



STARBUCKS

DRIVE-THRU PAD TO TARGET



Rare San Gabriel Valley Starbucks Drive-Thru Endcap | 100% National Tenants



CALIFORNIA
60

347,000 CPD

DIAMOND BAR
GOLF COURSE

55,000 CPD
- INTERSECTION -

La Petite
ACADEMY

Mobil

GRAND AVENUE



GOLDEN SPRINGS DRIVE



SUBJECT PROPERTY



TOP 2%
NATIONWIDE

Placer.ai

OFFERING MEMORANDUM
DIAMOND BAR, CALIFORNIA

OAKS
COMMERCIAL
REAL ESTATE

HANLEY INVESTMENT GROUP
REAL ESTATE ADVISORS



HANLEY INVESTMENT GROUP
REAL ESTATE ADVISORS



OAKS
COMMERCIAL
REAL ESTATE



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OFFERING SUMMARY

LOCATION

Starbucks Drive-Thru Pad to Target
22438 Golden Springs Drive
Diamond Bar, CA 91765

 [VIEW ON
GOOGLE MAPS](#)

OFFERING SUMMARY

Price:	\$4,670,000
January 2025 Net Operating Income @ 100% Occupancy:	\$233,417
January 2025 Capitalization Rate:	5.00%
Net Rentable Area:	4,767
Year Built:	2016
Lot Size (Acres):	0.70

FINANCING SUMMARY

All Cash or Cash to New Financing
(Contact Hanley Investment Group for Further Details)



TARGET (NAP): 1.5 MILLION ANNUAL VISITORS (PLACER.AI)



INVESTMENT HIGHLIGHTS

- **Highly Desirable Outparcel to Regional Los Angeles County Target Anchored Center Serving Diamond Bar, Chino Hills, City of Industry, and Walnut**
- **Rare San Gabriel Valley Starbucks Drive-Thru Endcap, Multi-Tenant Pad Investment Opportunity**
- **Internet Resistant Tenant Mix Featuring Extremely Attractive Quick-Serve Food Users:** Starbucks (NASDAQ; S&P: BBB+; 39,000+ locations globally), Jimmy John's (2,800+ locations in the U.S., Canada and Puerto Rico), Crumbl Cookies (1,000+ locations in the U.S., Canada and Puerto Rico)
- **High-Traffic Signalized Intersection Location at Grand Avenue and Golden Springs Drive (55,000 Cars Per Day)**
- **Immediately Adjacent and Easily Accessible for Morning Commuters via Lavender Avenue (from Grand Avenue) on way to 57/60 Freeway (347,000 Cars Per Day)**



INVESTMENT HIGHLIGHTS

- **Situated in a Highly Visible Shopping Center with Excellent Freeway Access and Exposure:** The property is located at the intersection of the CA-60 and CA-57 freeways
- **Dense, Infill Diamond Bar Location; San Gabriel Valley Submarket:**
 - 230,000+ population in a 5-mile radius
 - \$126,000+ average household income in a 3-mile radius
 - 1.7 million population in the San Gabriel Valley
- **Directly Across the Street from Calvary Chapel Golden Springs (12,000 Average Attendance) One of the Largest Protestant Christian Churches in Los Angeles County and Top 10 in California**
- **Minutes from the Industrial Hub of The City of Industry and 1-Mile East of Gateway Corporate Center; Strong Daytime Population:**
 - The City of Industry has 3,000 businesses, 155 million square feet of industrial buildings and 68,000 employees
 - Gateway Corporate Center draws employees from Los Angeles, Orange, San Bernardino and Riverside Counties



RENT ROLL

TENANT	SUITE	SF	LEASE START	LEASE END	JAN. 2025 RENT/SF	JAN. 2025 RENT/MO	RENTAL INCREASES	LEASE TYPE	RENTAL INCREASES
Starbucks Drive-Thru	100	1,815	03/31/16	03/31/26	\$4.86	\$8,818	None	NNN	Two 5-Year @ 10% Increases
Jimmy John's	110	1,267	04/19/16	04/30/31	\$3.85	\$4,878	10% Every 5 Years (May 2026)	NNN	One 5-Year @ 10% Increase
Crumbl Cookies (1)	120	1,685	12/16/22	12/31/27	\$3.42	\$5,756	3% Annually (January 2026)	NNN	One 5-Year @ 3% Annually
Total Square Footage:		4,767							
Total Available:		0	0%	Vacancy	\$19,452		Total Monthly Rent		
Total Occupied:		4,767	100%	Occupancy	\$233,424		Total Annual Rent		

NOTES

[1] Monthly rent is reflective of next rental increase on January 1, 2025. Current monthly rent is \$5,588 until December 31, 2024.

The information provided hereto is intended to be used and must be used for informational purposes only. You are responsible for conducting your own analysis before making any investment-based decision. Although best efforts are made to ensure that all information is accurate and up to date, information has been provided by sources outside of the company and errors and misprints may occur.



INCOME & EXPENSE

ANNUALIZED OPERATING DATA

	<u>January 2025</u>
Scheduled Gross Income (SGI):	\$233,424
Expense Reimbursement:	\$131,595
Effective Gross Revenue (EGR):	\$365,019
Total Operating Expenses:	(\$131,602)
Net Operating Income (NOI):	\$233,417

OPERATING EXPENSES

	<u>Amount</u>	<u>\$/SF</u>	
Taxes:	\$51,370	\$10.78	
Insurance:	\$3,963	\$0.83	
CAM:	\$69,266	\$14.53	
Management (3.0% of SGI):	\$7,003	\$1.47	
Total Expenses:	\$131,602	\$27.61	Annually Per SF
		\$2.30	Monthly Per SF

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SITE PLAN / PARCEL MAP

Starbucks Drive-Thru Pad to Target

22438 Golden Springs Drive
Diamond Bar, CA 91765

 SUBJECT PROPERTY

 NOT A PART

 PROPERTY PARCEL

APN: 8293045130

SUITE	TENANTS	SF
A	Starbucks Drive-Thru	1,815
B	Jimmy John's	1,267
C	Crumbl Cookie	1,685
TOTAL SQUARE FOOTAGE		4,767



The site plan provided is for illustrative purposes only and may not be accurate or to scale. Actual layout and dimensions may vary. Please consult official documentation for precise details.



SURROUNDING TENANTS

1.5 MILLION
ANNUAL VISITORS



Placer.ai



TOP 25%
NATIONWIDE



Placer.ai



AERIAL OVERVIEW



MT. SAN ANTONIO COLLEGE
- 28,393 STUDENTS -

THE MARKETPLACE

KOHL'S, Michaels, FITNESS, PETSMART, BevMo!, Chick-fil-A, IN-N-OUT, ULTA

CalPoly Pomona
CALIFORNIA STATE POLYTECHNIC UNIVERSITY, POMONA
- 26,415 STUDENTS -

DIAMOND BAR PLAZA

SPROUTS BUSINESS MARKET, ROSS DRESS FOR LESS, Auto Zone, ACE Hardware, FAS, McDonald's

WALNUT
- \$171,000 AHHI -
- 30,000 POPULATION -

WILLIAMS-SONOMA WAREHOUSE

THE VILLAGE

ALDI, TJ-maxx, HomeGoods

CITY OF INDUSTRY
- 155 MILLION SF OF INDUSTRIAL SPACE -
- 68,000 EMPLOYEES -
- 3,000 BUSINESSES -

POMONA
- \$91,000 AHHI -
- 153,000 POPULATION -

LORBER MIDDLE SCHOOL
- 607 STUDENTS -

DIAMOND BAR
- \$140,000 AHHI -
- 54,000 POPULATION -

55,000 CPD - INTERSECTION -

347,000 CPD

DIAMOND BAR GOLF COURSE

STARBUCKS
SUBJECT PROPERTY

CALVARY CHAPEL GOLDEN SPRINGS
- 12,000 Average Attendance -
- One of the Largest Protestant Christian Churches in LA County & Top 10 in California -



Mobil

La Petite ACADEMY

GRAND AVENUE



SUBJECT PROPERTY

GOLDEN SPRINGS DRIVE

DIAMOND BAR GOLF COURSE

AERIAL OVERVIEW



 **CALVARY CHAPEL GOLDEN SPRINGS**
- 12,000 Average Attendance -
- One of the Largest Protestant
Christian Churches in LA County & Top
10 in California -


**SUBJECT
PROPERTY**


TARGET



 **DIAMOND BAR
GOLF COURSE**

GRAND AVENUE

GOLDEN SPRINGS DRIVE

**55,000 CPD
- INTERSECTION -**

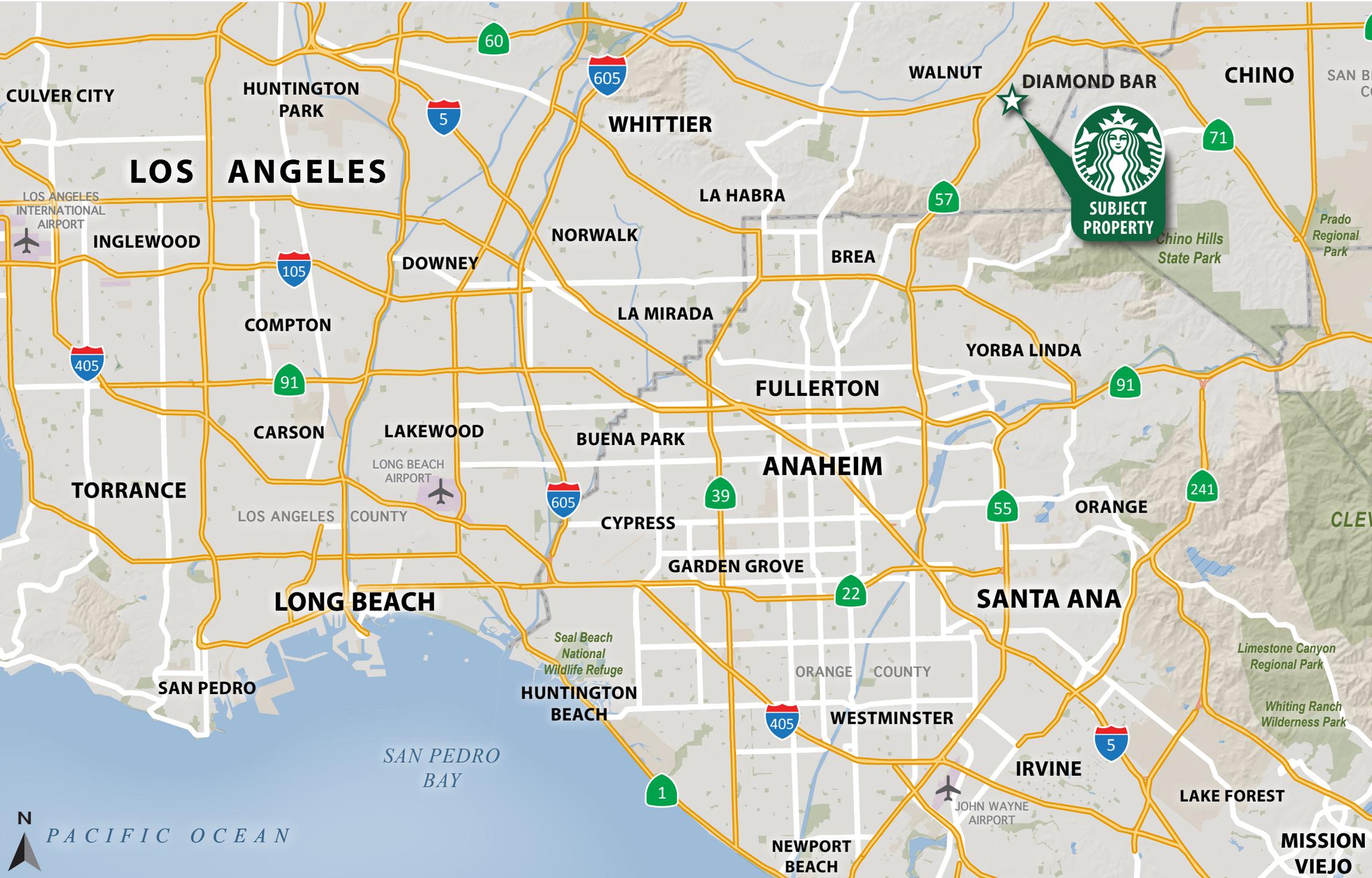




AERIAL OVERVIEW



REGIONAL MAP



TENANT PROFILE



STARBUCKS

Starbucks Corporation, founded in 1971 in Seattle, Washington, is a premier roaster and retailer of specialty coffee globally. Headquartered in Seattle, Starbucks has grown to become one of the most recognized and respected brands in the world, operating over 38,000 locations across more than 80 countries. Starbucks went public in 1992 and is listed on the NASDAQ under the ticker symbol SBUX. The company is known for its extensive range of coffee beverages, teas, snacks, and consumer products, including its popular Starbucks Reserve brand and seasonal offerings.

In the fiscal year 2023, Starbucks reported substantial growth, with net revenues reaching \$2.0 billion in Q4, marking an 11% increase from the previous year. The company also reported an impressive operating margin of 15.2%. Starbucks employs over 402,000 people worldwide, creating a significant impact on the global job market.

The company continues to deliver record financial performances in part to their 3-fold strategy – increase digital engagement, grow relevancy in China, and promote the Starbucks Reserve brand as the company’s innovation lab for the future. Perhaps its greatest opportunity lies in China where the number of stores has grown to 4,100 in the past 5 years.

Since 2019, Starbucks has been committed to strengthening its drive-thru experience. Consumers prefer the ease and convenience afforded by a drive-thru, especially during the global pandemic. Starbucks’ reinvention of the drive-thru has initiated the largest capital expenditure in the company’s history, and 80% of future stores built will include a drive-thru.

Starbucks aims to expand to 55,000 stores globally by 2030, with plans to double its 75 million Starbucks Rewards members through enhanced digital platforms.

Company Type: Public (NASDAQ: SBUX) | S&P: BBB+ Investment Grade
Locations: 39,000+ in 84 countries
Website: starbucks.com

#1

Most Valuable Restaurant Brand in the World

QSR Magazine (2024)

#1

Fortune Sector Leaders: Restaurants

Fortune (2024)

#16

World’s Most Admired Companies

Forbes (2024)

TENANT PROFILE



Jimmy John's is an American fast-food restaurant chain specializing in gourmet sandwiches. Known for its quick service and fresh, high-quality ingredients, the menu primarily features a variety of sandwiches, each crafted to cater to different tastes and preferences. In 2024, Jimmy John's was recognized for its exceptional customer service and speedy delivery, earning them a spot in the Top 10 Fast-Food Chains in America. Similarly, in 2023, Jimmy John's was celebrated for their high-quality ingredients and innovative menu offerings, securing a place in the Top 20 Fast-Casual Restaurants list.

Jimmy John's was founded by Jimmy John Liautaud in 1983, selling hotdogs out of a garage in Illinois, and by 1987 had grown to 3 stores. Jimmy John credits his mentor, Jamie Coulter (who would later become the CEO of Lone Star Steakhouse & Saloon) for the guidance on how to effectively run multiple units which catapulted his growth before beginning franchising in 1994. By 2001, Jimmy John's had over 100 Units in operation, 500 units by 2007 and 1,000 by 2010. In 2016, Jimmy John's was acquired by Roark Capital, a private equity firm with \$12 Billion raised since inception. Today, Jimmy John's has been recognized as one of the top 10 "Great Franchise Bets" by CNN Money and has nearly 3,000 locations. In 2023, the company reported an annual revenue of approximately \$2.1 billion.

Company Type: Private
Locations: 2,800+
Website: jimmyjohns.com

TOP 100

**Fast
Casual**

Fast Casual (2023)

#37

**Franchise Times
Top 200+**

Franchise Times (2023)

#2

**American Customer
Satisfaction Index**

ACSI (2023)

TENANT PROFILE



Crumbl Cookie is one of the fastest-growing cookie companies in the United States, renowned for its gourmet cookies and innovative flavors. With an open-concept kitchen, Crumbl provides customers a firsthand experience watching as their cookies are mixed, balled, and baked. Crumbl offers a unique weekly rotating menu, featuring six delicious flavors, selected from a wide variety of cookies and desserts. Crumbl develops delicious cookies inspired by popular flavors, tasty treats, and decadent desserts.

Founded in 2017 when co-founders Jason McGowan and Sawyer Hemsley teamed up on a quest to bake the perfect chocolate chip cookie, dreaming of bringing people together over a box of the best cookies in the world. Since its creation, Crumbl Cookie has quickly expanded to over 1,000 locations nationwide, becoming a favorite destination for cookie enthusiasts. The company's commitment to quality and customer satisfaction has not gone unnoticed; Crumbl Cookie was recently ranked among the top franchises to watch in 2022 by *Entrepreneur Magazine*. Crumbl sells 1 million cookies a day and employs over 29,000 people worldwide. Crumbl topped \$1 billion in system sales last year, according to Technomic Ignite data.

Company Type: Private
Locations: 1,000+
Website: crumbl.com

1M+
**Cookies Sold
Each Day**
Crumbl.com (2024)

#1
**Fastest-Growing Dessert
Food Chain in America**
New York Times (2024)

#4
**Fastest-Growing Food
Chain in the World**
New York Times (2024)



Forbes

Why Starbucks Stock Could More Than Double Under Its New CEO

By Peter Cohan | August 13, 2024

Starbucks stock rose 24.5% and Chipotle shares fell 7.5% after the burrito-retailer's CEO Brian Niccol agreed to take over the coffee retail chain (beginning September 9), according to CNBC.

What a difference a CEO makes: The market capitalization impact of this leadership change totaled \$27.2 billion on August 13 alone as Starbucks' added \$21.4 billion while Chipotle's fell \$5.8 billion, CNBC noted.

Starbucks CEO Laxman Narasimhan was booted from the job after 16 months during which time the company's stock lost 22% of its value after a string of weak earnings reports.

[CLICK FOR ARTICLE](#)



QSR

Inspire Brands to Take Jimmy John's Global

By Danny Klein | January 17, 2024

Inspire Brands on Wednesday morning announced two international franchise deals for Jimmy John's, agreements that will launch the 2,600-unit brand globally. The pair of agreements also marked the first time Inspire, which directs Sonic Drive-In, Arby's, Dunkin', Baskin-Robbins, and Buffalo Wild Wings as well, has taken a brand into the international market.

Jimmy John's is now set to grow in Canada and Latin America. The former will expand through a partnership with Foodtastic, a franchisor that oversees north of 1,100 locations through a collection of brands, including Pita Pit and Freshii, and \$1.1 billion in sales. The Latin America deal comes via Franquicias Internacionales, a group based in El Salvador whose portfolio expands from F&B to digital media and logistics.

[CLICK FOR ARTICLE](#)

AREA OVERVIEW

Diamond Bar, CA

- Situated at the eastern edge of Los Angeles County in the East San Gabriel Valley
- Primarily a residential community of approximately 51,000
- Over 75 acres of developed park facilities, hiking trails, a community center, a County-owned and operated 18-hole public golf course, and 370+ acres of undeveloped publicly owned open space
- Located at the busy junction of the Orange (SR-57) and Pomona (SR-60) freeways with easy access to I-10 and SR-71 freeways
 - A desirable and convenient location to live and work within close proximity to Los Angeles, Orange, Riverside, and San Bernardino counties

ECONOMY

- Major employers are South Coast Air Quality Management, Walnut Valley Unified School District, Travelers Insurance, Southcoast Cabinet Inc., Pomona Unified School District, AAA Auto Club of Southern California, JFJ Inc., First Team Real Estate, and JF Shea Company
- Over 1 million residents within a 10-mile radius; \$139,567 average household income in the City
- 18,316 total households with a median home value of \$510,000
- Pomona Unified School District serves northern Diamond Bar and Walnut Valley Unified School District serves southern Diamond Bar; Diamond Bar High School has approximately 2,600 students
- **Diamond Bar Center** - Features meeting and activity rooms, and banquet facilities for parties of up to 438 persons or up to 1,000 people for meetings

DEVELOPMENTS

- **The 57/60 Confluence Project** - The \$440+ million project will rearrange connecting ramps and add general use and bypass lanes to help alleviate congestion, and improve road safety and air quality; the project is currently in its final phase of construction and expected to be complete by July 2028
- **Brea Canyon Business Park Project** - 124-room, four-story hotel, a 47,642 square-foot, three-story office building, and an 8,900 square-foot, and a single-story 6,500 square-foot commercial building with a drive-through restaurant two retail or fast-food restaurant tenants; in planning



\$139,567 Average Household Income



CITY OF DIAMOND BAR



SOUTH COAST AIR QUALITY MANAGEMENT



DIAMOND BAR CENTER

DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2029 Projection	10,133	71,458	223,083
2024 Estimate	10,552	74,229	230,004
2020 Census	10,987	77,209	238,964
2010 Census	11,147	78,243	241,936
HOUSEHOLDS	3,741	24,140	70,867
2029 Projection	3,785	24,370	71,089
2024 Estimate	3,857	24,779	71,767
2020 Census	3,855	24,355	69,249
2010 Census	0.05%	1.74%	3.64%
2024 POPULATION BY SINGLE-CLASSIFICATION RACE			
White Alone	1,449	10,719	34,354
Black or African American Alone	314	2,072	7,362
American Indian and Alaska Native Alone	51	429	2,677
Asian Alone	6,698	43,589	103,956
Native Hawaiian and Other Pacific Islander Alone	20	71	446
Some Other Race Alone	659	6,717	44,839
Two or More Races	942	7,860	29,670
2024 POPULATION BY ETHNICITY (HISPANIC OR LATINO)			
Hispanic or Latino	1,773	16,149	85,886
Not Hispanic or Latino	8,360	55,308	137,195
2024 AVERAGE HOUSEHOLD INCOME	\$130,506	\$153,241	\$136,783

AREA SNAPSHOT



230,004

POPULATION (5-Mile)



207,619

DAYTIME POPULATION (5-Mile)



\$153,241

AVERAGE HOUSEHOLD INCOME (3-Mile)



\$999,167

AVERAGE HOME VALUE (3-Mile)

Source: ESRI (2024)



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\$11 BILLION
retail sales nationwide



SHARED DATABASE
collaborative proprietary database



GLOBEST. INFLUENCERS
in retail & net lease sales



NATIONWIDE REACH
retail & investors across the U.S.



\$3 BILLION IN RETAIL SOLD
560+ transactions in last 36 mos.