

SACRAMENTO, CA

3615 POWER INN ROAD

Starbucks Leased Drive-Thru
Investment With Upside
For Sale



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STARBUCKS
ANCHORED
W/ DRIVE
THRU

THE OPPORTUNITY

±2,670 SF	\$1,675,000 PURCHASE PRICE	±6.26% PRO FORMA CAP RATE	±970 SF AVAILABLE
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HIGH VISIBILITY STARBUCKS DRIVE-THRU WITH UPSIDE.

3615 Power Inn Road offers investors and owner-users two compelling paths to value in a highly visible Sacramento location. The 2,670-square-foot building comprises a 1,700-square-foot Starbucks with a drive-thru and 970 square feet of available space. Starbucks has operated at the property since 2009, demonstrating the location’s proven ability to support a national retail tenant.

Starbucks currently pays \$81,396 annually on a triple-net lease, with rent remaining flat through February 28, 2028. Annual rent then increases to \$89,532 and continues at that level through the lease expiration on February 28, 2033. The lease includes a rolling 120-day termination option.

Under the investment-with-upside

scenario, a buyer could lease the vacant suite at \$2.50 per square foot, NNN, generating \$29,100 in additional annual rent and bringing first-year property income to \$110,496. This strategy combines existing income and credit from Starbucks with the opportunity to increase occupancy and enhance value.

Alternatively, an owner-user could occupy the available 970-square-foot suite while benefiting from Starbucks’ \$81,396 in annual net rent, helping offset ownership costs and providing control over the real estate.

Located at the signalized Power Inn Road and Romona Avenue intersection, the property offers strong access and prominent visibility. Power Inn Road carries approximately 50,094 vehicles per day.

The surrounding trade area includes established industrial, office, distribution and residential uses, creating a broad base of customers, employees and daily commuters.

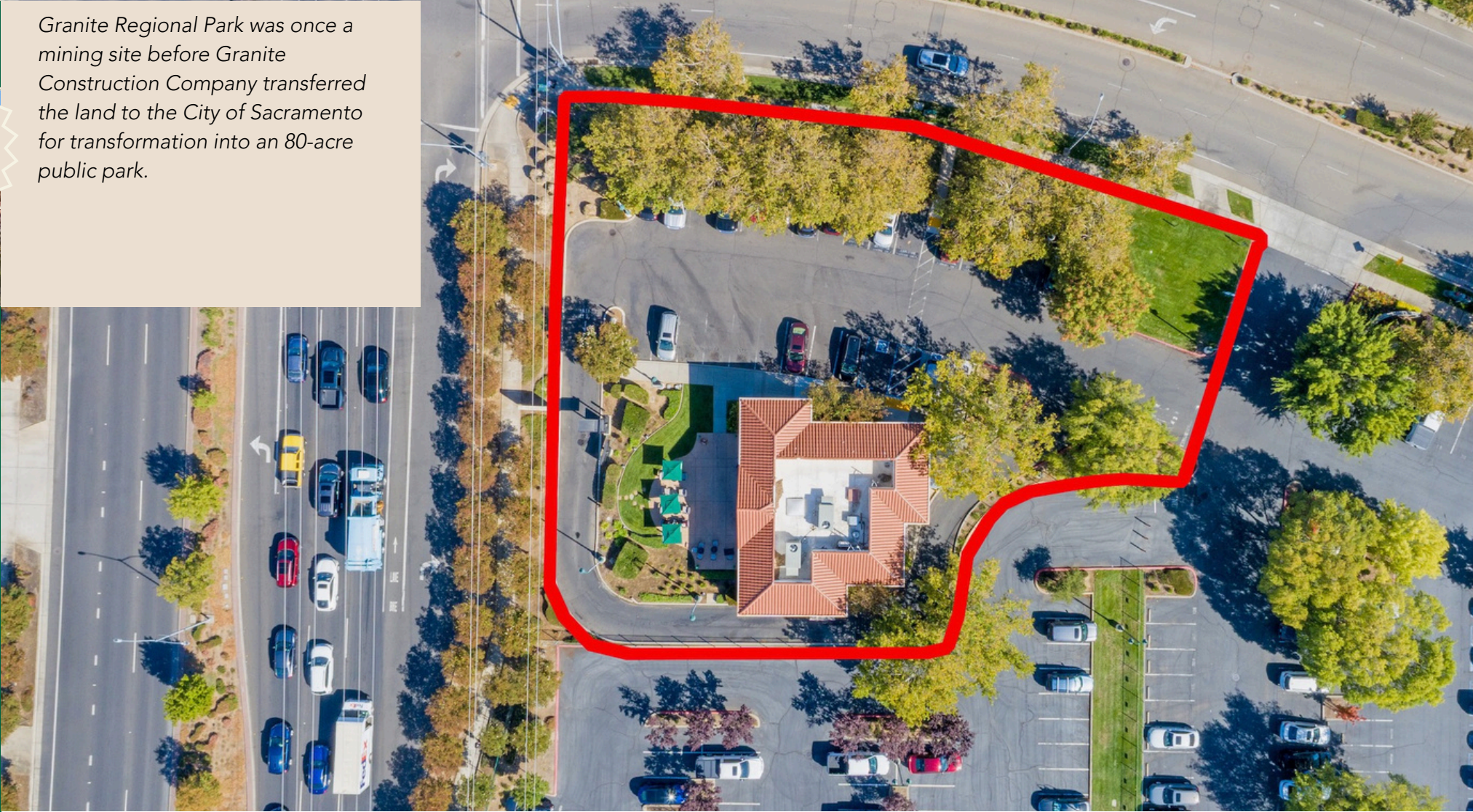
Even if Starbucks exercises its termination right, the drive-thru configuration, longstanding retail history and high-traffic position should support strong re-leasing prospects. A replacement tenant may reasonably pay a premium for this scarce drive-thru opportunity. A 25% increase over Starbucks’ current rent would equate to approximately \$59.85 per square foot annually, creating meaningful potential upside. These characteristics position the asset as an adaptable acquisition with immediate cash flow, occupancy flexibility and attractive long-term income-growth potential for buyers.





DID YOU KNOW?

Granite Regional Park was once a mining site before Granite Construction Company transferred the land to the City of Sacramento for transformation into an 80-acre public park.



PROPERTY DETAILS

OVERVIEW
Address: 3615 Power Inn Road, Sacramento, CA 95826
APN: 079-0430-032 and 079-0430-031
Zoning: C-2-SWR-PU
Building Size: ±2,670 SF
Parcel Size: ±29,185 SF
Year Built: 2009
Stories: One (1)
Price: \$1,675,000
Available Space: ±970 SF

UTILITY DETAILS
Electricity: SMUD
Gas: PG&E
Water/Sewer/Storm: City of Sacramento
Trash: Republic/Waste Management

SEISMIC/FLOOD
Fault Zone: N/A (per USGS)
Flood Zone: Zone X (per FEMA)

NEIGHBORING PROPERTY USES
North: Commercial
South: Commercial
East: Commercial / Municipal
West: Commercial



THE ECONOMICS

SCHEDULED REVENUE

Space	Size (SF)	Base Rent Per SF (NNN)	Monthly Base Rent (NNN)	Annual Base Rent (NNN)	Term	Notes
Starbucks	1,700	\$3.99	\$6,783.00	\$81,396.00	Through 2/29/2033	Four (4) additional five (5) year option terms remaining with 10% bumps per option. Per section 19 of the master lease, Tenant has the right to terminate the lease with one hundred twenty (120) days written notice.
Vacant	970	\$2.50	\$2,425.00	\$29,100.00		Assuming lease-up 12 months after close.
Totals	2,670		\$9,208.00	\$110,496.00		

CAPITALIZED VALUE

Cap Rate	Value	Value Per Building SF	Notes
Value at 6.25%	\$1,767,936.00	\$662.15	

LESS IMPROVEMENT COSTS

Space	TI Per SF	Total TI (\$)	Notes
Starbucks	\$0.00	\$0.00	No improvements needed.
Vacant	\$60.00	\$58,200.00	Allowance for future tenant.
Totals		\$58,200.00	

LESS RENTAL ABATEMENT

Space	Months	Total \$	Notes
Starbucks	0.00	\$0.00	
Vacant	12.00	\$29,100.00	Abatement for future tenant.
Totals		\$29,100.00	

PRO FORMA VALUE

Cap Rate	Value	Notes
6.57%	\$1,680,636.00	



THE LOCATION



POWER INN'S ESTABLISHED EMPLOYMENT & RECREATION DISTRICT

3615 Power Inn Road occupies a highly visible position at the signalized southeast corner of Power Inn Road and Romona Avenue, within Sacramento's established Power Inn commercial corridor. The property combines prominent street frontage, convenient access and drive-thru functionality in a location exposed to approximately 50,094 vehicles per day on Power Inn Road. This steady traffic provides valuable daily visibility to commuters, area employees, residents and visitors.

The surrounding trade area benefits from a diverse mix of industrial, distribution, office, retail and residential uses. Nearby employers and commercial facilities generate consistent daytime activity, while established neighborhoods such as Tahoe Park and College Greens broaden the evening and weekend customer base.

Approximately 134,211 people reside within three miles of the property, increasing to 374,303 within five miles, providing retailers and service businesses with access to a substantial local population.

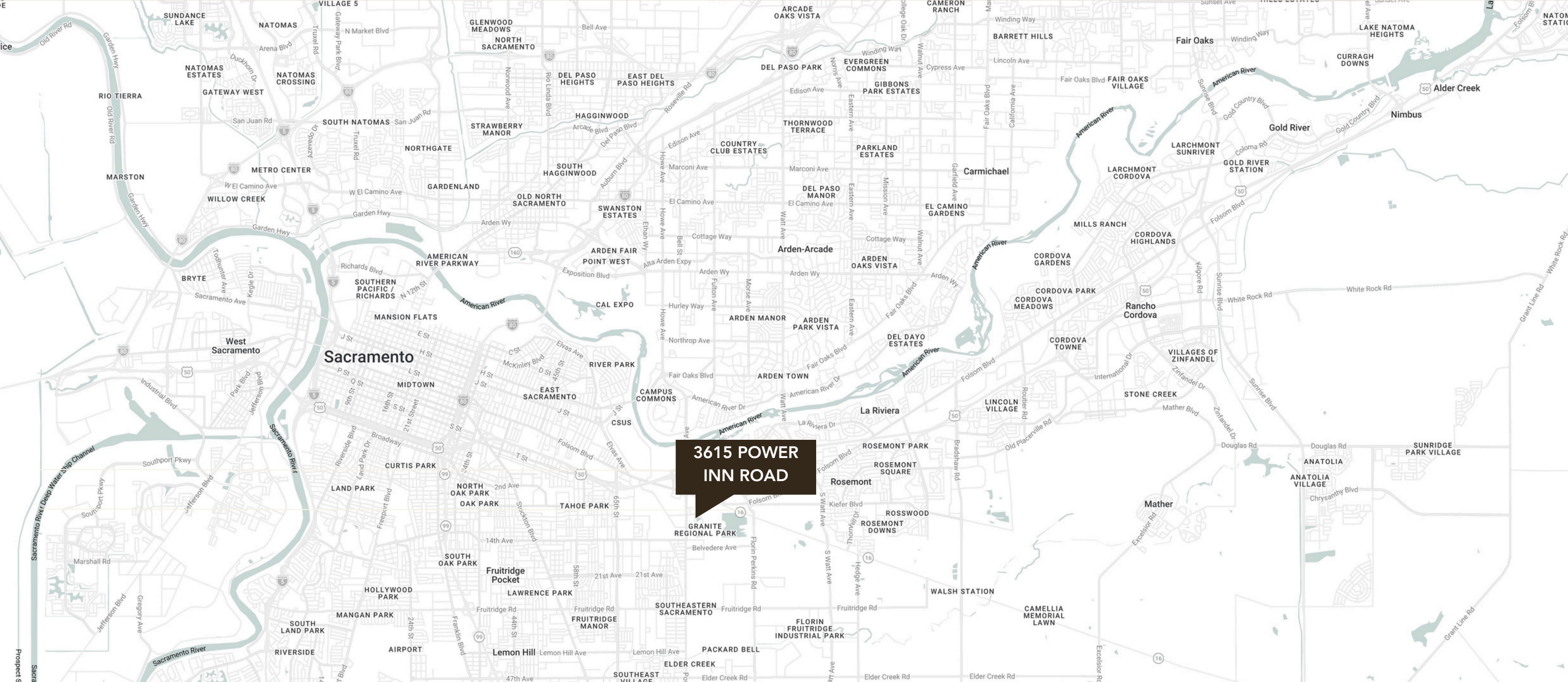
Granite Regional Park is a distinctive nearby amenity. The 80.45-acre public park features soccer fields, picnic areas, a dog park and a major skate park, attracting recreational visitors and organized activities. Interestingly, the park occupies land formerly used for mining before Granite Construction Company transferred it to the City of Sacramento.

Regional connectivity further strengthens the location. The Power Inn/Howe Avenue interchange provides access to Highway 50, connecting the property with Downtown Sacramento, eastern

suburbs and the broader metropolitan area. The Power Inn and University/65th Street light-rail stations also serve the surrounding district. Sacramento State University and UC Davis Medical Center are nearby regional anchors that contribute students, employees, patients and visitors to the broader trade area.

For a buyer, this combination of arterial visibility, freeway and transit connectivity, nearby employment, residential density and recreational amenities creates durable locational value. The established Starbucks drive-thru provides additional validation that the site can capture traffic and support long-term retail demand across multiple consumer segments.





134,211

POPULATION WITHIN 3 MILES



\$76,326

MEDIAN HH INCOME WITHIN 1 MILE



50,000

CARS PER DAY ALONG POWER INN



51,228

HOUSEHOLDS WITHIN 3 MILES



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