™

TENANT SUMMARY

OF LOCATIONS



HEADQUARTERS



Starbucks Corporation, founded in 1971 and headquartered at the Starbucks Center in Seattle, Washington, is the world's largest and most recognizable specialty coffee retailer. As of fiscal year 2025, the company operates approximately 40,990 locations globally, spanning both company-operated and licensed stores, reinforcing its dominant market position and unparalleled brand reach across nearly every continent.

In fiscal year 2025, Starbucks generated approximately \$37.18 billion in annual revenue, underscoring the company's ability to produce consistent, large-scale cash flow despite shifting consumer and macroeconomic conditions. Revenue is supported by a diversified global platform of beverages, food offerings, and branded products, with strong demand driven by habitual, daily-use consumption.

Starbucks employs approximately 381,000 people worldwide, reflecting the depth of its operational infrastructure and its ability to execute at scale. This extensive workforce supports a highly efficient global retail platform that prioritizes speed, convenience, and customer experience—key drivers of long-term store performance.

The company continues to actively optimize its real estate portfolio through disciplined store rationalization and reinvestment in high-performing locations. These initiatives, combined with Starbucks' omnichannel capabilities—such as mobile ordering, loyalty programs, and drive-thru formats—position the brand for sustained relevance, operational efficiency, and long-term occupancy strength.

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LOS ANGELES, CA

LOCAL MARKET

DENSE, INFILL MARKET WITH HIGH BARRIERS TO ENTRY

Los Angeles is one of the most supply-constrained retail markets in the country, characterized by limited developable land, strict zoning regulations, and lengthy entitlement processes. These barriers significantly restrict new retail supply, protecting existing infill assets from competitive overbuilding.

As a result, well-located retail properties benefit from sustained tenant demand, long-term occupancy stability, and durable real estate value. Infill locations in established trade areas are increasingly difficult to replicate, enhancing the scarcity value of assets in the Los Angeles market.

LARGE, DIVERSE ECONOMY WITH CONSISTENT CONSUMER DEMAND

Los Angeles is supported by one of the largest and most diversified economies in the United States, anchored by industries including entertainment, technology, healthcare, tourism, logistics, and international trade. This economic diversity drives consistent employment and daily population movement throughout the region.

The metro's expansive population base and strong daytime employment create reliable, year-round consumer demand for daily-use retail. Retailers benefit from high transaction volume and repeat customer traffic across multiple economic cycles.

STRONG DEMOGRAPHICS & TRAFFIC DRIVERS

Los Angeles features dense residential neighborhoods, high household counts, and significant commuter traffic, all of which support high-volume retail performance. Major transportation corridors and arterial roadways funnel consistent vehicle and pedestrian traffic through key retail nodes.

These demographic and traffic fundamentals make Los Angeles an ideal market for necessity-based retailers such as Starbucks, where visibility, accessibility, and convenience are critical to sustained store-level sales.



LOS ANGELES, CA

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Mc Donald's









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