FOR SALE

680 DERRICK AVE | MENDOTA, CA

$3,111,111 | 4.50% CAP RATE



EPIC REAL ESTATE ADVISORS, INC.

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INVESTMENT SUMMARY

TENANT:	Starbucks Corporation
ADDRESS:	680 Derrick Ave. Mendota, CA 93640
PRICE:	$3,111,111
CAP RATE:	4.5%
NOI:	$140,000.00
TERM:	10 Years
RENT COMMENCEMENT:	9/26/2024
LEASE EXPIRATION:	2/28/2035

RENT SCHEDULE

	Begin Date	End Date	Rent	Return
	11/1/2024	2/28/2030	$140,000.00	4.50%
	3/1/2030	2/28/2035	$154,000.00	4.95%
Option 1	3/1/2035	2/29/2040	$169,400.00	5.45%
Option 2	3/1/2040	2/28/2045	$186,340.00	5.99%
Option 3	3/1/2045	2/28/2050	$204,974.00	6.59%
Option 4	3/1/2050	2/28/2055	$225,471.40	7.25%

SITE OVERVIEW

YEAR BUILT:	2018
BUILDING SIZE:	2,080 sf.
PARCEL SIZE:	0.81 acres
PARKING:	19 stalls

TENANT INFORMATION

Starbucks Corporations is a coffee company, which roast, markets and retails specialty coffee in the world. The Company operates in 86 markets and has approximately 38,000 stores worldwide.



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