



OFFERING MEMORANDUM Store #83384

2201 Fletcher Parkway, El Cajon, CA 92020

Annual Net Income: \$240,000

Brand New Starbucks – Landmark Investment Opportunity



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PROJECT



STARBUCKS
2201 FLETCHER PARKWAY
EL CAJON, CA. 92020

DESIGNER

A PRIMER COMMERCIAL DEVELOPMENT, L.P.

OFFERING SUMMARY

Price: \$4,950,000

Net Operating Income: \$240,000

Cap Rate: 4.85%

Property Type: Single Tenant NN+

Rentable Area: 1,411 SF

Lease Type: NN+ (Landlord responsible for Roof & Structure)

Store Delivery: 2026

Options: Four (4) 5-Year Options

Monthly Rent: \$20,000

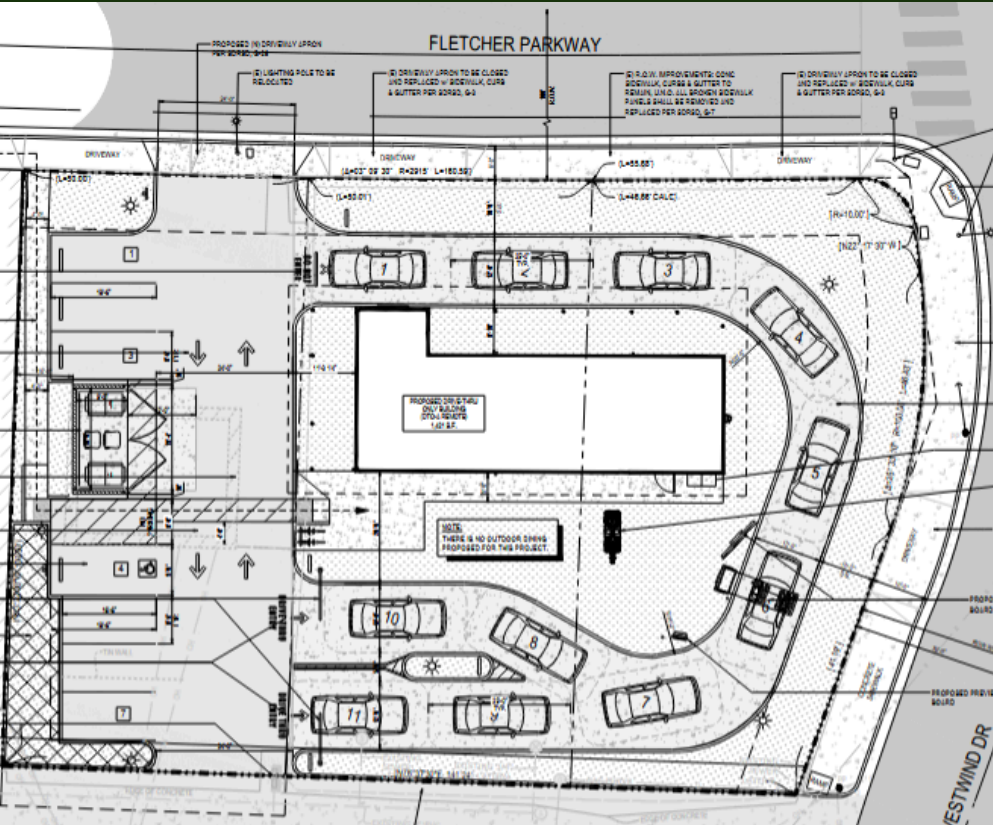
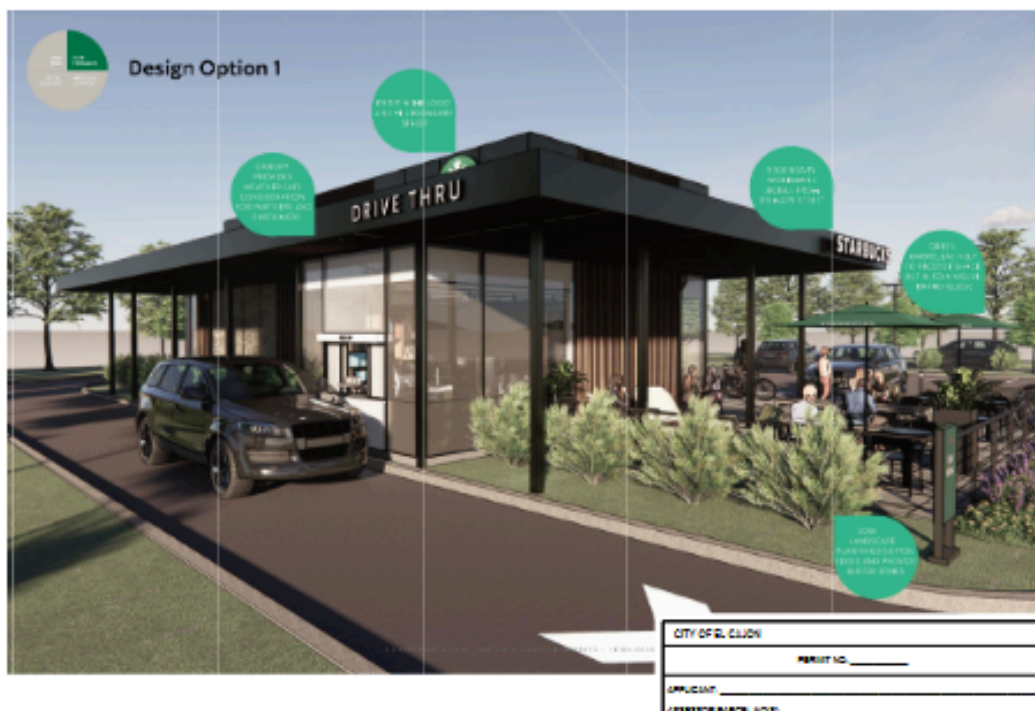
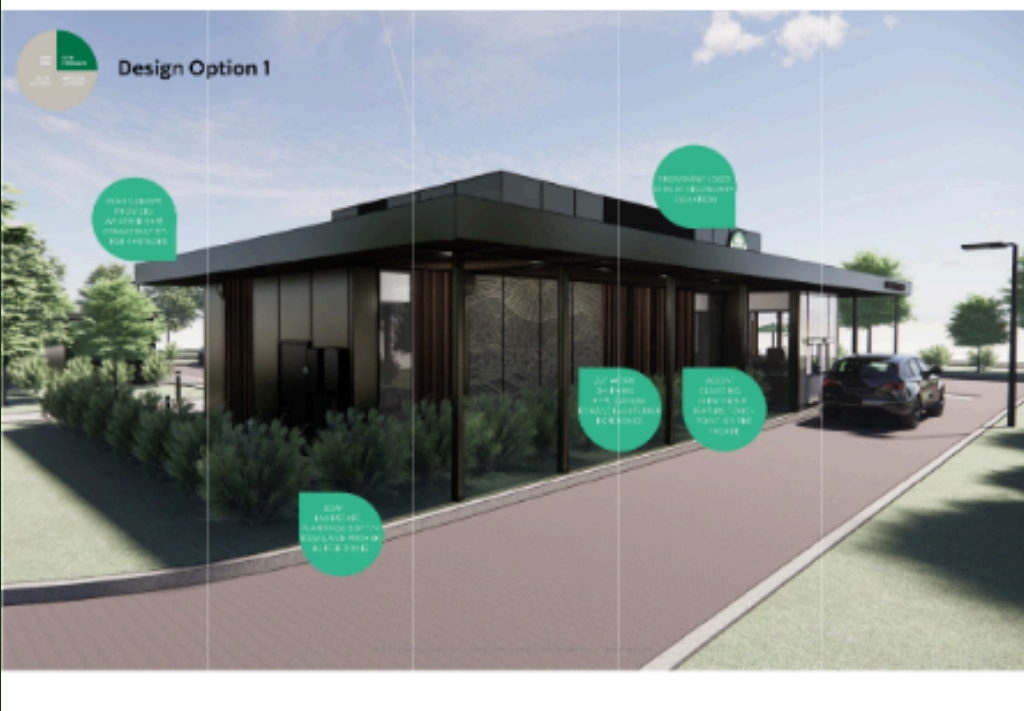
Rent Increases: 5% every 5 years (including options)

Drive-Thru Stack: 12 vehicles

Parking: 7 dedicated stalls

Lease Structure: NN+









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